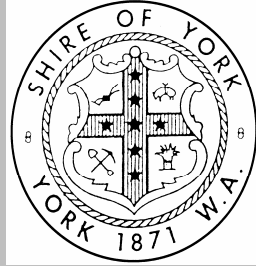


UNCONFIRMED



SHIRE OF YORK

**MINUTES OF THE SPECIAL
MEETING OF THE COUNCIL
HELD ON 5TH SEPTEMBER, 2008
COMMENCING AT 3.04PM IN THE
LESSER HALL, YORK**

SHIRE OF YORK
DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of York for any act, omission or statement or intimation occurring during Council meetings.

The Shire of York disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a license, any statement or intimation of approval made by any member or Officer of the Shire of York during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of York.

The Shire of York notifies that anyone who has any application lodged with the Shire of York must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of York in respect of the application.

RAY HOOPER
CHIEF EXECUTIVE OFFICER

Table of Contents

1. OPENING	7
1.1 Declaration of Opening	7
1.2 Chief Executive Officer, Mr Ray Hooper, read the disclaimer	7
1.3 Announcement of Visitors - NIL	7
1.4 Announcement of any Declared Financial Interests - NIL	7
2. ATTENDANCE	7
2.1 Members	7
2.2 Staff	7
2.3 Apologies - Nil	7
2.4 Leave of Absence Previously Approved	7
2.5 Number of People in Gallery at Commencement of Meeting - 5	7
3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	7
3.1 Previous Public Questions Taken on Notice - Nil	7
3.2 Written Questions – Current Agenda - Nil	7
4. PUBLIC QUESTION TIME	8
5. APPLICATIONS FOR LEAVE OF ABSENCE - NIL	8
6. PETITIONS / PRESENTATIONS / DEPUTATIONS - NIL	8
7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING - N/A	8
8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION - NIL	8
9. OFFICER’S REPORTS	8
9.1 Development Services	9
9.1.1 Extension of Planning Consent	11
9.1.2 Withdrawal of Caveat	19
9.1.3 Regulation 18 Noise Exemption York Jazz & Soul Festival	23
9.2 Administration Reports	27
9.2.1 Tender 02-0809 – SEAVROC Executive Officer	29
9.3 Finance Reports	31
9.3.1 Adoption of Plan for the Future	33
9.3.2 2008/09 Annual Budget	37
10. CLOSURE	47



SHIRE OF YORK

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL
HELD ON FRIDAY SEPTEMBER 5, 2008, COMMENCING AT
3.04PM IN THE LESSER HALL, YORK.

1. OPENING

- 1.1 Declaration of Opening
– The Acting Shire President Cr Brian Lawrance, declared the meeting open at 3.04pm.
- 1.2 Chief Executive Officer, Mr Ray Hooper, read the disclaimer
- 1.3 Announcement of Visitors - NIL
- 1.4 Announcement of any Declared Financial Interests - NIL

2. ATTENDANCE

- 2.1 Members
Cr Brian Lawrance (Acting Shire President), Cr Trevor Randell, Cr Tony Boyle, Cr Ashley Fisher, Cr Tricia Walters
- 2.2 Staff
Mr Ray Hooper - CEO, Mr Graham Stanley - DCEO, Mr David Lawn – Planner, Mr Peter Stevens – EHOBS, Mrs Tyhscha Cochrane – MATS, Mrs Julieanne Treloar – ESO.
- 2.3 Apologies - Nil
- 2.4 Leave of Absence Previously Approved
Cr Pat Hooper – 19 August 2008 to 19 October 2008
- 2.5 Number of People in Gallery at Commencement of Meeting - 5

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

Darlene Barrat, Kauring

In the Plan for the Future, in the section regarding communication;

(a) Why were no copies of the budget made available to the public until Wednesday 3rd September, 2008?

(b) Why was there no closing date in the Plan for the Future?

ANSWERS

(a) The budget was made available to the public with the agenda for the Special Meeting of Council that was completed on Tuesday night (2/9/08). There is no requirement under the Local Government Act or legislation for the budget to be put to a public consultation period.

(b) The Plan for the Future was advertised in the Community Matters with only one (1) submission being received.

5. APPLICATIONS FOR LEAVE OF ABSENCE - NIL

6. PETITIONS / PRESENTATIONS / DEPUTATIONS - NIL

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING - N/A

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION - NIL

9. OFFICER'S REPORTS

Cr Tricia Walters moved a motion that items 1 to 5 of the current agenda be deferred.

The motion was lost for want of a seconder.

9.1 Development Services

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.1 Extension of Planning Consent

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: Ha 1.60041
COUNCIL DATE: 5 September 2008
REPORT DATE: 1 September 2008
LOCATION/ADDRESS: L50 Waterfall Rd (Hamersley Siding Rd),
York
APPLICANT: Mr H McElvaney
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil
APPENDICES: Appendix A – Original Report 29 January
2004
DOCUMENTS TABLED: Plans

Summary:

The applicant is seeking a further extension to the planning consent for Lot 50 Waterfall Road (Hamersley Siding Road), York for holiday accommodation.

Background:

Council approved the development at a Special Council meeting held on the 24th January 2004, where it was resolved:

“THAT THE COUNCIL RESOLVE TO IMPOSE THE FOLLOWING CONDITIONS OF APPROVAL ON THE DEVELOPMENT APPLICATION FOR THE ESTABLISHMENT OF FIVE CHALETS ON LOT 14 WATERFALL ROAD, YORK:

1. *THIS APPROVAL IS FOR FIVE CHALETS ONLY, IN ACCORDANCE WITH THE PLANS SUBMITTED, AS DETAILED IN ATTACHMENT “A”. ANY FUTURE CONSTRUCTION WILL REQUIRE FURTHER APPROVAL FROM THE COUNCIL;*
2. *THE ISSUANCE OF A BUILDING LICENCE BY THE COUNCIL’S BUILDING SURVEYOR;*
3. *EFFLUENT DISPOSAL SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH (TREATMENT OF SEWAGE AND DISPOSAL OF EFFLUENT AND LIQUID WASTE) REGULATIONS 1974 AND AS APPROVED BY THE MANAGER DEVELOPMENT SERVICES;*
4. *THE EFFLUENT DISPOSAL SYSTEM IS TO BE SET BACK NO LESS THAN 100 METRES FROM THE WATERCOURSE;*
5. *THE CHALETS ARE TO BE UTILISED FOR SHORT-TERM ACCOMMODATION ONLY;*
6. *HAZARD REDUCTION TO A MINIMUM WIDTH OF 20 METRES IS TO BE CARRIED OUT AND MAINTAINED AROUND EACH BUILDING;*
7. *AN ADEQUATE WATER SUPPLY, WHICH CONSISTS OF NO LESS THAN 300,000 LITRES TO BE PROVIDED AS A POTABLE WATER SUPPLY;*

8. *AN ADDITIONAL WATER SUPPLY OF NO LESS THAN 90 000 LITRES FOR FIRE FIGHTING PURPOSES IS ALSO TO BE SUPPLIED, WITH CONNECTIONS AND FITTINGS TO THE SATISFACTION OF THE COUNCIL'S RANGER;*
9. *A PROTECTED AND MAINTAINED VEGETATED BUFFER STRIP OF A MINIMUM WIDTH OF 40M, TOGETHER WITH ADEQUATE ADDITIONAL LAND FOR ACCESS FOR MAINTENANCE AND FIREBREAKS IS TO BE PROVIDED. THE BUFFER IS TO BE LOCATED ALONG THE WATERFALL ROAD FRONTAGE OF THE CHALET SITE AND TO THE WEST OF THE CHALET SITE. THE LOCATION AND TYPE OF PLANTINGS ARE TO BE APPROVED BY THE SHIRE OF YORK PRIOR TO PLANTING;*
10. *A BUILDING ENVELOPE FOR THE LOCATION OF THE CHALETS IS TO IMPLEMENTED. THE LOCATION OF THE BUILDING ENVELOPE IS TO BE AGREED UPON WITH THE SHIRE OF YORK;*
11. *ALL CONDITIONS ARE TO BE COMPLIED WITH PRIOR TO OCCUPANCY OF THE BUILDINGS."*

The applicant requested an extension on the 17 March 2006, detailed as follows:

"We wish to apply for an extension for planning consent for Lot 50 Waterfall Road. It is projected that the following development will occur on or before May 2008. The development is as proposed and approved by the Shire of York."

Council responded as follows on the 31 March 2006:

"Thank you for your correspondence received 17 March 2006 seeking an extension to your planning consent for the above property. I wish to confirm our telephone discussions and express my apology for the late response.

Please be advised that delegated authority has been given to the Chief Executive Officer for the following:

"(c) Grant an extension of development approval for up to two (2) years;"

You are therefore advised that approval to complete your development is granted for a further two year term from the date of approval."

The applicant verbally requested a further extension on the 8th July 2008, however no formal request was provided and therefore the following correspondence was sent on the 4th August 2008:

"Consideration has been given to your verbal request for a further extension of the planning consent.

The Council have only delegated extensions of up to two years and therefore you are requested to lodge in writing a request to enable Council to consider any further extensions (expired March 2008).

Please provide an explanation as to why you did not request an extension prior to the expiry date and include details of when the development is likely to proceed and how long you require the extension for."

The applicant responded as follows on the 18th August 2008:

“Unfortunately we were unable to go ahead with our development within the three years as our financial commitments make this impossible. We are now financially equipped to proceed with our plans and have included our development plans with this letter.

We wish to commence on our chalets as soon as possible once permission is granted and hope to complete the development in two years.

Please note that issue of title took a further seven months after settlement.”

Council responded on the 21st August 2008, as follows:

“Thank you for your correspondence received on the 18th August 2008 providing a reason why Council should grant an extension to your planning consent for the above property.

As previously advised the Chief Executive Officer is only delegated to provide an extension for a period of two years, as this has already occurred a report will be prepared for consideration by Council at the Ordinary Council meeting to be held on the 22nd September 2008.

Please note that whilst your letter states that the development plans are with the correspondence submitted on the 18th August 2008 this is not the case, could you please provide these at your earliest convenience.”

Consultation:

Mr H McElvaney.

Statutory Environment:

Planning and Development Act 2005; and
Shire of York Town Planning Scheme No. 2.

Policy Implications:

N/A

Financial Implications:

Staff time in preparation of a report.

Strategic Implications:

N/A

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

Additional housing for tourists, which may support local businesses.

Social Implications:

Additional tourists to the town once this development is completed.

Environmental Implications:

Not applicable to the planning consent extension.

Comment:

It is acknowledged that there have been time constraints and financial burdens. It is also very difficult to attract builders to the area and therefore it is proposed that the development be given an extension of 4 years to complete the development.

OFFICER RECOMMENDATION

RESOLUTION

010908

Moved Cr Randell

Seconded Cr Boyle

“That Council advise the applicant that an extension is granted for a further four (4) year period for the development at Lot 50 Waterfall Road (Hamersley Siding Road), York.

Advice Note:

No further extensions will be issued. A complete new application will need to be submitted should the development not be commenced substantially in the four (4) year period.

A development plan needs to be submitted within 12 months providing details on staging and construction etc.”

CARRIED (4/1)

COUNCIL REPORT

ITEM 9.1.1
APPENDIX A

ITEM NO. : 9.1
TO : SPECIAL COUNCIL MEETING – 29 JANUARY 2004
DATE : 15 JANUARY 2004

<u>TITLE</u>	CONDITIONS OF DEVELOPMENT APPROVAL – HOLIDAY ACCOMMODATION – LOT 14 WATERFALL ROAD, YORK		
<u>ACTION OFFICER</u>	MDS	<u>FILE</u>	7CS5
<u>VOTING REQUIREMENTS</u>	<u>SIMPLE MAJORITY</u>		
<u>DISCLOSURE OF INTEREST</u>	NIL		
<u>COUNCIL RESOLUTION</u>			
<u>OFFICER’S RECOMMENDATION</u>			
THAT THE COUNCIL RESOLVE TO IMPOSE THE FOLLOWING CONDITIONS OF APPROVAL ON THE DEVELOPMENT APPLICATION FOR THE ESTABLISHMENT OF FIVE CHALETS ON LOT 14 WATERFALL ROAD, YORK:			
1. THIS APPROVAL IS FOR FIVE CHALETS ONLY, IN ACCORDANCE WITH THE PLANS SUBMITTED, AS DETAILED IN ATTACHMENT “A”. ANY FUTURE CONSTRUCTION WILL REQUIRE FURTHER APPROVAL FROM THE COUNCIL;			
2. THE ISSUANCE OF A BUILDING LICENCE BY THE COUNCIL’S BUILDING SURVEYOR;			
3. EFFLUENT DISPOSAL SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH (TREATMENT OF SEWAGE AND DISPOSAL OF EFFLUENT AND LIQUID WASTE) REGULATIONS 1974 AND AS APPROVED BY THE MANAGER DEVELOPMENT SERVICES;			
4. THE EFFLUENT DISPOSAL SYSTEM IS TO BE SET BACK NO LESS THAN 100 METRES FROM THE WATERCOURSE;			
5. THE CHALETS ARE TO BE UTILISED FOR SHORT-TERM ACCOMMODATION ONLY;			
6. HAZARD REDUCTION TO A MINIMUM WIDTH OF 20 METRES IS TO BE CARRIED OUT AND MAINTAINED AROUND EACH BUILDING;			
7. AN ADEQUATE WATER SUPPLY, WHICH CONSISTS OF NO LESS THAN 300,000 LITRES TO BE PROVIDED AS A POTABLE WATER SUPPLY;			

8. **AN ADDITIONAL WATER SUPPLY OF NO LESS THAN 90 000 LITRES FOR FIRE FIGHTING PURPOSES IS ALSO TO BE SUPPLIED, WITH CONNECTIONS AND FITTINGS TO THE SATISFACTION OF THE COUNCIL'S RANGER;**
9. **A PROTECTED AND MAINTAINED VEGETATED BUFFER STRIP OF A MINIMUM WIDTH OF 40M, TOGETHER WITH ADEQUATE ADDITIONAL LAND FOR ACCESS FOR MAINTENANCE AND FIREBREAKS IS TO BE PROVIDED. THE BUFFER IS TO BE LOCATED ALONG THE WATERFALL ROAD FRONTAGE OF THE CHALET SITE AND TO THE WEST OF THE CHALET SITE. THE LOCATION AND TYPE OF PLANTINGS ARE TO BE APPROVED BY THE SHIRE OF YORK PRIOR TO PLANTING**
10. **A BUILDING ENVELOPE FOR THE LOCATION OF THE CHALETS IS TO IMPLEMENTED. THE LOCATION OF THE BUILDING ENVELOPE IS TO BE AGREED UPON WITH THE SHIRE OF YORK;**
11. **WATERFALL ROAD BETWEEN HAMERSLEY SIDING ROAD AND THE ENTRANCE TO THE DEVELOPMENT IS TO BE UPGRADED TO THE SATISFACTION OF THE COUNCIL AND AT NO COST TO THE COUNCIL. THE COUNCIL CONSIDERS THAT THIS ROAD REQUIRES GRAVEL SHEETING AND SEVERAL CORNERS REQUIRE WIDENING; AND**
12. **ALL CONDITIONS ARE TO BE COMPLIED WITH PRIOR TO OCCUPANCY OF THE BUILDINGS.**

OFFICER

CHIEF EXECUTIVE OFFICER

BACKGROUND

Over the past twelve months the Council has considered on several occasions a development application from Mr A Marsh on behalf of Ms S Schmidt requesting approval for the establishment of five chalets for holiday accommodation on lot 14 Waterfall Road, York.

The lot is zoned 'general agriculture' under the Shire of York Town Planning Scheme No. 2 and is approximately 648 ha in area.

It is likely that the Western Australian Planning Commission will approve a subdivision for this property, which will excise an area of 33 ha for this development.

Following the refusal of the Council to grant planning consent, the applicant appealed the decision to the Town Planning Appeal Tribunal. At a hearing held on 7 January 2004 the appeal was upheld.

As a result of this decision an order was given requiring the respondent and the appellant to agree to conditions within 30 days. The reason for this report is for the Council to resolve to impose conditions of approval.

COMMENT

Many of these conditions relate to the actual building of the chalets. Effluent disposal will be an issue due to the close proximity of the Heal Brook and the necessity to retain an adequate buffer from this watercourse.

Restricting the development to five chalets only will enable the Council to consider any expansion plans in the future as part of a development application. As the chalets are designed for holiday accommodation it is appropriate to limit the period of occupancy to short-term accommodation only. This will prevent any use of the chalets as a residence.

The requirement for a building envelope will enable the Council to have input into the location of the buildings and will ensure a discreet enclave rather than having buildings located ad hoc over the entire site.

As the development will be quite isolated and some distance from York, fire prevention will be an issue. Hazard reduction around the buildings will be required and it is appropriate for a source of water for fire fighting purposes to be provided.

Scheme water is not available to the site therefore an alternative potable water supply must be provided. Generally a residence requires 90 000 litres of water. As these chalets will not be occupied on a full time basis this volume of water per chalet is excessive. Accordingly a volume two thirds of this amount has been requested.

There is a concern from the surrounding broad acre farmers that the siting of chalets in this area will impact on their farming operations by way of complaints from the occupants about chemical use and noise from farm machinery. The Western Australian Planning Commission has developed a policy to deal with issues in the Wanneroo area concerning conflict between established market gardens and adjacent residential uses. The Commission requires a buffer of vegetation to be provided between the two uses in order to minimise the effect of spray drift and other conflicts. It is appropriate to require a similar buffer around this development in order to protect the chalet users from the impact of broadacre farming.

Waterfall Road is a small one-lane gravel road that is generally used only by the residents of the area. The Council's road counts recorded an average of 10 vehicle movements per day. As these counts record traffic in both directions this equates to five vehicles in and out. The establishment of five chalets on this road has the potential to double the road counts each day, as five extra vehicles access and egress the site at least once each day. Waterfall Road is in an acceptable condition given its current usage however the extra traffic volumes indicate that upgrading of the road will be necessary.

The road is in need of gravel sheeting as long sections of the road are down to the hard base. There are several corners that require widening, especially the corner adjacent to the gate of Woodside Farm that is currently a narrow almost 90° turn with restricted vision.

The potential for conflict between farming machinery and tourist traffic on these corners requires action to make them safe. The lack of sufficient gravel on the road makes the road slippery and quite wet in winter, which can be dangerous for unwary drivers. As many of the patrons of the chalets will be tourists who are likely to be unaccustomed to these road conditions it is appropriate to upgrade the road to a higher standard.

A costing has been prepared for the necessary upgrading of Waterfall Road. To gravel sheet three kilometres of the road, this is the distance from the corner of Hamersley Siding Road to the entry gate of the development, the cost is \$35 210. This is assuming that gravel can only be

sourced from a site approximately 15 kilometres away. If a closer source of gravel can be found then this cost will come down considerably.

As the road upgrading is necessary due to the establishment of the chalets it is appropriate that the applicant bear the cost of the work. If the Council does not request this upgrading now it could face the situation at a later time where the operator of the chalets complains regarding the poor standard of the road.

While the Council has not supported this application, the umpire's decision, that is the Town Planning Appeal Tribunal, is that the development is appropriate and should be approved.

The Council must ensure that appropriate conditions are implemented to ensure a good standard of development and to reduce the potential for conflict with surrounding land uses.

STATUTORY IMPLICATIONS

THE FOLLOWING SECTIONS OF THE LEGISLATION APPLY TO THIS REPORT.

The Town Planning Scheme and the Rural Strategy both guide this report.

POLICY IMPLICATIONS

THE FOLLOWING POLICY APPLIES TO THIS REPORT.

No policy implications arise from this report.

FINANCIAL IMPLICATIONS

ADOPTION OF THIS RECOMMENDATION WILL HAVE THE FOLLOWING FINANCIAL IMPLICATIONS.

No financial implications arise from this report.

STRATEGIC IMPLICATIONS

THE FOLLOWING SECTIONS OF THE STRATEGIC PLAN APPLY TO THIS REPORT.

The objectives of KRA 2 – Economic Development and Tourism – relate to this report:

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

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.2 Withdrawal of Caveat

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: Ba2.31590/Re1.31550/31560/31570
COUNCIL DATE: 5 September 2008
REPORT DATE: 1 September 2008
LOCATION/ADDRESS: Lots 11, 12, 13 and Lot 3 Balladong/Redmile Rd
APPLICANT: Morrison Lodge Hostel
SENIOR OFFICER: Ray Hooper
REPORTING OFFICER: David Lawn
DISCLOSURE OF INTEREST: Nil
APPENDICES: Nil
DOCUMENTS TABLED: Withdrawal of Caveat

Summary:

Request to lift the caveat on Lots 11, 12, 13 and Lot 3 Balladong Road/Redmile Road.

Background:

The caveat upon the titles of this land were placed by Council, as the original owners of the property.

The deed attached to the caveat related to some performance criteria to be undertaken by the purchaser as part of the sale of the land for residential purposes.

The current owner, Burgess Design Group, has sold the land to Morrison Lodge Hostel which wants to construct an Aged Persons complex for both individual units (self sufficient) and full time care for the elderly and the infirm.

The owner had gained approval for the subdivision into residential units but did not proceed with the development.

The two parts of the performance criteria are:

- a) The amalgamation of the four lots into one title; and
- b) The relocation of the standpipe from Lot 3.

Morrison Lodge has agreed to fulfil these conditions and intends to commence design work once these impediments are removed.

The land is fully serviced with power, water and deep sewerage reticulation.

Consultation:

The Morrison Lodge representatives have consulted with Council Staff as to the processes involved in reaching a satisfactory conclusion to the outstanding matters before commencing development.

Statutory Environment:

The land is zoned Residential R 40 under the Town Planning Scheme.

The Aged Persons Accommodation classification in the Scheme is an AA Use - meaning - by Council discretion.

Council has granted support for this project at the August Meeting (Item 9.1.6).

Policy Implications:

The land is within the Blandstown Heritage Precinct and any development application will be forwarded to the Heritage Council of WA for comment.

The Proponents are aware of this and are more than willing to meet the requirements of building presentation and other conditions related to the heritage precinct and the location of the land.

The south-eastern edge of the land is affected by the 100 Year ARI being in part of the flood fringe. The proponents are aware of this and this impediment is to be addressed by the engineering assessment for the buildings.

Financial Implications:

Planning and building fees will be applicable, as per the Schedule of Fees and Charges.

Strategic Implications:

Vehicular access to Balladong Road may be prohibited. Primary road access is to be via Redmile Road.

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:**Site Inspection Undertaken:**

Site inspections have been undertaken to verify the location of the standpipe and general landform constraints.

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

The development of high quality aged living facilities in York will strengthen the local economy through employment opportunities and the purchase of goods.

Social Implications:

The construction of the Aged Persons Accommodation complex will provide a needed service to York as many local residents are currently housed outside the district to receive this kind of care.

Some care attendants will be 'live-in' so as to provide full time service.

Environmental Implications:

The development will provide a suitable presentation to the town on what is now vacant land at a strategic part of the town

The management of the land within the flood fringe is to be properly handled to prevent damage to property and adverse impacts on the future residents.

Comment:

This proposal will provide needed facilities for the town to service local people who wish to retire in their own community. Morrison Lodge Hostel already caters for this type of service in Midland and is an experienced group in care provision.

OFFICER RECOMMENDATION

**RESOLUTION
020908**

Moved Cr Fisher Seconded Cr Boyle

“That Council:

- 1. approve the application to lift the caveat from Lots 11, 12, 13 and Lot 3 Balladong Road/Redmile Road, York;***
- 2. approves the Shire of York seal to be affixed to the Withdrawal of Caveat document; and***
- 3. advise the vendor/purchaser’s Solicitors accordingly, to allow the sales of the land to proceed.”***

CARRIED (4/1)

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.3 Regulation 18 Noise Exemption York Jazz & Soul Festival

FILE NO: EV. PNC. 1 & CS.CEV.2
COUNCIL DATE: 5 September 2008
REPORT DATE: 26 August 2008
LOCATION/ADDRESS: Peace Park & Surrounds
APPLICANT: Supersonic Enterprises Pty Ltd
SENIOR OFFICER: Ray Hooper
REPORTING OFFICER: Peter Stevens
DISCLOSURE OF INTEREST: Nil
APPENDICES: Nil
DOCUMENTS TABLED: Nil

Summary:

The 2008 York Jazz Festival is currently being planned for the weekend of October 18 & 19 2008 with stage setup due to commence 4 days prior to the event. The event is being managed by Supersonic Enterprises in accordance with a memorandum of understanding with the Shire.

As part of the approvals process a Regulation 18 exemption from the Environmental Protection (Noise) Regulations (the **Regulations**) is required due to the amplified music from the stages. Supersonic Enterprises has requested the Shires support for this exemption in order for the event to comply with the requirements of the Regulations.

Background:

Planning is well underway for the 2008 York Jazz & Soul Festival with a number of stakeholder meetings already held. The festival is due to be held on the weekend of the 18 & 19 October. Stage construction will commence on 15 October with sound checks beginning on the 17 and 18 of October.

At the most recent meeting held with Supersonic the noise level from the stages was discussed with the conclusion being that the noise levels will most likely breach the Regulations.

The Noise Regulations allow a Local Authority to provide an exemption from the standard Noise Levels for a non-complying event where the Local Authority deems that compliance with the standard noise levels would be detrimental to the event itself.

Supersonic has provided the following information in relation to predicted noise levels and a noise management plan;

“Proposed Noise monitor;

Lloyd Acoustics or Shire Ranger tbc

Proposed noise management outline;

Hotline;

A hotline number will be allocated and advertised in all publicity material to ensure that problems on the day can be addressed immediately.

Info;

The local residents and businesses will be informed of the special phone number, the duration and existence of the concert via local media and/or letter drops as required.

Duration;

This is an occasional major event that presents high quality international and national artists that runs for 11 hours per day with all outdoor stages closed by 10pm each day

Level;

We require that the concert can run at a reasonable but not excessive volume so as to make the event 'viable' for patrons and artists. I anticipate that a reasonable level for a concert of this nature would be residential levels as follows;

1) 10am-10pm; 100db l.eq 1min (A) measured at sound desk. We believe we will operate well below this level

***Note there are significant breaks between acts on the outdoor stages so noise is not continuous. Jazz is also not a bass heavy style of music so spill and transmission will be less than normal outdoor concert events.*

Impact minimisation strategy;

1) The stage and primary sound source will face lower density residential areas to minimise residential impact.

2) Any structures that may assist in noise emissions will be placed in the most beneficial areas on the site for this purpose.

3) Modern, directional speakers will be flown and pointed into the audience to achieve maximum effect for patrons and minimum spill to residents."

Noise will be monitored during the event by Lloyd acoustics and the Shires Environmental Health Officer will be available during the event to ensure compliance with conditions. Lloyd acoustics will also provide an acoustic report after the event which will assist in future predictions of noise levels from concerts in this area.

Consultation:

Department of Environment & Conservation Noise Regulation Branch
Supersonic Enterprises

Statutory Environment:

Environmental Protection Act
Environmental Protection (Noise) Regulations 1997

Policy Implications:

13.1 Objective - *To ensure that York retains its status as an events centre in the Avon Valley*

Financial Implications:

Large events and concerts attract visitors to York which bring financial benefits to local business

Strategic Implications:

Key Result Area 2 - Economic Development & Tourism

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

The 2008 York Jazz Festival will bring between 2000 – 6000 visitors to which will bring economic benefits to York, visitors may increase next year if the event is a success.

Social Implications:

Noise in the community can, if uncontrolled, result in social disharmony.

Environmental Implications:

Excessive noise from amplified music may disturb local residents during the event.

Comment:

The York Jazz & Soul festival is being organised by Supersonic Enterprises this year in accordance with a memorandum of understanding with the Shire. If the event is successful this year it is likely that Supersonic will build on that success in the following years to turn the York Jazz festival into one of the States iconic music festivals.

Artists for the 2008 event have already been booked and include major acts from Australia and overseas. Without the Regulation 18 exemption the sound from the stages may be inhibited resulting in the event becoming unviable. The proposed noise monitoring for the concert will also assist in future planning for amplified music events within the Shire.

With the appropriate controls in place and the ability to control noise levels from the stage any impact from the Jazz Festival should be minimised. It should also be noted that the nature of the music planned for the festival should not result in any intrusive low frequency bass sounds.

OFFICER RECOMMENDATION

RESOLUTION

030908

Moved Cr Boyle

Seconded Cr Randell

“That Council: approve a Regulation 18 exemption in accordance with the Environmental Protection (Noise) Regulations subject to the following conditions;

- 1. The starting time for the Event shall not be earlier than 10:00 am on 18 October 2008 and the completion time for the Event shall not be later than 11.00 pm on 19 October 2008.***
- 2. (i) Subject to Clause 2 (ii) below, the sound level at the mixing desk position resulting from music associated with the Event, shall be targeted to meet the following levels –***

between 10.00 am and 11.00 pm - $L_{Aeq, 1min}$ level of 100 dB(A); and where $L_{Aeq, 1min}$ is an average value taken over 1 minute, whose level contains the same energy as the fluctuating noise during that period.

Note: The mixing desk for the stage is to be located no more than 30 metres from the front of the stage.

- (ii) The target sound levels, specified in Clause 2 (i), may be exceeded, but for no more than three consecutive one-minute measurement periods and by no more than 5 dB(A).**
- 3. Monitoring of sound levels shall be carried out at the mixing desk position by the promoter using equipment that complies with Regulation 22 of the Environmental Protection (Noise) Regulations or approved by the Shire of York.**
- 4. Monitoring of sound levels in accordance with Clauses 2 (i) and 2 (ii), at a location specified in Clause 3, shall commence at 10:00 am on 18 October 2008 and shall continue whilst the stages are in operation until 11.00 pm on 19 October 2008.**
- 5. The public address systems used at the Event shall be operated so that the readings of sound levels recorded by the monitoring equipment do not exceed the sound levels referred to in Condition 2 herein (regardless of the accuracy of the monitoring equipment).**
- 6. Any direction to reduce the sound levels, including low frequency sound levels, generated by the public address systems used at the Event, by an authorised person appointed under section 88 of the Environmental Protection Act 1986 and employed by the Shire of York, shall be complied with forthwith.**

CARRIED (4/1)

9.2 Administration Reports

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.1 Tender 02-0809 – SEAVROC Executive Officer

FILE NO: OR.RDT.4.7
COUNCIL DATE: 5 September 2008
REPORT DATE: 2 September 2008
LOCATION/ADDRESS: N/A
APPLICANT: SEAVROC
SENIOR OFFICER: Ray Hooper, CEO
REPORTING OFFICER: Ray Hooper, CEO
DISCLOSURE OF INTEREST: Nil
APPENDICES: Nil
DOCUMENTS TABLED: Tender Documents

Summary:

The Shire of York on behalf of SEAVROC called tenders for an Executive Officer to provide management and administration services for a two (2) year period utilising funding from the Member Councils and the Department of Local Government and Regional Development.

Background:

SEAVROC is a grouping of the Shires of Beverley, Brookton, Cunderdin, Quairading and York formed in May 2005 to act collaboratively for resource sharing and service delivery to residents.

SEAVROC has been successful in obtaining grants at the federal and state levels in the areas of crime prevention, disability services, road analysis, emergency management and waste management.

The regional group has the objective to retain local identity and control through accountability to the local governments rather than forming a regional council controlled by the state.

At present the majority of secretarial and administration services for SEAVROC are provided by the Shire of York and the appointment of an Executive Officer will significantly reduce the workload.

The Shire of York needs to act as the holding agency for the funding and contributions as SEAVROC is not an incorporated body at this stage while amendments to the legislation are being considered.

Consultation:

- Department of Local Government and Regional Development
- Shire of Beverley, Brookton, Cunderdin and Quairading

Statutory Environment:

Local Government Act 1995 Section 3.57 and Local Government (Functions and General) Regulations Part 4.

Policy Implications:

N/A

Financial Implications:

A grant of \$195,000 has been provided by the Department of Local Government and Regional Development and contributions of \$40,000 from SEAVROC members will be made over the life of the project.

Strategic Implications:

Nil at this time.

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

The project will develop business plans for resource sharing, contracted services and new projects which may benefit the local and regional economy.

Social Implications:

The SEAVROC project is based on retaining local autonomy and identity as an alternative to local government amalgamations while using collaborative effort for better service delivery to residents.

Environmental Implications:

Nil at this stage.

Comment:

OFFICER RECOMMENDATION

RESOLUTION

040908

Moved Cr Boyle

Seconded Cr Fisher

“That Council:

Accept the tender from Dominic Carbone and Associates to provide management and administrative services to the SEAVROC Members through the Shire of York for a period of two (2) years at the tender price of \$194,408.00 (inclusive of GST).”

CARRIED (5/0)

9.3 Finance Reports

9. OFFICER'S REPORTS
9.3 FINANCE REPORTS
9.3.1 Adoption of Plan for the Future

FILE NO:
COUNCIL DATE: 5th September 2008
REPORT DATE: 3rd September 2008
LOCATION/ADDRESS: N/A
APPLICANT: N/A
SENIOR OFFICER: Ray Hooper, Chief Executive Officer
REPORTING OFFICER: Graham Stanley, Deputy CEO
DISCLOSURE OF INTEREST: Nil
APPENDICES: Yes – Shire of York Plan for the Future
2008/09 to 2011/12 (Under separate cover)
DOCUMENTS TABLED: Nil

Summary:

Council is to consider adopting a Plan for the District in accordance with Section 5.56 of the Local Government Act 1995 and the Local Government (Administration) Regulations.

A local government is to make a plan for the future of its district in respect of the period specified in the plan (being at least 2 financial years). A plan for the future of a district is to set out the broad objectives of the local government for the period specified in the plan.

Background:

Legislative changes to the Local Government Act 1995 in 2005 require local governments to make plans for the future. Prior to that, local governments prepared Principal Activity Plans. This is the second time a Plan for the Future for the Shire of York has been prepared.

Consultation:

Availability of the Draft Shire of York Plan for the Future 2008/09 to 2011/12 was advertised in "The West Australian" on Saturday 2nd August 2008 seeking public comment and subsequently in the Avon Advocate and the August edition of Community Matters. Public submissions closed on Tuesday 19th August and only one submission was received.

Statutory Environment:

Local Government Act 1995 Section 5.56 and Local Government (Administration) Regulations 1996. Regulations 19C and 19D.

Regulation 19D states:

"(1) After a plan for the future, or modifications to a plan, are adopted under regulation 19C the local government is to give local public notice in accordance with subsection (2).

(2) The local public notice is to contain —

(a) notification that —

(i) a plan for the future of the district has been adopted by the council and is to apply to the district for the period specified in the plan; and

(ii) details of where and when the plan may be inspected;

or

- (b) *where a plan for the future of the district has been modified —*
- (i) *notification that the modifications to the plan have been adopted by the council and the plan as modified is to apply to the district for a the period specified in the plan; and*
 - (ii) *details of where and when the modified plan may be inspected.”*

Policy Implications:

Nil

Financial Implications:

The adoption of the Future Plan in itself does not have any financial implications to the Shire however it does outline Council’s intentions for the coming 4 years. Implementation of the plan involves significant expenditures and revenues and the four year financial plan shows balanced budgets. Adoption of the plan does not commit Council to any expenditure as this is done through the budget process.

Strategic Implications:

The Future Plan outlines the strategic direction in which the Council is heading for the next four years however the plan is required to be reviewed at least every two years.

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

Nil

Social Implications:

The Plan for the Future provides the electors of York an outline on the future intentions of Council and provides a guideline to staff when framing future budgets.

Environmental Implications:

Nil.

Comment:

In response to the single submission that was received and in the interests of providing more extensive information to residents the following information has been added to the plan that was advertised:

- 4 Year Rate Setting Statement
- Plan by Schedule
- Reserves Summary
- Loans Summary

Apart from providing additional information in the Plan for the Future the following changes have been made to the plan:

New Borrowings – addition of \$100,000 loan in 2008/09 to fund the construction of the Howick Street Car Park Toilets.

OFFICER RECOMMENDATION

**RESOLUTION
050908**

Moved Cr Boyle Seconded Cr Randell

“That Council:

- 1. Resolves to adopt the modified Shire of York Plan for the Future 2008/2009 to 2011/2012 as presented; and***
- 2. Advertises that Council has adopted modifications to the previously advertised Shire of York Plan for The Future 2008/2009 to 2011/2012 and that the modified plan applies for the financial years 2008/09 to 2011/2012 and copies of the modified plan are available for inspection at the Shire Office.***

CARRIED (4/1)

9. OFFICER'S REPORTS
9.3 LATE REPORTS
9.3.2 2008/09 Annual Budget

FILE NO: FI.BUD0809
COUNCIL DATE: 5th SEPTEMBER 2008
REPORT DATE: 2nd SEPTEMBER 2008
LOCATION/ADDRESS: N/A
APPLICANT: N/A
SENIOR OFFICER: RAY HOOPER, CEO
REPORTING OFFICER: GRAHAM STANLEY, DEPUTY CEO
DISCLOSURE OF INTEREST: NIL
APPENDICES: DRAFT BUDGET
DOCUMENTS TABLED: Nil

Background:

1. 2008/2009 MUNICIPAL BUDGET - INTRODUCTION

The Shire of York 2008/2009 Annual Budget is hereby presented for consideration by the Council and residents and electors of the York Shire Council.

The Budget is presented as a "balanced" budget whereby income equals expenditure and as such any amendment, addition or deletion will need to be matched by a corresponding increase or decrease in income to be received during the course of the 2008/09 financial year.

In regards to the 2007/08 comparison figures presented with the Budget, it should be noted that these figures are estimates only and are still subject to various end of year adjustments and audit scrutiny. This said it is anticipated that any adjustments are likely to be of a minor nature.

In prioritising works and services for inclusion in the Budget, Staff was mindful of the following factors:

- The determined need for the project;
- Whether the project has previously been committed (particularly in relation to projects which require grant funding);
- Whether the project is the subject to ongoing negotiations that are considered most likely to be resolved in the forthcoming financial year;
- The cost of the project and possible funding sources;
- The need to ensure Staff are operating as efficiently and effectively as possible;
- The need to provide the Council with a sustainable financial position from which to lead and guide the next phase of development for the Shire.

When examining the Budget, and attempting to include or add projects not otherwise provided for, the Council and members of the public should be mindful of the following:

- Any increase in rates of 1% (relative to the 2006/07 total rates levied) equates to approximately \$26,836 in additional income.

- All salaries, wages and plant costs have been fully allocated, so that eliminating any project will result in a saving of the direct cost component of the project only, with salaries, wages and plant costs (or indirect costs) required to be reallocated elsewhere in the Budget.
- Council, either by Resolution or other means, has previously committed to many projects contained within the Budget.

Any members of the public, who have a query in regards to the Budget, are encouraged to contact the Deputy Chief Executive Officer.

2. 2007 / 2008 CARRIED FORWARD POSITION

The Draft Annual Budget Papers provide for a carried forward surplus of \$565,736 from 2007/2008.

3. SCHEDULE OF FEES AND CHARGES

Increases in fees and charges vary, with some Fees and Charges for the 2008/2009 year being unchanged, many being increased in line with the rates increase whilst hall hire fees have been increased to better reflect the substantial costs of running the building.

The Schedule of Fees and Charges for the 2008/2009 Financial Year is attached for Council's consideration as per the requirements of the Local Government Act, 1995 (as amended).

OFFICERS RECOMMENDATION

**RESOLUTION
060908**

Moved Cr Randell Seconded Cr Walters

“That Council:

- (1) *Adopt the Schedule of Fees and Charges as included in the Draft Annual Budget, for the 2008/2009 Financial Year.”***

CARRIED (5/0)

4. LOANS AND SELF SUPPORTING LOAN INFORMATION

As at the 30 June 2007, the Shire of York had the following loan commitments,

DESCRIPTION	PRINCIPAL O/S 1.7.2008	MATURITY	ANNUAL REPAYMENTS	LOAN NO
Water Supply	\$74,228.61	1 Sept 2015	\$12,940.30	60

Loan 60 – Buckingham Rd Water Supply is a Self Supporting loan with repayments to the WA Treasury recouped from landowners in the Buckingham Rd area as a result of an agreement for Council to underwrite the installation of scheme water.

The Municipal Budget provides for five new loans to be undertaken by Council as per the following:

DESCRIPTION	PRINCIPAL	LOAN PERIOD	ANNUAL REPAYMENTS	SELF SUPPORTING
Co-Location Facility	\$200,000	10 Years	\$28,144 (e)	NO
Land Purchase	\$200,000	10 Years	\$28,145 (e)	NO
Bowling Club SSL – Synthetic Greens	\$250,000	15 Years	\$29,799 (e)	Yes
Archives Facility	\$200,000	10 Years	\$28,144 (e)	NO
Public Toilets - Howick St Car Park	\$100,000	10 Years	\$14,072 (e)	NO
TOTAL	\$900,000		\$99,878	

The Co-location Facility loan complements grant funding to construct a new co-location facility. The loan for land purchase is to provide land for a dam to store storm water run-off from the CBH facility which will then be used to irrigate the town oval and parks. The Bowling Club loan is a contingency that has been requested by the York Bowling Club in case they are not successful in gaining sufficient grant funding to replace the existing grass greens with synthetic bowling greens. It is a fully self-supporting loan with the Bowling Club refunding the Shire for all loan repayments. With the exception of the loan for the land purchase it is envisaged that the new loans will not be established until the second half of the 2008/09 financial year with the first repayments being made during the 2009/10 financial year. One repayment of \$14,072 has been budgeted for the Land Purchase loan.

5. RESERVE FUND INFORMATION

In addition to the usual Transfers to Reserve to reflect the interest that has been earned, the Municipal Budget provides for the following Transfers To and From Reserve,

5.1 TRANSFERS TO RESERVE

Plant Reserve – Transfer in Plant Depreciation		\$ 240,000	
Community Bus Reserve – Transfer		\$ 1,500	
Land & Infrastructure Development Reserve -			
Proceeds sale of - Lots 299 & 301 Avon Tce	\$ 395,000		
- Lot 56 Lincoln Street	\$ 90,000		
- Lots 2-6 Avon Tce & 13 Redmile	<u>\$ 318,182</u>	<u>\$ 803,182</u>	
		<u>\$1,044,682</u>	

5.2 TRANSFERS FROM RESERVE

Tied Funds Reserve – various unspent grants		\$ 108,470	
Strategic Planning		\$ 16,340	
Memorial Park upgrade		\$ 15,000	
Archives Reserve		\$ 35,000	
Plant Reserve		\$ 260,380	
Centennial Gardens Reserve		\$ 3,525	
Pioneer Memorial Lodge Reserve		\$ 14,370	
Greenhills Development		\$ 18,000	
Town Hall Development		\$ 15,000	
Residency Museum Reserve		\$ 5,000	
Youth Capital Works		\$ 20,000	
Land & Infrastructure Development			
Construction of Staff Housing	\$ 75,000		
Construction of Co-location Facility	\$230,000	<u>\$ 305,000</u>	
			\$ 816,085

6. **RATING LEVELS**

The 2008/09 Municipal Budget has been prepared on the basis of a rates increase of 6.7% based on the total rates levied in the previous financial year. This rates increase represents an additional income of \$179,508 (over and above 2007/08 rating levels) and has been applied after careful consideration of the long-term financial position of the Council and the identified need to take a more proactive leadership role within the community. The increase mentioned above includes all of the growth experienced over the past 12 months so the effective increase is estimated to be around 5%. It is marginally above CPI however is below the assessed Local Government Price Index as computed by the Local Government Association of Western Australia.

OFFICERS RECOMMENDATION

RESOLUTION
070908

Moved Cr Boyle Seconded Cr Fisher

“That Council:

Adopt the following rating levels for the 2007/08 Financial Year

	<u>Rate in \$</u>	<u>Minimum Rate</u>
<i>Gross Rental Value Properties</i>	<i>.104986</i>	<i>\$700</i>
<i>Unimproved Value Properties</i>	<i>.006437</i>	<i>\$820</i>

CARRIED (5/0)

7. RATING MATTERS

7.1 MOVEMENTS IN VALUATIONS

For the 2008/2009 rating year, Council has received a new Unimproved Valuation (UV) roll. This roll has provided for an increase in total UV rated properties of 21%. This increase was in effect “factored back” by a corresponding decrease in the value of the Rate in the Dollar. Due to the uneven nature of the increased valuations some rates assessments may increase by more than the overall rates increase whilst other assessments may decrease by less than the budgeted increase. In some cases some assessments will actually be lower than last year rates

A new Gross Rental Valuation (GRV) roll came into effect in 2007/08 and these values have remained effective for 2008/09. This is because GRV’s are only updated every 5 years.

7.2 RECOVERY OF LONG TERM RATES DEBTORS

An allocation of \$55,000 has been included in the Municipal Budget as a contingency to write off long-term debts that remain outstanding.

7.3 OTHER RATING MATTERS

Other Rating Matters that require consideration by Council at the Special Meeting are as follows:

- Penalty interest that is to be applied for payments received after the due date. At present, a rate of 11% per annum, charged daily, is applied, which is the maximum prescribed by the Local Government Act, 1995 (As Amended).
- The Administration Charge that is to be applied to those property owners who elect to pay the instalment options offered by Council. At present, a charge of \$8.00 per instalment is applied, which is the maximum charge prescribed by the Local Government Act, 1995 (As Amended).
- The level of interest to be applied to property owners who choose to pay the instalment options offered by Council, to reflect the loss of investment income to Council in allowing owners to pay the rates levy over an extended period of time. The rate currently charged by Council is 5.5% per annum (charged daily), which is the maximum amount prescribed under the Local Government Act, 1995 (As Amended).

OFFICER RECOMMENDATION

**RESOLUTION
080908**

Moved Cr Randell Seconded Cr Boyle

“That Council adopt the following:

- 1 *Penalty interest of 11% per annum, charged daily, be applied to all outstanding rate assessments;***
- 2 *An administration charge of \$8.00 per instalment be applied to those assessments who elect to pay any of the instalment options offered by Council, and further, any owner who wishes to negotiate alternative instalment payments, be charged a flat fee of \$24.00;***
- 3 *An interest rate of 5.5% per annum be charged daily and applied to those assessments that elect to pay any of the instalment options offered by Council, to reflect the loss of investment income to Council by offering the instalment scheme.”***

CARRIED (5/0)

8. ROADS

Details of the proposed Road Programme for 2008/09 are as follows:

WORKS PROGRAMME 2008/09

REGIONAL ROADS		
York-Tammin	Widen Seal	215,814.00
Spencers Brook Road	Final Seal & Widened section	120,087.00
		335,901.00

BLACK SPOT FUNDING		
York-Tammin	Realign Mannavale Intersection	66,000.00
Mokine Road	Boycutt T-Junction	57,000.00
Quellington Rd	Realign Mannavale Intersection	57,000.00
		180,000.00

TOWNSITES		
York Streets	Upgrades, Reseals & Drainage	90,000.00
York	Footpaths	50,000.00
Avon Terrace	Mainstreet Projects	58,000.00
Kauring	Penny Street - Seal	30,113.00
		228,113.00

OTHER EXPENDITURE		
Street Lights	Operating Costs	40,000.00
Subdivision Development	Matching Funds (50% Developer)	60,000.00
ILI Slip Lane - Top Beverley Rd	Full contribution from ILI	128,000.00
Weed Control	Various Roads	20,000.00
		248,000.00

MAINTENANCE		
Various Roads	General Maintenance	400,000.00
Various Roads	Bridge Maintenance	20,000.00
Various Roads	Verge Clearing	80,000.00
		500,000.00

BRIDGES		
Bridge # 4152 Mannavale Rd	Reinforced Concrete Overlay	272,000.00
Bridge # 4153 Qualen West Rd	Reinforced Concrete Overlay	234,000.00
Bridge # 4154 Spencers Brook Rd	Substructure Repairs	8,000.00
		514,000.00

ROADS TO RECOVERY		
Top Beverley Road	Widen Seal	80,547.00
Quellington Road	Final Seal	30,000.00
Avon Terrace	Repair failures, kerbing & drainage	40,000.00
Doodenanning Road	Widen & Seal	54,369.00
Bogling Road	Clear, Widen, Gravel	17,000.00
Mokine Road	Final Seal	27,620.00
		249,536.00

ROAD CONSTRUCTION - MUNICIPAL		
Talbot Road	Shoulder Upgrade	60,000.00
Sees Road	Prepare for Seal (1.4km)	60,163.00
Leeming Road	Gravel	10,450.00
Mackie Road	Gravel	30,000.00
Talbot Hall Road	Clear, Widen & Gravel	30,000.00
Warding	Clear & Gravel	30,000.00
Ashworth	Extend Seal	50,000.00
Quonamining	Clear & Gravel	30,000.00
Flea Pool	Clear & Form	15,000.00
Buckingham	Reseal	42,000.00
Qualen West	Shoulder Upgrade	42,924.00
Knotts Road	Reconstruct & Seal	40,000.00
Cubbine Road	Reseal	7,000.00
Cameron Road	Clear & Gravel	14,000.00
Ovens Road	Gravel	28,000.00
Greenhills South Road	Gravel	22,000.00
Attfield Road	Reconstruction	28,000.00
		539,537.00

SUMMARY OF CONSTRUCTION - CAPITAL WORKS	
Bridges	514,000.00
Roads to Recovery	249,536.00
Regional Roads	335,901.00
Black Spot Programme	180,000.00
Townsites	228,113.00
Subdivision Development	60,000.00
Road Construction - Municipal	667,537.00
2,235,087.00	

SUMMARY OF MAINTENANCE - OPERATING EXPENDITURE	
Maintenance as Per Programme	500,000.00
Other - Street Lights & Weeds	60,000.00
560,000.00	

TOTAL	2,795,087.00
--------------	---------------------

EXPENDITURE SUMMARY	
Regional Roads	335,901.00
Roads to Recovery	249,536.00
Black Spot Programme	180,000.00
Bridges	514,000.00
Townsites	228,113.00
Other Expenditure	248,000.00
Road Maintenance	500,000.00
Municipal Construction	539,537.00
	2,795,087.00

REVENUE SUMMARY		
Roads to Recovery	247,229.00	
R2R from Reserve	2,307.00	
Regional Roads	Direct Grant	85,611.00
	Specific Grant	223,914.00
Black Spot Programme	Specific Grant	120,000.00
Grants Commission	Roads	514,954.00
	Bridges	514,000.00
Developers Contributions		158,000.00
Street Lighting Subsidy		3,200.00
Municipal Funds		925,872.00
		2,795,087.00

9. ADOPTION OF THE 2008/2009 MUNICIPAL BUDGET

OFFICER RECOMMENDATION

**RESOLUTION
090908**

Moved Cr Boyle Seconded Cr Walters

“That Council:

Adopt the 2008/2009 Municipal Budget, as presented, in accordance with Section 6.2 of the Local Government Act, 1995 (as amended).

CARRIED (5/0)

10. CLOSURE

There being no further business Cr Lawrance reminded those present that the next meeting will be held on the 22nd September, 2008 at the Greenhills Hall, Greenhills and declared the meeting closed at 3.55pm.