

SHIRE OF YORK

**MINUTES OF THE ORDINARY
MEETING OF THE COUNCIL
HELD ON 15th JUNE, 2009
COMMENCING AT 3.02PM IN THE
LESSER HALL, YORK**

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"To build on our history to create our future"

SHIRE OF YORK
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RAY HOOPER
CHIEF EXECUTIVE OFFICER

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SHIRE OF YORK

THE ORDINARY MEETING OF THE COUNCIL
HELD ON MONDAY, 15 June 2009, COMMENCING AT
3.02PM IN THE Lesser Hall, YORK.

The York Shire Council acknowledges the traditional owners of the land on which this meeting will be held.

1. OPENING

- 1.1 Declaration of Opening
The Shire President, Cr Pat Hooper, welcomed all in attendance and declared the meeting open at 3.02pm.
- 1.2 Chief Executive Officer read the disclaimer
- 1.3 Announcement of Visitors
Nil
- 1.4 Announcement of any Declared Financial Interests
Tyhscha Cochrane – MATS – Item 9.2.7

2. ATTENDANCE

- 2.1 Members
Cr Hooper, Cr Lawrance, Cr Boyle, Cr Randell, Cr Walters
- 2.2 Staff
R Hooper - CEO, T Cochrane – MATS, P Ruettjes – Shire Planner, J Treloar – ESO, N McNamara – DSO.
- 2.3 Apologies
G Stanley – DCEO, P Stevens – EHO/BS
- 2.4 Leave of Absence Previously Approved
Cr Fisher
- 2.5 Number of People in Gallery at Commencement of Meeting
9

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

3.1 Previous Public Questions Taken on Notice

Nil

3.2 Written Questions – Current Agenda

Nil

4. PUBLIC QUESTION TIME

Mr Andrew Fraser – 17 Pelham Street.

Equal Opportunities Commission – Disability access in Council Chambers.

RESPONSE

Shire followed procedures in SAT. The Minister recommended that the Shire apply for exemption (under State law). Had no need to go to public consultation as only one person had put in an objection.

Ms Roberta Garlick – Lot 7/2 Eighth Road.

RE: Mt Bakewell Resort

Why has Lot 573 Eighth Rd York been singled out to have a noise and vibration notification from the rail line registered on our Land Title Certificate as per Scheme Amendment 42 - Special Use Zone, which has forwarded to Environmental Protection Authority.

RESPONSE

No scheme amendment would go through unless noise attenuation plan was put through. It is the same for all of the subdivisions along the railway line – if you purchase the property you must do noise attenuation processes so the Minister does not receive complaints regarding noise – this only applies to new buildings.

Mrs Carole Bozich – 2 Mansfield Street.

1. Where are the pots that were removed from the CBD?

2. Are they all going to be reinstated, if so, when?

3. Where are the wrought iron tree surrounds removed from the CBD and paid for by ratepayers?

4. Where and when are they going to be used?

RESPONSE

1. The pots and surrounds removed from the Avon Terrace CBD are currently located in the Shire Council yards, and will be returned very soon.

2. When the trees are re-planted the surrounds will also be returned.

3. They are at the depot.

4. They will be used wherever it may be appropriate.

Mr Kevin Guelfi – Georgiana Street.

Could Council please look into the culvert at the corner of Georgiana and South Street as I believe it is very dangerous.

RESPONSE

Put in a request for action at the Council office.

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6. PETITIONS / PRESENTATIONS / DEPUTATIONS

Nil

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 Minutes of the Ordinary Meeting of Council held May 18, 2009

Corrections - Nil

Confirmation

**RESOLUTION
010609**

Moved: Cr Walters

Seconded: Cr Boyle

“That the minutes of the Ordinary Council Meeting held May 18, 2009 be confirmed as a correct record of proceedings.”

CARRIED (5/0)

7.2 Minutes of the Special Meeting of Council held May 25, 2009

Corrections - Nil

Confirmation

**RESOLUTION
020609**

Moved: Cr Randell

Seconded: Cr Boyle

“That the minutes of the Special Council Meeting held May 25, 2009 be confirmed as a correct record of proceedings.”

CARRIED (5/0)

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

A public meeting regarding the structural reform debate is to be held soon. This will be advertised in the near future and we are hoping to have somebody from WALGA to chair and facilitate the meeting. All members of the public are invited to attend and provide their comments.

1 August 2009 – Launch of *Days of Change* – University of WA.

29 August 2009 – Concert to be run to thank York for their support.

I would like to thank Council staff and other Councillors for their patience, understanding and support over the past month whilst I have been occupied.

9. OFFICER’S REPORTS

9.1 Development Services

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.1 Lot 500 Greenhills Road

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO: Gr3.3050
COUNCIL DATE: 15 June 2009
REPORT DATE: 5 June 2009
LOCATION/ADDRESS: Lot 500 (444) Greenhills Road, Greenhills
APPLICANT: Dick Turpin Pty Ltd
SENIOR OFFICER: Ray Hooper, CEO
REPORTING OFFICER: Patrick Ruettjes, Shire Planner
DISCLOSURE OF INTEREST: Nil
APPENDICES: Site Plan
DOCUMENTS TABLED: Nil

Summary:

Council is asked to consider an application for a caravan park at Lot 500 (444) Greenhills Road, Greenhills. The application is recommended for approval, subject to conditions.

Background:

The proposed caravan park is located next to the Greenhills Inn at Greenhills East. The property has been amalgamated into the Greenhills Inn site last year and now comprises a total area of 7082 m². The previous Lots 5, 6 and 7 were purchased by the owners of the Greenhills Inn prior to the amalgamation with Lots 8 and 22.

A condition of sale was the drafting of a concept plan for the future use of the site. This concept plan is attached to this report.

Consultation:

The application has been advertised in accordance with clause 7.3 of the Shire of York Town Planning Scheme No. 2.

The following submissions have been received:

Submission 1:

Dear Councillors,

It is with great concern that I am sending you this email.

About three years ago, The hotel at Greenhills was offered the land between the Fire Station and the Hotel at a very reasonable price, with the provision that within two years they had fulfilled their proposal to construct a caravan park with powered sites , ablution block and drainage for the vans. At the time, I wished that the land be made available for private residences. But we live in a democracy, so the majority won the day.

Now THREE years later and not one thing done to progress towards the proposed caravan park, The hotel want to try to get the land again with the same proposal, only this time, not as grand as model No. 1.

Will I have this same concern in another two years? I would hope not. Let us move ahead and do the best thing for Greenhills, and make available some land so as to populate the town and make more of a community of our town.

Submission 2:

After viewing your \$2 landscaping plan for the proposed Greenhills caravan park, I have concerns regarding the following:

- *Waste water management – how is waste water from vans, etc going to be dealt with. No toilet blocks appear on the plan. Will the residents of Greenhills have to continue putting up with smelly effluent as we have done for the past 10 years. (significant health issue)*
- *Van sites – there does not appear to be any site allocation for caravans*
- *Delivery of essential services, electricity/water to sites – there doesn't appear to be any. Will the residents have to listen to generators, once again.*

Submission 3:

A Conservation Officer, with delegated authority from the Heritage Council, has assessed the development referral in the context of the identified heritage significance of the place.

We confirm that we have no objections to the proposed works and offer the following advice:

1. In regards to the proposed upgrade to the existing toilets and shower facilities, all works shall be carefully undertaken to ensure that minimal damage occurs to original building fabric.

Submission 4:

The Department of Water is constraint from commenting on flood levels, and therefore recommending building levels, at this location due to there being no flood study conducted for this site.

The Draft Country Sewerage Policy indicates that “the depth to the highest known groundwater level from the underside of a septic tank effluent drainage receptacle shall be a minimum of 1.2 metres”. In the absence of projected flood levels the distance of the proposal from the nearest watercourse exceeds the minimum buffer distance as described in the Draft Country Sewerage Policy.

Submission 5:

The Water Corporation has no objection to the proposed development.

The water supply scheme serving Greenhills and surrounds was a Government sponsored rural water strategy project. These type schemes are limited in capacity and were not designed for large scale development. However, we do not consider the proposed caravan park would pose a significant demand above the existing demands of the Hotel.

If necessary, the developer would be responsible for all costs associated with any upgrading required to the existing scheme to meet the proposed demands of the development.

A full assessment of service requirements and related charges for the proposed development will be made on submission of building plans to the Corporation for approval.

The submissions will be discussed in the 'Comment' section of this report.

Statutory Environment:

Shire of York Town Planning Scheme No. 2.

Policy Implications:

Nil.

Financial Implications:

Fees have been collected for the assessment of the development application.

Strategic Implications:

Key Result Area 2 – Economic Development and Tourism – Objectives 1, 4 & 5 state:

“To encourage a sustainable community by increasing employment opportunities in York, attracting investment and businesses to the town, and achieving diversification of industries.”

“To utilise the unique features of York’s heritage and rural lifestyle, where appropriate, as the basis for economic development.”

“To ensure that economic development does not conflict with York’s heritage, lifestyle and environment.”

Key Result Area 1 – Objective 1:

“To develop a framework to facilitate planning and decision-making in order to identify and meet community needs, develop opportunities and implement change.”

Key Result Area 5 – History and Heritage

“To encourage development which is appropriate to York’s history and heritage.”

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Yes.

Triple bottom Line Assessment:

Economic Implications:

Following the sale of the land, the owners were required to submit a concept plan to guide further development. It is anticipated that the proposed caravan park will attract more tourists to Greenhills.

Social Implications:

The proposed caravan park will add much needed vibrancy to the Greenhills townsite and complement the area with a compatible land use.

Environmental Implications:

The existing onsite effluent disposal systems need upgrade and/or replacement to cater for the additional tourists/caravan park users, as reticulated sewer is not available in Greenhills.

Comment:

The application for a caravan park is recommended for approval, subject to appropriate conditions. Stormwater/drainage, landscaping and effluent disposal issues will need to be addressed in more detail at the building licence stage.

The concerns expressed in the submissions have been addressed with the proposed planning conditions.

| No | Submission/Concerns | Response |
|-----------|---|--|
| 1 | <i>About three years ago, The hotel at Greenhills was offered the land between the Fire Station and the Hotel at a very reasonable price, with the provision that</i> | <i>Acknowledged. Any additional residential development</i> |

| | | |
|-----------------|---|--|
| | <p><i>within two years they had fulfilled their proposal to construct a caravan park with powered sites , ablution block and drainage for the vans. At the time, I wished that the land be made available for private residences. But we live in a democracy, so the majority won the day.</i></p> <p><i>Now THREE years later and not one thing done to progress towards the proposed caravan park, The hotel want to try to get the land again with the same proposal, only this time, not as grand as model No. 1.</i></p> <p><i>Will I have this same concern in another two years? I would hope not. Let us move ahead and do the best thing for Greenhills, and make available some land so as to populate the town and make more of a community of our town.</i></p> | <p><i>requires upgrade of infrastructure by the developer which might impact on existing residents as well.</i></p> <p><i>The application subject to this report proposes the establishment of a caravan park and is the first step followed by the necessary building and health approval. The land was sold to the hotel owner and subsequently amalgamated as per original conditions. This application simply follows due process.</i></p> <p><i>Land availability in Greenhills is severely constrained by the absence of infrastructure and historic lot boundaries and road patterns. The Shire has initiated an Outline Development Plan for Greenhills outlining possible land assembly and opening up additional land for residential development. This requires significant upgrade to the existing infrastructure, which has to be paid for by existing and future residents.</i></p> |
| <p>2</p> | <p><i>After viewing your \$2 landscaping plan for the proposed Greenhills caravan park, I have concerns regarding the following:</i></p> <ul style="list-style-type: none"> <i>• Waste water management – how is waste water from vans, etc going to be dealt with. No toilet blocks appear on the plan. Will the residents of Greenhills have to continue putting up with smelly effluent as we have done for the past 10 years. (significant health issue)</i> <i>• Van sites – there does not appear to be any site allocation for caravans</i> <i>• Delivery of essential services, electricity/water to sites – there doesn't appear to be any. Will the residents have to listen to generators, once again?</i> | <p><i>The concept plan was prepared for the landowner and submitted with the application. The Shire has assessed it and proposes adequate conditions.</i></p> <p><i>The plan shows the existing toilet block at the rear of the hotel to be upgraded. It is also proposed to upgrade the effluent disposal systems accordingly. This has been addressed in advice notes a) and c). It will be assessed in detail at the building licence stage.</i></p> <p><i>There are two areas marked 'proposed caravan sites' and an area marked 'proposed caravan/carparking' on the concept plan.</i></p> <p><i>The service provider for electricity in this area of Western Australia is Western Power. The service provider for reticulated water is the Water Corporation. The applicant has to contact these providers to get relevant infrastructure upgraded/connected at their cost. The Shire of York does not provide electricity or reticulated water service.</i></p> |

| | | |
|-----------------|--|---|
| <p>3</p> | <p><i>No objection to the proposed works.</i></p> <p><i>All works shall be carefully undertaken to ensure that minimal damage occurs to original building fabric</i></p> | <p><i>Acknowledged</i></p> <p><i>Acknowledged. See proposed condition 14.</i></p> |
| <p>4</p> | <p><i>No flood study data available for the proposal.</i></p> <p><i>Sewerage issues in accordance with the Draft Country Sewerage Policy.</i></p> | <p><i>Acknowledged.</i></p> <p><i>Acknowledged. See proposed advice note c).</i></p> |
| <p>5</p> | <p><i>No objection to the proposed development.</i></p> <p><i>We do not consider the proposed caravan park would pose a significant demand above the existing demands of the Hotel.</i></p> <p><i>If necessary, the developer would be responsible for all costs associated with any upgrading required to the existing scheme to meet the proposed demands of the development.</i></p> <p><i>A full assessment of service requirements and related charges for the proposed development will be made on submission of building plans to the Corporation for approval.</i></p> | <p><i>Acknowledged.</i></p> <p><i>Acknowledged.</i></p> <p><i>Acknowledged.</i></p> <p><i>Acknowledged. See advice notes a) and g).</i></p> |

OFFICER RECOMMENDATION

RESOLUTION
030609

Moved: Cr Boyle

Seconded: Cr Lawrence

“That Council advise the Applicant(s) that it approves a use not listed (caravan park), in accordance with clause 3.2.4 (b) of the Shire of York Town Planning Scheme No. 2, at Lot 500 (444) Greenhills Road, Greenhills, subject to the following conditions:

- 1. Development must substantially commence within twelve months from the date of this decision;***
- 2. Development taking place in accordance with the approved plan;***
- 3. An emergency management plan is to be prepared and submitted for approval by FESA and the local government;***
- 4. Prior to commencement of the development, a detailed plan addressing the upgrade of the toilet and shower facilities and the upgrade/replacement of the onsite effluent disposal systems to be submitted to the satisfaction of the local government;***
- 5. Prior to commencement of the development, a detailed landscaping plan is to be submitted to the satisfaction of the local government;***
- 6. Prior to commencement of the development, detailed drainage plans shall be submitted including all necessary calculations and be approved by the local government;***
- 7. Prior to occupation of the development, vehicle crossover(s) shall be constructed to the satisfaction of the local government;***
- 8. Prior to occupation of the development, the car parking, vehicle access and circulation areas shown on the approved site plan, including the provision of disabled car parking, are to be constructed, sealed, drained and line marked to the satisfaction of the local government;***
- 9. Prior to occupation of the development, stormwater drainage works must be completed to the satisfaction of the local government;***
- 10. Prior to occupation of the development, landscaping is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government;***
- 11. All car parking, pedestrian access, vehicle access and circulation areas are to be maintained and available for car parking, pedestrian access, vehicle access and circulation on an ongoing basis to the satisfaction of the local government;***
- 12. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government;***
- 13. All landscaped areas are to be maintained on an ongoing basis to the satisfaction of the local government;***
- 14. The development to be in accordance with the Shire of York’s Local Planning Policy on Heritage Precincts and Places;***
- 15. All boundary fencing to be confined within the property boundaries and to the satisfaction of the local government; and***
- 16. All buildings and effluent disposal systems having the necessary clearance from the boundaries as required under the relevant legislation.***

Advice Notes:

- a) *In accordance with the provisions of the Local Government (Miscellaneous Provisions) Act 1960, an application for a building licence for the upgrade of the toilet and shower facilities must be submitted to, and approval granted by the local government prior to the commencement of the development hereby permitted within 90 days.*
- b) *In accordance with the provisions of the Caravan Park and Camping Ground Act 1997, an application for a caravan park licence must be submitted to, and approval granted by, the local government prior to the commencement of the development hereby permitted within 90 days.*
- c) *An approved effluent disposal system is to be installed, this must be approved by the State Department of Health in accordance with r.4A(2) of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and be of sufficient size to cater for additional uses. A geotechnical report may be required which provides details on the site suitability for onsite effluent disposal.*
- d) *An application for a vehicle crossover must be submitted to, and approval granted by, the local government prior to the commencement of the development hereby permitted.*
- e) *The development hereby permitted must comply with the access and facilities for disabled requirements of the Building Code of Australia and all other relevant Australian Standards in respect of access and facilities for the disabled.*
- f) *Any proposed signage is not subject of this application and will require a separate application for planning consent and an application for a building licence.*
- g) *The applicant is required to contact infrastructure providers, such as the Water Corporation and Western Power, for the relevant approvals and information on service capacity within 90 days.*
- h) *Application for clearing of trees in accordance with the Clearing of Native Vegetation Regulations to be submitted within 90 days.*
- i) *In relation to condition 8, the minimum standard is a 30 mm hotmix bitumen surface.*
- j) *In relation to condition 16, the shed located south of the toilet block to be removed from the property within 60 days, as it appears to encroach onto the neighbouring property.*
- k) *Noise levels created are not to exceed the requirements of the Environmental Protection (Noise) Regulations 1997.”*
- l) *In relation to condition 1, “substantially” means at least 50% of the development being commenced.*

CARRIED (5/0)

9. OFFICER'S REPORTS

9.1 DEVELOPMENT REPORTS

9.1.2 Balladong Country Estate – Aged Care Facility - Amendment

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO: Ba1.31590, Re1.31550/31560/31570
COUNCIL DATE: 15 June 2009
REPORT DATE: 9 June 2009
LOCATION/ADDRESS: Balladong Road/Redmile Road, York.
APPLICANT: Morley Davis Architects on behalf of
City of Swan Aged Persons' Homes Trust (Inc)
SENIOR OFFICER: Ray Hooper, CEO
REPORTING OFFICER: Patrick Ruettjes, Shire Planner
DISCLOSURE OF INTEREST: Nil
APPENDICES: Site plan, floor plans and elevation plans
DOCUMENTS TABLED: Printouts of plans in A1

Summary:

Council is asked to consider an amendment to a previously approved application for planning consent for aged or dependent persons' dwelling units and a Residential Aged Care Facility between Balladong Street and Redmile Road in York.

Background:

The proposed development, located on Lot 3 (45) Balladong Street, Lots 11 (14), 12 (18) and 13 (20) Redmile Road, York, has received planning consent at the Shire of York Ordinary Council Meeting of March 2009.

Following the March Council Meeting and subsequent discussions between Councillors and the applicants and landowners, it was agreed to integrate the adjacent Reserve 39205 into the proposed development. The management order over the reserve was revoked at the May Council Meeting.

The landowner, City of Swan Aged Persons' Homes Trust (Inc), through Morley Davis Architects, has submitted an amended proposal which shifts the Residential Aged Care Facility from its previously proposed location on Redmile Road onto Reserve 39205. The residential units have been regrouped on the remainder of the site. The number of units has been increased from 35 to 43 (35 3-bedroom units, 8 2-bedroom units). The amended planning application also contains a proposal to construct a senior citizens' centre on Redmile Road.

As stated previously, the proposed aged or dependent persons' dwellings are a discretionary use in the Shire of York Town Planning Scheme No. 2 (the 'Scheme') in an area zoned 'Residential' while the 27-bed Residential Aged Care Facility is a use not listed in accordance with clause 3.2.4 of the Scheme (see Statutory Environment).

The 43 unit component of the proposed development has been re-assessed against the Acceptable Development Criteria set out in the Residential Design Codes of Western Australia ('R-Codes'). The development does not comply with relevant Acceptable Development Criteria, relating to streetscape (clause 6.2), boundary setbacks (clause 6.3), access/car parking (clause 6.5), site works requirements (excavation or fill, clause 6.6), privacy (clause 6.8) and the special requirements of aged or dependent persons' dwellings (clause 7.1.2). The proposal complies with all other relevant Acceptable Development Criteria.

It should be noted that inconsistency with one or more of the Acceptable Development Criteria set out in the R-Codes is not, in and of itself, reason to refuse or require modification of an application for planning consent. Instead, the application must be assessed in the context of the relevant Performance Criteria. The table below sets out the relevant Acceptable Development Criteria, inconsistencies and Performance Criteria of the amended proposal.

| | Acceptable Development Criteria | Inconsistency | Performance Criteria |
|---|--|--|---|
| Aged or dependent persons' dwellings | Maximum plot ratio area = 100 m ² | Proposed plot ratio area varies between 110 m ² and 165 m ² | <p><i>P2 Dwellings that accommodate the special needs of aged or dependent persons and which:</i></p> <ul style="list-style-type: none"> • are designed to meet the needs of aged or dependent persons; • are located in proximity to public transport and convenience shopping; • have due regard to the topography of the locality in which the site is located; and • satisfy a demand for aged or dependent persons' accommodation. |
| Streetscape | Setback from primary street = 4 m; setback from secondary street = 1.5 m | Proposed primary street setback of 1.5 m | <p><i>P1 Buildings setback from street boundaries an appropriate distance to ensure they:</i></p> <ul style="list-style-type: none"> • contribute to the desired streetscape • provide adequate privacy and open space for dwellings; and • allow safety clearances for easements for essential service corridors. |
| Boundary setback | Setback for retaining walls less than 3.5 m high = 1.5 m | Proposed retaining wall setback (height to eastern boundary between 0.38 m and 1.96 m) = 0 m instead of 1.5 m; proposed retaining wall setback (height to western boundary max. 0.61 m) = 0 m instead of 1.5 m | <p><i>P3 Retaining walls designed or setback to minimise the impact on adjoining properties.</i></p> |

| | Acceptable Development Criteria | Inconsistency | Performance Criteria |
|--------------------------------|--|---|---|
| Access and Car parking | On-site car parking requirements for the development (2 spaces per dwelling) = 86; plus 11 visitors' car bays for the residential component plus 8 for the aged care facility (incl. 1 disabled car bay), – total 105. | Proposed on-site car bays = 88 (incl. 1 disabled car bay, 10 visitors' car bays, 3 caravan bays and 5 staff car bays), proposed off-site car bays = 14 (incl. 1 disabled car bay) – total 102 (3 less than required). | <i>P1 Adequate car parking provided on-site in accordance with projected need related to:</i> <ul style="list-style-type: none"> • The type, number and size of dwellings; • The availability of on-street and other off-site parking; and • The location of the proposed development in relation to public transport and other facilities. |
| Site works requirements | Filling behind a street setback line and within 1 m of a common boundary not more than 0.5 m above the natural level at the boundary. | Proposed maximum fill at eastern end of property = 2.1 m above natural ground level (NGL), proposed maximum fill at western end of property = 0.63 m above NGL | <i>P1 Development that retains the visual impression of the natural level of a site, as seen from the street or other public place, or from an adjoining property.</i> |
| Privacy | Habitable rooms other than bedrooms and studies (such as kitchens and dining rooms) setback 6 m where floor level > 0.5 m above natural ground level (NGL); bedrooms setback 4.5 m where floor level > 0.5 m above NGL; outdoor living areas setback 7.5 m where floor level > 0.5 m above NGL | Units 1, 3, 5, 7 and 9 have bedrooms, other rooms and/or outdoor living areas all setback 2 m from the boundary and are all elevated more than 0.5 m above NGL, screening is proposed by a 1.8 m colourbond fence | <i>P1 Avoid direct overlooking between active habitable spaces and outdoor living areas of the development site and the habitable rooms and outdoor living areas within adjoining residential properties taking account of:</i> <ul style="list-style-type: none"> • the positioning of windows to habitable rooms on the development site and the adjoining property; • the provision of effective screening; and • the lesser need to prevent overlooking of extensive back gardens, front gardens or areas visible from the street. |

The inconsistencies of the relevant Acceptable Development Criteria have been discussed in the context of the relevant Performance Criteria in the previously presented report to the March Council Meeting in great detail. The same considerations apply for the proposed modifications.

The proposed development has been re-assessed in accordance with the provisions of the Shire of York Local Planning Policy - Heritage Precincts and Places.

Consultation:

The proposal has been subject to extensive community consultation prior to its original planning consent in March 2009. Subsequently, the proposal has been discussed a number of times

between the proponents, Councillors and staff. The modifications proposed follow some of the recommendations from the previous consultation and subsequent approval.

Statutory Environment:

Planning and Development Act 2005;
Residential Design Codes of Western Australia (2002), Variation 1 (2008) [R-Codes];
Shire of York Town Planning Scheme No. 2; and
Shire of York Local Planning Policy Heritage Precincts and Places.

Policy Implications:

Nil

Financial Implications:

Planning fees have been paid and building licence fees will be required.

Strategic Implications:

Key Result Area 2 – Economic Development and Tourism – Objectives 1, 4 & 5 state:

“To encourage a sustainable community by increasing employment opportunities in York, attracting investment and businesses to the town, and achieving diversification of industries.”

“To utilise the unique features of York’s heritage and rural lifestyle, where appropriate, as the basis for economic development.”

“To ensure that economic development does not conflict with York’s heritage, lifestyle and environment.”

Key Result Area 1 – Objective 1:

“To develop a framework to facilitate planning and decision-making in order to identify and meet community needs, develop opportunities and implement change.”

KRA5 – History and Heritage

“To encourage development which is appropriate to York’s history and heritage.”

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Several site inspections have been carried out during the assessment of the proposal.

Triple bottom Line Assessment:

Economic Implications:

As stated previously, the proposal constitutes a significant development investment in the Shire of York with an investment amount of more than \$10,000,000. Additional jobs in the growth areas of health and aged care are expected to be created.

Social Implications:

In addition to the expected creation of new jobs, the proposals will cater for an ageing population and therefore tap into a growth market. Offering aged care infrastructure and independent living units in the Wheatbelt will enable senior citizens to stay or resettle in a sought after country area close to all amenities. There are many local residents already expressing interest in the development.

Environmental Implications:

The factors of landscaping and stormwater runoff have been addressed in the relevant conditions. Discussions with the proponents' engineers are continuing to address adequate drainage. Potential noise issues from Balladong Street and Avon Terrace will be addressed in more detail at the building licence stage and have been addressed in condition 26.

Comment:

The proposed variations to the Acceptable Development Criteria of the R-Codes have been addressed in great detail in the report presented and approved at the March Council Meeting.

The amended proposal addresses most issues in a similar way, and therefore the very same considerations apply to these proposed modifications to the original proposal, relating to boundary setbacks, site works, retaining walls, privacy, access/car parking and the requirements for aged and dependent persons' dwellings. The additional criterion of the reduced street setback to Redmile Road is not considered to have any adverse impact on the streetscape as there is a relatively wide verge on Redmile Road that will be used for offsite car parking and landscaping by the proponents.

As stated before, the largest impact (fill, retaining walls, privacy) will be on Lots 9 and 10 Redmile Road in their undeveloped state. The owner of those two lots, however, is in the process of developing the lots for residential purposes and will have to fill the block to a similar level as it is proposed by the proponents of the aged care facility and therefore reducing the possible impact significantly.

It is proposed to impose the same conditions as in the previously granted planning consent. The additional condition relating to traffic circulation has been removed as the new plans are considered to address this issue in sufficient detail. The other change relates to the previous condition regarding the formerly proposed turning circles. As there is only one cul-de-sac proposed (adjacent to the cemetery), the relevant requirements have been included into condition 15.

It is therefore considered to vary the relevant Acceptable Development Criteria and enable the development, subject to appropriate conditions.

OFFICER RECOMMENDATION

RESOLUTION

040609

Moved: Cr Randell

Seconded: Cr Hooper

“That Council advise the Applicant(s) that it approves a use not listed (residential aged care facility), in accordance with clause 3.2.4 (b) of the Shire of York Town Planning Scheme No. 2, at Reserve 39205, Balladong Street, York, and aged or dependent persons’ dwellings and a senior citizens’ centre at Lot 3 (45) Balladong Street and Lots 11 (14), 12 (18) and 13 (20) Redmile Road, York, subject to the following conditions:

- 1. Development must substantially commence within two years from the date of this decision;*
- 2. Development taking place in accordance with the approved plans;*
- 3. Vehicular access to the development hereby permitted shall be via Redmile Road only. There is to be no direct vehicular access from Balladong Street to the development hereby permitted.*
- 4. An emergency entry/exit is to be established to Balladong Street to the satisfaction of Main Roads and the local government;*
- 5. An emergency management plan is to be prepared and submitted for approval by FESA and the local government;*
- 6. Prior to commencement of the development, satisfactory arrangements being made with the local government for contributions to the upgrading of Redmile Road;*
- 7. Prior to commencement of the development, a geotechnical report covering the area affected by the proposed development to be submitted to the satisfaction of the local government addressing soil stability and earthquake issues.*
- 8. Prior to commencement of the development, satisfactory arrangement being made for the development of on-street car parking, as shown on the approved plans, and the appropriate paving and landscaping of the verge;*
- 9. Prior to commencement of the development, a detailed landscaping plan is to be submitted to the satisfaction of the local government;*
- 10. Prior to commencement of the development, satisfactory arrangements being made for the amalgamation of Lot 3 (45) Balladong Street and Lots 11 (14), 12 (18) and 13 (20) Redmile Road, York;*
- 11. Prior to commencement of the development, detailed drainage plans shall be submitted to the satisfaction of the local government;*
- 12. Prior to commencement of the development, the standpipe located on Lot 3 shall be relocated to a place to the satisfaction of the local government and the Water Corporation;*
- 13. Prior to occupation, the development hereby permitted shall be connected to an approved effluent disposal system to the specifications of the local government and the Water Corporation;*
- 14. Prior to occupation of the development, vehicle crossover(s) shall be constructed to the satisfaction of the local government;*
- 15. Prior to occupation of the development, the car parking, pedestrian access, vehicle access, turning and circulation areas shown on the approved site plan, including the*

provision of disabled car parking, are to be constructed, sealed, drained, and line marked to the satisfaction of the local government;

- 16. Prior to occupation of the development, stormwater drainage works must be completed in accordance with the approved plans to the satisfaction of the local government;*
- 17. Prior to occupation of the development, landscaping is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government;*
- 18. All car parking, pedestrian access, vehicle access and circulation areas are to be maintained and available for car parking, pedestrian access, vehicle access and circulation on an ongoing basis to the satisfaction of the local government;*
- 19. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government;*
- 20. All landscaped areas are to be maintained on an ongoing basis to the satisfaction of the local government;*
- 21. The development to be in accordance with the Shire of York's Local Planning Policy on Heritage Precincts and Places;*
- 22. The area subject to the 100 year ARI being filled to the levels as recommended by the Department of Water;*
- 23. All boundary fencing to be in accordance with the Shire of York Local Planning Policy on Heritage Precincts and Places and to the satisfaction of the local government;*
- 24. The development being in compliance with AS4299:1995 as per the Residential Design Codes of Western Australia 2002, Variation 1 (2008), clause 7.1.2;*
- 25. A memorial being placed on the title(s) that ensure that at least one occupant is a disabled or physically dependent person or aged over 55, or is the surviving spouse of such a person, and the owner of the land agrees to enter into a legal agreement, binding the owner, their heirs and successors in title requiring that this provision be maintained; and*
- 26. A memorial being placed on the title(s) advising of possible noise impact from traffic from Balladong Street and from neighbouring properties zoned 'Mixed Business'.*

Advice Notes:

- a) In accordance with the provisions of the Local Government (Miscellaneous Provisions) Act 1960, an application for a building licence must be submitted to, and approval granted by the local government prior to the commencement of the development hereby permitted.*
- b) An application for a vehicle crossover must be submitted to, and approval granted by, the local government prior to the commencement of the development hereby permitted.*
- c) In relation to Condition 10 the applicants are advised that this condition may be cleared:
 - i) Via the amalgamation of (or granting of appropriate easements over each lot if the lots are in separate ownership) the lots: or*
 - ii) By the landowner/s entering into a legal agreement with the local government under which the landowner/s undertake/s not to sell one or more of the lots unless all are sold to one purchaser and the new landowner enters into a similar deed; or the**

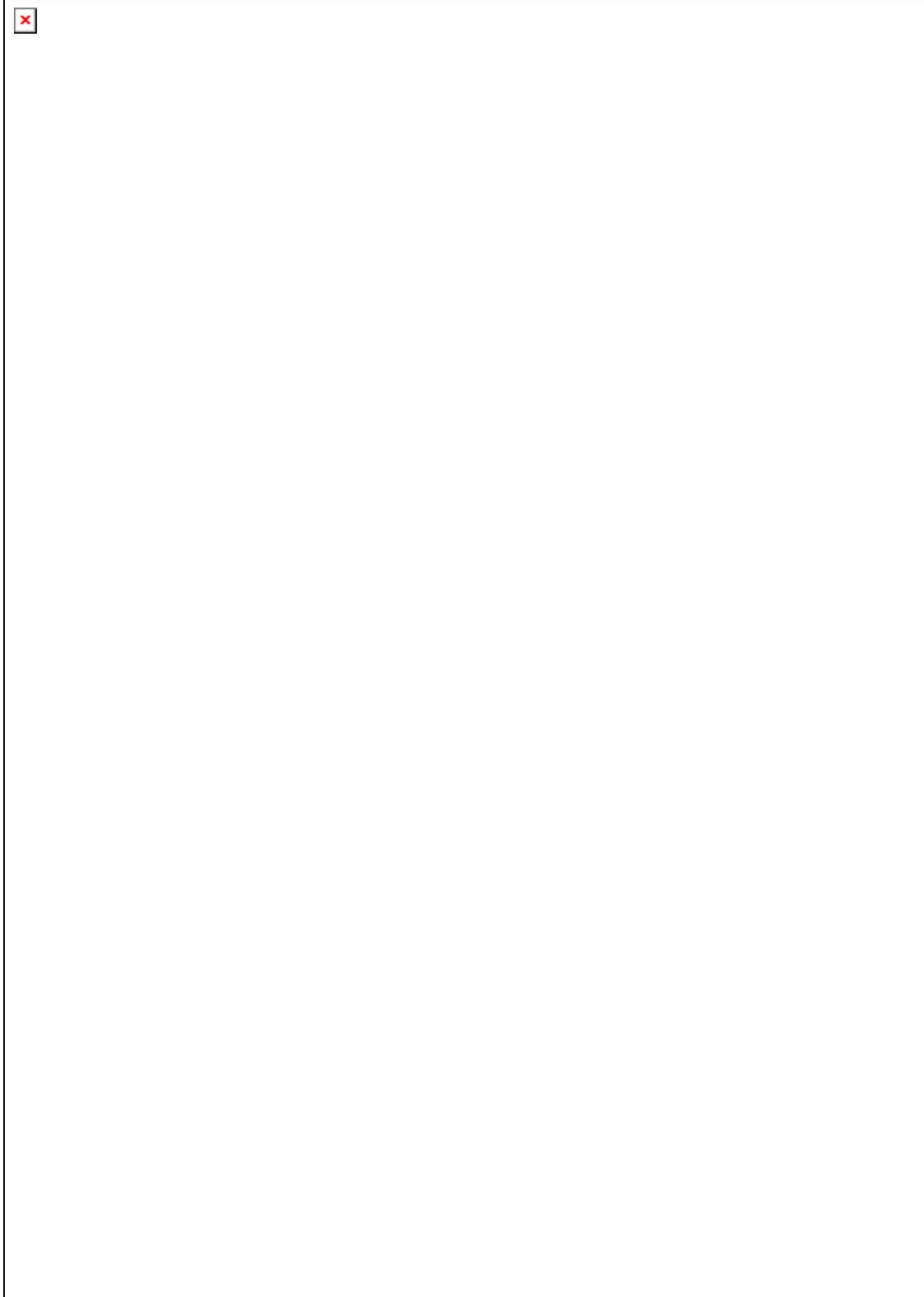
landowner makes the individual lots compliant with appropriate planning requirements (including by the registration of easements where necessary for car parking, or via the demolition of the development and clearing of the site);

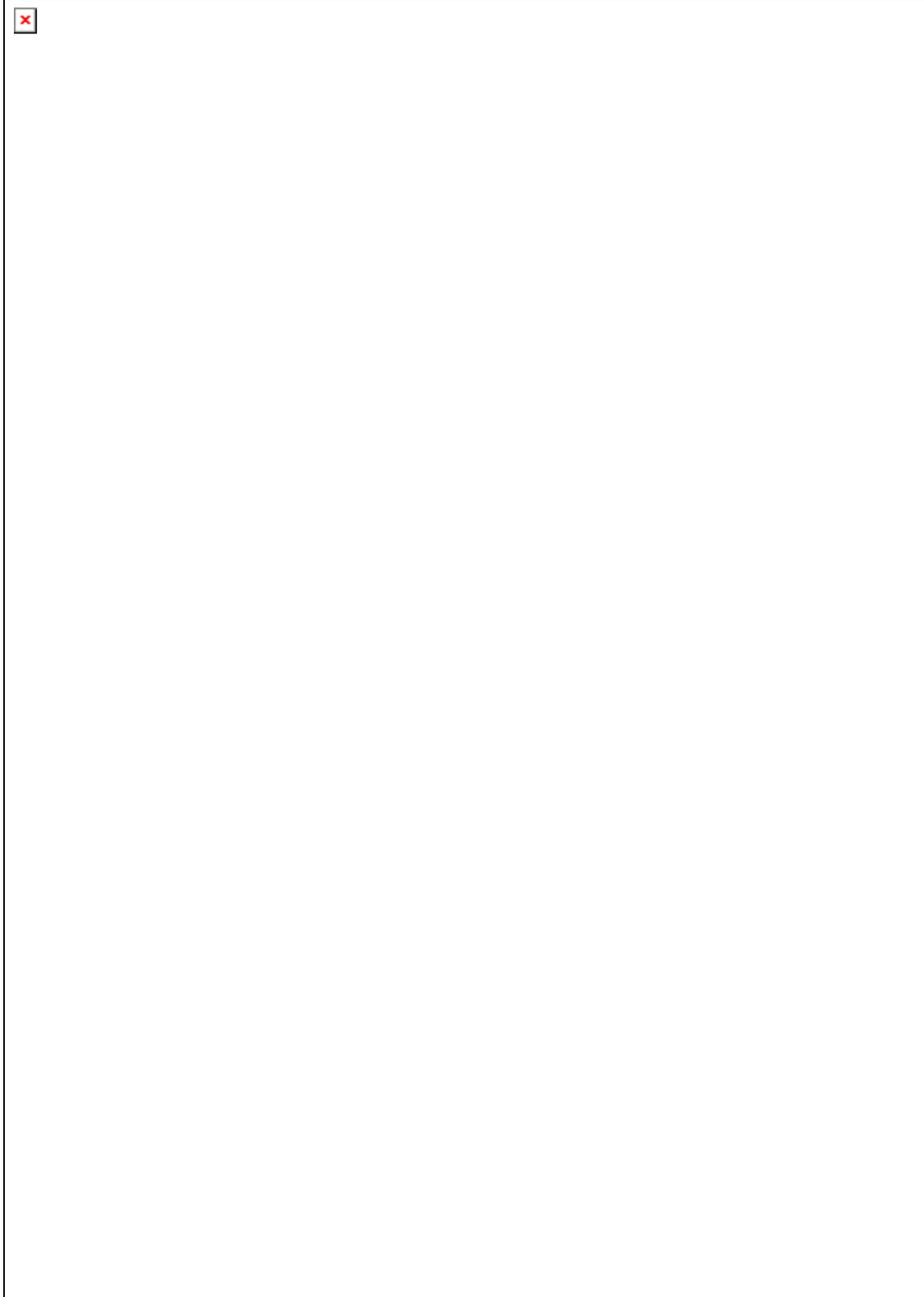
and which entitles the local government to lodge a caveat to secure the landowner's obligations.

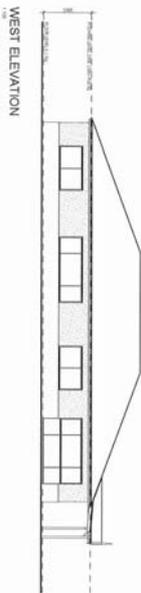
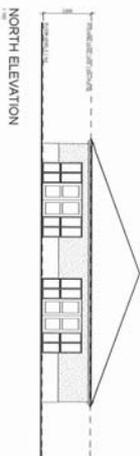
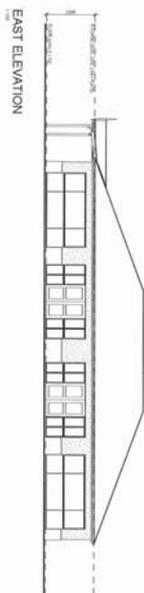
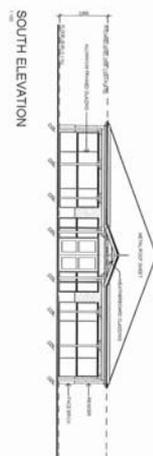
- d) In accordance with the provisions of the Main Roads Act 1930, an application for approval to develop within or adjoining major highways must be submitted to, and approval granted by Main Roads Western Australia prior to the commencement of the development hereby permitted.*
- e) The development hereby permitted must comply with the access and facilities for disabled requirements of the Building Code of Australia and all other relevant Australian Standards in respect of access and facilities for the disabled.*
- f) The incorporation of noise attenuation measures as detailed in AS2021 is recommended.*
- g) Any proposed signage is not subject of this application and will require a separate application for planning consent and an application for a building licence.*
- h) In relation to conditions 4 and 5 special consideration needs to be given to emergency vehicle access and egress.*
- i) In relation to conditions 15 and 18, satisfactory arrangements being made for the access and circulation of municipal waste collection vehicles.*

CARRIED (5/0)



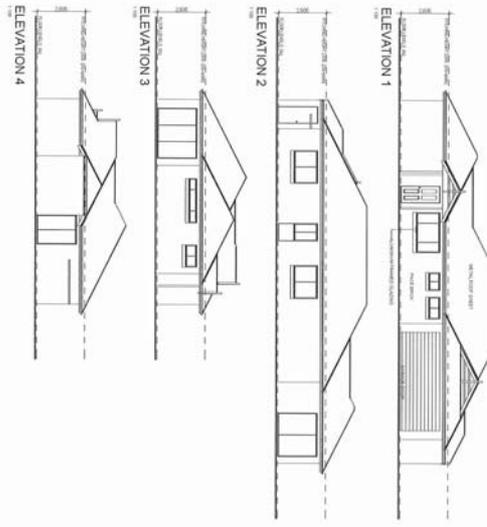
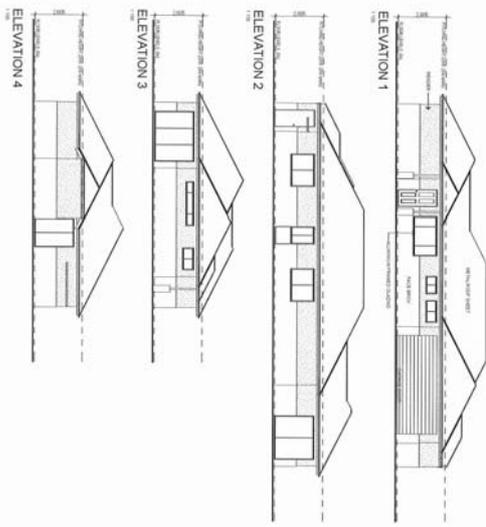
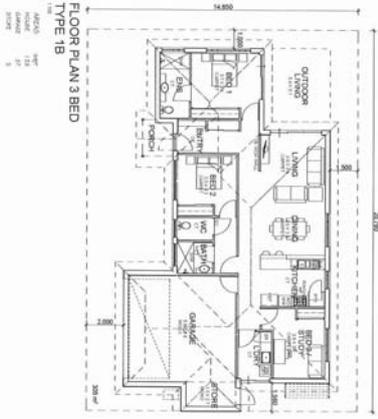
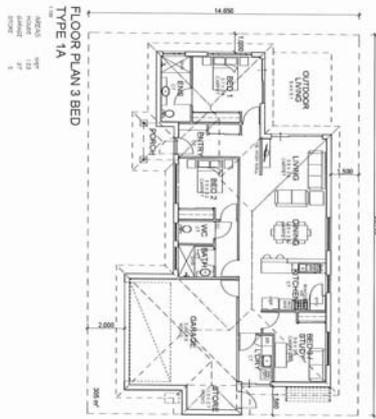







CITY OF SWAN
 AGED PERSONS HOME CARE
 HOMES TRUST INC.
 CITY OF SWAN
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 1017 SWAN ROAD
 SWAN WA 6108
 PHONE 9437 2222
 FAX 9437 2222
 WWW.CITYOFSWAN.COM

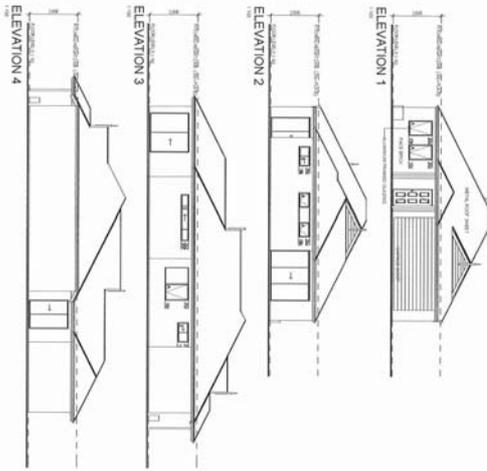
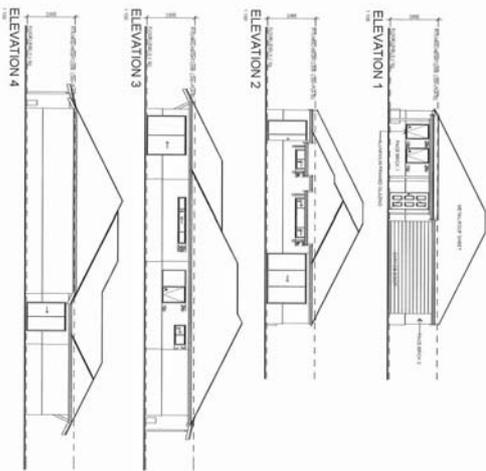
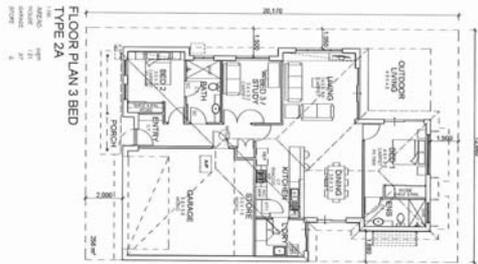
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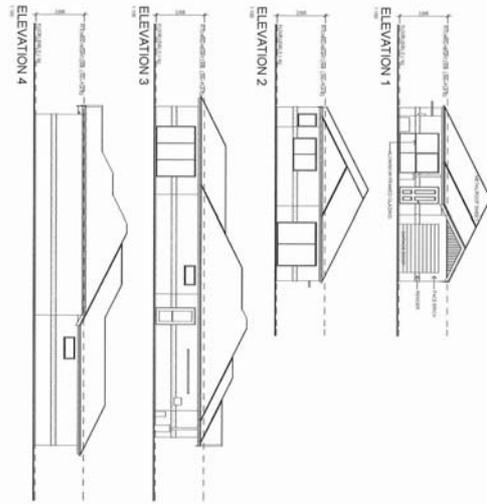
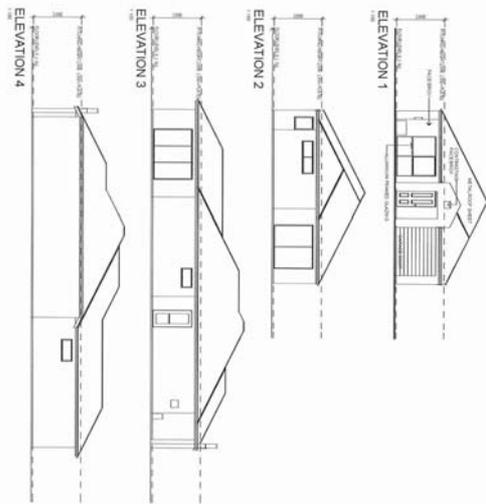
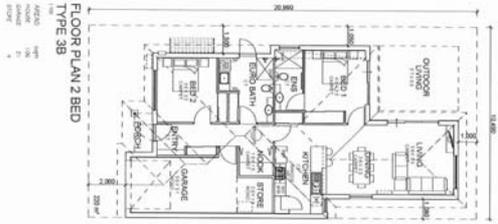
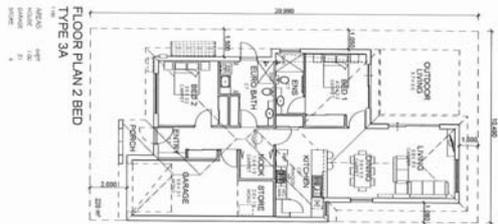
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 SWAN, WA 98149

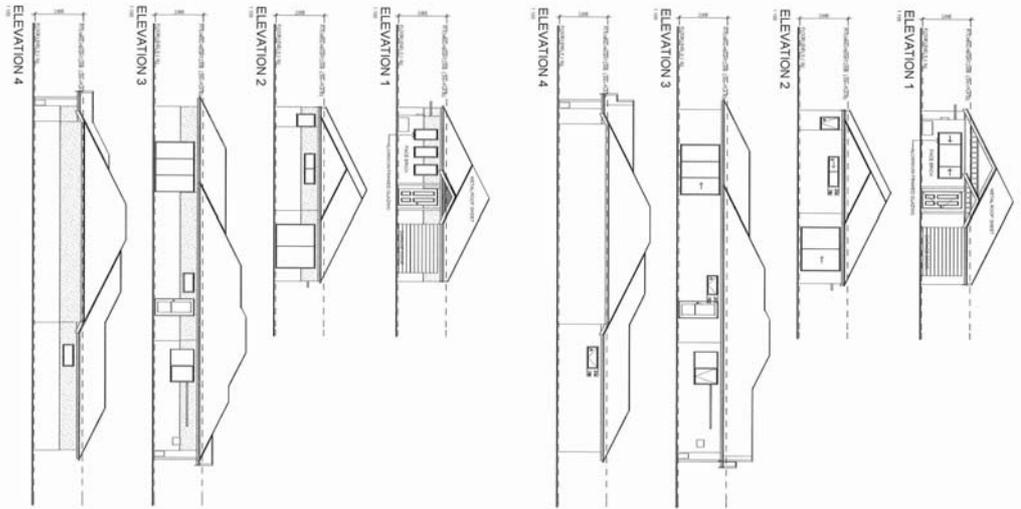
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 SEASIDE, WA 98134
 TEL: 206.363.1111
 WWW.MOOREDAVISARCHITECTS.COM



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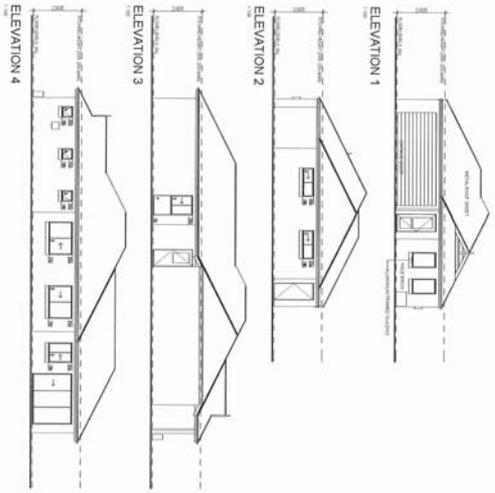
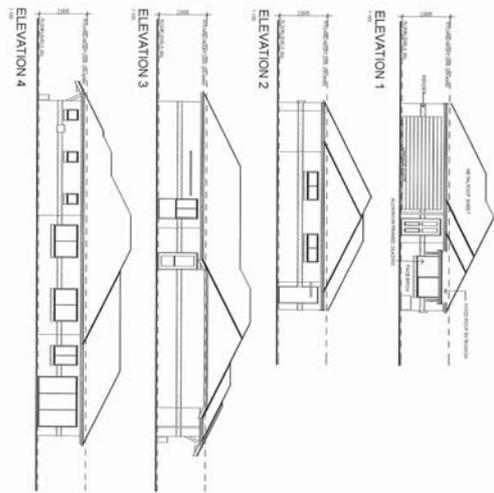
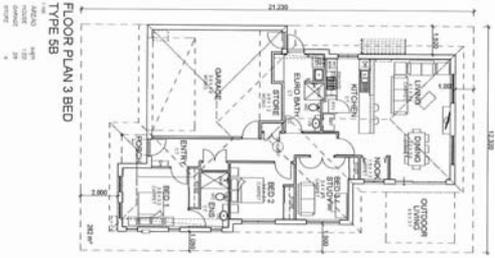
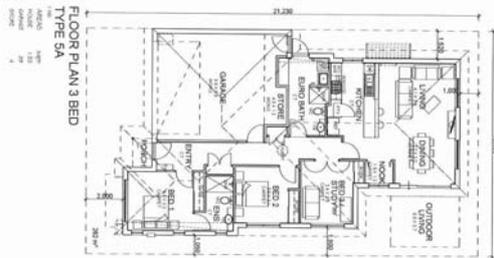
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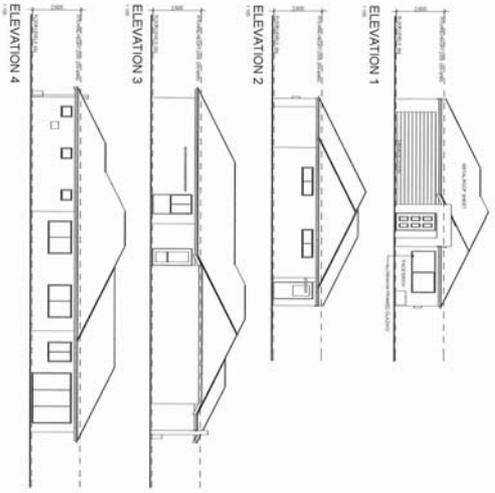
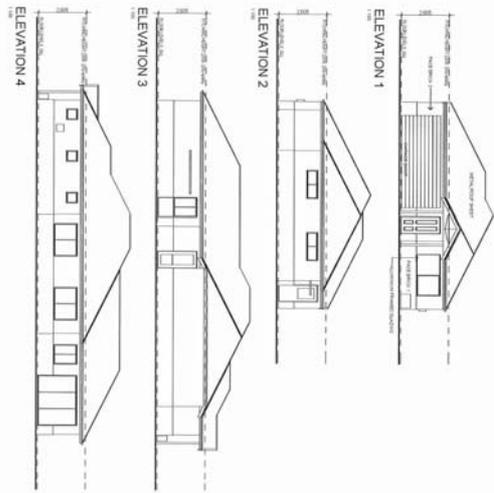
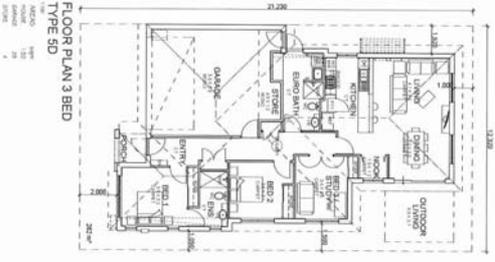
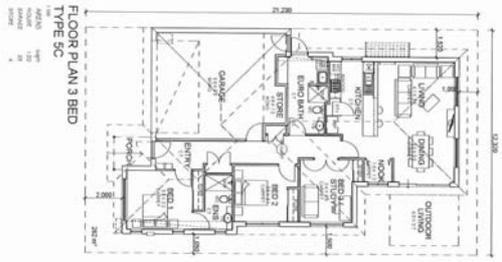
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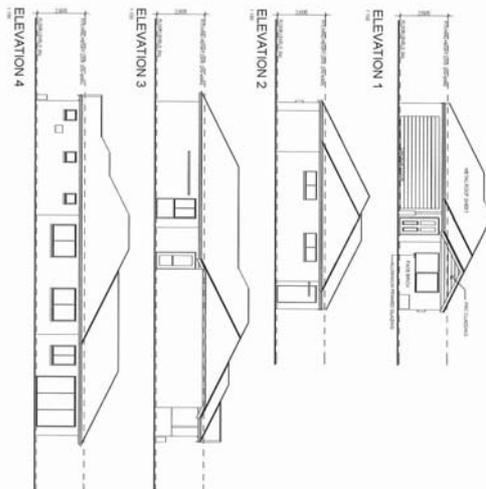
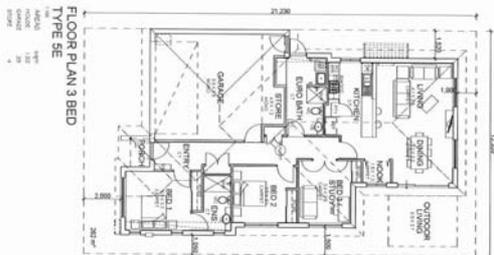
CITY OF SWAN
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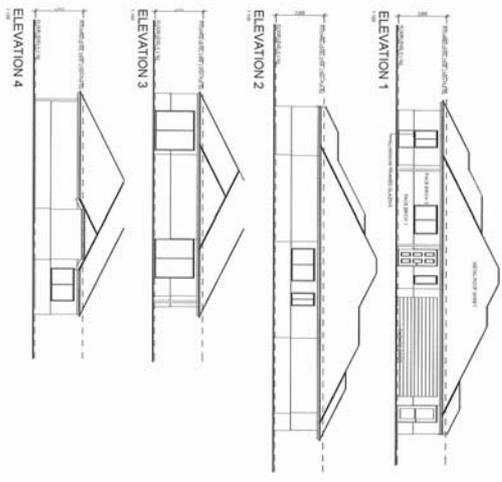
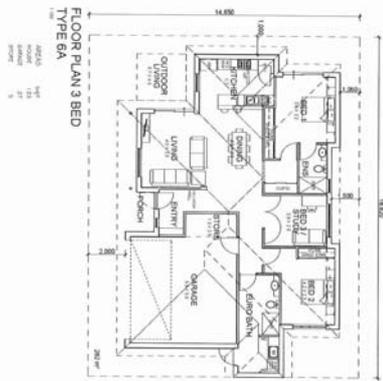
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10/12/08



CITY OF SIMI VALLEY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

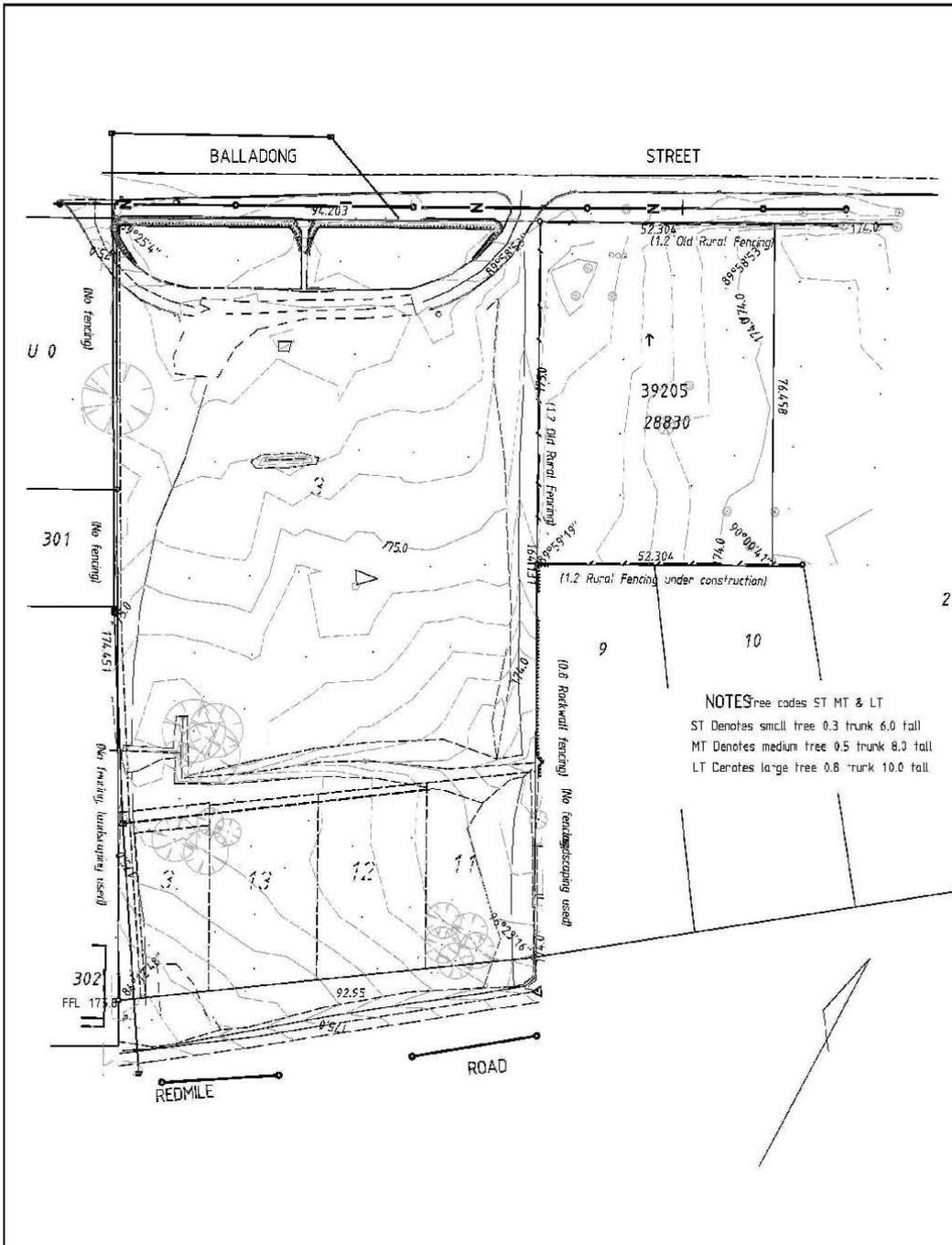
CITY OF SIMI VALLEY
OFFICE OF SMALL AGED PERSONS
HOMES TRUST INC.

CITY OF SIMI VALLEY
AGED PERSONS HOME TRUST
1019 S. LINCOLN AVENUE
YORK

Independent Living Unit
TYPE 5A - 3 Bed + Bath Unit
2014
2014-2018

MORLEY DAVIS architects

MOB



NOTES
 Tree codes ST MT & LT
 ST Denotes small tree 0.3 trunk 6.0 tall
 MT Denotes medium tree 0.5 trunk 8.0 tall
 LT Denotes large tree 0.8 trunk 10.0 tall

| | | | | | | | |
|---|--|--|----------------|-----------|----------|---------------------|-----------|
| STATEWEST SURVEYING & PLANNING Licensed Surveyors & Town Planners Directors: B.A. Hurl & R.M. Rogers Associates: P. Incehl, S.E. Dittus & L.G. Smith | | Project: SITE SURVEY - YORK LOTS 3, 11, 12, 13, 28830 REDMILE & BALLADONG | | | | | |
| Midland House P.O. Box 1377, Midland, W.A. 6936 69 Great Northern Highway, Midland Telephone: 08 9274 3198 Facsimile: 08 9274 3078 Email: archwest@statewest.net Website: http://www.statewest.net | | Scale: 1:750 @ A3 | Date: 21/05/09 | Drawn: RR | Checked: | Reference: SW/14562 | Sheet No. |

9.2 Administration Reports

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.1 Monger Street - Road Closure

FILE NO: Mo 2
COUNCIL DATE: 15 June 2009
REPORT DATE: 25 May 2009
LOCATION/ADDRESS: Monger Street
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil.
APPENDICES: Appendix A – Map
DOCUMENTS TABLED: Nil

Summary:

It is appropriate to close a portion of Monger Street that is not constructed being from Balladong Road to Stephen Street, as shown on Appendix A.

Background:

The majority of the land adjoining both sides of the unconstructed portion of Monger Street is owned by the Council.

Consultation:

In relation to the road closure consultation will be carried out and Government Departments notified of Council's intent for a period of 35 days.

Statutory Environment:

Land Administration Act.

Land Administration Act, 1997 (as amended) Section 58.

"Closure of roads

58.

- (1) *When a local government wishes a road in its district to be closed permanently, the local government may, subject to subsection (3), request the Minister to close the road.*
- (2) *When a local government resolved to make a request under subsection (1), the local government must in accordance with the regulations prepare and deliver the request to the Minister.*
- (3) *A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.*
- (4) *On receiving a request delivered to him or her under subsection (2), the Minister may, if he or she is satisfied that the relevant local government has complied with the requirements of subsections (2) and (3) -*
 - (a) *by order grant the request;*
 - (b) *direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or*
 - (c) *refuse the request.*

- (5) *If the Minister grants a result under subsection (4) -*
- (a) *the road concerned is closed on and from the day on which the relevant order is registered;*
 - (b) *any rights suspended under section 55 (3) (a) cease to be so suspended; and*
 - (c) *the Minister must cause notice of the registration of the relevant order to be published in a newspaper circulating in the district of the relevant local government.*
- (6) *When a road is closed under this section, the land comprising the former road -*
- (a) *becomes unallocated Crown land; or*
 - (b) *if a lease continues to subsist in that land by virtue of section 57 (2), remains Crown land.”*

Land Administration Regulations, 1998 (as amended), Part 2 – General, Regulation 9 – Preparation and Delivery by Local Government of Request to close a road permanently.

“9. Preparation and delivery by local government of request to close a road permanently

For the purposes of preparing and delivering under section 58(2) of the Act a request to the Minister to close a road permanently, a local government must include with the request;

- (a) *written confirmation that the local government has resolved to make the request, details of the date when the relevant resolution was passed and any other information relating to that resolution that the Minister may require;*
- (b) *sketch plans showing the location of the road and the proposed future disposition of the land comprising the road after it has been closed;*
- (c) *copies of any submissions relating to the request that, after complying with the requirement to publish the relevant notice of motion under section 58(3) of the Act, the local government has received, and the local government's comments on those submissions;*
- (d) *a copy of the relevant notice of motion referred to in paragraph (c);*
- (e) *any other information the local government considers relevant to the Minister's consideration of the request; and*
- (f) *written confirmation that the local government has complied with section 58(2) and (3) of the Act.”*

Policy Implications:

Nil.

Financial Implications:

The road closure will incur administration costs associated with staff time and advertising.

If the Minister agrees to the closure, the road reserve becomes Crown land and then negotiations may begin regarding purchasing the closed road.

Fees associated with amalgamating the lots may be required after approval from the Minister.

Strategic Implications:

Community Services – Key Result Area 7 – Objective 1 states:

“To meet community needs in terms of physical infrastructure and overall community services.”

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Yes - Various

Triple bottom Line Assessment:

Economic Implications:

If the Minister agrees to the closure, the road reserve becomes Crown land and then negotiations may begin.

Social Implications:

The road closure would not appear to impact on future developments within this area, however an advertising period will flush out any concerns.

Environmental Implications:

Nil.

Comment:

It is Council's intent to have this land available for development and this is the first stage.

OFFICER RECOMMENDATION

RESOLUTION

050609

Moved: Cr Lawrence

Seconded: Cr Randell

"That Council:

- 1. accede to the proposed road closure of a portion of the road reserve known as Monger Street that is not constructed being from Balladong Road to Stephen Street, as shown on the attached map labelled "Appendix A", for the purpose of facilitating public advertising in accordance with Section 58 of the Land Administration Act 1997 (as amended); and***
- 2. in the event that no adverse submissions are received during the advertising period, delegate authority to the Chief Executive Officer to finalise the road closure and commence negotiations regarding the purchase of the land."***

CARRIED (5/0)

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.2 Sale of Brick Pavers – Main Street

FILE NO: Av 1
COUNCIL DATE: 15 June 2009
REPORT DATE: 8 June 2009
LOCATION/ADDRESS: Avon Terrace
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil
APPENDICES: Nil
DOCUMENTS TABLED: Nil

Summary:

Council has approximately 45 pallets of paving bricks that were removed from the Main Street project. The intent of this report is to obtain approval to dispose of the property in accordance with Section 3.58 of the Local Government Act 1995 (as amended).

Background:

The first choice has been given to Council and community groups to retain for public benefit as much as possible and this has included the Residency Museum, Scouts, York Society etc.

Interest was shown by the public when the works were being undertaken and advice was provided to put their requests in writing. Currently five submissions have been received.

Those that wrote to Council have been advised of the following:

"... please be advised that Council is required under the Local Government Act 1995 (as amended) to authorise the disposal of Council property.

An agenda item will be presented to the Ordinary Council meeting on the 15th June 2009.

Further contact will be made after this date, however should you require any further information in the meantime please do not hesitate to contact Tyhscha Cochrane on 96412233."

Consultation:

A public notice of the proposed disposition will be carried out in accordance with the Local Government Act 1995 (as amended).

Statutory Environment:

Local Government Act 1995 (as amended):

"3.58. Disposing of property

(1) In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

(a) the highest bidder at public auction; or

(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
 - (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned;
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
 - (a) the names of all other parties concerned;
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition as ascertained by a valuation carried out not more than 6 months before the proposed disposition.
- (5) This section does not apply to —
 - (a) a disposition of land under section 29 or 29B of the *Public Works Act 1902*;
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59;
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.”

The Local Government (Functions and General) Regulations 1996 – Part 6 – 30 (3)(a) states:

- (3) A disposition of property other than land is exempt disposition if –
 - (a) its market value is less than \$20,000..”

Policy Implications:

No policy implications arise from this report.

Financial Implications:

New pavers are approximately \$23 per m². This may be an opportunity for people to undertake landscaping at a reduced price \$10 per m².

It should be noted that the purchase of the bricks is not to include the loading of bricks.

The proceeds of the sale will be allocated to General Ledger Account 143297.

Strategic Implications:

No policy implications arise from this report.

Voting Requirements:
Absolute Majority Required: No

Site Inspection:
Site Inspection Undertaken: N/A

Triple bottom Line Assessment:

Economic Implications:

New pavers are approximately \$23 per m². This may be an opportunity for people to undertake landscaping at a reduced price being \$10 per m².

Social Implications:

Council has supported and given the local community groups the option throughout the process.

Environmental Implications:

No environmental implications arise from this report.

Comment:

Those that have shown interest will be advised of the process being followed. The advertising period will allow fair assessment of the submissions and allocation of the pallets.

OFFICER RECOMMENDATION

RESOLUTION

060609

Moved: Cr Boyle

Seconded: Cr Lawrence

***“That Council advertise the disposal of excess paving bricks removed from Avon Terrace at a price of \$10 per m² and various quantities shall be disposed of in the pallet load on a first come first serve basis on a fair distribution arrangement to ensure no one person buys the whole lot.*”**

Advice Note:

The advertising period shall not be less than 2 weeks and no further submissions will be received after that date to allow the fair distribution.”

CARRIED (3/2)

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.3 Road Name Change – Osborn Road

FILE NO: PS.NAM.2
COUNCIL DATE: 15 June 2009
REPORT DATE: 29 May 2009
LOCATION/ADDRESS: Osborne Road
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil.
APPENDICES: Appendix A - Map
DOCUMENTS TABLED: Nil

Summary:

A request has been received from a resident on Osborne Road to rename the road to Osborn.

Background:

The following correspondence was sent to 29 residents within the area:

"Please be advised that a request has been received from a landowner to have Osborne Road renamed to show the correct spelling being 'Osborn Road'.

The original name applied to this road was Osborn, however this was transcribed as Osborne with an 'e' when the sign was erected. Council advised Landgate – Geographic Names Section via correspondence dated the 12th December 1983 that this road name required alteration, however the procedure was never finalised.

Names of roads should have some connection to the community. In this case the road name was named after the Osborn family.

It is a requirement under the Geographic Names Committee that residents on Osborne Road are consulted.

Please make comments, if necessary, on the duplicate of this letter, sign and return to the Shire of York by the 5th June 2009. If no comments are received by this date Council will consider the name change on its merits at the Ordinary Council meeting to be held on the 15th June 2009."

No objections were received and 9 responses showing support were received back.

Consultation:

Landgate – Geographic Naming Committee.

Statutory Environment:

Land Administration Act.

The Geographic Names Committee – WA (Landgate) provides the following information:

"Procedure for Naming and Renaming Roads

New Roads - Survey documents require approved road names before the survey can be approved. The developer or their agent should be prompt in lodging a concept plan and a proposal for road names conforming to the above guidelines with the relevant local government. It may also be helpful to supply a copy to the Secretary, Geographic Names Committee. Local governments then propose the names to LANDGATE for

approval. Following agreement between the Department and the local government, the names will be approved and all interested parties advised.

The selection of names is at local government discretion, and many local governments maintain lists of preferred names. There must be sound justification to propose alternative names, but some local governments allow developers discretion, particularly with larger developments. Short names are encouraged for short roads.

Existing Roads – Unnamed roads should be treated in a like manner to new roads. Proposals for renaming roads should follow the above guideline and be submitted through local government. Proposals should be accompanied by a map showing the extent of the name and full details on the name, including the reason for the selection.”

Policy Implications:

Nil.

Financial Implications:

Administration costs associated with staff time.

Strategic Implications:

Nil.

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: No

Triple bottom Line Assessment:

Economic Implications:

Nil.

Social Implications:

The naming of roads should have a tangible connection to the community, in this case the road name was named after the Osborn family.

Environmental Implications:

Nil.

Comment:

Once Council endorses the name then the matter will be referred to the Geographic Names Committee for final approval.

OFFICER RECOMMENDATION

RESOLUTION

070609

Moved: Cr Randell

Seconded: Cr Boyle

“That Council:

advise the Geographic Names Committee that it approves the renaming of Osborne Road to Osborn Road (as per Appendix A).”

CARRIED (5/0)

**ITEM 9.2.3
APPENDIX A**

Admin/YRK/Synergy/SynergySoft - [Property Map Enquiry - A30250 121 OSBORNE RD YORK 5302]

File Systems Codes Related Information Searches Tools Spooler Menu Bar admin Window Help

Search Alt Query Save Delete First Previous Next Last Logoff Cancel

Asst BR Dr Loan Cr GL Print RS Trst PO Stk Pay Ch WC Deg Map/Map/Rate Prop Bid Pool Rec Sys Rep TP

1:10000 Full Extent Zoom In Zoom Out Pan Identify Measure Select Point Map Legend

Search Parcel Ownership Summary Financial Property Summary Memo

45 67 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 69 71 72 74 75 76 100 104 113 114 115

OSBORNE RD QUARRADING RD

A3170 5314 QUARRADING RD
J G COAKLEY

121 OSBORNE RD
YORK 5302

Access No 430250
2 Owners GN CURTIN
Property Address 121 OSBORNE RD
YORK 5302

House 121 Lot 57
Street OSBORNE
Type RD
Suburb YORK
Ward YORK
Area YORK
Locality YORK
Zoning 11 RECREATION & OPEN
Land use 2 DWELLING
V. G. No 1233704
Pens No

Legal flag Non-current

Valuation Details
Gross Rental Value Unimproved Value
17600.00 17600.00

Start Admin/YRK/Synergy/... 9.2.2 Sale of Paving Bitk... Adobe Reader 9.2.3 Osborn Road - Roa...

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.4 Change Name Flea Pool Rd to Mannavale Rd

FILE NO:
COUNCIL DATE: 15 June 2009
REPORT DATE: 8 June 2009
LOCATION/ADDRESS: Flea Pool Road
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil.
APPENDICES: Appendix A – Map
DOCUMENTS TABLED: Nil

Summary:

It is considered appropriate to change a section Flea Pool Road to Mannavale Road, as shown on Appendix A. The road is sign posted Mannavale Road and has been known as this for quite some length of time. The alignment of the road is better suited to Mannavale Road.

Background:

Council needs to approve the proposed road names for submission to the Geographic Names Committee at the Department of Land Information. The Geographic Names Committee administers the naming of public features such as roads, natural attractions – i.e. hills and rivers and towns and suburbs.

Consultation:

Landgate – Geographic Naming Committee.

Statutory Environment:

Land Administration Act.

Policy Implications:

Nil.

Financial Implications:

Nil to Council.

Strategic Implications:

Community Services – Key Result Area 7 – Objective 1 states:

“To meet community needs in terms of physical infrastructure and overall community services.”

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Yes – Works

Triple bottom Line Assessment:

Economic Implications:

No economic implications arise from this report.

Social Implications:

The naming of roads should have a tangible connection to the community. In this case the road even though it is officially shown as Flea Pool Road has been referred to as Mannavale Road for a number of years.

Environmental Implications:

Nil.

Comment:

Once Council endorses the name then the matter will be referred to the Geographic Names Committee for final approval.

This procedure will provide a correct record in due course if the recommendation is accepted.

OFFICER RECOMMENDATION

RESOLUTION

080609

Moved: Cr Boyle

Seconded: Cr Lawrance

“That Council advise the Geographic Names Committee that:

- 1. it approves the name of Mannavale Road to be used on the portion of road shown as Flea Pool Road (as per Appendix A) with the new alignment of Mannavale Road being from the intersection with Quellington Road to the intersection with the York-Tammin Road.”***

CARRIED (5/0)

The screenshot shows a GIS application window titled "Admin/YRK/Synergy/SynergySoft - [Property Map Enquiry - A2410 977 FLEA POOL RD BADGIN 6302]". The interface includes a menu bar (File, Systems, Codes, Related Information, Searches, Tools, Spooler, Menu Bar, admin, Window, Help) and several toolbars (Search, Add, Query, Save, Delete, First, Previous, Next, Last, Lookup, Cancel, Bid, Pool, Rec, Sys, Rot, TP, Dog, Map, M/A, Rate, Prop, Measure, Select, Point, Map Legend, PickList). The main map area displays a street layout with a blue circle highlighting a specific road segment. Handwritten blue text "Rename to Mannavale Rd" is overlaid on the map. The bottom-left panel shows property details for "977 FLEA POOL RD BADGIN 6302".

| | | | |
|--------------------|---------------------------------|------------------|--------------------------------------|
| Assess No | A2410 | Legal flag | <input type="checkbox"/> Non-current |
| 2 Owners | RE CREES ESTATE | | |
| Property Address | 977 FLEA POOL RD BADGIN 6302 | | |
| House No | 977 | Lot | 27200 |
| Street | FLEA POOL RD | | |
| Type | | | |
| Suburb | BADGIN | | 6302 |
| Ward | YORK | | |
| Area | | | |
| Locality | | | |
| Zoning | S | | GENERAL |
| Land use | FAPM | | FAPM |
| V.G. No | 1013857 | | |
| Peris No | | | |
| Valuation Details | | | |
| Gross Rental Value | | Unimproved Value | 659000.00 |

9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.5 House Unfit For Habitation – Lot 31 Quairading Road

| | |
|-------------------------|---|
| FILE NO: | Qu5.2871 |
| COUNCIL DATE: | 15 June 2009 |
| REPORT DATE: | 08 June 2009 |
| LOCATION/ADDRESS: | Lot 31 Quairading Road |
| APPLICANT: | N/A |
| SENIOR OFFICER: | Ray Hooper |
| REPORTING OFFICER: | Peter Stevens |
| DISCLOSURE OF INTEREST: | Nil |
| APPENDICES: | Appendix A – Location of Property Appendix B – Photography of Dongas |
| DOCUMENTS TABLED: | Nil |

Summary:

The property at Lot 31 Quairading Road (**the Property, Appendix A**) contains second hand transportable accommodation that has been inspected and is deemed to be unfit for human habitation due to their general poor state of repair, unsanitary condition and substandard plumbing.

No approvals are in place for multiple occupancy short term accommodation at the property.

Background:

The property was initially inspected due to complaints received regarding offensive odours unrelated to the accommodation. Whilst at the property it was noted that there were accommodation rooms in the form of dongas located next to the sheds. The dongas were inspected as there were no approvals in place for any type of accommodation structures at the property.

The dongas and ablution block were found to be in very poor condition (**Appendix B**) and consisted of 7 sleeping rooms a lounge area and ablution block. The structures are not secured to footings, are in a generally filthy condition and have open effluent draining from them.

Attached in appendix B are a number of photographs taken of the dongas and the plumbing works.

A search of Council records has revealed that no approvals are in place for the dongas as is required by the Shire of York Town Planning Scheme No.2 and the Local Government Miscellaneous Provisions Act 1960. No building licence or Health Act approvals have been issued.

The owner of the property has claimed that the dongas were on site when he purchased the property in 2003 however the aerial photography taken at that time does not support this information. The applicant has also stated that he put the dongas in their current position.

Consultation:

Nil

Statutory Environment:

Health Act 1911 - Section 135 Houses Unfit for Occupation

Policy Implications:

Nil

Financial Implications:

Nil to Council as the owner will be responsible for all costs.

Strategic Implications:

Nil

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken:

Yes - EHO and Planner

Social Implications:

Substandard accommodation can lead to poor health and spread communicable diseases.

Environmental Implications:

Unsanitary housing can pollute the environment through the uncontrolled discharge of human waste.

Comment:

The applicant has been contacted both verbally by telephone and in writing regarding the unapproved dongas on the property. The applicant claims the dongas were already on the property when he purchased it in 2003.

This report does not relate to the unapproved accommodation but relates to the continued use of the accommodation for habitable purposes. The dongas are clearly substandard in regards to their sanitary condition and disposal of effluent and are also in a dangerous condition in that they are not adequately secured. If a section 135 Health Act Notice is issued it will be an offence for anybody to occupy the dongas.

OFFICER RECOMMENDATION

RESOLUTION

090609

Moved: Cr Randell

Seconded: Cr Boyle

“That Council:

- 1. Issue a Notice, in accordance with section 135 of the Health Act 1911(as amended) declaring the transportable accommodation dongas located at Lot 31 Quairading Road, York Unfit for Habitation; and***
- 2. Issue a Notice in accordance with section 137 of the Health Act 1911 (as amended) requiring the dongas and associated plumbing works to be removed within 28 days.***

Advice Note :

The owner is also advised that no approval is in place for multiple occupancy short or long term accommodation at the property and use for their purpose without approval constitutes a breach of the provisions of the York Town Planning Scheme No. 2.

CARRIED (5/0)

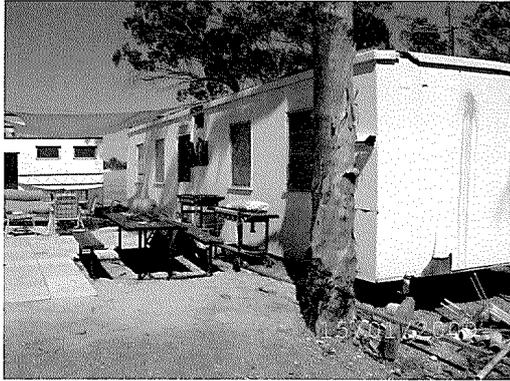
**ITEM 9.2.5
APPENDIX A**

Petes



| | |
|--|--|
| <p>waterfeatures roads-mga50 25k-contours-mga50 50k-contours-mga50 pointfeatures cultural york_agricult-area-mga50- york_estate-area-mga50- york_townsite land-act-mga50- york_postal-loc-mga50- york_lga_bdy-mga50-</p> | <p>9/06/2009</p> <p>Printed with the TaukGIS Viewer: www.TaukGIS.com</p> |
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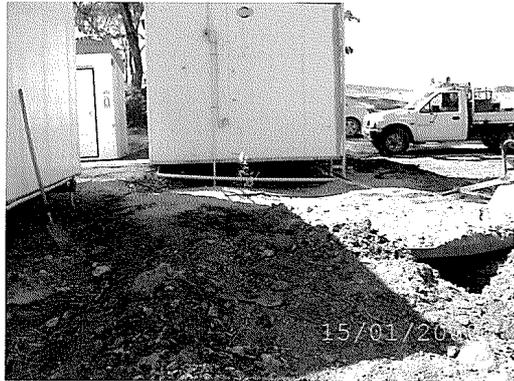
**BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit
For Habitation**



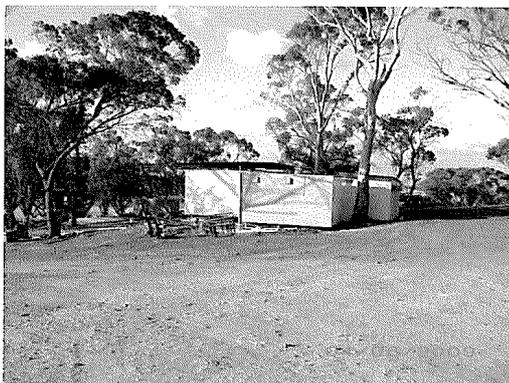
BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit For Habitation



BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit
For Habitation



BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit For Habitation



BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit
For Habitation



BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit For Habitation



BISHOP- LOT 31 Quairading Road Qu5.2871 Unauthorised Development and Unfit
For Habitation



9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.6 Structural Reform

FILE NO:
COUNCIL DATE: 15 June 2009
REPORT DATE: 5 June 2009
LOCATION/ADDRESS: N/A
APPLICANT: N/A
SENIOR OFFICER: Ray Hooper, CEO
REPORTING OFFICER: Ray Hooper, CEO
DISCLOSURE OF INTEREST: Nil
APPENDICES: A – Structural Reform Timeframe and Process
B – Shire of York Discussion Paper
DOCUMENTS TABLED: Nil

Summary:

The Minister for Local Government has directed all local governments to undertake a specific structural reform process based on the amalgamation of local governments and the reduction in the number of elected members.

Background:

Structural reform in local government has been debated in Western Australia for the past 20 years without any definitive outcome other than the occasional merger eg. Northam, Geraldton/ Greenough, Broomehill/ Tambellup.

The SSS Report raised issues of long term sustainability and proposed an action and assessment timeframe unacceptable to the Minister.

Consultation:

Shires of Beverley, Cunderdin and Quairading.

Statutory Environment:

1. Ministerial Direction
2. Schedule 2.1 of the Local Government Act.

State divided into districts

2.1. (1) *The Governor, on the recommendation of the Minister, may make an order —*

(a) *declaring an area of the State to be a district;*

(b) *changing the boundaries of a district;*

(c) *abolishing a district; or*

(d) *as to a combination of any of those matters.*

(2) *Schedule 2.1 (which deals with creating, changing the boundaries of, and abolishing districts) has effect.*

(3) *The Minister can only make a recommendation under subsection (1) if the Advisory Board has recommended under Schedule 2.1 that the order in question should be made.*

Policy Implications:

Financial Implications:

Funding is available if facilitation and consultation processes are required.

Strategic Implications:

York is an active member of SEAVROC which is progressing structural reform through resource sharing and collaborative effort and it is also investigating options for alternative models for regional governance eg South Australian Subsidiary Model.

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

There may be economies of scale at the regional and local levels with larger local governments however distances and service capacity may increase some costs.

Social Implications:

Amalgamations whether forced or agreed may result in social discord in the initial stages in one or all of the communities involved.

Environmental Implications:

Nil expected at this stage.

Comment:

The prescription for the structural reform process as depicted in the timeframe has a series of components with the first being the preparation and submission of a checklist and Council has complied with this requirement.

The next stages are to determine suitable partners for amalgamations and to consider reductions in the number of elected members to a maximum of nine (9).

York has complied with the section on numbers as it has a system of 6 elected members and no wards and no further action is necessary.

In relation to amalgamation partners the issue becomes more contentious as the onus is on individual local governments to prove their sustainability based on existing boundaries and resource capacity and to disprove the need for amalgamation with one or more adjoining local governments.

There is a case to be made for the benefits which may accrue from amalgamations such as staff and equipment cost savings, increased purchasing power, larger voting base for political recognition, economies of scale and other factors.

Similarly a case can be made on the disbenefits of amalgamation such as community disharmony, merging costs for information technology, planning, local laws etc, increased staff/consultants in the formative years and higher workloads and representation levels for elected members.

From a land mass perspective there are numerous shires in the Wheatbelt and the Midwest with land areas up to five (5) times that of York which are serviced by a single authority eg.

| | <i>Population</i> | <i>Road Length</i> | <i>Area</i> |
|-------------|-------------------|--------------------|----------------------|
| Dalwallinu | 1368 | 1939km | 7187km ² |
| Coorow | 1200 | 963km | 4137km ² |
| Moora | 2410 | 968km | 3788km ² |
| Dandaragan | 3155 | 1369km | 6936km ² |
| Mt Marshall | 614 | 1747km | 10134km ² |

This indicates that a larger land area can be adequately serviced if amalgamations eventuate however there will come a point where travel and service distances would outweigh any perceived benefits.

Infrastructure and asset management are core requirements for funding from the federal and state governments and structural reform will largely be controlled by the capacity to meet the needs and expectations in these areas. This may or may not be enhanced by amalgamations or mergers.

The guidelines provided by the Minister to date do not cover the process where adjoining local governments do not want to enter into discussions on amalgamations.

From the existing provisions of the Local Government Act there would appear to be a need for significant legislative change before forced amalgamations could come into effect.

There is no doubt that there is a need for structural reform across the local government industry and Western Australia has an opportunity to control its own destiny rather than have reform imposed by government similar to what has occurred in the other states.

York as a member of SEAVROC has fully researched options for alternative forms of regional governance and SEAVROC will present a case to the Minister for the introduction of the South Australian Subsidiary Model as an option for collaborative effort.

This option would allow the retention of local identity and autonomy and retain accountability at the local level through the member Councils rather than creating a new tier of local government accountable only to the Minister through the Regional Council system.

In this age of increased mobility and instant communication the emphasis is probably more on services and responses than a shire boundary however people still have a strong association with and connection to their "town" and parochialism will be an issue in any debate on amalgamations whether forced or voluntary.

The discussion paper prepared on this subject provides comment on possible mergers with adjoining local governments and the contention that the SEAVROC model should be investigated to the fullest extent prior to any further action on amalgamations.

OFFICER RECOMMENDATION

**RESOLUTION
100609**

Moved: Cr Lawrance

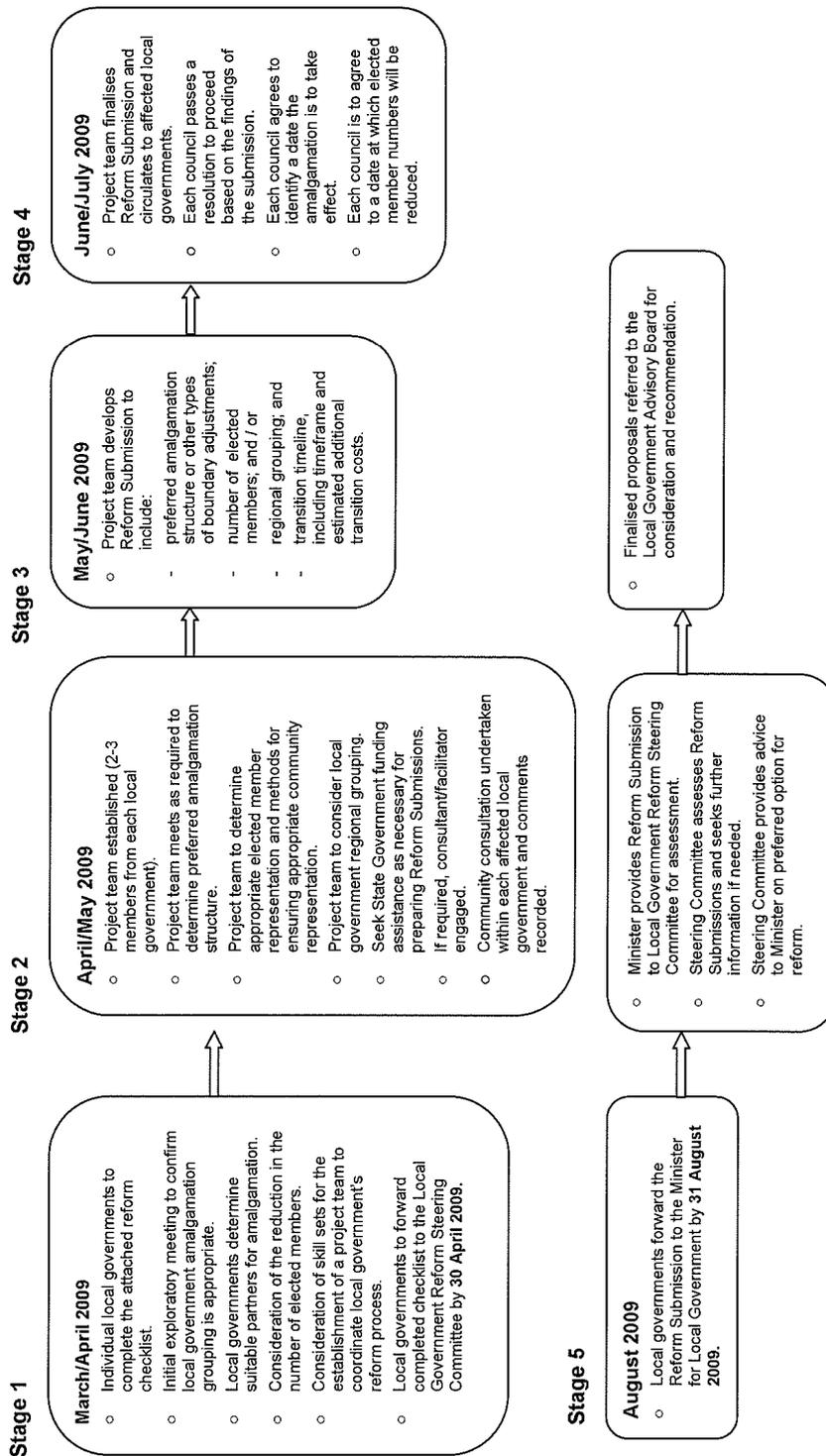
Seconded: Cr Boyle

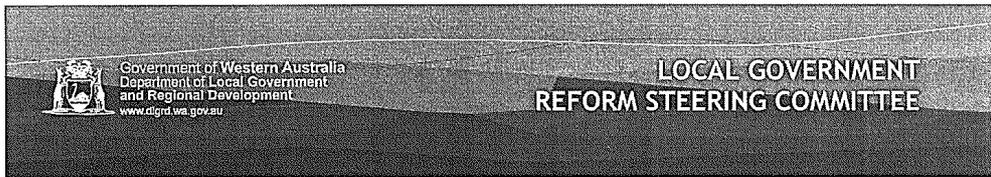
“That Council:

- 1. Appoint a Project Team of the Shire President, Deputy Shire President and Chief Executive Officer to fully investigate and negotiate any appropriate amalgamation or boundary adjustment models likely to impact on the Shire of York;***
- 2. Submit the Shire of York Structural Reform Discussion Paper to the Shires of Mundaring, Northam, Cunderdin, Beverley and Quairading;***
- 3. Re-affirm the position that there should be no forced amalgamations in Western Australian local governments;***
- 4. Continue to liaise with SEAVROC, the WA Local Government Association and the Department of Local Government and Regional Development for alternative methods of regional governance to the current Regional Council process;***
- 5. Where appropriate enter into discussions with adjoining local governments and the Local Government Advisory Board for boundary adjustments which support sustainability criteria;***
- 6. Call for community submissions/ comments on the requirements and options for local government structural reform, optimal amalgamation partners and the need for and value of amalgamations.***

CARRIED (5/0)

Timeframe for Reform Submission to the Minister





TO ALL LOCAL GOVERNMENTS

LOCAL GOVERNMENT REFORM STEERING COMMITTEE

Bulletin No 1-2009

STEERING COMMITTEE HAS MET TO PROGRESS LOCAL GOVERNMENT SUSTAINABILITY REFORM

The Local Government Reform Steering Committee established by the Minister for Local Government, John Castrilli, met for the first time on Friday 13 February 2009 to progress the Government's Local Government Reform Strategy.

The Committee is chaired by myself and includes:

- Gary Brennan, Chief of Staff, Minister for Local Government (deputy chair);
- Bill Mitchell, President, WA Local Government Association;
- Michael Parker, President, Local Government Manager's Australia (WA);
- Helen Dullard, Local Government Advisory Board Member;
- Ron Yuryevich, Local Government Advisory Board Member;
- Eric Lumsden, Director General, Department for Planning and Infrastructure;
- Maree De Lacey, Regional Development Council Representative;
- Alex Scherini, Assistant Director, Revenue and Government Relations, Department of Treasury and Finance;
- Tim Shanahan, Director, Energy and Minerals Initiative, UWA; and
- Nathan Taylor, Manager, Economic Policy, Chamber of Commerce and Industry WA.

The Committee has been convened by the Minister to assist local government with voluntary structural reform, including amalgamations, to ensure that the sector is strong and viable into the future.

The Committee supports the need for reform and recognises that action is required in view of the following pressures on the sector:

- The need for structural change as highlighted in a range of studies in Western Australia undertaken over the past 20 years focusing on the sustainability of the sector.
- The need for improved operational performance and governance capacity.
- A shortage of appropriately skilled human resources across the sector.
- Commonwealth Government support for the reform process, which recognises the increasing role of local government in State and Commonwealth service delivery.

The Committee's first task is to prepare guiding principles to assist local governments with their amalgamation proposals and reduction in councillor numbers. The Committee will make these available by the end of February in a further Bulletin.

These guidelines will outline the process for developing proposals including timelines and the details required in a proposal.

The Department will assist in providing some funding for local governments to carry out studies to develop amalgamation proposals. Further details on this funding will be available shortly.

Following discussion by the Committee, the Minister has confirmed there will be safeguards kept in place for staff employed by local governments that are part of any future amalgamations. Clause 11 of Schedule 2.1 of the *Local Government Act 1995* relating to guaranteed employment of staff for up to two years following a structural change will continue to apply and there is no intention of this being amended.

The Minister reaffirmed the current policy of the WA Local Government Grants Commission in relation to the calculation of grants available to local governments that amalgamate. This policy states that the combined general purpose grant to newly amalgamated councils will be increased every year, for a period of five years, by the annual percentage increase in the pool of funds provided to Western Australia by the Commonwealth Government.

The Minister is committed to ensuring regular communication with local governments and other stakeholders on progress with the reform process by himself, the Steering Committee and the Department. This will include regional visits, regular update bulletins, media releases, Westlink videolinks, an FAQs section on the Department's web-site and other measures to ensure the local government sector and the community are kept informed of developments.

The four Working Groups established to assist the Steering Committee will have their first meetings over the next three weeks. The groups are formed around the key areas of corporate and strategic planning, commercial enterprise and urban development, training and capacity building, and legislative reform. Members of these groups include councillors, officers and other stakeholders.

The Steering Committee will complete its initial work for the Minister by August 2009 and will regularly report to the Minister on the progress of local governments in meeting government policy and preparing proposals for achieving reform in the future.

Jennifer Mathews
DIRECTOR GENERAL

19 February 2009



TO ALL LOCAL GOVERNMENTS

LOCAL GOVERNMENT REFORM STEERING COMMITTEE

Bulletin No 2-2009

**STRUCTURAL REFORM GUIDELINES TO ASSIST LOCAL GOVERNMENT REFORM
RELEASED**

The Local Government Reform Steering Committee, established by the Minister for Local Government, Hon John Castrilli MLA, has released Structural Reform Guidelines to assist local governments in responding to the Minister's request in relation to voluntary structural reform. These Guidelines accompany this Bulletin.

The Guidelines set out a recommended decision making process along with key criteria to be considered by local governments in developing their Reform Submission which is to be forwarded to the Minister by 31 August 2009.

The Guidelines reflect the Minister's view that local governments themselves are best placed to determine their appropriate size, at the local and regional level, to deliver services to their communities in the most efficient and effective manner. Accordingly, the Guidelines do not purport to set out strict parameters from a geographic, population or revenue perspective.

The Guidelines include the following information:

- a time line for the development of Reform Submissions;
- a checklist for local governments to assess their current situation as part of considering the type of reform proposals that should be developed;
- a process for local governments to explore reform partners;
- a process for developing a Reform Submission;
- options for engaging the community; and
- the required format of a Reform Submission.

The Guidelines recommend a format for developing a Reform Submission which is to include a council resolution of intent in relation to:

- amalgamation proposals;
- the proposed number of elected members,
- details on the appropriate regional grouping of local governments;
- a completed Local Government Reform Checklist; and
- a timeline for implementation of reform.

The Minister has requested that each local government complete and return the Local Government Reform Checklist, included as Attachment 1 in the Guidelines, to the Steering Committee for its information by Thursday 30 April 2009. The checklist, based on the key

principles for local government reform, targets the capacity gaps of each existing local government which will inform the development of Reform Submissions.

A series of Frequently Asked Questions has also been prepared which provides answers to key questions asked by local governments about how to proceed with reform issues.

Local governments will be able to access funding from the Department to assist with costs associated with the use of facilitators and/or consultants to develop their Reform Submissions. The Department will provide further information on the funding available to local governments shortly.

The processes for assessing local government Reform Submissions will be undertaken by the Steering Committee in the first instance, which will provide advice to the Minister on preferred options for reform. Finalised proposals will then be referred to the Local Government Advisory Board for consideration and recommendation. It is anticipated that any structural reform proposals could be in place by July 2011. This timeframe would allow for new councillors to be elected at the October 2011 elections. However, this will be dependent on specific arrangements and examined on a case by case basis.

The Structural Reform Guidelines and Frequently Asked Questions will be available on the Department's website at www.dlgrd.wa.gov.au.

Additional resources have been made available in the Department to assist local governments with their Reform Submissions. I encourage local governments to contact the Department with any specific queries relating to the reform process. The officers to contact for assistance are:

- Tim Fowler, 9217 1439
- Andrew Main, 9217 1422
- Caroline Tuthill, 9217 1444

I encourage local governments to capitalise on this opportunity to develop a strong sustainable local government sector for the future.

Jennifer Mathews
DIRECTOR GENERAL

27 February 2009



TO ALL LOCAL GOVERNMENTS

LOCAL GOVERNMENT REFORM STEERING COMMITTEE

Bulletin No 3-2009

The Local Government Reform Steering Committee held its latest meeting on 13 March 2009. The meeting provided an opportunity to gain feedback on how the sector was progressing through the reform process and to develop strategies to address future matters which may arise.

Assistance and support for local government was discussed and since that meeting, the Minister for Local Government has announced the Local Governance Reform Funding Program. Individual local governments will be eligible for initial payments of up to \$10,000 to assist with tasks associated with the development of their reform submission. Examples of funding expenditure may include the appointment of a facilitator to assist councils to engage with each other or the appointment of a consultant to assist local governments in the preparation of their submission.

During the meeting it was noted that all working groups had met and are progressing through their tasks. The contribution being made by the significant number of elected members and State and Local Government officers on these groups is greatly appreciated and demonstrates the widespread desire for a stronger and more sustainable sector. The chairs of each working group have been invited to attend the next Steering Committee Meeting to provide a detailed update of their progress.

The Committee has also ensured that progress with its task of investigating options to maintain local identity and community representation in the event of amalgamations is being made. A further report on this matter will be considered at a subsequent meeting.

The ability for local governments to reduce councillor numbers in time for the October 2009 elections was raised. Subsequent examination of this matter indicates that a reduction will not be possible for local governments that have yet to commence the review process due to the fact that the election period begins on 29 July 2009, and a review takes a minimum of 16 weeks. Therefore, a reduction in councillor numbers would be expected to occur for the 2011 local government elections.

The Committee also discussed what support is available and might be required for amalgamating councils. The Local Government Advisory Board report *"Implementing Amalgamations: A handbook for local governments"* was recommended as a resource for local governments seeking assistance and guidance in the amalgamation process. This handbook is available for download on the Department's website at www.dlgrd.wa.gov.au/LocalGovt/AdvisoryBoard

- 2 -

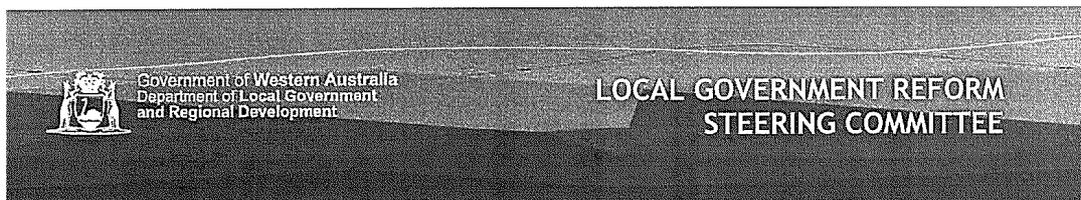
The important matter of employee protection was raised as an area for further review. The Department is currently seeking comprehensive legal advice to clarify the legislative requirements under the *Local Government Act 1995* and associated regulations for the various employment scenarios of local government employees.

The Committee also agreed on the importance of Department officers attending WALGA and LGMA Zone Meetings and other forums to provide local governments with information on the reform process and clarify any issues that have arisen. Departmental staff will also be contacting local governments to provide guidance and assistance on an individual or regional basis (where needed).

The Committee also emphasised the need for the Department to review and develop additional frequently asked questions on the reform process. These will soon be available on the Department's website.

Jennifer Mathews
DIRECTOR GENERAL

9 April 2009



TO ALL LOCAL GOVERNMENTS

LOCAL GOVERNMENT REFORM STEERING COMMITTEE

Bulletin No 4-2009

The Local Government Reform Steering Committee held its latest meeting on 16 April 2009. A key focus of the meeting was to provide an opportunity for the Chairs of each of the Working Groups to update the Committee on their progress towards completing their assigned tasks. Some of the outcomes to date are provided below. These illustrate the depth of work being undertaken as part of the reform agenda across a range of issues of significance to the local government sector.

Corporate and Strategic Planning Working Group

Chair, Andrew Hammond, advised of the following outcomes:

- Progress in the development of resources for local governments in the areas of sustainability assessment, strategic, financial and business planning, and local government borrowing and debt.
- Emphasis is to be placed on developing leading indicators, rather than utilising historical data to assess local government performance.
- Consideration is being given to the appropriate balance between legislative amendment and support and guidance to achieve better performance in the operation of local governments in this area.

Commercial Enterprise and Urban Development Working Group

Chair, Charles Johnson, reported that the group is to:

- Engage a consultant to evaluate the obstacles facing local governments and options to address achieving best practice in urban regeneration.
- Develop proposals to amend the *Local Government Act 1995* and increase local government planning approval fees.
- Undertake work on a range of measures, including the collection of approvals data from local governments to enhance the local government statutory planning and development approvals process.
- Determine a best practice approach and develop support and training for local government officers and elected members.

Training and Capacity Building Working Group

Chair, Ricky Burges, advised of the following outcomes in regard to the working group's tasks:

- Evaluation of the establishment of an Industry Training Fund and Industry Training Council.

- Consideration is underway regarding the reintroduction of new councillor weekends, development of a new councillor induction package and mandatory funding of training to enhance the skills and competency of elected members.
- Evaluation of methods to enable candidates to be better prepared for the role of councillor if elected.
- Training providers being consulted to determine their ability and desire to undertake training of elected members.

Legislative Reform Working Group

Chair, Tim Fowler, advised of the following outcomes:

- Progress has been made in reviewing the *Local Government Act 1995* and associated Regulations, which includes assessing over 70 separate recommendations proposed by WALGA and LGMA.
- Consideration of proposals made by the Steering Committee and other Working Groups following the June reports.

Each Working Group will present an interim report to the Steering Committee at its June meeting. Final reports on the implementation of assigned tasks are to be submitted to the Committee in November 2009. The Committee endorsed the good work being undertaken by the Working Groups.

As resolved at a previous Steering Committee meeting, a Sub-Committee has been established, with representatives nominated by each of the Steering Committee members, to assist in the development of an objective methodology to assess all local government checklists against principles of best practice and sustainability. This approach will be discussed at the next meeting in May.

The Steering Committee is also working on the important issue of community representation. This includes developing models and options to ensure that community representation and local identity is maintained in the event of amalgamation.

Jennifer Mathews
DIRECTOR GENERAL

12 May 2009



TO ALL LOCAL GOVERNMENTS

LOCAL GOVERNMENT REFORM STEERING COMMITTEE

Bulletin No 5-2009

The Local Government Reform Steering Committee held its latest meeting on 14 May 2009.

The meeting focused on the process for assessing checklists completed by local governments, as well as on developing a strategy for engaging with the sector to assist local governments in the development of their reform submissions. The meeting also discussed a range of options for maintaining community representation and local identity following local government amalgamations.

All 139 checklists have been received and the Steering Committee would like to express its appreciation for the effort invested by local government in this important exercise. The Committee endorsed a standardised methodology for assessing the checklists so as to obtain an accurate and objective overview of each local government's capability and sustainability for the benefit of current and future communities.

The Department will be providing written feedback to each local government in response to the checklist, with an assessment of relative strengths and weaknesses. The Department is available to provide additional feedback to local governments on their checklists as required.

I would urge all local governments to use their checklists as a key document in the next phase of the reform process, which is to include the important phase of consultation with communities and neighbouring local governments.

The Committee also discussed the importance of engaging with the sector to assist local governments in the lead up to the reform submission deadline of 31 August 2009. A strategy will be developed to determine priority areas and the most effective method to assist local governments and their communities.

In response to a previous request by the Committee, a report providing options for maintaining community and local identity following amalgamation was tabled at the meeting for general discussion. The report included transitional arrangements for elected member representation and models of community representation, including precinct committees, place managers and community advisory committees. A number of avenues for maintaining local identity were identified and these will be communicated to local governments in a later Bulletin.

It is important to note that the Minister has endorsed a range of transitional arrangements in respect of elected member representation, in the case of newly amalgamated councils. In such cases, for an interim period, councillor to elector ratios for individual wards will not

need to conform with the councillor to elector ratio requirements normally required by the Local Government Advisory Board. Further details about these transitional arrangements are outlined in Ministerial Circular 5-2009.

Finally, I would like to remind local governments that they are welcome to seek funding assistance for the preparation of reform submissions. These will need to address all the elements of the Minister's reform agenda as outlined in the Structural Reform Guidelines.

Jennifer Mathews
DIRECTOR GENERAL

9 June 2009

The Reform Report

The Voice of Local Government

6 March 2009

Bulletin 4

The special State Council meeting held this week clarified Local Government's response to the Minister's call for amalgamations and provided direction for WALGA in representing the sector on this issue. The sector strongly supports voluntary reform of Local Government achieved through cooperation, research and a focus on community benefit. Any move to force amalgamations will be strongly opposed and may have the potential to create further dysfunction in the sector to the detriment of local communities.

Communities deserve a stable base for the delivery of services.

The State Council unanimously endorsed the recommendation reproduced at the end of this bulletin which directs WALGA to continue with the implementation of recommendations from the SSS Report, to provide assistance where necessary to Councils in preparing submissions to the Minister and to engage in a collaborative process with the State Government to work towards a voluntary reform process for Local Government.

Local Government recognises the considerable progress already achieved by many Councils in implementing recommendations from the SSS, and the importance of ensuring that any actions taken to achieve reform are based on sound research and demonstrated benefit to the community. WALGA will continue to support Local Government in assessing the viability of SSS Recommendations for each Council and exploring opportunities for regional cooperation.

The sector also recognises that effective reform will only be achieved through a collaborative approach between all parties involved: State and Local Government, the Department, representative associations and stakeholders. We will be working hard to establish a partnership with the State Government to ensure that a consultative process is used and the changes are sustained.

Lobbying activity to be carried out over the next few months will focus upon:

- seeking commitment to Principles and Actions of the SSS Report,
- support for a collaborative approach to reform,
- reconsideration of the timeframe for Council responses,
- appropriate financial resources to be made available to assist with the cost to Local Government in preparing submissions to the Minister, and
- seeking commitment that any changes to Local Government boundaries be based upon an appropriate business case that is demonstrated and proven to develop sustainable Local Governments



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State Council Resolution Highlights

- Support for voluntary reform
- Need for collaborative approach
- Continue progressing SSS recommendations
- Work with State Government to form a more quantitative framework

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The Reform Report

The Voice of Local Government

Feedback from member Councils indicates a high level of confusion regarding the Minister's expectations from Council submissions. It was hoped that the Guidelines from the Reform Committee would help to resolve this confusion; however whilst the FAQs have helped to answer some questions, the guidelines do not provide enough detail about the parameters and have left Councils in the dark.

The State Council directed WALGA to again request the State Government to develop a more quantitative framework for Councils which outlines preferred reform models and benchmarks to better guide Local Governments when considering opportunities for amalgamation. We believe that if Councils are provided with the parameters and the tools they will make their best attempts at achieving the Minister's objectives.

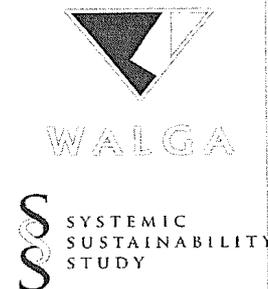
The SSS State Council Taskforce has been reconvened to oversee and facilitate the sector's response to the State Government proposals. The Taskforce has endorsed operational and communications plans to be carried out by WALGA to ensure that support is provided to all our members, and that all stakeholders are kept informed.

These bulletins will continue to be circulated on an ongoing basis - if you would like to discuss anything contained in these Bulletins or have anything you feel is appropriate to include, please contact myself or any of the SSS Taskforce Working Group.

Please find reproduced in full below the State Council resolution passed unanimously on Wednesday 4th March.

That WALGA:

- 1 lobby all Members of State Parliament seeking a commitment to the Principles and Actions of the Systemic Sustainability Study (SSS) Report and support for a collaborative approach between the State Government, the Department of Local Government and Regional Development, Local Government and the Western Australian Local Government Association to ensure the best possible outcomes for structural reform of the sector;**
- 2 commit to expediting the implementation of the recommendations stemming from the SSS report;**
- 3 endorse the re-formation of the SSS Taskforce, with the addition of a representative from the North West, to oversee and facilitate a response from the Local Government sector to the State Government reform proposals;**



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The Voice of Local Government

- 4 *support Councils throughout the reform process and assist Local Governments in preparing responses to the Minister for Local Government;*
- 5 *lobby the Minister for Local Government to ensure that any adjustment to Local Government boundaries is based on an appropriate business case that is demonstrated and proven to develop sustainable Local Governments;*
- 6 *advise the Minister that a 6 month period for response is inadequate and that a more realistic timeframe be considered in consultation with WALGA;*
- 7 *lobby the Minister for Local Government seeking appropriate reimbursement to Councils for costs associated with the preparation of reform submissions;*
- 8 *advise the Minister for Local Government of WALGA's commitment to work together with the State Government towards a voluntary reform process; and*
- 9 *partner with the State Government to develop quantitative guidelines outlining preferred reform models and benchmarks, specifically identifying elected member to resident ratios and Local Authority area and/or population, depending on their specific geographical location within the State.*

Ricky Burges
Chief Executive Officer



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The Reform Report

The Voice of Local Government

26 March

Bulletin 5

There has been much discussion over the past few weeks on the reform process currently before Local Government. Many comments have been made as to who might be forced to amalgamate, those who may be exempt, the appropriateness of forced reform and the effect on local communities. Questions have been raised about the outcomes desired by the State Government and how Councils might best formulate their responses to the Minister's request for voluntary reform outlines.

One thing is certain. Local Government has itself made a commitment to reform. In September of last year Local Government strongly endorsed a way forward for voluntary reform of the sector. We have started working on many of the principles and actions of the SSS Report with significant achievements to date. WALGA is urging Councils to continue this work towards implementing the SSS Report and have committed to support them as they progress.

Another thing is certain. The State Government also wants to see a more sustainable Local Government sector and has asked the sector to take the lead in a reform process over the next few months. Regardless of any political motivations behind the recent introduction of timeframes and the Reform Committee, the fact remains that we all want to move forward and make the sector more sustainable.

State Council has resolved to seek to work in collaboration with the State Government through the voluntary reform process to ensure the best possible outcomes for structural reform of the sector. WALGA representatives have met with the Department of Local Government and Regional Development and the Minister's office to discuss their collaboration.

The immediate task for Local Governments is to complete the preliminary checklist provided by the Reform Committee and return it by the 30th April. WALGA's Executive Manager of Governance and Strategy and Regional Cooperation Manager are both available to assist any Local Governments in completing the Checklist:

Tony Brown
Executive Manager, Governance and Strategy
tbrown@walga.asn.au
9213 2051

Jo Burges
Regional Cooperation Manager
jburges@walga.asn.au
9213 2048

At the request of Local Governments, WALGA is also facilitating a number of community meetings for groups of Councils. The purpose of these meetings is to both inform the community on the reform process and to gain their input into how reform may look in their area. Again, WALGA staff is available to facilitate additional community meetings as requested.



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Voluntary Reform – the way forward

- Local Government has committed to voluntary reform
- Forum to inform committees working on reform program
- Statewide forum to be held early May together with LGMA
- Checklists to be completed by April 30.

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The Reform Report

The Voice of Local Government

In order to learn from the experiences of Local Government reform in other states, WALGA invited a number of individuals involved to attend an information session on Monday, 16 March. Invited guests comprised Members of Parliament and the boards and committees who are working on the Minister's reform program to assist in their planning work in the initial stages of the process.

Keynote speaker Ian Dixon highlighted a number of key success factors in his experience leading the reduction of Councils in South Australia, those being:

- People
- Communications
- Relationships
- Shared ownership
- Working together
- Letting go of the past and creating the future.

Ian firmly stated that a collaborative approach between State and Local Government, representative associations and independent boards and committees was crucial to achieving the reform process in South Australia.

It was interesting to note that in both the South Australian and Queensland experiences, it was a reduction in Council numbers that was the main focus rather than that of sustainability.

It is positive to hear the Minister's comments that the reform process in our State will focus on establishing higher levels of sustainability for the Local Government sector and recognition that regional cooperation solutions may be one way in which to achieve this.

In discussing the issue of sustainability, Greg Hoffman (Director – Policy and Representation, Local Government Association of Qld) noted that amalgamations in and of themselves are not drivers of sustainability, that sustainability is instead a result of policy decisions made by Councils.

WALGA is working together with the LGMA to hold a joint forum in early May for the sector to discuss issues emerging from the process as they investigate opportunities for amalgamation and regional cooperation.

It is anticipated that most Local Governments will have had preliminary meetings with their neighbours by this time, and will have identified any of those with whom they might consider amalgamating. The Forum will aim to assist Councils in working through the issues surrounding amalgamations and in forming submissions to the Minister.



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Reformation and Regeneration Forum - insights

- Reduction in Council numbers primary focus of reform in other states
- Sustainability the focus in WA
- Sustainability a result of policy decisions, not merely from amalgamations

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26 March

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The Reform Report

The Voice of Local Government

7 May

Bulletin 6

On Monday, 4th May more than 350 Local Government representatives attended the Reform Strategy Workshop, a joint forum of WALGA and LGMA (WA).

Elected Members, Chief Executive Officers, Senior Managers and Local Government stakeholders heard from key individuals in the reform process. Speakers included representatives from interstate and Councils which have experienced amalgamations, as well as the Minister for Local Government and the Director General of the Department of Local Government.

Minister Castrilli stated that a process of voluntary reform offered Local Government the opportunity to achieve savings in their governance and administration costs, and that the recently completed Checklists would help to guide Local Governments in identifying gaps of resource or capability that might be solved through amalgamation or resource sharing.

The Minister said there was no ideal number of Local Governments to be achieved by the end of the process, nor was there a single method of reform; that instead solutions to the issues faced by each Local Government must be tailored for their specific circumstances.

The Minister urged Councils to prepare their submissions based upon an objective assessment of issues revealed through completion of sustainability checklists, and to maintain a focus on those solutions that would most benefit their local communities.

A support team has been created within the Department of Local Government and Regional Development to assist Local Governments through the process of voluntary reform. A Working Group has also been created within the Department to investigate issues of representation rates and community identity that could be impacted by amalgamations and a reduction in Elected Members.

Key points raised by guest speakers from South Australia and Queensland included:

- Amalgamations could provide Councils with the opportunity to introduce strategic change in their organisations with the creation of a brand new entity.
 - The importance of completing due diligence on financial plans, processes and projections.
 - The relationship between Local Government and the Reform Committee is critical to success.
 - Positive results can take time to eventuate and throughout the process communities will still expect to be serviced.
- Completed checklists to inform Councils and Reform Committee of potential gaps in capabilities or resources
 - Amalgamations can provide an opportunity for strategic change
 - Relationship between Local Government and Reform Committee crucial to success
 - Be cautious of raising community expectations too high



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The Reform Report

The Voice of Local Government

- When carrying out amalgamations, final organisational structure needs to be firmed up as soon as is possible – define and articulate a clear direction for the new organisation.
- Understand the stages of grieving as CEOs, staff and Elected Members will be going through these phases.
- As an individual, understand what stage it is that you are in and how that might affect your emotions and your behaviour.

Presentations from WA representatives who have experienced amalgamations highlighted the following:

- Adequate time is required prior to actual amalgamations taking place to bed down all issues arising from the process.
- Options for community consultation during interim period need to be considered to ensure representation is maintained – for example community forums to assist Commissioners.
- Support and adequate funding required from State Government - particularly in respect to transferral to a single IT platform

The second phase of the reform process now facing Local Government involves discussion with neighbouring Councils and community consultation on options available to Councils to increase sustainability.

At the request of Local Governments, WALGA is also facilitating a number of community meetings for groups of Councils, with Department staff also attending wherever possible. The purpose of these meetings is to both inform the community on the reform process and to gain their input into how reform may look in their area. Again, WALGA staff is available to facilitate additional community meetings as requested.

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Reform Strategy Workshop

- Trust and communication between Local Government, representative Associations and State Government can affect process outcomes
- Due diligence on financial plans, processes and projections is important
- Support and funding required from State Government
- Consider time frames of initial discussions, interim period and time to establish new structure

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The Reform Report

The Voice of Local Government

4 June

Bulletin 7

Local Governments across the State are now well into Stages 2 and 3 of the Reform process, establishing project teams and undertaking community consultation to discuss and consider reform options.

As mentioned in previous editions, WALGA staff members are available to assist in holding community meetings and the analysis of community feedback. For assistance in this area, please contact Tony Brown or Jo Burges.

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jborges@walga.asn.au
9213 2048

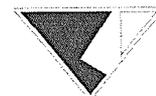
WALGA has compiled a progress report on the actions being undertaken by Councils and groupings of Councils to inform our staff and the sector. It is available from <http://www.walga.asn.au/sss>. Councils are encouraged to inform us of updates as they occur and updated progress reports will be posted on the website periodically.

All Local Governments have submitted a checklist to the Reform Committee, with the lists currently being reviewed by Department of Local Government (DLGRD) staff. This review process may take a further two to three weeks to complete.

Once the checklists have been reviewed, the Reform Committee will provide feedback to individual Local Governments on the Committee's assessment of the information submitted. It is anticipated that Councils will need to address the Committee's feedback in their final Reform Submissions, together with supporting evidence.

When going through the next stages of the Reform Process, it is helpful to refer to the Structural Reform Guidelines produced by the Local Government Reform Steering Committee. The Guidelines suggest that project teams should consider the following:

- How the preferred amalgamated structure will improve social, economic and environmental capacity on behalf of their communities;
- How the gaps identified in individual checklists will be addressed;
- How community identity and representation will be preserved or improved;
- community consultation strategies;
- elected member representation;



WALGA

SYSTEMIC
SUSTAINABILITY
STUDY

Reform Process

- Checklists completed, currently being reviewed by DLGRD
- Feedback on checklists to be provided to individual Local Governments
- Project teams to consider submission criteria as outlined in Reform Steering Committee Guidelines
- Progress report on sector activity available at www.walga.asn.au/sss

WA Local Government Association

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The Reform Report

The Voice of Local Government

- membership of regional groupings
- the transition timeframe; and
- estimated reasonable additional costs that are likely to be incurred as part of the transition.

I would like to add that should a Local Government find that amalgamation would **not** improve social, economic and environmental capacity of their local community, this should be expressed, again with supporting evidence in their submission to the Minister by August 31.

The issue of Elected Member representation has been raised through the WALGA Zone process as one that Local Governments feel needs further research. A number of larger Local Governments have expressed concern at the prospect of reducing the number of Elected Members when considering the impact of future population growth for metropolitan Councils and the impact upon community representation and the role of connection played by Elected Members.

WALGA has requested the DLGRD Subcommittee looking at this issue to research the ratios of Elected Members per population in other states both prior to and after Local Government reform, and the effect that this may have had on the community.

WALGA is also investigating the implementation of a support program for Local Government employees and Elected Members as they deal with the upheaval that is likely to occur throughout reform of the sector. The program will offer assistance to all on an anonymous basis, primarily through a helpline staffed 24/7 by trained professionals and access to critical incident counselling. We recognise that in times of stress and uncertainty, individuals aren't necessarily impacted during work hours, at the same time or in the same fashion.

It is anticipated that this program will be in place approaching the August deadline for submissions to the Minister, and we hope to keep it in place for approximately six months.

It is important to note that throughout this process, both WALGA and the DLGRD will continue to offer technical assistance to Councils as they address organisational issues in terms of policies and processes.

I would also like to mention a number of articles that have been published in online media referring to possible amalgamations and the rates levied by different Councils according to populations.

Although these articles are sometimes inflammatory and incorrect, it is our policy not to add fuel to these stories by engaging in disputes or discussions with the writers. We aim instead to engage with and educate the public through avenues such as the President's monthly advertorial in the West Australian and in the ongoing relationships established between Councils and their communities.



WALGA

SYSTEMIC
SUSTAINABILITY
STUDY

Reform Process

- DLGRD subcommittee requested to research changes and effects of Elected Member to population ratios in other States
- WALGA investigating support program for Local Government employees and Elected Members
- WALGA and DLGRD to continue to provide technical assistance

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SHIRE OF YORK

DISCUSSION PAPER

STRUCTURAL REFORM

In accordance with the direction from the Minister for Local Government for each individual local government to critically analyse the options for amalgamations and to prepare a submission the following discussion paper has been prepared in relation to the Shire of York.

S:\ceosect\Structural Reform\Structural Reform - Paper 0306.doc

CURRENT STATUS – SHIRE OF YORK

The Shire of York was formed in 1965 following the merger of the then Town and Shire of York with boundary adjustments being made in the northern section to facilitate the formation of the Shire of Northam, which has subsequently been amalgamated with the Town of Northam to create a new local government entity.

| | |
|----------------------------|-------------------------------------|
| Area | 2,010 sq. m |
| Population | 3,800 (estimated) |
| Road Length | 745km |
| Staff | 37 |
| Elected Members (no wards) | 6 |
| Revenue | \$7 million |
| Number of Electors | 2,544 |
| Number of Dwellings | 1,400 |
| Industries | Tourism, Heritage, Rural Production |

York has extremely high historic and heritage values as the oldest inland town in Western Australia and these values and connections with the wider community should be quantified and considered in any discussions on amalgamations particularly if they are enforced by Ministerial decree rather than by agreement for community benefit.

REGIONAL COLLABORATION

York is an active member of the South East Avon Voluntary Regional Organisation of Councils (SEAVROC) from its inception in 2005.

Resource sharing collaborative effort and retention of local identity and autonomy have been the cornerstones of SEAVROC despite population variations between the member Councils of York, Beverley, Brookton, Quairading and Cunderdin.

SEAVROC operates on an equal contribution, equal representation basis, which is unique at the regional local governance level and it has acted as the co-ordinating body for joint projects such as local and regional crime prevention and emergency management plans, disability access and inclusion training programmes, transport studies, connecting local governments projects and resource sharing of staff and equipment.

Business plans are currently being prepared for the development of an employment service for health, building, planning, engineering and natural resource management and the next phase will be to move into the works area.

Information technology connectivity is a high priority within SEAVROC to provide a reliable communication and service platform.

Retention of identity and autonomy and accountability to the local communities rather than creating another local government through the Regional Council process are basic principles for SEAVROC and underpin the successes to date.

SEAVROC in partnership with the WA Local Government Association and the Department of Local Government and Regional Development is investigating options for regional governance based primarily on the South Australian Subsidiary Model as this may meet or exceed the claimed economies of scale and cost savings also noted with amalgamations.

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STRUCTURAL REFORM PROCESSES

The current criteria for the process prescribed by the Minister appear to centre on amalgamations and even though this may not be enforceable in the current political climate and structure of the State Government the following options are submitted for discussion as structural reform is needed across the industry for a sustainable future.

Amalgamations

Based on the geographic location of York any consideration of amalgamation would need to include the adjoining local governments of Mundaring, Northam, Cunderdin, Quairading and Beverley.

Mundaring

There is little community of interest between York and Mundaring except for the road transport link of the Chidlow-York Road or the Lakes to Midland section of the Great Eastern Highway.

The designated State and National forests provide a natural buffer between the two local governments and service capacity would be reduced by the distances involved.

Northam

Northam is recognised as a regional centre within the Wheatbelt and there are community connections in place through employment, health, education, commerce and rural equipment sales and sporting activities.

The new Shire of Northam is undergoing a budding in phase following the amalgamation of the previous Town and Shire of Northam and it is not considered practical for further amalgamations to be considered in the immediate future.

The boundaries between York and Northam do not follow a geographic feature such as a road, railway or river and there is scope for a re-alignment of boundaries.

Northam is a member of the Avon Regional Organisations of Councils (AROC) comprising the Shires of Northam, Goomalling, Toodyay, Chittering and Dowerin. York was a member of AROC until 2008 when the affiliation was terminated to allow York to concentrate on regional activities in SEAVROC.

York is situated 35kms from Northam.

Cunderdin

Cunderdin borders York to the north east and the town centres are 65kms apart.

There are community associations through the Agricultural College and Sport primarily with some transport connectivity despite the major traffic flow being through Northam to the Metropolitan area.

In area (1,872 sq. kms), road length (1042 kms) and local industries there are similarities between Cunderdin and York and both centres have been identified as primary grain receipt points under the Co-operative Bulk Handling rationalisation.

Economies of scale and increased service capacity could be achieved through an amalgamation between York and Cunderdin while retaining a high level of local identity protection.

There is also scope for boundary adjustments in the south east section of Cunderdin Shire with the area being easier and more cost effective to service from York.

Quairading

Quairading adjoins the Shire of York to the east and the town centres are 65kms apart.

There are community associations through travel, transport patterns and sports, as the main traffic route to Northam or the Metropolitan area from Quairading is through York to the Great Eastern Highway.

In area (2,000sq. kms) road length (942 kms) and local industries there are similarities between Quairading and York. Both centres have been identified as primary grain receival centres under the Co-operative Bulk Handling rationalisation.

Economies of scale and increased service capacity could be achieved through an amalgamation between York and Quairading while retaining a high level of local identity protection.

There is also scope for boundary adjustments in the western section of Quairading Shire.

Beverley

Beverley adjoins York to the south and the town centres are 35kms apart.

There are strong community links through sport, education, travel patterns, shopping, medical and employment.

In area (2,310 sq. kms), road length (757 kms) and local industries there are similarities between Beverley and York. The grain receival point rationalisation will result in the closure of the Beverley and Mawson bins with grain being transported to York or Brookton.

Economies of scale and increased service capacity and delivery could be achieved through an amalgamation between York and Beverley while retaining a high level of local identity protection.

There is also scope for boundary adjustments in the northern and north eastern sections of Beverley Shire which could be adequately serviced by the Shire of York.

SEAVROC as an Entity

A proposal to incorporate all members of the existing SEAVROC local governments and the possible inclusion of Tammin could be considered if size and proximity were control criteria.

The SEAVROC area would encompass an area of approximately 160kms * 160kms and have a combined population of 8998 (estimated) and contain 5 major towns and numerous smaller townsites(Note: The above does not include Tammin).

Whether the size outlined above is viable and sustainable as a single entity local government is well beyond the scope of this paper.

As stated previously SEAVROC acts proactively and cohesively as a collaborative group and the communities may best be served by implementing an acceptable form of regional government which recognises local identity and autonomy with accountability at the local level rather than an unproven broad area local government.

Regional Council

The current legislation requires a Regional Council to be created for a specific purpose/s and this in effect creates a further local government entity bound by the same compliance standards and procedures as an ordinary local government.

While there may be scope for reduced processes through exemptions this does not address long term sustainability issues as the Regional Council will only deal with very specific matters.

COMMENT

As stated previously there is a need for structural reform in local government as an industry and the present time is the most conducive to introducing change.

Without much higher levels of research and quantification it is very difficult to calculate the possible benefits or losses associated with amalgamations and it may have been more beneficial to the reform process if mapping had been provided to show any government preferred mergers or boundary adjustments with an attendant cost benefit analysis.

There is no doubt that local governments should seriously consider representation levels including the use of wards as it would appear that the population has outgrown the structured and controlled ward system. Local government should be for the community as a whole and not a section of the community.

The growth and investment figures for York, the development potential, the level of reserve funds, the quality of plant and equipment, the stable and professional workforce, the current and projected autonomy ratios and low debt levels indicate that York is viable and sustainable as a single entity into the future and that there is no need for forced amalgamation with one or more other local governments.

Reasons for Amalgamations

- People want cost effective, high standard service delivery and shire boundaries do not have the same meaning and identity as in the past.
- Economies of scale particularly in the works area where duplicated plant and equipment can be sold and productivity can be increased through works programming.
- Increased political voice through increased population figures.
- Increased rating and asset base to underpin sustainability and asset management issues.
- Improved staff attraction and retention and better career paths.
- Financial Grants Assistance payment kept at pre-merger levels for a 5 year period (current status).
- Opportunity to plan for and implement a new entity to meet current and future community needs.
- Savings in the mid to long term through reduced duplication, staff reductions, plant and building sales.
- Opportunity to reduce regulatory procedures.
- Opportunity to provide new and improved services.

Reasons against Amalgamations

- High costs in the merger period for the integration of the staff, planning schemes, information technology, local laws, policies, stationery and logo changes, staff redundancies, etc.
- Higher representation levels for elected members.
- Loss of corporate knowledge.
- Reduced Financial Assistance Grants to the amalgamated local government after 5 years.
- Loss of local autonomy and identity.
- Social disruption in the initial stages.
- Joining 1 or more technically unsustainable local governments will not necessarily create a viable and sustainable identity.
- Insufficient financial commitment by the government to meet or contribute to amalgamation costs.
- Same high level of compliance for a new entity as for the existing local governments.

CONCLUSION

The Shire of York should continue its association with SEAVROC and consider all options for regional local governance to provide improved services to the community at reduced costs through collaboration and resource sharing based on sound business planning. This may not be sufficient to meet the structural reform criteria in place and amalgamation could still be enforced in the near future (2 – 4 years).

In the event that the government does decide to impose forced amalgamations the obvious partner for York would be the Shire of Beverley as this would provide the highest level of community of interest of any adjoining local government.

Another alternative would be to combine all of the SEAVROC members into a single local government, with or without boundary adjustments, and in my opinion this would be the Minister's preferred position and one of which could be used as a model.

As part of the reform process the Shire of York should critically analyse the existing shire boundaries and propose any alterations required to support sustainability and service delivery principles.



RAY HOOPER
CHIEF EXECUTIVE OFFICER
050609

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.7 Application to Keep Three Dogs

| | |
|--------------------------------|--------------------------|
| FILE: | RS.ANC |
| COUNCIL DATE: | 15 June 2009 |
| REPORT DATE: | 9 June 2009 |
| LOCATION/ADDRESS: | 15 Bayly Road |
| APPLICANT: | Mr Steve Cochrane |
| SENIOR OFFICER: | Ray Hooper |
| REPORTING OFFICER: | Angela Plichota |
| DISCLOSURE OF INTEREST: | Nil |
| APPENDICES: | Nil |
| DOCUMENTS TABLED: | Nil |

Summary:

An application has been received from Mr S Cochrane requesting permission to keep three dogs on his property at 15 Bayly Rd, York.

Background:

It is a requirements of the York Shire Council's Dogs Local Law (2000) that the maximum number of dogs that can be kept on a premise within a townsite is two unless an exemption is granted by Council under the provisions of section 26(3) of the Dog Act 1976 (as Amended).

Council has approved similar applications in the past where all adjoining neighbours have agreed to the request and the Shire Ranger or other authorised Council Officer has considered that there are no valid reasons for withholding such approval.

Consultation:

The applicant has advised all adjoining neighbours of the request to Council who have provided correspondence that they have no objections to the proposal.

Statutory Environment:

Dog Act 1976 (As Amended)
York Shire Council Dogs Local Law (2000)

Policy Implications:

Not Applicable

Financial Implications:

Not Applicable

Strategic Implications:

Not Applicable

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

The Shire Ranger has inspected the property at 1 Bayly Rd of 4.0469 ha and has advised that there are no reasons to withhold the granting of an exemption to keep three dogs at the property, given the neighbours consent and that no verbal or written complaints have been received.

Triple bottom Line Assessment:

Economic Implications:

Nil

Social Implications:

Keeping of dogs in a townsite may impact on the social cohesion of a community if the dogs create a nuisance.

Environmental Implications:

Nil

Comment:

It is recommended that Council agree to the granting of an exemption for the keeping of three dogs at 15 Bayly Road subject to the following conditions:

- That the exemption be reviewed in twelve months to ensure that no adverse problems have been experienced as a result of the exemption, and
- That Council reserve the right to withdraw the exemption at anytime if any major or substantial problems are experienced prior to the review period.

Tyhscha Cochrane declared an interest in this item and left the room at 3:57pm.

OFFICER RECOMMENDATION

“That Council approve an exemption for the keeping of three dogs at 15 Bayly Rd subject to the following conditions:

*That the exemption be reviewed in twelve months time to ensure that no Adverse problems have been experienced as a result of the exemption,
And*

That Council reserve the right to withdraw the exemption at any time if any Major or substantial problems are experienced prior to the review period.

RESOLUTION

110609

Moved: Cr Randell

Seconded: Cr Lawrence

“That Council:

Defers consideration of the application for an exemption for the keeping of three dogs at 15 Bayly Road to a later date to allow for the provision of further information to Councillors.”

CARRIED (5/0)

Reason for change to Officer’s Recommendation:

Councillors required more detail regarding the exemption application prior to making a decision.

Tyhscha Cochrane re-entered the room at 3:58pm.

9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.8 House Unfit For Habitation – Lot 1 (51) Macartney Street

FILE NO: Ma1.9440
COUNCIL DATE: 15 June 2009
REPORT DATE: 09 June 2009
LOCATION/ADDRESS: Lot 1 (51) Macartney Street
APPLICANT: N/A
SENIOR OFFICER: Ray Hooper
REPORTING OFFICER: Peter Stevens
DISCLOSURE OF INTEREST: Nil
APPENDICES: Appendix A – Location of premises
DOCUMENTS TABLED: Nil

Summary:

The property at Lot 1 Macartney Street (**the Property, Appendix A**) was inspected after a written complaint was received regarding the poor condition the house was in.

An inspection was undertaken by the Shire's Environmental Health Officer which confirmed that the house is in poor condition with extensive damp and mould problems as well as a partially collapsing effluent disposal system and broken exposed asbestos sheeting in the rear garden. The house is not suitable for habitation at present and will require substantial works prior to occupation.

Background:

A complaint was received regarding the current condition of the house on the Property and stated the following;

"1 April 2009

I'm writing this letter in the hope some action will be taken in regards to the deteriorating condition of the house at 51 Macartney Street, York. My main concern being for the west facing brick wall adjacent to my drive way, which has moved at least four inches away from the roof inside both the front lounge room and bedroom. This wall has had water rising damp problems for over eight years and nothing done about it and is now in danger of collapsing.

The asbestos out the back yard, the garage and the rear of the house has broken and exposed asbestos sheeting and capping. There's a leach drain under the back veranda and rear extensions that stinks and attracts vermin when the house is occupied.

Hoping the matter can be dealt with ASAP."

The Shire's Environmental Health Officer inspected the house both inside and out and found extensive dampness and mould particularly on the western wall. There was evidence of cracking and movement in the house which had been filled with expander foam and filler. In the rear garden the leach drain had partially collapsed and is in a dangerous condition. The rear shed had broken and exposed asbestos sheeting. There is also a large metal water tank that is in imminent danger of collapse and leaks water into the footings at the rear of the house. The house is currently unoccupied and has a "For Sale" sign displayed.

In its current condition the house is unfit for habitation with the mould and damp problems posing a significant risk to the health of anybody occupying the premises. The effluent disposal system is dysfunctional in its current condition and poses a physical danger to anybody residing at the property.

Consultation:
Nil

Statutory Environment:
Health Act 1911 - Section 135 Houses Unfit for Occupation

Policy Implications:
Nil

Financial Implications:
Nil to Council as the owner will be responsible for all costs.

Strategic Implications:
Nil

Voting Requirements:
Absolute Majority Required: No

Site Inspection:
Site Inspection Undertaken:
Yes - EHO

Social Implications:
Substandard accommodation can lead to poor health, spread communicable diseases and become a nuisance in the neighbourhood.

Environmental Implications:
Unsanitary housing can pollute the environment through the uncontrolled discharge of human waste.
Damaged asbestos sheeting can result in increased particles of asbestos in the local environment.

Comment:
The house located at the property has been inspected by the Shire's Environmental Health Officer and is deemed to be unfit for habitation in its current condition. If a section 135 Health Act Notice is issued it will be an offence for anybody to occupy the house.

The house could be repaired and made habitable if sufficient works are undertaken to rectify the damp problems, wall movement and replacement of the effluent disposal system. A further Notice can be issued in accordance with section 137 of the Health Act requiring works to be undertaken to repair the house to a satisfactory condition.

OFFICER RECOMMENDATION

RESOLUTION

120609

Moved: Cr Boyle

Seconded: Cr Randell

“That Council:

- 1. Issue a Notice, in accordance with section 135 of the Health Act 1911(as amended) declaring the house located at Lot 1 (51) Macartney Street, York unfit for habitation.***
- 2. Issue a Notice in accordance with section 137 of the Health Act 1911 (as amended) requiring the house to be repaired in accordance with a schedule of works to be issued by Council’s Environmental Health Officer/Building Surveyor.***

CARRIED (5/0)



Petes

| | |
|---|--|
| <ul style="list-style-type: none"> waterfeatures roads-mga50 25k-contours-mga50 50k-contours-mga50 pointfeatures cultural york_agricult-area-mga50- york_estate-area-mga50- york_townsite land-acd-mga50- york_postal-lc-mga50- york_lga_body-mga50- | <div style="border: 1px solid black; height: 100px; width: 100%;"></div> |
|---|--|

9/08/2009
Printed with the TaukGIS Viewer: www.TaukGIS.com

9.3 Finance Reports

9. OFFICER'S REPORTS
9.3 FINANCE REPORTS
9.3.1 Finance Report May 2009

FILE NO: FI.FRP
COUNCIL DATE: 15th June 2009
REPORT DATE: 10th June 2009
LOCATION/ADDRESS: Not Applicable
APPLICANT: Not Applicable
SENIOR OFFICER: Graham Stanley, Deputy Chief Executive Officer
REPORTING OFFICER: Colin Whisson, Administration Officer
DISCLOSURE OF INTEREST: Nil
APPENDICES: Yes – Appendix A as detailed in Summary
DOCUMENTS TABLED: Nil

Summary:

The Financial Report for the period ending 31 May 2009 is hereby presented for the consideration of the Council.

Appendix A includes the following:

- Cheque drawings on the Municipal Account
- EFT drawings on the Municipal Account
- Trust Fund Cheque Payments Listing
- Reserve Accounts Balances Summary
- Payroll Direct Debits Summary
- Corporate Credit Card & Fuel Card Summary

Due to the early meeting, changeover of staff and a problem encountered with the bank reconciliation the following reports will be circulated under separate cover prior to the council meeting.:

- Statement of Financial Position
- Statement of Financial Activity
- Variance Report
- Bank Account Reconciliations

Consultation:

Nil.

Statutory Environment:

Local Government Act 1995 (As Amended).

Local Government (Financial Management) Regulations 1996 (As Amended).

Policy Implications:

Nil.

Financial Implications:

The following information provides balances for key financial areas for the Shire of York's financial position as at 31 May 2009;

| | | |
|---|----|------------|
| Sundry Creditors as per General Ledger | \$ | 58,941.34 |
| Sundry Debtors as per General Ledger | \$ | 236,057.96 |
| Unpaid rates and services current year (paid in advance inc. ESL) | \$ | 188,686.16 |
| Unpaid rates and services previous years (inc. ESL) | \$ | 127,135.66 |

Strategic Implications: Nil

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

A zero balance or surplus end of year financial position will increase community confidence and cohesion and provide an opportunity for improved community benefits in future years.

Social Implications:

Not applicable.

Environmental Implications:

Not applicable.

Comment:

Comment will be provided once the reconciliations, Statement of Financial Activity, Statement of Financial Position and variance report are available.

OFFICER RECOMMENDATION

“That Council:

Receive the Monthly Financial Report and ratify payments drawn from the Municipal and Trust accounts for the period ending 31 May 2009:

| | <u>VOUCHER</u> | <u>AMOUNT</u> |
|----------------------------------|--------------------|---------------------------------|
| <i>MUNICIPAL FUND</i> | | |
| <i>Cheque Payments</i> | <i>28204-28258</i> | <i>\$ 108,584.54</i> |
| <i>Electronic Funds Payments</i> | <i>5604-5716</i> | <i>\$ 528,197.70</i> |
| <i>Direct Debits Payroll</i> | | <i>\$ 96,668.42</i> |
| <i>Bank Fees</i> | | <i>\$ 987.79</i> |
| <i>Corporate Cards</i> | | <i>\$ 4,837.03</i> |
| <i>Photocopier Lease</i> | | <i>\$ 1,037.22</i> |
| <i>Shell Cards</i> | | <i>\$ <u>7.50</u></i> |
| <i>TOTAL</i> | | <i>\$ <u>751,379.05</u></i> |
| <i>TRUST FUND</i> | | |
| <i>Cheque Payments</i> | <i>3587-3593</i> | <i>\$ 5,590.99</i> |
| <i>Direct Debits Licensing</i> | | <i>\$ <u>138,555.30</u></i> |
| <i>TOTAL</i> | | <i>\$ <u>144,146.29</u></i> |
| <i>TOTAL DISBURSEMENTS</i> | | <i>\$ <u>884,466.49</u></i> |

**RESOLUTION
130609**

Moved: Cr Randell

Seconded: Cr Boyle

That Council:

Defers consideration of the Financial Report for May 2009 to allow for the provision to Councillors of the complete documentation as referred to in the Officer’s Comment section of the report.”

CARRIED (5/0)

Reason for change to Officer’s Recommendation:

The Statement of Financial Activity, Statement of Financial Position and Variance Report were not available prior to the commencement of the meeting.

Note to this item

The Chief Executive Officer has delegated authority under Delegation DE1 (Council Meeting 22 September 2008) to make payments from the Municipal and Trust accounts.

**Item 9.3.1
Appendix A**

Date: 10/06/2009
Time: 3:19:30PM

**SHIRE OF YORK
MUNICIPAL CHEQUE PAYMENTS
MAY 2009**

USER:Annette Hunt
PAGE:1

| Cheque /EFT No | Date | Name Invoice Description | INV Amount | Amount |
|-------------------|------|--|---------------|-----------|
| 28205 | | WA COUNTRY BUILDERS REIMBURSEMENT BUILDING LICENCE 206/08 | | 92.00 |
| INV REIMBI | | | 92.00 | |
| 28206 | | AVON MIDLAND COUNTRY ZONE WA LGA AVON MIDLAND CONFERENCE 26-27/3/09 - R HOOPER | | 77.00 |
| INV 0000012 | | | 77.00 | |
| 28207 | | CITY OF CANNING ACCOUNTING SERVICES - 08/09 BUDGET PREPERATION/ FIN | | 10,164.00 |
| INV 81505 | | | 10,164.00 | |
| 28208 | | SYNERGY ELECTRICITY 1/4/09 - 31/07/09 SECURITY LIGHTING | | 2,568.05 |
| INV 4686639 | | ELECTRICITY 27/01- 30/03/09 SECURITY LIGHTING | 127.20 | |
| INV 7854883 | | ELECTRICITY 1/4/09 - 31/07/09 SECURITY LIGHTING | 2,117.50 | |
| INV 696999C | | ELECTRICTY 22/01-25/03/09 PEACE PARK | 203.95 | |
| INV 7206382 | | ELECTRICITY SCOUT HALL - FINAL | 119.40 | |
| 28209 | | WESTSCHEME SUPERANNUATION SUPERANNUATION CONTRIBUTIONS | | 300.91 |
| INV SUPER | | | 300.91 | |
| 28210 | | AMP CORPORATE SUPERANNUATION SUPERANNUATION CONTRIBUTIONS | | 117.00 |
| INV SUPER | | | 117.00 | |
| 28211 | | PRIME SUPER SUPERANNUATION CONTRIBUTIONS | | 119.69 |
| INV SUPER | | | 119.69 | |
| 28212 | | YORK SHIRE COUNCIL (payroll only) PAYROLL DEDUCTIONS | | 1,397.00 |
| INV DEDUC | | | 470.00 | |
| INV DEDUC | | | 27.00 | |
| INV DEDUC | | | 900.00 | |
| 28213 | | CENTRELINK PAYROLL DEDUCTIONS | | 100.00 |
| INV DEDUC | | | 100.00 | |
| 28214 | | MLC MASTERKEY SUPERANNUATION SUPERANNUATION CONTRIBUTIONS | | 78.75 |
| INV SUPER | | | 78.75 | |
| 28215 | | JOHNS BUILDING SUPPLIES PTY LTD SUPPLY DOORS - HOWICK ST TOILETS | | 391.39 |
| INV 231162 | | | 391.39 | |
| 28216 | | ALDO & SABINA ANGELA CASILLI Rates refund for assessment A60106 18A BLAND RD YORK 6302 | | 150.00 |
| INV A60106 | | | 150.00 | |
| 28217 | | AMP FLEXIBLE LIFETIME SUPERANNUATION Superannuation contributions | | 57.06 |
| INV SUPER | | | 57.06 | |
| 28218 | | JESSICA MABBOTT REIMBURSE - BLUECARD TRAINING | | 90.00 |
| INV REIMBI | | | 90.00 | |
| 28219 | | WAYNE GIBBS REIMBURSE - BLUECARD TRAINING | | 90.00 |
| INV REIMBI | | | 90.00 | |
| 28220 | | REEDY LAGOON CORPORATION LTD Rates refund for assessment A60403 UNKNOWN RD YORK 6302 | | 251.62 |
| INV A60403 | | | 251.62 | |
| | | WASHINGTON RESOURCES LTD | | |

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| WASHINGTON RESOURCES LTD | | | | |
| 28221 | | Rates refund for assessment A60221 AREA UNKNOWN YORK 6302 | | 727.90 |
| INV A60221 | | | 363.95 | |
| INV A60400 | | Rates refund for assessment A60400 UNKNOWN RD YORK 6302 | 363.95 | |
| AUSTRALIAN SERVICES UNION | | | | |
| 28222 | | UNION FEES | | 196.90 |
| INV DEDUC | | | 196.90 | |
| SHIRE OF BROOKTON | | | | |
| 28223 | | COMMUNITY RECREATION OFFICER 6/6/08 -13/6/08 | | 307.25 |
| INV 929 | | | 307.25 | |
| LANDGATE | | | | |
| 28224 | | GRV INTERIM VALUATIONS - COUNTRY SHARED FESA | | 273.34 |
| INV 15167 | | TITLE SEARCH - MRS LITTLE SEES ROAD | 17.50 | |
| INV 1592/31 | | TITLE SEARCH - SEES ROAD | 17.50 | |
| INV 239808 | | GRV INTERIM VALUATIONS - COUNTRY SHARED FESA | 186.64 | |
| INV 239733- | | GRV INTERIM VALUATIONS | 51.70 | |
| PETTY CASH | | | | |
| 28225 | | PETTY CASH RECOUP | | 458.45 |
| INV PETTY | | | 458.45 | |
| NORM REYNOLDS RETRAVISION | | | | |
| 28226 | | CD PLAYER - SENIOR MOBILITY GROUP | | 119.00 |
| INV 0005575 | | | 119.00 | |
| TELSTRA | | | | |
| 28227 | | INTERNET ACCESS 26/3-25/4/09 - CEO | | 84.35 |
| INV 4062574 | | MOBILE PHONE 11/03-11/4/09 WORKS | 12.20 | |
| INV 4065274 | | MOBILE PHONE DEPOT 11/3-10/04/09 | 12.20 | |
| INV IN10095 | | INTERNET ACCESS 26/3-25/4/09 - CEO | 59.95 | |
| WATER CORPORATION OF WA | | | | |
| 28228 | | WATER USAGE - 31/12-24/4/09 - FORREST OVAL STANDPIPE | | 19,661.75 |
| INV 9007879 | | WATER USAGE 24/12/08 - 23/4/09 CEMETERY | 269.10 | |
| INV 9007890 | | WATER USAGE 23/12/09 - 23/04/09 LINCOLN ST STANDPIPE | 265.35 | |
| INV 9007879 | | WATER USAGE 23/12/09 - 23/04/09 RESIDENCY MUSEUM | 514.20 | |
| INV 9007882 | | WATER USAGE 31/12-24/4/09 - SPORTS GROUND | 72.95 | |
| INV 113157 | | WATER USAGE - 31/12-24/4/09 - FORREST OVAL STANDPIPE | 4,610.75 | |
| INV 9007882 | | WATER USAGE 31/12-24/4/09 - SHOWGROUNDS | 2,716.90 | |
| INV 9007881 | | WATER USAGE 31/12-24/4/09 | 348.85 | |
| INV 9007881 | | WATER USAGE 24/12-24/4/09 - BALLADONG STANDPIPE | 138.60 | |
| INV 9007876 | | WATER USAGE 31/12-24/4/09 - WESTRAIL MEMORAIL PARK | 1,454.35 | |
| INV 9007884 | | WATER USAGE 2/2-29/4/09 - 38 FRASER STREET | 76.00 | |
| INV 9007891 | | WATER USAGE 2/2-29/4/09 - ARBORETUM GREY ST | 12.50 | |
| INV 9016178 | | WATER USAGE 5/2-29/4/09 - 75 OSNABURG | 14.15 | |
| INV 9016178 | | WATER USAGE 5/2-29/4/09 - 2 ROE ST | 2.55 | |
| INV 9007880 | | WATER USAGE 30/12-24/4/09 DEPOT | 3,054.60 | |
| INV 9007890 | | WATER USAGE 2/2-28/4/09 - CENTENNIAL UNITS | 626.20 | |
| INV 9007889 | | WATER USAGE 31/12-28/4/09 - TOWN HALL | 46.90 | |
| INV 9007882 | | WATER USAGE 2/1-28/4/09 - SWIMMING POOL | 4,378.25 | |
| INV 9007881 | | WATER USAGE 31/12-28/4/09 - OLD CEMETERY | 12.50 | |
| INV 9007876 | | WATER USAGE 31/12-28/4/09 - AVON PARK | 1,047.05 | |
| SHIRE OF YORK | | | | |
| 28229 | | COMMUNITY BUS HIRE - YOUTH WEEK FUNCTION 27/3/09 B) | | 115.00 |
| INV 1764 | | COMMUNITY BUS HIRE 17/3/09 - COMPANION TIME | 37.50 | |
| INV 1760 | | COMMUNITY BUS HIRE - YOUTH WEEK FUNCTION 27/3/09 B) | 77.50 | |
| THE YORK SOCIETY (INC) | | | | |
| 28230 | | ARCHIVAL RESEARCH - AVON TCE STREETScape | | 2,000.00 |
| INV 9698169 | | | 2,000.00 | |
| YORK FOOTBALL CLUB | | | | |
| 28231 | | CONTRIBUTION - COVERING CRICKET PITCH | | 500.00 |

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| INV 09/28 | | YORK FOOTBALL CLUB CONTRIBUTION - COVERING CRICKET PITCH | 500.00 | |
| 28232 | | WA LOCAL GOVT SUPER PLAN PTY LTD, (ACN 0 SUPERANNUATION CONTRIBUTIONS | | 9,844.81 |
| INV SUPER | | | 6,730.25 | |
| INV DEDUC | | | 400.21 | |
| INV DEDUC | | | 576.82 | |
| INV DEDUC | | | 457.22 | |
| INV DEDUC | | | 46.54 | |
| INV DEDUC | | | 114.33 | |
| INV DEDUC | | | 28.58 | |
| INV DEDUC | | | 245.87 | |
| INV DEDUC | | | 84.89 | |
| INV DEDUC | | | 33.95 | |
| INV DEDUC | | | 135.82 | |
| INV DEDUC | | | 149.21 | |
| INV DEDUC | | | 841.12 | |
| 28233 | | SHIRE OF YORK CONFERENCE EXP 13-15/5/09 - CEO - REC CENTRE STUDY TO | | 150.00 |
| INV CONFEE | | | 150.00 | |
| 28234 | | AUSTRALIAN TAXATION OFFICE FRINGE BENEFITS TAX RETURN - 2008/09 | | 348.12 |
| INV FBT 200 | | | 348.12 | |
| 28235 | | SHIRE OF YORK CONFERENCE EXP 22-29/5/09 - CEO LGMA NATIONAL CONF | | 400.00 |
| INV CONFEE | | | 400.00 | |
| 28236 | | SYNERGY ELECTRICITY 24/3-24/4/09 STREET LIGHTS | | 2,848.55 |
| INV 4675683 | | | 2,820.30 | |
| INV 4690614 | | ELECTRICITY 27/02-17/04/09 75 OSNABURG RD | 28.25 | |
| 28237 | | WESTSCHEME SUPERANNUATION SUPERANNUATION CONTRIBUTIONS | | 162.82 |
| INV SUPER | | | 162.82 | |
| 28238 | | AMP CORPORATE SUPERANNUATION SUPERANNUATION CONTRIBUTIONS | | 117.00 |
| INV SUPER | | | 117.00 | |
| 28239 | | PRIME SUPER SUPERANNUATION CONTRIBUTIONS | | 131.14 |
| INV SUPER | | | 131.14 | |
| 28240 | | YORK SHIRE COUNCIL (payroll only) PAYROLL DEDUCTIONS | | 1,097.00 |
| INV DEDUC | | | 470.00 | |
| INV DEDUC | | | 27.00 | |
| INV DEDUC | | | 600.00 | |
| 28241 | | MUSEUMS AUSTRALIA WA WORKSHOP REGISTRATION FEE - RES MUS | | 25.00 |
| INV 0000022 | | | 25.00 | |
| 28242 | | RADIO WEST BROADCASTERS PTY LTD PROMOTION CAT STERILISATION PROGRAM | | 99.00 |
| INV WNTM | | | 99.00 | |
| 28243 | | CENTRELINK PAYROLL DEDUCTIONS | | 100.00 |
| INV DEDUC | | | 100.00 | |
| 28244 | | MLC MASTERKEY SUPERANNUATION SUPERANNUATION CONTRIBUTIONS | | 78.75 |
| INV SUPER | | | 78.75 | |

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| | | AMP FLEXIBLE LIFETIME SUPERANNUATION | | |
| 28245 | | Superannuation contributions | | 58.20 |
| INV SUPER | | | 58.20 | |
| | | LITTLE MULE PTY LTD | | |
| 28246 | | REIMBURSE PAID SIGNAGE - M BAWDEN | | 24.00 |
| INV 0000 | | | 24.00 | |
| | | H K HAWKINS & CO | | |
| 28247 | | TANNED KANGAROO SKIN | | 49.50 |
| INV 0000141 | | | 49.50 | |
| | | AUSTRALIAN SERVICES UNION | | |
| 28248 | | UNION FEES | | 196.90 |
| INV DEDUC | | | 196.90 | |
| | | LANDGATE | | |
| 28249 | | GRV INTERIM VALUATIONS - COUNTRY SHARED & FESA | | 84.83 |
| INV 240756- | | | 84.83 | |
| | | EDITH COWAN UNIVERSITY | | |
| 28250 | | 1 MODULE MUSEUM STUDIES | | 180.00 |
| INV 1001017 | | | 180.00 | |
| | | TELSTRA | | |
| 28251 | | TELEPHONES 24/4-24/5/09 | | 1,809.54 |
| INV 9436723 | | TELEPHONE 28/4-28/5/09 RES MUS | 51.95 | |
| INV 9434282 | | TELEPHONES 24/4-24/5/09 | 1,484.26 | |
| INV 3334864 | | MOBILE PHONES 11/4 - 11/5/09 | 261.13 | |
| INV 4062574 | | MOBILE PHONES 11/4 - 11/5/09 WORKS | 12.20 | |
| | | WATER CORPORATION OF WA | | |
| 28252 | | WATER USAGE 31/12/08-24/4/09 - AVON PARK/ PEACE PARK | | 19,319.70 |
| INV 9007946 | | WATER USAGE 8/1-7/5/09 GWAMBYGINE STANDPIPE | 488.45 | |
| INV 9014893 | | WATER USAGE 6/1-1/5/09 ROAD VERGE NEWCASTLE ST | 136.50 | |
| INV 9007967 | | WATER USAGE 8/1-7/5/09 DOVEY CRT STANDPIPE | 18.40 | |
| INV 9007947 | | WATER USAGE 8/1-7/5/09 GWAMBYGINE TOILETS | 69.80 | |
| INV 9007951 | | WATER USAGE 31/12-5/5/09 MANNAVALE STANDPIPE | 31.40 | |
| INV 9008751 | | WATER USAGE 6/1-1/5/09 FORREST OVAL WATER DAM | 106.80 | |
| INV 9007965 | | WATER USAGE 6/1-1/5/09 TRANSFER STATION | 5.20 | |
| INV 9007890 | | WATER USAGE 6/1-1/5/09 SHIRE HOUSE FORBES ST | 66.35 | |
| INV 9007946 | | WATER USAGE 08/01 - 08/05 STANDPIPE QUAIRADING YORK | 7,830.10 | |
| INV 9007946 | | WATER USAGE 12/01 - 11/05 HAMMERSLEY STANDPIPE | 342.25 | |
| INV 9007890 | | WATER USAGE 31/12/08-24/4/09 - AVON PARK/ PEACE PARK | 10,224.45 | |
| | | WEST AUSTRALIAN NEWSPAPERS | | |
| 28253 | | ADVERT - DEATH NOTICE MR NEIL FLOOD | | 101.64 |
| INV 8964122 | | | 101.64 | |
| | | BUSH CONTRACTING PTY LTD | | |
| 28254 | | SIDE TIPPER/ LOADER HIRE KNOTTS RD/ MOKINE RD | | 19,910.00 |
| INV 3329 | | BACKHOE HIRE - SEPTIC POND DESLUDGE - 19/5/09 | 6,380.00 | |
| INV 3336 | | SIDE TIPPER/ LOADER HIRE KNOTTS RD/ MOKINE RD | 13,530.00 | |
| | | MELIADOR (WA) PTY LTD | | |
| 28255 | | REIMBURSEMENT FOR SEPTIC - 48 ATTFIELD ROAD | | 208.00 |
| INV 000000 | | | 208.00 | |
| | | WA LOCAL GOVT SUPER PLAN PTY LTD, (ACN 0 | | |
| 28256 | | SUPERANNUATION CONTRIBUTIONS | | 10,026.13 |
| INV SUPER | | | 6,868.69 | |
| INV DEDUC | | | 433.81 | |
| INV DEDUC | | | 576.83 | |
| INV DEDUC | | | 457.22 | |
| INV DEDUC | | | 46.53 | |
| INV DEDUC | | | 114.33 | |
| INV DEDUC | | | 28.58 | |
| INV DEDUC | | | 247.87 | |

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| | | WA LOCAL GOVT SUPER PLAN PTY LTD, (ACN 0 | | |
| | | SUPERANNUATION CONTRIBUTIONS | 84.89 | |
| INV DEDUC | | | 34.95 | |
| INV DEDUC | | | 139.82 | |
| INV DEDUC | | | 151.49 | |
| INV DEDUC | | | 841.12 | |
| | | REED CONSTRUCTION DATA | | |
| 28257 | | SUBSCRIPTION WA BUILDING COST GUIDE 27/7/09-26/7/10 | | 665.50 |
| INV 212326 | | | 665.50 | |
| | | DEADMAN, SUZANNE MARGARET | | |
| 28258 | | FLOWER ARRANGEMENT - MRS FLOOD | | 60.00 |
| INV 180509 | | | 60.00 | |

REPORT TOTALS

| Bank Code | Bank Name | TOTAL |
|--------------|---------------------|-------------------|
| 1 | MUNICIPAL FUND BANK | 108,584.54 |
| TOTAL | | 108,584.54 |

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| YORK PAVING & LIMESTONE | | | | |
| EFT5605 | | PROGRESS PAYMENT 2 - LAY PAVING - AVON TCE - 740M ² | | 19,690.00 |
| INV 28 | | | 19,690.00 | |
| CELLARBRATIONS DUKE OF YORK | | | | |
| EFT5606 | | REFRESHMENTS | | 727.86 |
| INV 199845 | | | 727.86 | |
| MELANIE LOUISE VAN DE POL | | | | |
| EFT5607 | | REIMBURSE - OFFICE STORAGE CUPBOARD - ADMIN KITCHI | | 205.00 |
| INV REIMBI | | | 205.00 | |
| YORK BUILDING SUPPLIES | | | | |
| EFT5608 | | CONCRETE - GOLDFIELDS RD | | 263.59 |
| INV 015674 | | WORK GLOVES - AVON TCE | 39.60 | |
| INV 015527 | | CONCRETE - GOLDFIELDS RD | 7.37 | |
| INV 015614 | | | 103.18 | |
| INV 015238 | | PVC DOWNPIPE/ PIPE CEMENT/ DOWNPIPE ADAPTOR | 25.00 | |
| INV 015345 | | CONCRETE - AVON TCE | 88.44 | |
| YORK NEWSAGENCY | | | | |
| EFT5609 | | PAPERS/ STATIONERY APRIL 09 | | 77.12 |
| INV 2917 | | | 77.12 | |
| YORK LANDSCAPE SUPPLIES | | | | |
| EFT5610 | | SUPPLY PAVING BRICKS - AVON TCE | | 6,428.66 |
| INV 0000133 | | | 6,428.66 | |
| PETER STEVENS | | | | |
| EFT5611 | | REIMBURSE MEALS/ OVERNIGHT ALLOWANCE | | 248.00 |
| INV REIMBI | | | 248.00 | |
| TATTY PARROT BAKERY | | | | |
| EFT5612 | | REFRESHMENTS | | 258.50 |
| INV 011 | | | 258.50 | |
| MOTORCHARGE LTD | | | | |
| EFT5613 | | GULL CARD | | 727.05 |
| INV 300409 | | | 727.05 | |
| ALLROUND CONCRETE | | | | |
| EFT5614 | | SUPPLY & LAY CONCRETE - HOWICK ST TOILETS | | 4,598.00 |
| INV 1067 | | | 4,598.00 | |
| WESTNET PTY LTD | | | | |
| EFT5615 | | INTERNET CONNECTION ADMIN 1/5 - 1/6/09 | | 129.95 |
| INV 1277409 | | | 109.95 | |
| INV 1277409 | | VIRUS SCANNING 1/5/09 - 1/5/10 RESIDENCY MUSEUM | 20.00 | |
| DELICH CONSTRUCTION PTY LTD | | | | |
| EFT5616 | | REIMBURSE - BLUECARD TRAINING | | 90.00 |
| INV REIMBI | | | 90.00 | |
| HENDERSON, PJ & KD | | | | |
| EFT5617 | | CLEARING OF BLOCKED TOILET PIONEER LODGE | | 88.00 |
| INV 2386 | | | 88.00 | |
| HAINES NORTON | | | | |
| EFT5618 | | REGISTRATION - MANAGEMENT ACCOUNTING & FINANCIA | | 2,035.00 |
| INV 2009-FC | | | 2,035.00 | |
| DARRY'S PLUMBING AND GAS | | | | |
| EFT5619 | | REPAIR TO WATER MAIN - AVON PARK TOILETS | | 144.10 |
| INV 00232 | | | 144.10 | |
| YORK GENERAL CONTRACTING | | | | |
| EFT5620 | | BOBCAT HIRE - EARTHWORKS LOWE STREET | | 2,134.00 |
| INV 0870963 | | | 2,134.00 | |
| WESTERLEY PROPERTY MANAGEMENT | | | | |

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| WESTERLEY PROPERTY MANAGEMENT | | | | |
| EFT5621 | | ACCOMMODATION APT1 - P STEVENS | | 510.00 |
| INV 4006 | | | 510.00 | |
| IMPACT SWEEPING | | | | |
| EFT5622 | | STREET SWEEPING - APR 09 | | 1,320.00 |
| INV 0000004 | | | 1,320.00 | |
| PATRICK RUETTJES | | | | |
| EFT5623 | | REIMBURSEMENT - PARKING DPI MTG/ LAND LAW SEMINA | | 108.00 |
| INV REIMB1 | | | 108.00 | |
| YORK PAVING & LIMESTONE | | | | |
| EFT5624 | | PROGRESS PAYMENT 3 - LAY PAVING - AVON TCE - 353M² | | 8,866.00 |
| INV 29 | | | 8,866.00 | |
| CENTRE FORD | | | | |
| EFT5625 | | FORD FG FALCON XT SEDAN Y000/TRADE IN | | 10,525.55 |
| INV 126723 | | | 10,525.55 | |
| YORK BRANCH RSL | | | | |
| EFT5626 | | GRANT FUNDS - YORK RSL | | 3,667.00 |
| INV A55 | | | 3,667.00 | |
| AYOUB, DAVID JOHN | | | | |
| EFT5627 | | BOBCAT HIRE - BUS TURN/ AVON TCE CURB/ RD SOIL REMC | | 1,012.00 |
| INV 231 | | | 1,012.00 | |
| COURIER AUSTRALIA | | | | |
| EFT5628 | | FREIGHT | | 65.08 |
| INV TRANS1 | | | 47.69 | |
| INV TRANS1 | | | 17.39 | |
| PERFECT COMPUTER SOLUTIONS PTY LTD | | | | |
| EFT5629 | | TOSHIBA TECRA NOTEBOOK | | 2,360.00 |
| INV 13970 | | | 2,360.00 | |
| ROUS, ERIC DAVID | | | | |
| EFT5630 | | ELECTRICAL LIGHT FITTING/ REPAIRS - GREENHILLS HALL | | 2,634.35 |
| INV 3257 | | SWITCHBOARD/ ELECTRICAL REPAIRS - GREENHILLS HALL | 316.65 | |
| INV 3256 | | ELECTRICAL LIGHT FITTING/ REPAIRS - GREENHILLS HALL | 2,092.20 | |
| INV 3258 | | INSTALLATION - SAFETY SWITCH - 17 FORBES ST | 225.50 | |
| AVON VALLEY TYRE SERVICE | | | | |
| EFT5631 | | PUNCTURE REPAIR Y345/ SYPPLY & FIT TYRE - GRADER Y20 | | 105.00 |
| INV 2611 | | | 105.00 | |
| HOME HARDWARE | | | | |
| EFT5632 | | LOCKWOOD DIGITAL LOCK - ADMIN | | 1,638.17 |
| INV 348528 | | MOP HEAD/ HANDLE | 43.20 | |
| INV 348542 | | GAS REFILL - STREET SWEEPER | 70.00 | |
| INV 352211 | | PLANTS/ COMPOST | 118.86 | |
| INV 352805 | | GAS REFILL - STREET SWEEPER | 70.00 | |
| INV 352336 | | PLANTS | 37.50 | |
| INV 348702 | | DOWNPIPE ADAPTOR/ PVC CAP/ COUPLING THREAD | 17.82 | |
| INV 351956 | | KEY CUTTING - CENT UNITS | 4.46 | |
| INV 352086 | | GAS REFILL/ SANDING DISC | 17.95 | |
| INV 352178 | | DOWNPIPE ADAPTOR | 2.25 | |
| INV 352196 | | SEALANT/ PAINT TAPE/ ALUMINIUM BAR | 33.12 | |
| INV 352196 | | WASHER/ NUT & BOLT | 4.14 | |
| INV 353020 | | CONCRETE | 46.30 | |
| INV 348797 | | GLOVES/ ANTISLIP TAPE/ TOLUENE | 44.34 | |
| INV 348801 | | SPRAYPAINT | 7.74 | |
| INV 348870 | | LOCKWOOD DIGITAL LOCK - ADMIN | 788.00 | |
| INV 349672 | | TURPENTINE/ DECKING OIL | 71.25 | |
| INV 350777 | | BRUSH/ ENAMEL PAINT | 59.42 | |
| INV 351063 | | LETTERBOX/ NUTS & BOLTS | 70.28 | |
| INV 351868 | | TAPE THREAD SEAL/ HOSE CONNECTOR | 16.69 | |

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| HOME HARDWARE | | | | |
| INV 351896 | | CABLE TIE | 9.45 | |
| INV 353210 | | GAS REFILL - 75 OSNABURG RD | 105.40 | |
| YORK IGA | | | | |
| EFT5633 | | REFRESHMENTS - DRINKS | | 775.42 |
| INV 02-3062 | | EUCALYPTUS OIL/ ANTI BACTERIAL WIPES/ FURNITURE POI | 23.36 | |
| INV 02/7999 | | MILK/ BISCUITS | 12.49 | |
| INV 03/4774 | | MILK/ SUGAR/ BISCUITS/ ROLLS | 30.52 | |
| INV 02/9713 | | MILK/ BISCUITS | 12.20 | |
| INV 02/9722 | | MILK/ ANT DUST/ BLEACH/ BUG SPRAY | 25.91 | |
| INV 02/0234 | | BISCUITS | 13.71 | |
| INV 02/0866 | | | 17.73 | |
| INV 03/5645 | | LIBRARY BOOKS | 33.19 | |
| INV 01/8899 | | MILK/ BISCUITS | 9.29 | |
| INV 03/6068 | | MILK/ BISCUITS - DEPOT | 19.19 | |
| INV 01/9959 | | MILK/ BISCUITS/ ROLLS | 15.56 | |
| INV 02-3408 | | MILK ADMIN | 7.72 | |
| INV 01/0313 | | MILK/ PARACETAMOL | 7.65 | |
| INV 02/2990 | | MILK/ BISCUITS - DEPOT | 23.81 | |
| INV 05/3198 | | REFRESHMENTS - YAC DANCE MARCH 09 | 114.33 | |
| INV 02/5200 | | MILK | 8.92 | |
| INV 04/6707 | | BISCUITS | 11.34 | |
| INV 02/5792 | | MILK/ BISCUITS - DEPOT | 17.95 | |
| INV 02/5792 | | MILK/ BISCUITS/ TISSUES | 17.95 | |
| INV 03/7603 | | MILK/ COFFEE/ BISCUITS | 56.18 | |
| INV 01-3460 | | COFFEE/ BISCUITS ADMIN | 30.67 | |
| INV 05/2255 | | REFRESHMENTS - DRINKS | 134.91 | |
| INV 03/1835 | | MOP/ MOP HANDLE/ MILK/ COFFEE - DEPOT | 42.81 | |
| INV 02/4295 | | MILK | 10.63 | |
| INV 02/6042 | | TEA BAGS/ ROLLS | 5.90 | |
| INV 02/6508 | | MILK/ BISCUITS | 15.06 | |
| INV 02/7099 | | MILK/ SUGAR/ BISCUITS | 14.86 | |
| INV 02/7513 | | BISCUITS/ MILK - RES MUS | 7.96 | |
| INV 03/6852 | | MILK/ SUGAR/ TEA/ COFFEE/ PAPER TOWEL - RES MUS | 20.51 | |
| INV 01/1016 | | BISCUITS/ CUPS | 13.11 | |
| YORK VISITORS CENTRE | | | | |
| EFT5634 | | SUNDAY TIMES TOWN PROMOTION - RESIDENCY MUSEUM | | 220.00 |
| INV 0000333 | | | 220.00 | |
| RURAL PRESS REGIONAL MEDIA (WA) PTY LTD | | | | |
| EFT5635 | | ADVERT - RESTRICTED BURNING PERIOD | | 1,215.76 |
| INV 2129228 | | ADVERT - PARTIAL ROAD CLOSURE CAMERON ROAD | 116.58 | |
| INV 2129232 | | TP ADVERT 11 REDMILE ROAD | 149.89 | |
| INV 2129367 | | ADVERT - RESTRICTED BURNING PERIOD | 183.19 | |
| INV 2134245 | | TP ADVERT - 74 AVON TCE | 149.89 | |
| INV 2136694 | | TP ADVERT - WHEELER ST | 149.89 | |
| INV 2136695 | | ADVERT BUSINESS PLAN CO-LOCATION BUILDING | 149.89 | |
| INV 2136696 | | ADVERT BUSINESS PLAN FORREST OVAL | 149.89 | |
| INV 2136713 | | TP ADVERT - SCHEME 2 AMEND 33 | 166.54 | |
| LANDMARK | | | | |
| EFT5636 | | FENCE DROPPER - MOKINE RD | | 296.32 |
| INV 552546 | | | 296.32 | |
| A BALANCED VIEW LEISURE CONSULTANCY SERVICES | | | | |
| EFT5637 | | CONSULTANCY FEES - FORREST OVAL REC PLAN - FINAL PA | | 4,136.00 |
| INV 0836 | | | 4,136.00 | |
| DAWSON'S CONCRETE & REINFORCING | | | | |
| EFT5638 | | SUPPLY & INSTALL CULVERTS - GOLDFIELDS ROAD | | 10,230.00 |
| INV 0472 | | CONCRETE REPAIR - FLOODWAY WATERFALL RD | 4,950.00 | |

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|--|------|---|--|-----------|
| INV 0478 | | DAWSON'S CONCRETE & REINFORCING SUPPLY & INSTALL CULVERTS - GOLDFIELDS ROAD | 5,280.00 | |
| EFT5639 INV 548 | | DUSTRY PTY LTD BACKHOE HIRE | 550.00 | 550.00 |
| EFT5640 INV 4206 INV 3250 | | VALUE TISSUE TISSUE/ TOILET ROLLS/ CLEANING PRODUCTS | 925.10 | 1,269.40 |
| EFT5641 INV 00316 | | JOHNS LOCAL CLEANING SERVICE CLEANING RES MUS APRIL 09 | 344.30 | 125.00 |
| EFT5642 INV 0000132 | | YORK & DISTRICTS COMMUNITY MATTERS ADVERTISING | 125.00 | 616.00 |
| EFT5643 INV 2389 | | HENDERSON, PJ & KD REPLACE TOILET/ HAND BASIN - TOWN HALL | 616.00 | 830.50 |
| EFT5644 INV 0904-22 | | YORK IT & COMMUNICATION MOUSE OPTICAL - RES MUS | 830.50 | 14.95 |
| EFT5645 INV 11 | | KV PAINTING CONTRACTORS PAINTING OF TOILETS - SWIMMING POOL | 14.95 | 5,500.00 |
| EFT5646 INV 0000006 INV 0000006 INV 0000006 | | COUNTRY METAL RECYCLERS SIDE TIPPER & EXCAVATOR HIRE MANNAVALE & GOLDFIEI SIDE TIPPER HIRE GOLDFIELDS RD/ MANNAVALE RD BACKHOE HIRE - GOLDFIELDS ROAD DRAINS | 5,500.00 23,562.00 6,534.00 484.00 | 30,580.00 |
| EFT5647 INV 1098-08 INV 1099-08 INV 1099-08 | | HORIZON SURVEYS PTY LTD FEATURE & CONTOUR SURVEY LOWE ST CAR PARK FEATURE & CONTOUR SURVEY CARPARK DESIGN RAILWAY FEATURE & CONTOUR SURVEY LOWE ST CAR PARK FURTHER SET OUT - LOWE ST CARPARK | 1,540.00 1,540.00 1,023.00 | 4,103.00 |
| EFT5648 INV 618964- | | AUSTRALIA POST STATIONERY/ POSTAGE APRIL 09 | 951.38 | 951.38 |
| EFT5649 INV 48174 INV 48115 INV 48290 | | MCLEODS BARRISTERS AND SOLICITORS LEGAL FEES HEALTH PROSECUTION ROSMILL - L3 GT SOUT LEGAL ADVICE - CARAVAN PARK STRATA TITLES LEGAL FEES PLANNING PROSECUTION - GT HOMES LEGAL FEES HEALTH PROSECUTION ROSMILL - L3 GT SOUT | 783.47 938.83 1,114.56 | 2,836.86 |
| EFT5650 INV 106160 | | LGIS INSURANCE BROKING PUBLIC LIABILTY INSURANCE INSTALLMENT 2 OF 2 | 16,973.55 | 16,973.55 |
| EFT5651 INV 02/6842 INV 02/3855 INV 01/0280 INV 02/4906 INV 01/2884 INV 01/3236 INV 01/3272 INV 03/6320 INV 02/7258 | | YORK IGA REFRESHMENTS - DRINKS MILK/ BISCUITS/ BATTERIES MILK/ BISCUITS/ ROLLS REFRESHMENTS - DRINKS MILK/ BISCUITS/ LEVER ARCH FILE CLEANING PRODUCTS - ADMIN MILK/ BISCUITS/ ROLLS MILK/ COFFEE/ BISCUITS/ PANADOL - DEPOT TEA/ SUGAR/ BISCUITS WIPES/ EUCALYPTUS OIL/ MESH SCRUBBER | 23.05 20.79 148.47 24.50 47.48 21.75 74.71 18.25 19.84 | 517.90 |

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| | | YORK IGA | | |
| INV 41106 | | MILK/ BISCUITS - DEPOT | 18.89 | |
| INV 02/8615 | | SUGAR/ MILK/ TEA/ COFFEE/ MILO/ ROLLS | 46.63 | |
| INV 01/5710 | | MILK/ BISCUITS | 14.11 | |
| INV 02/1444 | | TOILET BLOCKS | 13.62 | |
| INV 01/8075 | | MILK/ ROLLS | 11.92 | |
| INV 03/2535 | | BISCUITS | 5.32 | |
| INV 03/3027 | | MILK/ GARBAGE BAGS - DEPOT | 8.57 | |
| | | MAL AUTOMOTIVES | | |
| EFT5652 | | BRAKE FLUID Y641 HINO | | 267.00 |
| INV 8658 | | | 267.00 | |
| | | AVON EXPRESS | | |
| EFT5653 | | FREIGHT | | 88.00 |
| INV 01332 | | | 88.00 | |
| | | YORK TELECENTRE | | |
| EFT5654 | | ADVERT YORK BUSINESS DIRECTORY 09/10 | | 104.50 |
| INV 0000050 | | | 104.50 | |
| | | COOL CLEAR WATER BEVERAGES LTD | | |
| EFT5655 | | WATER FILTRATION UNIT APRIL 09 | | 66.00 |
| INV 0007785 | | | 66.00 | |
| | | CORPORATE EXPRESS | | |
| EFT5656 | | STATIONERY ITEMS | | 2,489.30 |
| INV NET149 | | | 1,260.56 | |
| INV NET150 | | STATIONERY - ARCHIVE BOXES/ MANILLA FOLDERS | 146.19 | |
| INV WFO55: | | OFFICE CHAIR | 934.01 | |
| INV WKO26 | | STATIONERY | 148.54 | |
| | | DIRECT COMMUNICATIONS PTY LTD | | |
| EFT5657 | | TAIT RADIO SUPPLY - Y1660 | | 1,089.00 |
| INV 0002859 | | | 1,089.00 | |
| | | DEPARTMENT OF HEALTH | | |
| EFT5658 | | CHLORINE GAS LICENCE - SWIMMING POOL 2009-2011 | | 175.00 |
| INV PERMI7 | | | 175.00 | |
| | | YORK AUTO ELECTRICS | | |
| EFT5659 | | AMBER LIGHT SUPPLY - Y4099/ Y466 | | 912.12 |
| INV 4112 | | REPLACE HEADLIGHT & INDICATOR - Y600 | 234.85 | |
| INV 4117 | | AMBER LIGHT SUPPLY - Y4099/ Y466 | 677.27 | |
| | | YORK LANDSCAPE SUPPLIES | | |
| EFT5660 | | TRANSPORT OLD PAVERS - AVON TCE TO DEPOT | | 4,154.35 |
| INV 0000135 | | SUPPLY PAVING BRICKS - AVON TCE | 1,236.90 | |
| INV 0000131 | | TRANSPORT OLD PAVERS - AVON TCE TO DEPOT | 2,917.45 | |
| | | GEMINI MEDICAL SERVICES PL | | |
| EFT5661 | | PAYMENT IN LEIU OF DOCTOR'S VEHICLE - | | 497.60 |
| INV SO2212 | | | 497.60 | |
| | | DEXION BALCATTA | | |
| EFT5662 | | DOCUMENT FILES X 500 | | 1,097.93 |
| INV INV373: | | | 715.00 | |
| INV INV373: | | ALPHA FILE LABELS/ LOOP CLIPS | 382.93 | |
| | | WESTERN STABILISERS PTY LTD | | |
| EFT5663 | | WET MIXING/ WATER TRUCK HIRE KNOTTS ROAD | | 4,983.00 |
| INV 1135 | | | 4,983.00 | |
| | | WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION | | |
| EFT5664 | | ADVERTISING - SEAVROC TREE CROPPING POLICY 4/4/09 | | 257.92 |
| INV I268114 | | | 257.92 | |
| | | MIDLAND RUBBER STAMPS | | |
| EFT5665 | | SELF INKING STAMP - P HOOPER | | 34.80 |

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| INV MID 000 | | MIDLAND RUBBER STAMPS SELF INKING STAMP - P HOOPER | 34.80 | |
| EFT5666 INV 2051 | | LANDMARK ENGINEERING & DESIGN BIN SURROUNDS - AVON TCE X 9 | 14,414.40 | 14,414.40 |
| EFT5667 INV REIMBU | | JOHN PATRICK HOOPER REIMBURSEMENT - FLIGHT/TRAVEL FEES - NATIONAL ASSE | 578.70 | 578.70 |
| EFT5668 INV 0105 | | JOHN & CORRY GILFELLON SEAVROC EXECUTIVE SUPPORT - FEB - APR 09 | 3,804.50 | 3,804.50 |
| EFT5669 INV 92 | | L J'S CAFE REFRESHMENTS - COUNCIL BRIEFING 18/5/09 | 128.70 | 128.70 |
| EFT5670 INV 0027315 | | BRANDCORP PTY LTD FRAME SEALING TAPE/ MELINEX POLY FILM | 181.37 | 181.37 |
| EFT5671 INV 2481 INV 2315 INV 2587 | | SHIRE OF NORTHAM TIPPING FEES APRIL 09 TIPPING FEES MARCH 2009 SYNERGYSOFT COMPUTER TRAINING - BUILDING/ RECORD TIPPING FEES APRIL 09 | 5,649.80 1,439.70 6,319.95 | 13,409.45 |
| EFT5672 INV 1143 | | WESTERN STABILISERS PTY LTD ROAD STABILISATION - GOLDFIELDS RD | 23,809.50 | 23,809.50 |
| EFT5673 INV 4367516 | | SPECTRUM DISTRIBUTORS (ORICA AUSTRALIA PTY LTD) CHLORINE SERVICE FEE | 188.10 | 188.10 |
| EFT5674 INV 1281305 INV 1300341 INV 1300341 INV 1300637 | | WESTNET PTY LTD INTERNET CONNECTION - ADMIN 1/6-1/7/09 INTERNET STATIC IP 1/5/09-1/5/10 INTERNET CONNECTION - ADMIN 1/6-1/7/09 EMAIL ANTIVIRUS 1/6-1/7/09 INTERNET CONNECTION - SWIMMING POOL 1/6-1/9/09 | 55.00 109.95 20.00 10.00 | 194.95 |
| EFT5675 INV 190509 | | DELICH CONSTRUCTION PTY LTD SUPPLY INSULATION - HOWICK ST TOILETS | 312.00 | 312.00 |
| EFT5676 INV 2007647 | | AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY LAND MOBILE/MT BAKEWELL RADIO LICENCE 09/10 | 885.00 | 885.00 |
| EFT5677 INV 0972 | | VINTAGE PLUMBING & GAS REPAIR GAS STOVE - TOWN HALL | 150.00 | 150.00 |
| EFT5678 INV 2785 | | JETPAVE ROAD PATCHING - TOP BEVERLEY/ GOLDFIELDS/ MARWICK | 3,667.40 | 3,667.40 |
| EFT5679 INV 0000766 INV 0000770 | | ROADS 2000 SUPPLY & LAY ASPHALT SUPPLY & LAY ASPHALT TREWS ROAD SUPPLY & LAY ASPHALT | 30,189.50 79,393.66 | 109,583.16 |
| EFT5680 INV CH4482 | | FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPIER METRE CHARGES - APR 09 | 392.72 | 392.72 |

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| EFT5681 INV APR 09- | | HIGHWAYS TRAFFIC PTY LTD TRAFFIC MANAGEMENT | 23,961.30 | 23,961.30 |
| EFT5682 INV 55 | | KARAFIL BRICKLAYING CRACKED BRICKWORK REPAIRS - HOWICK ST TOILETS | 268.29 | 268.29 |
| EFT5683 INV 0001197 | | VERMEER EQUIPMENT VEHICLE SERVICE - Y15206 | 436.98 | 436.98 |
| EFT5684 INV 0001086 | | JOHN D IMPORTS VARIOUS GIFTWARE RESIDENCY MUSEUM | 364.65 | 364.65 |
| EFT5685 INV 162 | | MYCOLOGIA AUSTRALIA DVD - LIBRARY HEALTH PROMOTION - IS YOUR HOUSE KILL | 25.00 | 25.00 |
| EFT5686 INV 0001237 | | RYNAT INDUSTRIES GRAB RAIL/ GRAB BAR WRAPAROUND | 247.35 | 247.35 |
| EFT5687 INV 0001913 | | P&M AUTOMOTIVE EQUIPMENT SERVICE & SAFETY COMPLIANCE INSPECTIONS - HOIST | 170.50 | 170.50 |
| EFT5688 INV 07102 | | TRANSWEST ASSET PTY LTD ROAD BASE - LOWE ST CARPARK | 8,411.04 | 8,411.04 |
| EFT5689 INV 428 | | TASMAN CIVIL GRADER/ ROLLER HIRE - GOLDFIELDS RD | 52,907.25 | 52,907.25 |
| EFT5690 INV 75509 | | JDS METAL DOORFRAMES GALVANISED DOOR FRAMES - HOWICK ST TOILETS | 561.00 | 561.00 |
| EFT5691 INV 236 | | AYOUB, DAVID JOHN BOBCAT HIRE | 1,012.00 | 1,012.00 |
| EFT5692 INV W61411 | | AUSTRALIAN INSTITUTE BUILDING SURVEYORS BUILDING SEMINAR - RESIDENTIAL SLAB TRAINING | 105.00 | 105.00 |
| EFT5693 INV 1354 | | AVON VALLEY FLYSCREENS SUPPLY & FIT FLYSCRREN DOOR - OSNABURG RD HOUSES | 1,749.00 | 1,749.00 |
| EFT5694 INV 6108486 INV 6108548 | | BRIDGESTONE AUSTRALIA LTD SUPPLY TYRES - Y345 SUPPLY TYRES Y4160 SUPPLY TYRES - Y345 | 1,186.67 1,293.49 | 2,480.16 |
| EFT5695 INV TRANS: INV TRANS: INV TRANS: | | COURIER AUSTRALIA FREIGHT | 35.12 23.71 17.67 | 76.50 |
| EFT5696 INV W01227 | | CJD EQUIPMENT PTY LTD SERVICE VOLVO GRADER/ REPLACE BLADE SIDE BUSHES Y | 3,277.46 | 3,277.46 |
| EFT5697 INV 48028 | | MCLEODS BARRISTERS AND SOLICITORS LOCAL GOV FEASIBILITY STUDY | 15,626.60 | 15,626.60 |
| | | LGIS INSURANCE BROKING | | |

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| EFT5698 INV 001780 | | LGIS INSURANCE BROKING REGIONAL RISK CO-ORDINATOR 1/1- 31/6/09 | 3,836.80 | 3,836.80 |
| EFT5699 INV S110837 | | PEERLESS JAL PTY LTD SCRUBBER PADS/ SRA | 154.23 | 154.23 |
| EFT5700 INV 5296 | | ROUS, ERIC DAVID SUPPLY & FIT GLOBES - REC CENTRE EXIT SIGNS | 462.90 | 462.90 |
| EFT5701 INV 311715 | | RAECO LIBRARY SHELVING/ BOOKSHELF | 1,425.35 | 1,425.35 |
| EFT5702 INV 52913 | | STATE LAW PUBLISHER ADVERT - TPS 2 AMENDMENT 33 - GOVT GAZETTE | 59.75 | 59.75 |
| EFT5703 INV 0000434 INV 0000434 INV 0000435 INV 0000435 INV 0000441 INV 0000441 INV 0000441 INV 0000442 | | AVON WASTE RECYCLING SERVICE RUBBISH COLLECTION RECYCLING SERVICES RECYCLING RUBBISH SERVICE RECYCLING SERVICES RUBBISH SERVICE RUBBISH BINS X 18 RECYCLING SERVICE | 5,833.35 2,853.84 11,665.95 6,044.58 2,689.12 5,322.72 1,530.00 11,667.37 | 47,606.93 |
| EFT5704 INV 353082 INV 354302 INV 354327 INV 356307 INV 356403 INV 356610 INV 356839 INV 357440 INV 357462 INV 357575 INV 357754 INV 353179 INV 357853 INV 353285 INV 353305 INV 353394 INV 354058 INV 354070 INV 354127 INV 354262 INV 355352 INV 357791 | | HOME HARDWARE PAINT - PML DOWNPIPE ADAPTOR/ REDUCING BUSH/ COUPLING - AVON SHOWER HEAD SET - CENT UNITS SHOWER HEAD SET/ SHOWER RAIL - CENT UNITS GYPROCK/ GAP FILLER - PML PAINT - PML CAP/ CUT OFF WHEEL - AVON TCE PAINT/ ACETONE/ GRAFFITI REMOVER - REC CENTRE TOILE SPRAY PAINT - FORREST OVAL CEMENT COLOUR - AVON TCE GAS REFILL - PML DOWNPIPE ADAPTOR - AVON TCE CUTTING BLADE DUCT TAPE - REC CENTRE PVC CEMENT/ REDUCER/ DOWNPIPE ADAPTOR - AVON TCE REDUCER/ DOWNPIPE ADAPTOR/ COUPLING - AVON TCE PVC PIPE/ DOWNPIPE ADAPTOR - AVON TCE RATSAK - DEPOT BRICKLINE TWIST - AVON TCE CEMENT - AVON TCE SCREWS/ HACKSAW/ HANDLINE DOUBLE SIDED TAPE | 12.36 22.28 54.90 11.52 90.25 8.10 11.20 41.62 8.55 16.70 4.36 6.75 37.12 5.22 29.58 10.49 36.00 9.68 11.48 9.40 31.75 30.50 | 499.81 |
| EFT5705 INV 01/1116 INV 02/8354 INV 02/8403 | | YORK IGA BATTERIES/ PAPER TOWEL MILK/ COFFEE - RES MUS TOILET TISSUE/ BICUITS/ MILK BATTERIES/ PAPER TOWEL | 15.47 15.09 40.93 | 71.49 |
| EFT5706 INV 0000349 | | YORK VISITORS CENTRE ADVERT - WINTER ESCAPES CAMPAIGN 2009 | 55.00 | 55.00 |

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| YORK EARTHMOVING | | | | |
| EFT5707 | | SAND DELIVERY - AVON TCE | | 2,970.00 |
| INV 0000022 | | | 2,970.00 | |
| BGC QUARRIES | | | | |
| EFT5708 | | GRANITE - MOKINE ROAD | | 8,297.70 |
| INV Q131094 | | GRANITE 10MM - YORK TAMMIN RD | 1,615.05 | |
| INV Q131371 | | GRANITE - MOKINE/ BOYERCUTTY INTERSECTION | 872.06 | |
| INV Q131294 | | GRANITE - MOKINE ROAD | 4,183.69 | |
| INV Q131295 | | GRANITE - GOLDFIELDS ROAD | 1,626.90 | |
| TOTAL EDEN | | | | |
| EFT5709 | | VALVE SOLENOID - FORREST OVAL RETIC | | 228.24 |
| INV 966144C | | | 228.24 | |
| ZETTA FLORENCE | | | | |
| EFT5710 | | ARCHIVAL BOARD | | 382.34 |
| INV 0005484 | | | 321.84 | |
| INV 0005222 | | RENAISSANCE WAX | 60.50 | |
| JASON SIGNMAKERS | | | | |
| EFT5711 | | SIGNAGE - YORK/ TAMMIN BLACKSPOT | | 826.10 |
| INV 13254 | | | 826.10 | |
| RURAL PRESS REGIONAL MEDIA (WA) PTY LTD | | | | |
| EFT5712 | | TP ADVERT - 137 AVON TCE | | 766.10 |
| INV 2139675 | | TP ADVERT - 13 RAILWAY ST | 149.89 | |
| INV 2139684 | | TP ADVERT - 67 FORD ST | 149.89 | |
| INV 2144830 | | TP ADVERT - 5 ELIZABETH ST | 149.89 | |
| INV 2149547 | | TP ADVERT - 444 GREENHILLS RD | 149.89 | |
| INV 2149548 | | TP ADVERT - 137 AVON TCE | 166.54 | |
| FUEL DISTRIBUTORS | | | | |
| EFT5713 | | REPAIRS TO DISTILLATE TANK - DEPOT | | 2,036.23 |
| INV 112565 | | | 2,036.23 | |
| RYLAN PTY LTD | | | | |
| EFT5714 | | SUPPLY & INSTALL CONCRETE KERBING - AVON TCE | | 392.04 |
| INV 00753 | | | 392.04 | |
| LO GO APPOINTMENTS | | | | |
| EFT5715 | | TEMP EMPLOYMENT - FINANCE OFFICER - C WHISSON | | 6,094.00 |
| INV 0040450 | | | 1,716.00 | |
| INV 0040455 | | | 1,408.00 | |
| INV 0040460 | | | 1,650.00 | |
| INV 0040464 | | | 1,320.00 | |
| BURGESS RAWSON (WA) PTY LTD | | | | |
| EFT5716 | | STANDPIPE WATER USAGE - BURGESS SDG - 12/1-11/5/09 | | 38.12 |
| INV 257333 | | | 38.12 | |

REPORT TOTALS

| Bank Code | Bank Name | TOTAL |
|--------------|---------------------|-------------------|
| 1 | MUNICIPAL FUND BANK | 528,197.70 |
| TOTAL | | 528,197.70 |

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| WA COUNTRY BUILDERS | | | | |
| 3587 | | KERB BOND REFUND - RECEIPT 132036 - 22 SCOTT ST - APP 2 | | 500.00 |
| INV T4 | | | 500.00 | |
| BUILDERS REGISTRATION BOARD | | | | |
| 3588 | | BRB LEVY MARCH 09 | | 1,206.00 |
| INV BRB LE | | BRB LEVY FEBRUARY 09 | 368.50 | |
| INV BRB LE | | BRB LEVY MARCH 09 | 469.00 | |
| INV BRB LE | | BRB LEVY APRIL 09 | 368.50 | |
| LEONIE CECICH | | | | |
| 3589 | | PAVILION BOND REFUND - RECEIPT 138964 | | 120.00 |
| INV T7 | | | 100.00 | |
| INV T8 | | KEY BOND REFUND - RECEIPT 138964 | 20.00 | |
| GARY WEHR | | | | |
| 3590 | | HALL BOND REFUND - RECEIPT 139971 | | 120.00 |
| INV T83 | | | 100.00 | |
| INV T8 | | KEY BOND REFUND - RECEIPT 139971 | 20.00 | |
| GRAEME LAWRENCE HOPKINS | | | | |
| 3591 | | KERB BOND REFUND - RECEIPT 131748 | | 500.00 |
| INV T4 | | | 500.00 | |
| BUILDING CONSTRUCTION INDUSTRY TRAINING FUND | | | | |
| 3592 | | BCITF LEVY MARCH 09 | | 2,887.59 |
| INV BCITF I | | BCITF LEVY FEBRUARY 09 | 522.28 | |
| INV BCITF I | | BCITF LEVY MARCH 09 | 1,992.63 | |
| INV BCITF I | | BCITF LEVY APRIL 09 | 372.68 | |
| SHIRE OF YORK | | | | |
| 3593 | | BRB COMMISSION MARCH 09 | | 257.40 |
| INV BCITF C | | BCITF COMMISSION FEBRUARY 09 | 6.60 | |
| INV BRB CC | | BRB COMMISSION FEBRUARY 09 | 60.50 | |
| INV BRB CC | | BRB COMMISSION MARCH 09 | 77.00 | |
| INV BCITF C | | BCITF COMMISSION MARCH 09 | 26.40 | |
| INV BRB CC | | BRB COMMISSION APRIL 09 | 60.50 | |
| INV BCITF C | | BCITF COMMISSION APRIL 09 | 26.40 | |

REPORT TOTALS

| Bank Code | Bank Name | TOTAL |
|--------------|-----------------|-----------------|
| 2 | TRUST FUND BANK | 5,590.99 |
| TOTAL | | 5,590.99 |

| TOTAL RESERVES | |
|---|---------------------|
| 31-May-09 | |
| Reserve Name | Current Balance |
| 4. Plant Reserve | 295,909.72 |
| 6. Staff Leave Reserve | 111,149.04 |
| 7. Town Planning Reserve | 11,772.68 |
| 8. Recreation Complex Reserve | 278,107.97 |
| 9. Avon River Maintenance Reserve | 19,241.95 |
| 14. Industrial Land Reserve | 88,035.43 |
| 15. Refuse Site Development Reserve | 186,799.19 |
| 22. Centennial Gardens Reserve | 103,417.64 |
| 23. Public Open Space Cont Reserve | 298.92 |
| 24. Community Bus Reserve | 33,264.68 |
| 25. Pioneer Memorial Lodge Reserve | 144,774.67 |
| 26. Residency Museum Reserve | 18,978.38 |
| 27. Carparking Reserve | 56,205.63 |
| 30. Building Reserve | 57,376.76 |
| 35. Disaster Reserve | 22,773.06 |
| 37. Archives Reserve | 47,208.36 |
| 38. Water Supply Reserve | 6,778.29 |
| 40. Tied Grant Funds Reserve | 147,353.49 |
| 42. Main Street (Town Precinct) Update Reserve | 112,124.88 |
| 43. Strategic Planning Reserve | 18,499.80 |
| 44. Cemetery Reserve | 25,795.32 |
| 45. York Town Hall Reserve | 38,701.27 |
| 46. RSL Memorial Reserve | 18,786.58 |
| 47. Greenhills Townsite Development Reserve | 20,695.84 |
| 48. Youth Capital Works | 22,026.81 |
| 49. Roads | 56,916.15 |
| 50. Land & Infrastructure | 189,744.58 |
| TOTAL RESERVE FUNDS | 2,132,737.08 |
| Funded by | |
| Bendigo Reserve 119521748 | 0.00 |
| Bendigo NCD | 0.00 |
| Bendigo NCD | 0.00 |
| | |
| Total Cash Funding | 0.00 |
| | |
| Comment | |
| The Local Government Act 1995 Part 6 Division 4 Section 6.11 requires the reserves to be fully funded. The reserves are fully funded. | |

| STATEMENT OF CREDIT CARD PAYMENTS FOR THE MONTH ENDING MAY 2009 | |
|--|--------------------|
| REFRESHMENTS | \$ 348.90 |
| TRAINING & CONFERENCES | \$ 1,330.60 |
| SEAVROC | \$ - |
| FUEL | \$ - |
| HOUSING MAINTENANCE | \$ 180.08 |
| OTHER | \$ - |
| TOTAL PURCHASES | \$ 1,859.58 |
| | |
| PAYMENTS TO C/C IN ADVANCE | \$ 2,977.45 |
| LESS PREVIOUSLY PAID IN ADVANCE | \$ - |
| TOTAL PAYMENTS TO C/C AS PER BANK REC | \$ 4,837.03 |

| STATEMENT OF SHELL CARD PURCHASES FOR THE MONTH ENDING MAY 2009 | |
|--|----------------|
| 0 Y - CEO | \$ - |
| Y 00 - DCEO | \$ - |
| Y 000 - EHO | \$ - |
| CARD FEES | \$ 7.50 |
| TOTAL PURCHASES | \$ 7.50 |
| | |
| TOTAL PAYMENTS TO SHELL AS PER BANK REC | \$ 7.50 |

**STATEMENT OF PAYROLL DIRECT DEBITS
FOR THE MONTH ENDING MAY 2009**

| | |
|--|---------------------|
| 7 May 2009 | \$ 49,103.79 |
| 21 May 2009 | \$ 47,564.63 |
| | |
| PAYROLL TOTALS | \$ 96,668.42 |
| | |
| LESS PAYMENTS BY CHEQUE | \$ - |
| TOTAL PAYROLL DIRECT DEBITS AS PER BANK REC | \$ 96,668.42 |

9. OFFICER'S REPORTS

9.3 FINANCE REPORTS

9.3.2 Community Co-location/ Resource Centre Business Plan

| | |
|-------------------------|--|
| FILE NO: | CCP.41 |
| COUNCIL DATE: | 15 June 2009 |
| REPORT DATE: | 8 June 2009 |
| LOCATION/ADDRESS: | N/A |
| APPLICANT: | N/A |
| SENIOR OFFICER: | Ray Hooper, CEO |
| REPORTING OFFICER: | Peter Stevens ,EHO |
| DISCLOSURE OF INTEREST: | Nil |
| APPENDICES: | A - Community Co-location/ Resource Centre Business Plan |
| DOCUMENTS TABLED: | Nil |

Summary:

The Co-location business plan (**Appendix A**) was advertised for public comment for a 42 day period on 21 March 2009 in accordance with s.3.59 (4) (iii) of the Local Government Act 1995 (the **Act**).

The business plan has been developed to satisfy the requirements of the Act with regard to accountability and general good governance. It also provides an in depth analysis of the financial implications of construction and ongoing costs associated with the facility.

There was one public submission during the 42 day period and one submission received after the closing date which has been included in this report for consideration.

Background:

Council through its strategic planning process has identified the need to provide upgraded facilities for a number of community services and functions including the Telecentre, library, Council Chambers, community radio and community meeting rooms. These services would better provide for the community and be more convenient and sustainable if they are located in the same area. This would also reduce maintenance costs and increase the sharing of common areas.

The business plan identifies a number of potential tenants for the building and details of revenues, levels of subsidy, and realisable income. The floor plan attached to the document is a broad concept of a potential layout for the building and provides a guide to the size requirements of individual spaces. The estimated cost of construction of the facility was undertaken by a quantity surveyor using the concept floor plan.

It was resolved at Councils ordinary Council meeting held on March 2009 to;

“ 1.Place an advert in the West Australian newspaper on the 21 March 2009 giving notice that it intends to adopt and implement the York Co-location/ Community Resource Centre Business Plan and invite public comment on the plan to be submitted in writing to the Shire of York by 9.00 am on 4 May 2009; and

2. Place a copy of the business plan on the Shire of York website and make a copy of the business plan available at the Shire of York administration office in Joaquina Street, York”

The advertising period closed on 4 May 2009 the following submission received;

"21 April 2009

On September 30, 2008 we wrote to Councillors requesting a meeting at the Conservation Resource Centre at the Sandalwood Yards and we outlined our need for more adequate premises for our Society and the Conservation Resource Centre.

On October 6, five Councillors and Mr Ray Hooper met the RCS Committee at the Conservation Resource Centre, and a presentation was given, outlining the activities of the Society.

Councillors seemed surprised and impressed by the achievements of our organization and they asked practical questions relating to the space we would need, and the level of atmosphere control appropriate for the preservation of the Regional Herbarium. As to the latter, we all agreed that environmental controls would be the same as for the Archives. The Vice President asked for a letter that would address the questions raised by the CEO in his self-styled role of Devil's Advocate.

On October 10, 2008 a letter regarding further specifics was sent to the Vice President and CEO.

On April 9, 2009 an article in Community Matters called for comments on the plan for the Co-location Building. In this we noted that our organisation has been left off the list.

The Wheatbelt Development Commission's Royalties for Regions programme assures us that we would be eligible for funding from them and have questioned our omission from the list of organisations to be included in the Co-Location Building.

We hope that in the light of the above comments, Council will decide to provide accommodation in the new Co-Location building and we look forward to a positive response.

*Yours sincerely
Cicely Howell
Chair "*

The Chief Executive Officer provided the following response to this submission;

"Dear Cicely

PROPOSED CO-LOCATION FACILITY

Thank you for your correspondence of the 21st April 2009 on the above, which has been circulated to all Councillors.

Your request for inclusion in the draft floor plan for the Co-location Facility will be considered however the view of Council at present is that the mooted York Conservation Resource Centre may be best suited as a Government project with the York Society for an Archives Centre at the Sandalwood Yard properly owned by the York Society.

Grant funding for this development will be subject to applications to the Wheatbelt Development Commission in the next funding round (August/September 2009) as advised by the Wheatbelt Development Commission for eligibility for Royalties for Regions funding.

Council is not against the concept of a York Conservation Centre, however it may not be fully compatible with the proposed tenancy of the Co-Location Facility and an alternative site may be more practical.

Please be assured that your correspondence will receive due consideration by Council in the budget and forward planning processes.”

The following submission was received ten days after the due date but may be considered if desired;

“14 May 2009

I am writing with regard to the Co-location Facility and some concerns that I have with the current proposal that has been circulated for public comment. I am fully aware that there is considerable cost involved in building this facility and the limitations that causes.

What is most concerning is the size of the floor space that has been allocated to the library. The present plan that has been circulated for public comment, be it a business plan and not the final plan, has a library floor space of 180m². This is less than the size of the present library which is 187m². The new plan incorporates the licensing centre into the floor area as well which is not presently part of the library.

Looking at a statistical report for the library over the last four years the library stock, membership and circulation figures have shown marked increases. The library computerized stock of both local and state owned items has grown from 7049 items in 03/04 to 8665 items in 07/08. This is an increase of 1616 books in four years. This results in an increase of between eight and twelve shelves every year. Stock increases will continue to occur with donations from local residents and allocations from State Library as the population grows.

Providing adequate shelf space for this increased stock in the future needs to be addressed. With an aging population and the need for disabled access the type of shelving needs to be considered. Shelving that is high and very low restricts access to these users and in effect are dangerous, leaving the Shire at risk to potential occupational health and safety risks. Children are not able to access books on high shelving safely and not without damage to books.

The number of entry and exit points within the library also limits the availability of floor space for shelving. Mobile shelving has been used in other libraries without success in combating this problem. Once books are placed on the mobile shelving the weight makes them difficult to move. Having more than one entry and exit point within the library also poses a problem with theft of items from the library. Theft of books cause an unnecessary financial burden.

With future population projections for York showing a marked increase I feel that it would be very short sighted to build a facility that is less than the present size and will not service this needs of community in the future. The Library is a community service valued by a large number of rate payers in York.

I am looking forward to a wonderful new facility in York that hopefully will meet the needs of the community and community groups for the future.”

Consultation:

Councillors
Dominic Carbone
York Community Radio
Ian Beresford Peirse
Leo Pendergrast
Department of Local Government
Wheatbelt Development Commission
State wide advertising for public comment

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil

Financial Implications:

The financial implications are outlined in the business plan and have been calculated to be an annual cost of \$127 000 of which \$28 000 is the actual cash cost the rest being the level of subsidy for users of the facility.

The capital expenditure over 4 years is \$3,545, 586. This amount is made up of a combination of grant subsidies to the value of \$3.15 million and Council contribution of \$405, 586.

Strategic Implications:

Key Result Area 3, Community Development - Council's role in fostering a vibrant and inclusive community.

Key Result Area 7, Community Services - Direct provision of community services by Council. Council's role in working with the community, other levels of government and the private sector to ensure the total range of appropriate facilities, services and services are available to the York community.

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Yes

Triple bottom Line Assessment:**Economic Implications:**

The economic implications of the plan if implemented are fully outlined in the business plan and can be summarised as capital expenditure over 4 years of \$3, 545, 586 with an annual cash operating cost of \$28 000. The capital expenditure is made up of \$3.15 million in grant funding with a Council cash contribution of \$405,586.

Social Implications:

The provision of a multipurpose community resource centre for the York community will assist in building social capital by providing a central location for a broad range of services and facilities.

Environmental Implications:

The building will be planned to be as environmentally sustainable as possible and will conform to all current building codes. The scope of the project will include as many water and energy saving devices as possible within budget limits. The provision of onsite renewable power generation will also be investigated in order to reduce the buildings environmental footprint.

Comment:

This business plan has been developed as the first step in proceeding with the construction of a new community resource centre for York. The planning for this building commenced in 2007 and is planned to provide a number of community facilities including a new library, Telecentre, meeting rooms and radio station. The new library will also allow Council Chambers to be relocated into the current administration building.

The building will allow Council to consolidate its current community buildings into a central location which will assist in lowering maintenance costs whilst also providing modern convenient premises in a central location.

The plan has undertaken state wide advertising and been available for inspection at the the Shire office and website since 21 March 2009 with two submissions received.

Council may continue to adopt the plan and give consideration to the two submissions received as the final design and layout has not been finalised. Tenancies are indicative at this stage and can also be considered as part of the further development of the project.

OFFICER RECOMMENDATION

RESOLUTION

140609

Moved: Cr Lawrance

Seconded: Cr Randell

“That Council:

- 1. Adopt and proceed to implement the York Co-location/Community Resource Centre Business Plan whilst also considering the tenants and overall final floor layout; and***
- 2. Authorise the Chief Executive Officer to make any necessary budgeted payments in accordance with the plan.***

CARRIED (5/0)



York Community Resource Centre/ Co-location Facility

Business Plan

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EXECUTIVE SUMMARY

As a result of a strategic planning forum conducted by the Shire of York in Dalwallinu in 2007 it was identified that there was a need to provide council chamber facilities within the current administration centre. The business plan (Plan) gives consideration to the current library and licence facilities located in the administration centre which would be used for this purpose and a co location facility would house a new library and licensing facility. The current buildings accommodating the telecentre, playgroup, toy library, community radio station, York Archives and art and dance facilities and autumn centre are in need of an upgrade and have been incorporated in the co location proposal.

The cost of constructing the co location facility to be located at Lot 24, 25 and 26 Joaquina Street is estimated at \$3.45 million. It is proposed that funding for its construction would be subject to making application to the Federal and State Governments for \$3.15 million with the Shire contributing \$405 586.

The financial implications in relation to the operations of the facility are estimated at \$127,000 per annum inclusive of depreciation, management and supervision costs and transfer to reserve fund. In cash terms the amount of short fall is estimated at \$28,000 per annum.

The facility will enable a number of community organisations to be jointly accommodated in a modern facility thus bringing certain efficiencies relating to cost. The facility also includes a shop and offices space to be leased which underpins the viability of the facility.

It is proposed that the completion of the construction of the co location facility is September 2010.

The Plan is subject to consideration by the Council and further consultation with the community.

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PURPOSE OF THE PLAN

The Local Government Act 1995 and accompanying legislation places great emphasis upon the accountability of local government.

In the area of the provision of services and facilities the Council of the local government must satisfy itself that the services and facilities it provides integrate and are co-ordinated with any provided by governments or public bodies; avoid unnecessary duplication with those provided by governments, any other body or person be they public or private; and are managed efficiently and effectively.

This Plan is designed to ensure the Council of the Shire of York can satisfy itself that these matters are addressed.

When setting fees and charges for the provision of services and facilities Council must be satisfied that the fees and charges proposed meet the requirements set out in the Local Government Act 1995 and other legislation.

This Plan addresses these matters.

In some instances involving entering defined undertakings or transactions a local government is required to provide an overall assessment of the services and facilities it may provide and undertake cause and effects analyses of its proposals.

Whilst the proposal presented does not require this scrutiny the Plan does address the issues outlined in the Act for the reasons that it makes common sense to do so.

Finally, the Plan addresses many of the requirements of Clause 7 of the National Competition Policy (NCP) so as to ensure that the Council of the Shire of York can satisfy itself that it is meeting the essential criteria of that policy.

PROPOSAL

As a result of a strategic planning forum by the Shire of York which was conducted in Dalwallinu in 2007 it was identified that there was a need to provide council chamber facilities within the current administration centre. The current library and licensing facilities would be utilised for this purpose with a new library and licensing facility to be subject to a co-location.

Further investigation revealed that the telecentre, playgroup, toy library, community radio station, York Archives, art and dance facilities, and autumn centre also required updated or extensively renovated facilities. It was also identified that an office, meeting and convention space areas should be incorporated to service government agencies/ departments or other commercial tenancies in order to underpin the financial viability of the facility and provide much needed community meeting rooms.

This Plan will investigate a co-location proposal to accommodate the above mentioned facilities and services.

Proposals to be investigated by the Plan.

To build a facility to incorporate the following:

- o Library
- o Licensing
- o York FM Community Radio Station
- o Toy library/ playgroup/ crèche
- o Art and Dance Facilities
- o Telecentre
- o Archival storage to accommodate York Society and Shire of York historical records
- o Offices
- o Community meeting/ conference facility incorporating a commercial kitchen

BACKGROUND

The current council chamber is housed in the town hall which does not have universal access. In order to provide universal access to Council Chambers a lift is required which is further complicated by the fact that the building is heritage listed.

The library and licensing facilities are located in the administration centre and it is proposed that this area would accommodate the new council chamber and allow for additional office space to provide for the current and future needs of the shires administration.

The York FM community radio station, established in 1996 and providing a 24 hour broadcast service to the shire and surrounds, since 2003 has been located in a shire owned asbestos clad house which is in need of major repair or demolition.

The playgroup/ toy library/ autumn centre/ dance and art groups have operated out of various council owned buildings over the years but more recently have been co-located in the shire owned old fire station. This building is heritage listed and is limited by its layout size and age.

From inception until April 2006 the Telecentre was housed in a commercial building in the main street paying substantial rent at which time the shire provided premises at a peppercorn rental however the building is limited by its size and layout and does not allow for expansion of facilities and services. The Telecentre provides information, training and community access to the internet and computers, printing and desktop publishing, secretarial services and other matters. It is also a Centrelink contact point, booking service for TransWA, access point to TAFE accredited courses and provides equipment hire services.

The Shire of York records are housed in various locations including the Shire Depot. This situation is unsatisfactory as it creates problems when documents are required by Council or the community. The York Society also are the guardians of important heritage documents and provide a service to the local and wider community in the form of family and local history. The Society currently operates a local history and archive centre that is open to the public 1 day per week and by appointment and provides assistance to the WA Heritage Commission on historical buildings. This is located in a private rental location with a limited term.

The shire sports pavilion is utilised for the purpose of providing meeting and conference room facilities. This facility is considered to be sub-standard and is limited by its size.

LEGAL STRUCTURE

The Shire of York has mutual partnerships with the York Telecentre, York Society, York FM Community Radio, York Family Playgroup Inc., York Toy Library involving the use of Council owned facilities and buildings.

CORE ACTIVITIES

- **Shire of York**
 - Library Services
 - Department of Planning and Infrastructure Licensing services
 - Medicare service point
 - Provide occasional crèche service.
 - Senior citizen social network service.
 - Dance, arts and crafts classes
 - Storage, management, restoration and research of records. (Anticipated to be shared with York Society.)
 - Lease of commercial office space to government departments and businesses.
 - Provision of office space to Shire of York employees.
 - Meeting, function and conference facility hire.
- **York FM Community Radio Station**
 - Community broadcasting service
- **York Family Playgroup**
 - Playgroup activities
- **York Toy Library**
 - Toy loan service
- **Telecentre**
 - Computer course
 - TAFE accredited course
 - Video conferencing
 - Equipment hire
 - Centrelink agent
 - Desktop publishing
 - Print services
 - TransWA ticketing services
 - Local business directory
 - Job Board including vacancy list from Max Employment

OPERATING LOCATION

The proposed site for the building is Lot 24, 25 and 26 Joaquina (Attachment A) with the land area totalling approximately 3750m². The land forms are part of Peace Park.

KEY VALUES

- ***Clients***
All customers are highly valued and recognised as having specific requirements.
- ***Services***
The Shire of York is committed to providing a well maintained facility and to ensure the operations are conducted efficiently and effectively.

KEY PLAYERS

- Chief Executive Officer
- Environmental Health Officer and Building Surveyor

ANALYSIS OF PROPOSAL

The statement that follows reflect what services and facilities will be provided for the next 4 years.

Co-location Facility

The Shire of York is planning to build a co-location facility to house various community based services in one building. The proposal will ensure that each user group can have individual access to its component whilst allowing integration and flexibility. Common areas are to be shared in order that duplication is minimised.

Site

The proposed site for the building is Lot 24, 25 and 26 Joaquina Street, York with the land area totalling approximately 3750m². The land forms part of Peace Park and is owned by Shire of York in fee simple and is zoned for Public Purpose.

The proposed site of the facility adjoins a public park and fronts Joaquina Street opposite the Shires administration building.

Proposed Building Requirements

The following table details the proposed users and their space requirements.

| Facility | Required Area |
|--|---------------|
| Telecentre | 91sqm |
| Plus Storage | 10sqm |
| Plus Teleconferencing | 49sqm |
| Archives Storage and Research | 145sqm |
| Meeting/ Conference/ Function Room | 90sqm |
| Playgroup/ Dance class/ Art Class | 101sqm |
| Plus Child Sanitary facilities | 12sqm |
| Library/Licensing | 180sqm |
| Plus storage | 10sqm |
| Leased Offices and Retail | 146sqm |
| Shire of York Office Requirement | 16sqm |
| York FM Community Radio Station | 42sqm |
| Common Shared Areas | |
| Sanitary Facilities | 45sqm |
| Kitchen/ Dining Facility | 58sqm |
| Cleaners Storage | 8sqm |
| TOTAL FLOOR AREA (Not Including Passages) | 1003sqm |

Note: The above required area excludes the following:
Access corridors / Verandahs / Outside waste compound.

Cost of Development

The cost of the development in this business plan is based on a concept plan developed in June 2008 (Attachment B). The cost estimates detailed below are based on information provided from Davies Langdon Quantity Surveyors on the 21 November 2008.

| No. | Description | Elemental Rate | Total | \$/m2 GFA |
|-----|-----------------------------------|----------------|---------|-----------|
| 1 | Preliminaries | 14.00 | 319,602 | 313.34 |
| 2 | Substructure | | 153,000 | 150.00 |
| 3 | Columns | | 34,650 | 33.97 |
| 4 | Upper Floors | | | |
| 5 | Staircases | | | |
| 6 | Roof | | 305,250 | 299.26 |
| 7 | External Walls | | 219,315 | 215.01 |
| 8 | Windows | | 57,120 | 56.00 |
| 9 | External Doors | | 43,250 | 42.40 |
| 10 | Internal Walls | | 51,660 | 50.65 |
| 11 | Internal Screens | | 31,970 | 31.34 |
| 12 | Internal Doors | | 14,500 | 14.22 |
| 13 | Wall Finishes | | 116,190 | 113.91 |
| 14 | Floor Finishes | | 76,330 | 74.83 |
| 15 | Ceiling Finishes | | 125,520 | 123.06 |
| 16 | Fitments | | 60,000 | 58.82 |
| 17 | Special Equipment | | 3,500 | 3.43 |
| 18 | Sanitary Fixtures | | 19,750 | 19.36 |
| 19 | Sanitary Plumbing | | 35,000 | 34.31 |
| 20 | Water Supply | | 27,300 | 26.76 |
| 21 | Gas Service | | | |
| 22 | Space Heating | | | |
| 23 | Ventilation | | 3,500 | 3.43 |
| 24 | Evaporative Cooling | | | |
| 25 | Air Conditioning | | 270,750 | 265.44 |
| 26 | Fire Protection | | 8,670 | 8.50 |
| 27 | Light and Power | | 188,700 | 185.00 |
| 28 | Communications | | 66,500 | 65.20 |
| 29 | Transportation Systems | | | |
| 30 | Special Services | | | |
| 31 | Centralised Energy Systems | | | |
| 32 | Alterations and Renovations | | | |
| 33 | Site Preparation | | 67,200 | 65.88 |
| 34 | Roads, Footpaths and Paved Areas | | 72,250 | 70.83 |
| 35 | Boundary Walls, Fencing and Gates | | | |
| 36 | Outbuildings and Covered Ways | | | |
| 37 | Landscaping and Improvements | | 75,000 | 73.53 |
| 38 | External Stormwater Drainage | | 30,000 | 29.41 |
| 39 | External Sewer Drainage | | 30,000 | 29.41 |

| | | | | |
|----|--|--------------|--------------------|--------|
| 40 | External Water Supply | | 15,000 | 14.71 |
| 41 | External Gas | | | |
| 42 | External Fire Protection | | 16,000 | 15.69 |
| 43 | External Light and Power | | 65,000 | 63.73 |
| 44 | External Communications | | | |
| 45 | External Special Services | | | |
| 46 | External Alterations and | | | |
| 47 | Renovations | | | |
| 48 | Contingencies | 10.00 | 260,248 | 255.14 |
| 49 | Provision for Escalation to tender to September 2009 | 5% | 143 000 | |
| 50 | Professional Fees Architects and Consultants | | 294 861 | |
| 51 | Furniture & Equipment | | 150 000 | |
| 52 | Fencing Gates | | 30 000 | |
| 53 | PABX & Audio Visual Equipment | | 50 000 | |
| 54 | Compactus | | 15 000 | |
| | Total | Excl. GST | 3, 545, 586 | |

Funding

It is proposed that the funding for the project will be over three financial years and is detailed below:

| | Financial Years | | | TOTAL |
|---|-----------------|------------------|----------------|------------------|
| | 2008/09 | 2009/10 | 2010/11 | |
| Shire of York allocation in the annual budget. | | 200, 000 | 205, 486 | 405, 586 |
| Federal Grant (Infrastructure Australia) | | 1, 500,000 | | 1,500,000 |
| State Royalties For Regions (Regional Infrastructure Program) | 308, 000 | 500, 000 | 452, 000 | 1, 260,000 |
| State Co-location Grant | | 100,000 | | 100,000 |
| Department for Culture and the Arts | | 25,000 | | 25,000 |
| Community Broadcasting Fund | | 5,000 | | 5,000 |
| Lotteries Commission Grant | | 250,000 | | 250,000 |
| TOTAL Funding | 308,000 | 2,580,000 | 657,486 | 3,545,586 |

Note: It is anticipated that the funding proposal detailed above would be subject to the construction of the facility commencing in 2010 allowing for a construction period of 9 months.

This proposal was formulated using the Australian Community Infrastructure fund and the Royalty for Regions Infrastructure Fund criteria being available in March 2009 with funding announcements by 30 October 2009.

Estimated Revenues & Subsidies

The estimated earning capacity of the facility is based on the average rental rate of \$80 per square metre.

| Rental Space | Area | Rate | Anticipated Leased Area Income | Level of Subsidy | Realisable Rental Income |
|---|-------|-------------|--------------------------------|------------------|--------------------------|
| VC/ Gift Shop | 88m2 | \$80/m2 | \$7040 | Nil | \$7040 |
| York FM | 42m2 | \$80/m2 | \$3360 | 75% | \$840 |
| Telecentre | 150m2 | \$80/m2 | \$12000 | 75% | \$3000 |
| Office Space | 58m2 | \$80/m2 | \$4640 | Nil | \$4640 |
| Meeting Room/ Conference Hire | | | | | |
| - Hourly Rate Social / Private Hire | 90m2 | \$60/Hr | \$2000 | Nil | \$2000 |
| - Hourly Rate Community Organisations | 90m2 | \$20/Hr | \$2000 | Nil | \$2000 |
| - Hourly Rate Commercial | 90m2 | \$40/Hr | \$1200 | Nil | \$1200 |
| Shire of York Library & Other Users 351m2 | | \$28,080/yr | | 100% | \$0 |
| Playgroup/Dance/ Art Classes Hire 113m2 | | | | | |
| - York Toy Library | | \$260/yr | \$260 | | \$260 |
| - York Playgroup | | \$260/yr | \$260 | | \$260 |
| <i>Casual Hire</i> | | | | | |
| - Hourly Rate (Child Activities) | | \$15/ Hr | \$1125 | | \$1125 |
| - Hourly Rate (Adult Activities) | | \$25/ Hr | \$1875 | | \$1875 |
| - Business Activities (50% Discount for not for profit) | | \$40/ Hr | \$2000 | | \$2000 |
| Total Floor Area 892m2 | | | | | \$26,240 |

The estimated earning capacity of the facility amounts to \$71 360 based on the lettable area of 892sqm at \$80 sqm. The value of the lettable area to be utilised by the Shire of York in the provision of services is estimated at \$28 080 per annum and the amount of subsidy for community use is estimated at \$17,050 per annum of which York FM, Telecentre and other uses will receive a subsidy of \$2520, \$9000 and \$5530 respectively.

STAFFING

| Position | Forecasts (Equivalent full time Employment) | | | |
|--|--|-------------|-------------|-------------|
| | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
| Environmental Health Officer/ Building Surveyor | .01 | .10 | .05 | .01 |
| Cleaner | .00 | .00 | .50 | .50 |
| Building Maintenance Officer | .00 | .00 | .05 | .05 |
| Library Officer | .20 | .20 | .50 | .50 |
| Customer Service Officer | 2.00 | 2.00 | 2.00 | 2.00 |
| Casual | .00 | .00 | .25 | .25 |
| Total | 2.21 | 2.30 | 3.35 | 3.31 |

MARKETING

Research Conducted

In compiling this plan the following research was conducted:

1. Ascertained needs of local community groups.
2. Research of similar co-location facilities and management structures.
3. Investigated funding opportunities.
4. Called for expression of interest for design and construct option.
5. Employed the services of Force 10 to develop the concept plan.
6. Employed a Quantity Surveyor to provide a preliminary cost estimate based on the concept plan.
7. Obtained a rental valuation for office space from local real estate valuers.
8. Obtained quotation from local contractors for site-works, plumbing and labour costs for construction.
9. Called tenders for the final design and construction of the building. Council at its meeting held on 21 November 2008 resolved not to award the contract to any tenderer.

Analysis

Consultation with Local Community Groups affected by the proposal indicated their current and future needs, these were incorporated in the development. The local groups were in support of the development of the facility. The concept plan was developed in line with the documented requirements of the affected local groups. The estimate of cost for the development has taken into account information provided by the Quantity Surveyor and local contractors.

The tenders received for the final design and construction of the co-location facility were submitted to Council for consideration in November 2008. It was deemed that no tenders be accepted and further investigation be undertaken.

Target Clientele

It is anticipated that the following groups will predominantly use the services and facilities:

- o Families and individuals
- o Children for the library and playgroup.
- o Local businesses
- o Local community groups
- o State government departments and agencies
- o Visitors
- o Tourists
- o Individuals utilising government services
- o Festival organisers
- o Seniors

Services Offered

- Library
- Vehicle and driver licensing
- Internet access
- Printing and publishing
- TAFE training
- Computer courses
- Local community radio
- Historical records inquiries
- Function, conference and meeting facilities
- Offices
- Arts, crafts and dance classes
- Toy library
- Playgroup
- Seniors Autumn Club

Promotion and Advertising

The following promotion and advertising are likely to be undertaken:

- Open day
- Production of brochures
- Website
- Notification to school, community groups and businesses.
- Press releases
- Paid advertising

FINANCIAL ANALYSIS

Capital

The capital costs of developing the co-location facility are detailed on pages 10 & 11.

Operating Income and Expenditure Over Four Years

The operating income and expenditure is summarised as follows:

| Income | 2009 | 2010 | 2011 | 2012 |
|---------------------------------|-------------|-------------|---------------|---------------|
| Lease/ Rental Income | \$ | \$ | \$ | \$ |
| -Visitor Centre | 0 | 0 | 5280 | 7040 |
| - York FM | 0 | 0 | 630 | 840 |
| - Telecentre | 0 | 0 | 2250 | 3000 |
| - Office Space | 0 | 0 | 3480 | 4640 |
| Hire Charges | | | | |
| - Meeting / Conference Facility | 0 | 0 | 3900 | 5200 |
| - Playgroup/Dance/Art Facility | 0 | 0 | 4140 | 5520 |
| Reimbursements | | | | |
| - Building Insurance | 0 | 0 | 1125 | 1800 |
| - Electricity | 0 | 0 | 2250 | 3600 |
| - Water | 0 | 0 | 675 | 900 |
| - Waste Management | 0 | 0 | 270 | 435 |
| - Cleaning | 0 | 0 | 6750 | 9000 |
| TOTAL \$ | 0 | 0 | 30,750 | 41,975 |

| Expenditure | 2009 | 2010 | 2011 | 2012 |
|--------------------------------|-------------|-------------|-------------|-------------|
| | \$ | \$ | \$ | \$ |
| Cleaning | 0 | 0 | 22,500 | 30,000 |
| Maintenance & Repairs | 0 | 0 | 2250 | 4500 |
| Telephone/Internet | 0 | 0 | 2250 | 3000 |
| Electricity | 0 | 0 | 7500 | 12 000 |
| Insurance | 0 | 0 | 3750 | 6000 |
| Car Park Maintenance | 0 | 0 | 750 | 1000 |
| Pest Control | 0 | 0 | 263 | 350 |
| Water Charges | 0 | 0 | 2250 | 3000 |
| Window Cleaning | 0 | 0 | 750 | 1000 |
| Air Conditioning Maintenance | 0 | 0 | 1875 | 2500 |
| Waste Disposal | 0 | 0 | 900 | 1450 |
| Depreciation | 0 | 0 | 65,625 | 87,500 |
| Transfer To Reserve Fund | 0 | 0 | 7500 | 10,000 |
| Shire Supervision & Management | 0 | 0 | 3000 | 800 |
| Garden Maintenance | 0 | 0 | 1875 | 2500 |
| Centre Promotion | 0 | 0 | 750 | 1000 |
| Sundry | 0 | 0 | 1500 | 2000 |
| TOTAL \$ | | | 125,288 | 168,600 |

| | | | | |
|---------------------------------------|---|---|----------|-----------|
| Operating Surplus \$ (Deficit) | 0 | 0 | (94,538) | (126,625) |
|---------------------------------------|---|---|----------|-----------|

| | | | | |
|---------------------------------|---|---|-----------------|------------------|
| Cash Subsidy by Shire of York | 0 | 0 | (18,413) | (28,325) |
| Non-Cash Items | | | | |
| -Depreciation | 0 | 0 | (65,625) | (87,500) |
| -Shire Supervision & Management | 0 | 0 | (3000) | (800) |
| Transfer To Reserve Fund | 0 | 0 | (7500) | (10,000) |
| Total | | | (94,538) | (126,625) |

Fee Structure

Schedule of Fees:

The figures below exclude GST

| Facility | Amount/ Hour |
|---|-------------------------|
| Meeting Room/ Conference Hire - 90m2 | |
| - Social / Private Hire | \$60 |
| - Community Organisations | \$20 |
| - Commercial / Business | \$40 |
| Playgroup/Dance/ Art Class Room Hire - 113m2 | |
| - Children Activities | \$15 |
| - Adult Activities | \$25 |
| - Business Activities | \$40 |
| - Not For Profit Organisations | \$20 |

* A bond fee of between \$100 - \$500 will apply dependant on function and use.

COSTS AND BENEFITS

The Shire of York is classified as a Category 1 local government under the National Competition Policy. Under this policy, a business activity is defined as one that generates an annual income from fees and charges exceeding \$200 000. The Co-location facilities annual income is less than this amount and therefore the Council is not required to implement the principles of National Competition Policy to the activity.

The principles of the National Competition Policy have been applied to this plan.

The inclusion of all costs associated with neutrality reveals the Council will subsidise the facility to the extent of \$94,538 in the first year and this will increase to \$126,625 in subsequent years. In cash terms the Shire will subsidise the facility to the extent of \$18,413 in the first year and \$28,325 in subsequent years. The difference between full subsidisation and cash relates to non- cash items such as depreciation, supervision and management and transfer to a reserve fund. The capital expenditure over the 4 years is \$3,545,586. The development will be subject to the Shire being successful in a number of Government grant applications for funding to the extent of \$3.15 million.

The implementation of competitive neutrality principles to the operations of the co-location facility demonstrate that the small subsidy provided by the Shire will be offset by the benefits this facility will bring to this community.

EVALUATION

The object is to ensure that the facility will provide the residents of the Shire with a modern building from which community groups can operate and the Shire provide its library, licensing and archiving service. An income stream will be generated from the lease, rental and hire from some components of the facility and this will offset the cost of operating the facility.

The Local Government Act indicates those matters that the Council should concern itself about in relation to services and facilities.

This section answers the questions raised.

Operations

- o Do the services and facilities integrate and coordinate with those by governments and public bodies.

The services and facilities provided by the complex will integrate and coordinate with those provided by governments or public bodies in relation to its service, tourism and business potential.

- o Do the services and facilities duplicate, to an inappropriate extent, those provided by governments, any body or person, whether public or private?

The services and facilities do not duplicate, to an inappropriate extent, those provided by governments or others when one takes into account the community benefit and upgrading of the current operating facilities.

- o How can the Council itself be satisfied that the services and facilities are managed efficiently and effectively?

Annual performance reviews will be undertaken by appropriately qualified and experienced personnel in relation to the operation and financial activities of the facility to ensure it is managed in an effective and efficient manner.

Causes and Effects

- What is the expected effect of the proposal on the provision of services and facilities provided by the Shire?

To continue to improve the existing services and facilities and promote the tourism and business potential of the area.

- What is the expected effect of the proposals on other persons providing services and facilities in the Shire?

No effect, as no similar facilities exist within the area.

- What is the expected financial effect on the Shire?

The Shire will subsidise the operation of the facility in terms of total cost to the extent of approximately \$127, 000 per annum and in cash terms by \$28,000. The negative financial result is outweighed by the advantage the community will derive through the use of the facility. Every step was taken in the preparation of this business plan to ensure that the net operation costs were kept to a minimum.

- What is the expected effect of the proposals in relation to the Plan for the Future?

The Plan for the Future will incorporate the capital expenditure required to develop and maintain the facility.

- Has the Shire the ability to manage the services and facilities?

The Shire has the ability and expertise on its staff to manage, promote and conduct the service and facilities of the centre.

ASSESSMENT

The provision of the co-location facility will allow a number of community based organisations to be housed and operate in a modern building. It will serve to provide not only local government services but to generate an income stream through the lease, rental and hire of some component parts of the building, thus reducing the subsidy required in its operation. Additional benefits will be gained through the co-location of the various groups resulting in a greater use and sharing of facilities.

PERFORMANCE MEASURES

The successful achievements of the aspirations contained within this plan, is dependant upon ensuring that the operations and development phases are accomplished. The following indicators have been set to test whether or not these critical factors are achieved:

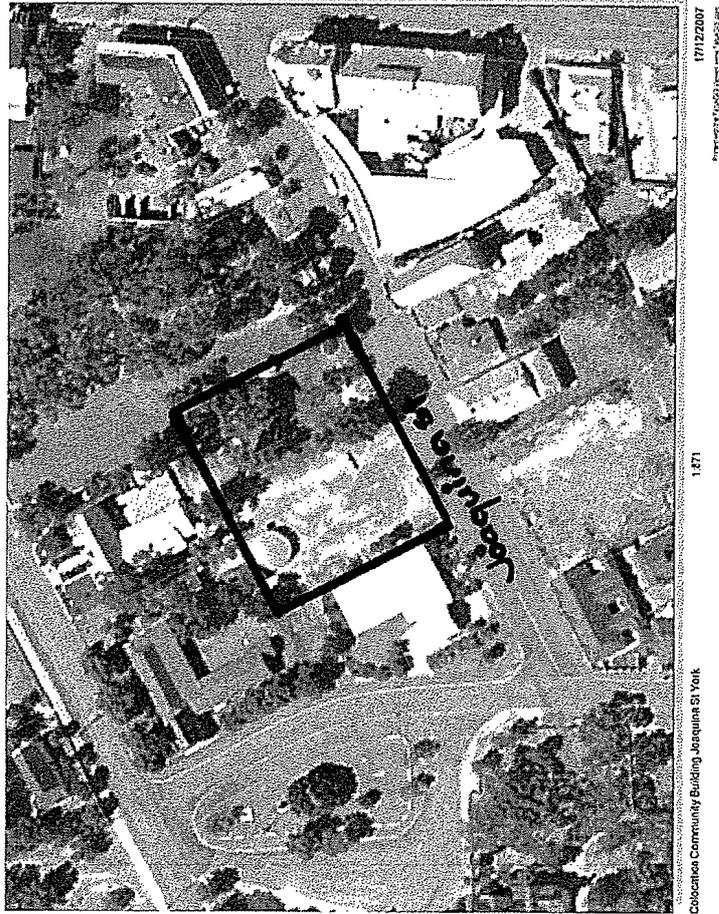
- Undertake further community consultation by January 2009.
- Formal adoption of the business plan March 2009.
- Prepare and submit funding applications to the State and Federal Governments by March 2009.
- Approval from the Heritage Council of WA by March 2009.
- The tender for design and construction of the facility will be awarded by December 2009.
- Preparation and finalisation of lease agreements with prospective tenants of the building by March 2010.
- Completion of new co-location facility by 30 September 2010.

ATTACHMENTS

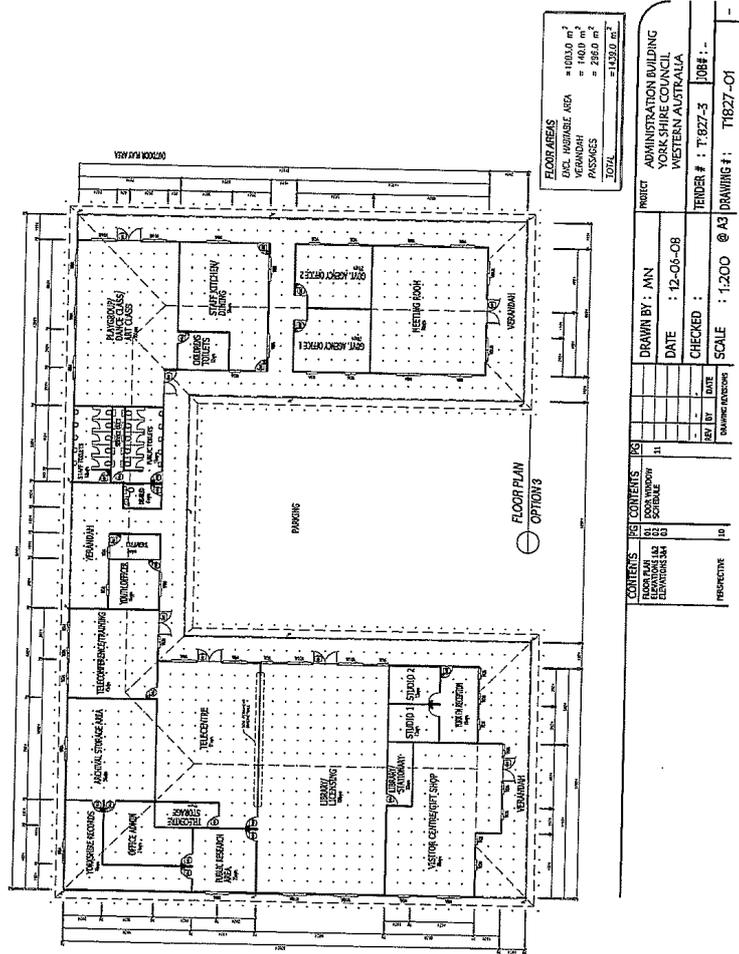
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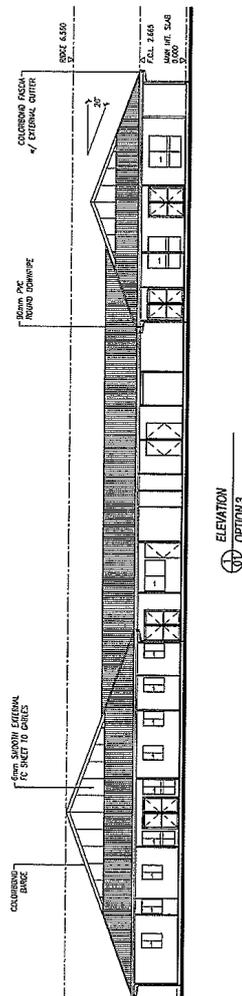
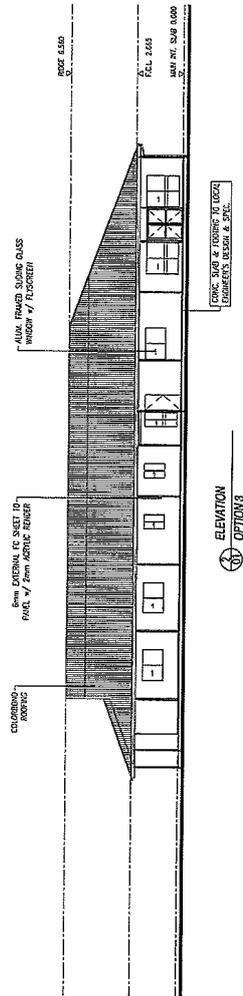
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1. Site plan

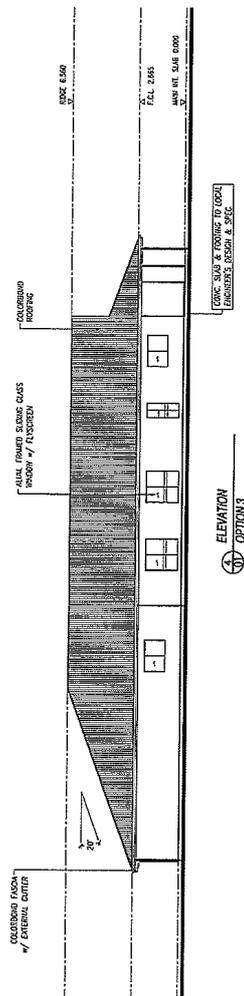
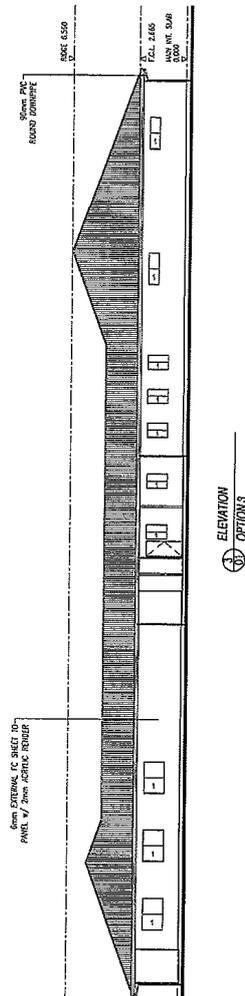


2. Concept Plan

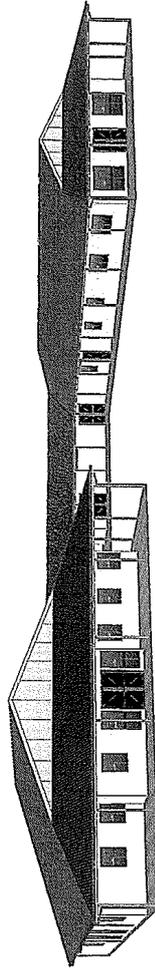




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PERSPECTIVE
OPTION 2

| | | | |
|-------------|----|----------|----|
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| ELEVATIONS | 12 | SECTION | 12 |
| ELEVATIONS | 13 | SECTION | 13 |
| PERSPECTIVE | 14 | SECTION | 14 |

| | |
|-----------|--|
| PROJECT | ADMINISTRATION BUILDING YORK SHIRE COUNCIL WESTERN AUSTRALIA |
| TENDER # | T1827-3 |
| JOB # | 1-1 |
| SCALE | n.t.s. @ A3 |
| DRAWING # | T1827-PERS |

| | |
|----------|----------|
| DRAWN BY | MIN |
| DATE | 12-06-08 |
| CHECKED | |
| BY | |
| DATE | |

11

3. Quantity Preliminary estimate of costs

| Estimate : Feasibility Estimate | | | DAVIS LANGDON  | | |
|---------------------------------|---|------|---|----------|-----------|
| Stage : Estimate No. 1 | | | Project Summary | | |
| No. | Description | Unit | Quantity | Rate | Total |
| 1 | Building Works | | 1,020 | 2,806.59 | 2,862,725 |
| 2 | Provision for escalation to Tender - Assume March 2009 | | | 3.00 | 85,882 |
| 3 | Allowance for Professional fees - Architects & consultants | | | 10.00 | 294,861 |
| | Sub Total | | | | 3,243,468 |
| 4 | Goods & Services Tax | | | 10.00 | 324,347 |
| | EXCLUSIONS | | | | |
| 5 | > Loose furniture & equipment including workstations and office equipment | | | | |
| 6 | > Land & associated property cost | | | | |
| 7 | > Interest & finance charges | | | | |
| 8 | > Fencing and gates | | | | |
| 9 | > PABX & Audio visual equipment | | | | |
| 10 | > Compact units | | | | |
| | Total | | | | 3,567,815 |

Base Date : 4th Qtr 2008
 Location Factor : 1.00
 DL Project No. 51102 21-Nov-2008 Page 1 of 33

| Shire of York Administration Building | | | | DAVIS LANGDON  | | |
|---------------------------------------|-----------------------------------|------|---------------|---|-----------|-----------|
| Estimate : Feasibility Estimate | | | | | | |
| Stage : Estimate No. 1 | | | | Building Works | | |
| No. | Description | Unit | Elemental Qty | Elemental Rate | Total | \$/m2 GFA |
| 1 | Preliminaries | | | 14.00 | 319,602 | 313.34 |
| 2 | Substructure | | | | 153,000 | 150.00 |
| 3 | Columns | | | | 34,650 | 33.97 |
| 4 | Upper Floors | | | | | |
| 5 | Staircases | | | | | |
| 6 | Roof | | | | 305,250 | 299.26 |
| 7 | External Walls | | | | 219,315 | 215.01 |
| 8 | Windows | | | | 57,120 | 56.00 |
| 9 | External Doors | | | | 43,250 | 42.40 |
| 10 | Internal Walls | | | | 51,660 | 50.65 |
| 11 | Internal Screens | | | | 31,970 | 31.34 |
| 12 | Internal Doors | | | | 14,500 | 14.22 |
| 13 | Wall Finishes | | | | 116,190 | 113.91 |
| 14 | Floor Finishes | | | | 76,330 | 74.83 |
| 15 | Ceiling Finishes | | | | 125,520 | 123.06 |
| 16 | Fitments | | | | 60,000 | 58.82 |
| 17 | Special Equipment | | | | 3,500 | 3.43 |
| 18 | Sanitary Fixtures | | | | 19,750 | 19.36 |
| 19 | Sanitary Plumbing | | | | 35,000 | 34.31 |
| 20 | Water Supply | | | | 27,300 | 26.76 |
| 21 | Gas Service | | | | | |
| 22 | Space Heating | | | | | |
| 23 | Ventilation | | | | 3,500 | 3.43 |
| 24 | Evaporative Cooling | | | | | |
| 25 | Air Conditioning | | | | 270,750 | 265.44 |
| 26 | Fire Protection | | | | 8,670 | 8.50 |
| 27 | Light and Power | | | | 188,700 | 185.00 |
| 28 | Communications | | | | 66,500 | 65.20 |
| 29 | Transportation Systems | | | | | |
| 30 | Special Services | | | | | |
| 31 | Centralised Energy Systems | | | | | |
| 32 | Alterations and Renovations | | | | | |
| 33 | Site Preparation | | | | 67,200 | 65.88 |
| 34 | Roads, Footpaths and Paved Areas | | | | 72,250 | 70.83 |
| 35 | Boundary Walls, Fencing and Gates | | | | | |
| 36 | Outbuildings and Covered Ways | | | | | |
| | Carry Forward | | | | 2,371,477 | 2,324.95 |

Base Date : 4th Qtr 2008
Location Factor : 1.00
DL Project No. 51102 21-Nov-2008 Page 2 of 33

| Shire of York Administration Building | | DAVIS LANGDON  | | | |
|---------------------------------------|---------------------------------------|---|----------|--------|----------------|
| Estimate : Feasibility Estimate | | | | | |
| Stage : Estimate No. 1 | | Building Works | | | |
| No. | Description | Unit | Quantity | Rate | Total |
| Ceiling Finishes | | | | | |
| 1 | Suspended flush plasterboard ceilings | m2 | 996 | 120.00 | 119,520 |
| 2 | Acoustic ceiling to studios | m2 | 24 | 250.00 | 6,000 |
| | Total | | | | 125,520 |

Base Date : 4th Qtr 2008
 Location Factor : 1.00
 DL Project No. 51102 21-Nov-2008 Page 15 of 33

| Shire of York Administration Building | | DAVIS LANGDON  | | | |
|--|--|---|----------|------|---------------|
| Estimate : Feasibility Estimate | | | | | |
| Stage : Estimate No. 1 | | Building Works | | | |
| No. | Description | Unit | Quantity | Rate | Total |
| Fittings | | | | | |
| 1 | Allowance for built-in bench cupboards to staff kitchen/dining | Item | | | 15,000 |
| 2 | Allowance for built-in storage shelving | Item | | | 10,000 |
| 3 | Toilet fittings including grip rails, etc | Item | | | 10,000 |
| 4 | Sundry fittings & signage | Item | | | 25,000 |
| | Total | | | | 60,000 |
| Base Date : 4th Qtr 2008 Location Factor : 1.00 DL Project No. 51102 21-Nov-2008 Page 16 of 33 | | | | | |

| Shire of York Administration Building | | DAVIS LANGDON  | | | |
|--|------------------------------|---|----------|--------|----------------|
| Estimate : Feasibility Estimate | | | | | |
| Stage : Estimate No. 1 | | Building Works | | | |
| No. | Description | Unit | Quantity | Rate | Total |
| | Light and Power | | | | |
| 1 | Light and power installation | m2 | 1,020 | 185.00 | 188,700 |
| | Total | | | | 188,700 |
| Base Date : 4th Qtr 2008 Location Factor : 1.00 DL Project No. 51102 21-Nov-2008 Page 24 of 33 | | | | | |

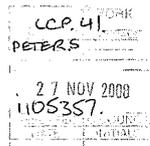
4. Rental assessment



25 November 2008

YORK BRANCH
125 Avon Terrace York WA 6302
Telephone: (08) 9641 1587
Facsimile: (08) 9641 1875
Email: yorkelders@wn.com.au
Licensee: Brian Woolcock
Real Estate Agent & Business Broker

Mr Peter Stevens
Environmental Health Officer / Building Surveyor
Shire of York
1 Joaquina Street
YORK WA 6302



Dear Peter,

RE: PROPOSED ADMINISTRATION BUILDING
Joaquina Street, York WA

Further to our discussion in regard to anticipated rentals for the proposed new administration building, we are pleased to report as follows;

The current average rental rate per square metre in Avon Terrace is \$100.00 per sqm plus outgoings for ground floor retail space.

Given that the building in question will not be in a prime CBD location and therefore, although brand new, will not command similar retail rates.

It is our opinion that a realistic rate in the current market conditions would be in the vicinity of \$80.00 per sqm plus outgoings.

We trust the foregoing is of assistance to you.

Yours faithfully,

MICHAEL WATTS
Licenced Real Estate Agent
Elders Real Estate, York

Disclaimer: This information is a market opinion only and not a sworn valuation and is for use only by the party to whom this letter is addressed.

Licensee: Elders Real Estate (WA) Pty Ltd trading as Elders Real Estate A.B.N. 64 008 670 719



YORK BRANCH
125 Avon Terrace York WA 6302
Telephone: (08) 9641 1687
Facsimile: (08) 9641 1876
Email: yorkelders@wn.com.au
Licensee: Brian Woolcock
Real Estate Agent & Business Broker

PROPOSED ADMINISTRATION BUILDING YORK SHIRE COUNCIL

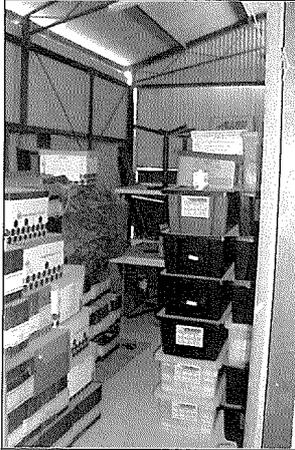
| | | |
|--------------------------------------|--------|---------|
| York Visitors Centre / Gift Shop | 88sqm | 88sqm / |
| York FM – Reception | 18sqm | |
| York FM – Studio 1 | 12sqm | |
| York FM – Studio 2 | 12sqm | 42sqm / |
| Library / Licensing | 180sqm | |
| Library / Stationery | 10sqm | |
| Public Research Area | 25sqm | |
| Shire Records | 40sqm | |
| Office Admin | 24sqm | |
| Archival Storage Area | 56sqm | 335sqm |
| Telecentre | 91sqm | |
| Telecentre Storage | 10sqm | |
| Telecentre Conference/Training | 49sqm | 150sqm |
| Youth Officer | 16sqm | 16sqm |
| Play Group / Dance Class / Art Class | 101sqm | |
| Childrens Toilets | 12sqm | 113sqm |
| Staff Kitchen / Dining | 58sqm | 58sqm |
| Govt Agency Office 1 | 29sqm | |
| Govt Agency Office 2 | 29sqm | 58sqm |
| Meeting Room | 90sqm | 90sqm |
| | 950sqm | 950sqm |

Licensee: Elders Real Estate (WA) Pty Ltd trading as Elders Real Estate A.B.N. 64 008 670 719

5. Pictures of current facilities

S:\EHD\Colocation Building\Business Plan - Co-location Facility Nov 2008.doc

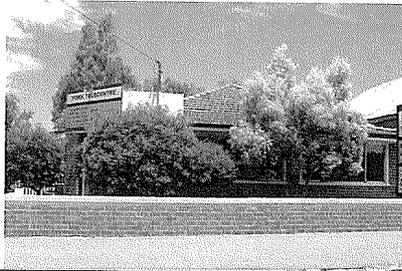
67



**Shire of York Records
Storage at Shire Depot**

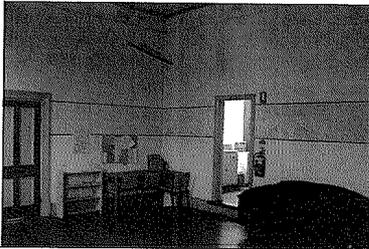
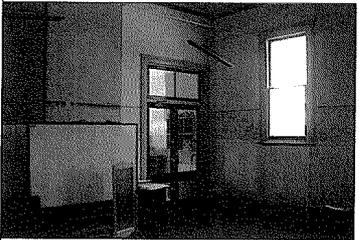
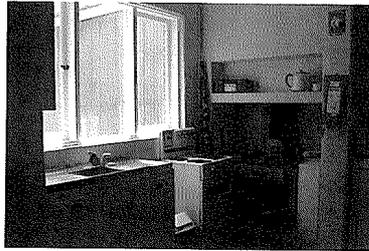
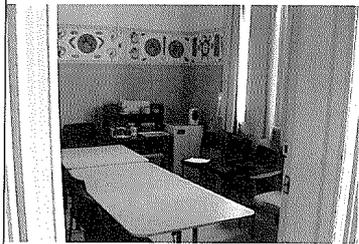
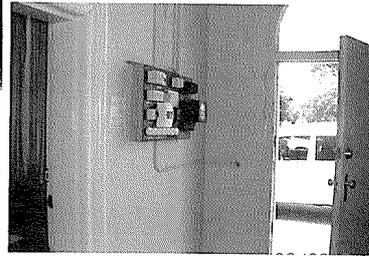


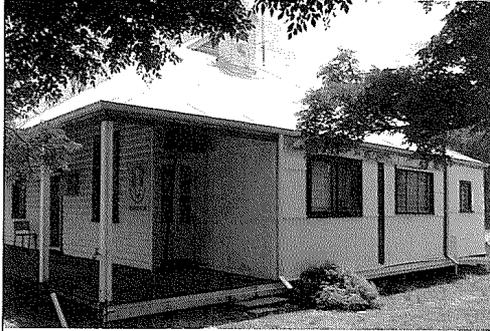
Telecentre



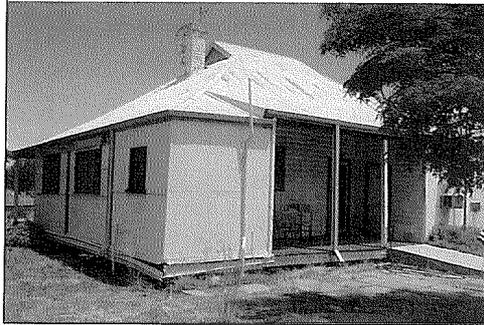


Old Fire Station Community Centre—Play Group, Toy Library





**York FM
Community
Radio**



9. OFFICER'S REPORTS
9.3 FINANCE REPORTS
9.3.3 Appointment of Auditors

FILE NO: FI.FRP.4
COUNCIL DATE: 15th June 2009
REPORT DATE: 28th May 2009
LOCATION/ADDRESS: Not Applicable
APPLICANT: Not Applicable
SENIOR OFFICER: Ray Hooper, CEO
REPORTING OFFICER: Graham Stanley, Deputy CEO
DISCLOSURE OF INTEREST: Nil
APPENDICES: Nil
DOCUMENTS TABLED: Copies of submissions received.

Summary:

This report, in accordance with a recommendation of the Audit Committee, recommends the appointment of an auditor for the financial years 2008/09, 2009/10 and 2010/11

Background:

Section 7.2 of the Local Government Act 1995 requires the accounts and annual financial report of a local government for each financial year to be audited by an auditor appointed by the local government. The appointment of a local government's auditor is to be for a term of not more than 5 years, but an auditor is eligible for re-appointment.

Section 7.3 of the Act states that a local government is to, from time to time whenever such an appointment is necessary or expedient, appoint (by absolute majority) a person, on the recommendation its audit committee, to be its auditor.

The local government may appoint one or more persons to be its auditor. The local government's auditor is to be a person who is:

- (a) a registered company auditor; or
- (b) an approved auditor.

Council's contract with its existing Auditors, Macri Partners, expired with the completion of the 2007/08 audit. Quotations to provide audit services for the next three years have been sought from Macri Partners and two other reputable firms with good experience in auditing local governments, in UHY Haines Norton Chartered Accountants and Grant Thornton Audit Pty Ltd.

Quotations have been received as follows:

| Macri Partners | | | | | |
|------------------------------|-----------|--------|-----------|-------|---------------|
| Year Ended | Audit Fee | Travel | Sub Total | GST | Total Inc GST |
| 30-Jun-09 | 9,500 | | 9,500 | 950 | 10,450 |
| 30-Jun-10 | 10,000 | | 10,000 | 1,000 | 11,000 |
| 30-Jun-11 | 10,500 | | 10,500 | 1,050 | 11,550 |
| Travel costs included in fee | | | | | |

| UHY Haines Norton Chartered Accountants | | | | | |
|---|-----------|--------|-----------|-------|---------------|
| Year Ended | Audit Fee | Travel | Sub Total | GST | Total Inc GST |
| 30-Jun-09 | 13,000 | 400 | 13,400 | 1,340 | 14,740 |
| 30-Jun-10 | 13,500 | 450 | 13,950 | 1,395 | 15,345 |
| 30-Jun-11 | 14,000 | 500 | 14,500 | 1,450 | 15,950 |
| Plus "reasonable out-of-pocket accommodation, living and incidental expenses (based on our "Travel Expenses Policy") will be invoiced at cost to the Shire" | | | | | |

| Grant Thornton Audit Pty Ltd | | | | | |
|---|-----------|--------|-----------|-------|---------------|
| Year Ended | Audit Fee | Travel | Sub Total | GST | Total Inc GST |
| 30-Jun-09 | 10,500 | | 10,500 | 1,050 | 11,550 |
| 30-Jun-10 | 11,025 | | 11,025 | 1102 | 12,127 |
| 30-Jun-11 | 11,575 | | 11,575 | 1158 | 12,733 |
| Plus travel, meals & accommodation expenses - Amounts not specified but to be agreed upon prior to commencement of audit. | | | | | |

All three firms employ registered company auditors and are qualified to undertake Council's audits in accordance with section 7.3(3) of the Local Government Act 1995.

The Audit Committee met on Monday 25th May 2009 and considered the three submissions received. After a thorough examination and discussion of the submissions it recommended that Mr Anthony Macri of Macri Partners be appointed as Council's Auditor for the years 2008/09, 2009/10 and 2010/11.

Consultation:

Francis Mammone from City of Canning who assists with the preparation of our Annual Financial Report, Annual Budget and Plan for the Future. City of Canning are audited by Grant Thornton Audit Pty Ltd.

Martin Cuthbert, DCEO Shire of Bridgetown-Greenbushes, UHY Haines Norton Chartered Accountants audit client.

Statutory Environment:

Local Government Act 1995 Part 7, Division 2
Local Government (Audit) Regulations 1996 Regulation 7

Policy Implications:

Nil

Financial Implications:

Expenditure will form part of the annual budget

Strategic Implications:

Nil

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

Forms part of annual budget.

Social Implications:

Nil

Environmental Implications:

Nil

Comment:

All three firms are eminently qualified to act as Council's auditors and all have vast experience in auditing local government accounts. Haines Norton is the largest auditor of local governments in the state and for the year ended 30th June 2009 are the incumbent auditors for 67 local governments. Currently they provide the taxation advice service to WALGA and they also provide a series of annual workshops to local government addressing the Annual Financial Report, budgets, accounting standards, infrastructure assets, cashflow statements, ratio analysis, sustainability and various other topical accounting issues. They have also developed a model financial report and model budget which has become the de-facto industry standard.

Grant Thornton is currently the appointed auditors of the City of Canning and they also audit a number of other local governments, mainly large metropolitan councils including the Cities of Perth, Joondalup and Stirling.

Macri Partners, in their various forms, have been Council's auditors for many years. Currently they are auditors for 15 metropolitan local authorities and 3 regional councils. They have a stable audit team and they are familiar with our systems and have been good to work with in the past.

On a costs basis Macri Partners represents the best value to Council with the lowest cost of \$33,000 for the three years compared to Grant Thornton's \$36,410 plus expenses and Haines Norton's \$46,035 plus expenses.

An analysis of the submissions shows that Macri Partners estimate the audit hours to be 105 compared to Grant Thornton (110) and Haines Norton (84). Having completed Council's audits for many years Macri Partners are best placed to determine the requirements for York.

Macri Partners has only nominated the one registered company auditor in Mr Anthony Macri, whereas Haines Norton has nominated two in Mr David Tomasi and Mr Greg Godwin and Grant Thornton has nominated three in Mr Michael Hillgrove, Mr Patrick Warr and Mr Jeffrey Vibert. Under the Local Government Act the Council is required to appoint the registered auditor not the firm. Obviously having more than one auditor would be an advantage should some unfortunate occurrence happen however this has not presented a problem in the past. Most of the audit work is not carried out by the registered auditor but by a team of staff and then their work is reviewed and signed off by the auditor. All three firms have very qualified and experienced staff working in their audit teams and all three firms are capable of doing the job required by the Council. In experience though Haines Norton would most likely have the advantage over the others due to the wide range of councils that they audit.

Quotations were only sought for a term of three years to tie in with a number of the other SEAVROC Councils. In the future it would make sense for SEAVROC and all of its member councils to use the same auditors and this can be considered when the contract comes up for renewal in the future. Earlier this year SEAVROC appointed Macri Partners as its auditor so given this and all of the above it would make sense for York to remain with Macri Partners.

OFFICER RECOMMENDATION

**RESOLUTION
150609**

Moved: Cr Boyle

Seconded: Cr Hooper

“That Council:

Accepts the recommendation of the Audit Committee that Council:

Appoint Mr Anthony Macri, Registered Company Auditor No: 14034 of the firm Macri Partners, as auditor for the Shire of York financial accounts and Annual Financial Report for the financial years 2008/09, 2009/10 and 2010/11 with the following agreed fee structure:

| | |
|-----------------------|--------------------------------------|
| <i>2008/09</i> | <i>\$10,450 including GST</i> |
| <i>2009/10</i> | <i>\$11,000 including GST</i> |
| <i>2010/11</i> | <i>\$11,550 including GST</i> |

CARRIED (5/0)

9.4 Confidential Reports

9.5 Late Reports

9. OFFICER'S REPORTS
9.5 LATE REPORTS
9.5.1 York Archive Centre

FILE NO: CCP.12
COUNCIL DATE: 15 June 2009
REPORT DATE: 12 June 2009
LOCATION/ADDRESS: Sandalwood Yards, Avon Terrace
APPLICANT: The York Society Inc.
SENIOR OFFICER: Ray Hooper, CEO
REPORTING OFFICER: Ray Hooper, CEO
DISCLOSURE OF INTEREST: Cr Walters - Financial
APPENDICES: Nil
DOCUMENTS TABLED: Nil

Summary:

The York Society Inc. requests financial support for the construction of a dedicated archive and historical research centre to be located on the historic Sandalwood Yards site at the corner of Avon Terrace and Ford Street, York.

Background:

For the past 18 years the archives and research facilities of the York Society have been located at the Old Convent in South Street.

This property was sold on 2008 and it has been refurbished as a private residence with the south wing being utilised for archive storage on a rental basis at present.

Consultation:

The York Society Inc.
Wheatbelt Development Commission

Statutory Environment:

Local Government Act and Financial Regulations

Policy Implications:

Nil at this stage

Financial Implications:

The exact contribution by the Shire of York is unknown at this stage and any contribution should be subject to matching funding requirements and a transfer of asset clause if the York Society ceases to exist.

Strategic Implications:

Key Result Area 5 – History & Heritage

- 1. To safeguard York's history and heritage.*
- 2. To promote an increased rate of preservation of heritage buildings, including Council's own heritage buildings.*
- 3. To raise awareness of the economic and cultural value of York's history and heritage.*

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Yes

Triple bottom Line Assessment:

Economic Implications:

A high quality archive and research centre would bring historians and other visitors to York with flow on effects to local businesses.

Social Implications:

The York Society and the archives have been a significant part of the community for a considerable time and the heritage value of the archives would be valued by the wider community.

Environmental Implications:

Not applicable at this stage.

Comment:

The York archives and historical research facilities are valuable components of the history of York and need to be appropriately housed to provide the highest degree of protection available at a local level.

The archives and records held by the York Society have history values outside of the boundaries of York and funding for storage, cataloguing and protection should have a degree of federal and state support.

The fact that the Shire of York provided a “home” for the archives for a period of 18 years has been a cost borne by the community through municipal fund expenditure.

There is a moral and ethical argument that the Shire of York should contribute to the provision of appropriate accommodation for the archives whether from the proceeds of the sale of the convent, loan funds or grant funds.

The York Society Inc. is a legally constituted body able to act in its own right to apply for and receive state and federal level and private grants and the Society is the legal owner of the land at Lot 4 Avon Terrace, York.

A single capital contribution for the construction of a dedicated facility is seen as the best method of defining responsibility for the storage, management and use of the York historical records held on behalf of the community by the York Society.

The proposal puts a limit on current and future financial requests on the Shire of York for the purpose of the archives and places conditions on the size and use of the grant and retains community rights to protect the community contribution through the local government entity.

Cr Walters declared an interest in this item and left the room at 4:10pm.

OFFICER RECOMMENDATION

**RESOLUTION
160609**

Moved: Cr Boyle

Seconded: Cr Randell

“That Council:

Provide a budget allocation of a maximum contribution of up to \$200,000 in the 2009/10 budget for part cost of the construction of a dedicated York Archives and Historical Research Centre at Lot 4 Avon Terrace (Sandalwood Yards) subject to the following conditions:

- 1. A minimum of 40% of the total construction costs being sourced from other funding bodies;***
- 2. The York Society Inc. entering into a legal agreement with the Shire of York for the building to revert to Shire of York ownership if the York Society Inc. ceases to exist or to operate;***
- 3. Any funds committed by the Shire of York being drawn down on an as expended basis; and***
- 4. Appropriate planning and building approvals being in place prior to the commencement of any construction.***
- 5. This contribution to the construction needs of the Archive Centre is not to be taken as any level of commitment to any future funding contributions for capital and operating expenses.”***

CARRIED (4/0)

10. NEXT MEETING

**RESOLUTION
170609**

Moved: Cr Lawrance

Seconded: Cr Randell

“That Council

hold the next Ordinary Meeting of the Council on July 20 2009, commencing at 3.00pm in the Lesser Hall, York.”

CARRIED (4/0)

Cr Walters re-entered the room at 4:15pm.

11. CLOSURE

Cr Hooper thanked all for their attendance and declared the meeting closed at 4.15pm