

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Shire President Cr Uppill declared the meeting open at 2.05 pm and welcomed members and Graham Stanley Chief Executive Officer.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

ATTENDANCE

Cr S.A. Uppill	President
Cr S.J. Jefferies JP	Deputy President
Cr M.D. Greenwood	Member
Cr R.J. Stokes	Member
Cr C.A. Crane	Member
Cr D.M. McCreery	Member
Graham Stanley	Chief Executive Officer
Gordon Tester MHB and Judith Adams EHO Shire of York	3.24 pm - 3.50 pm
J. Gemund & D. Goulden	Community Development Officers 2.37 pm – 3.11 pm

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

There were no members of the public present during question time.

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6. DECLARATION OF MEMBER'S INTERESTS IN AGENDA ITEMS

<u>Councillor</u>	<u>Item Number</u>	<u>Nature of Interest</u>
Cr McCreery	11.5	Indirect Financial Interest
Cr Greenwood	13.1, 13.6	Financial Interest

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

7.1 Ordinary Council Meeting Minutes – 21 June 2012

STATUTORY ENVIRONMENT

Section 5.22(2) of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next full Council meeting for confirmation.

STAFF RECOMMENDATION

That the minutes of the Ordinary Council meeting held on 21 June 2012 be confirmed as a true and correct record.

Simple Majority Required

MIN 58/12 MOTION – MOVED Cr Uppill seconded Cr Stokes

That the minutes of the Ordinary Council meeting held on 21 June 2012 be confirmed as a true and correct record.

CARRIED 6/0

7.2 Special Council Meeting Minutes – 9 July 2012

STATUTORY ENVIRONMENT

Section 5.22(2) of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next full Council meeting for confirmation.

STAFF RECOMMENDATION

That the minutes of the Special Council meeting held on 9 July 2012, be confirmed as a true and correct record.

Simple Majority Required

MIN 59/12 MOTION – MOVED Cr McCreery seconded Cr Stokes

That the minutes of the Special Council meeting held on 9 July 2012, be confirmed as a true and correct record.

CARRIED 6/0

8. ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION

Nil

9. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

10. REPORTS OF COMMITTEES/COUNCILLORS

10.1 100 Years of Football in Tammin - Cr Stokes

Cr Stokes reported that all is on track for the 100 years of Football in Tammin function being held on Saturday 4th July and that they are expecting a large crowd to attend.

11. AGENDA ITEMS

- 11.1 List of Payments June 2012 (FIN-05)
- 11.2 Financial Report to 31 June 2012 (FIN-05)
- 11.3 Shire of Tammin Common Seal (ADM-43)
- 11.4 Gazettal of Authorised Officers (ADM-27)
- 11.5 Permission to Collect Native Plant Seed (AGR-10)
- 11.6 Country Local Government Fund Allocations (FIN-25)

12. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

That items 13.1, 13.2, 13.3, 13.4, 13.5, 13.6 and 13.7 be considered as urgent business.

14. CLOSURE OF MEEETING

11. AGENDA ITEMS

11.1 List of Payments June 2012 (FIN-05)

Author – Jenny Gemund, Administration Officer, 19 July 2012 Interest – Nil

BACKGROUND

Accounts paid for June 2012 is listed totalling:

Cheque numbers	005272 - 005346 + 005392, 005393, 005394	\$312,679.88
Direct debit payments	01.06. – 31.06.2012	\$17,406.95
Licensing transfers	01.06. – 31.06.2012	\$20,772.50
Bank fees	01.06. – 31.06.2012	\$190.20
VISA payments	01.06. – 31.06.2012	\$1,979.27
EFT payments	01.06. – 31.06.2012	\$40,597.50
Total payments		\$393,626.30

COMMENT

The purchase of the Komatsu grader appears in the listing.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Regulation 13 of the Local Government (Financial Management) Regulations 1996 provides that:

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
 - (a) the payee's name;*
 - (b) the amount of the payment;*
 - (c) the date of the payment; and*
 - (d) sufficient information to identify the transaction.*
- (2) A list of accounts for approval to be paid is to be prepared each month showing —*
 - (a) for each account which requires council authorisation in that month —*
 - (i) the payee's name;*
 - (ii) the amount of the payment; and*
 - (iii) sufficient information to identify the transaction;*
 - and*
 - (b) the date of the meeting of the Council to which the list is to be presented.*
- (3) A list prepared under subregulation (1) or (2) is to be —*
 - (a) presented to the Council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) recorded in the minutes of that meeting.*

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the list of payments made for June 2012 as follows:

Cheque numbers	005272 - 005346 + 005392, 005393, 005394	\$312,679.88
Direct debit payments	01.06. – 31.06.2012	\$17,406.95
Licensing transfers	01.06. – 31.06.2012	\$20,772.50
Bank fees	01.06. – 31.06.2012	\$190.20
VISA payments	01.06. – 31.06.2012	\$1,979.27
EFT payments	01.06. – 31.06.2012	\$40,597.50
Total payments		\$393,626.30

be endorsed.

Simple Majority Required

MIN 60/12 MOTION – MOVED Cr Stokes seconded Cr Jefferies

That the list of payments made for June 2012 as follows:

Cheque numbers	005272 - 005346 + 005392, 005393, 005394	\$312,679.88
Direct debit payments	01.06. – 31.06.2012	\$17,406.95
Licensing transfers	01.06. – 31.06.2012	\$20,772.50
Bank fees	01.06. – 31.06.2012	\$190.20
VISA payments	01.06. – 31.06.2012	\$1,979.27
EFT payments	01.06. – 31.06.2012	\$40,597.50
Total payments		\$393,626.30

be endorsed.

CARRIED 6/0

11.2 Financial Report to 31 June 2012 (FIN-05)

Author – MT Henry, Senior Finance Officer, 19 July 2012 Interest – Nil

BACKGROUND

The Monthly Financial Report to 30 April 2012 is attached.

COMMENT

The Financial Report has been prepared in the format requested by Council.

The effect of the Council's Policy decision on reporting variances is shown in the far right column – being the calculated variance between the Actual Column and the YTD Budget column figures where the variance is greater than 10% and \$5,000.

FINANCIAL IMPLICATIONS

No significant implications.

POLICY IMPLICATIONS

Council resolved (Item 5.3 – 29 August 2011) that in accordance with section 34(5) of the *Local Government (Financial Management) Regulations 1996* a variance percentage of 10% and \$5,000 be adopted for reporting material variances.

STATUTORY ENVIRONMENT

Regulation 34 of the *Local Government (Financial Management) Regulations 1996* requires a Statement of Financial Activity to be prepared each month, which is to contain the following details:

- (a) *annual budget estimates;*
- (b) *budget estimates to the end of the month;*
- (c) *actual amount of expenditure and revenue;*
- (d) *material variances between comparable amounts in (b) and (c) above; and*
- (e) *the net current assets at the end of the month to which the statement relates (i.e. surplus / (deficit) position).*

The Statement is to be accompanied by:

- (a) *explanation of the composition of net current assets, less committed assets and restricted assets;*
- (b) *explanation of the material variances; and*
- (c) *such other information considered relevant by the local government.*

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Financial Report for June 2012 be received.

Simple Majority Required

MIN 61/12 MOTION – MOVED Cr Uppill seconded Cr Greenwood

That the Financial Report for June 2012 be received.

CARRIED 6/0

11.3 Shire of Tammin Common Seal (ADM-43)

Author – Graham Stanley, CEO, 10th July 2012

DECLARATION OF INTEREST

Nil

PREVIOUS REFERENCE

Nil

BACKGROUND

Shire of Tammin Policy No.1.24 authorises the Chief Executive Officer to affix the Common Seal to documents to be executed by the Shire where authority of the Council is given specifically or generally.

Usage of the Common Seal is to be recorded in a register and reported to the Council.

COMMENT

During the previous month the Shire President and Chief Executive Officer witnessed the affixing of the Shire of Tammin Common Seal to the following documents:

- Financial Assistance Agreement – Royalties for Regions Project with Department of Regional Development and Lands.
- Real Estate Property Sale Documents for sale of 4 Russell Street, Tammin, by the Shire of Tammin to Caroline Elanor Matthews.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Requirement of Policy No. 1.24

STATUTORY ENVIRONMENT

Local Government Act 1995 – Section 9.49A

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

OFFICER'S RECOMMENDATION

That Council endorses the affixing of the Shire of Tammin Common Seal to the following documents:

- Financial Assistance Agreement – Royalties for Regions Project with Department of Regional Development and Lands.
- Real Estate Property Sale Documents for sale of 4 Russell Street, Tammin, by the Shire of Tammin to Caroline Elanor Matthews.

Simple Majority Required

MIN 62/12 MOTION – MOVED Cr Crane seconded Cr Stokes

That Council endorses the affixing of the Shire of Tammin Common Seal to the following documents:

- Financial Assistance Agreement – Royalties for Regions Project with Department of Regional Development and Lands.
- Real Estate Property Sale Documents for sale of 4 Russell Street, Tammin, by the Shire of Tammin to Caroline Elanor Matthews.

CARRIED 6/0

11.4 Gazettal of Authorised Officers (ADM-27)

Author – Graham Stanley, CEO, 16th July 2012

DECLARATION OF INTEREST

Nil

PREVIOUS REFERENCE

Nil

BACKGROUND

A review of the gazettal and authorisations for staff to operate effectively under the listed legislation has been conducted.

Gazettals under the following Acts require updating to allow the authorised persons to carry out the procedures delegated under each Act:

Caravan Parks & Camping Grounds Act 1995
Control of Vehicles (Off-Road Areas) Act 1978
Litter Act 1979
Local Government (Miscellaneous Provisions) Act 1960
Dog Act 1976
Food Act 2008

COMMENT

The various acts mentioned above require the Council to appoint authorised officers to carry out duties required under the legislation to help administer the legislation and in some cases enforce the legislation. Much of the legislation comes under the duties of the rangers which we engage through the Shire of York and recently there has been a change to some of the personnel at both Shires. The Food Act is administered by the Environmental Health Officers from York and the Meat Inspectors employed at the Great Eastern Abattoir. To avoid errors with gazettals the common practice is authorise all officers each time and revoke all previous authorisations.

With regards to the Dog Act 1976 the staff who may be involved at some stage with issuing and renewals of Dog Licences are required to be authorised as Registration Officers. Those staff who may be involved with the capture, impounding or release of dogs or the issuing of fines are listed as Authorised Officers. Some staff listed may be fortunate enough not to ever be called upon to do such duties however a blanket cover is given so that all will be legal should the occasion arise that they are required to do so.

With regards to the Food Act 2008 only officers who have Health Department approval may be authorised.

As councillors may be unfamiliar with the names of some of the officers their names, employers and roles are listed below:

Simon Jones	Shire of Tammin	Meat Inspector
Gordon Tester	Shire of York	Manager Health and Building
Tim Jurmann	Shire of York	Building Surveyor
Judith Anderson	Shire of York	Environmental Health Officer
George Johnson	Contractor	Environmental Health Officer & Meat Inspector
Bernard O'Donnell	Shire of Tammin	Works Supervisor
Gabrielle Cook	Shire of Tammin	Part Time Customer Service Officer

FINANCIAL IMPLICATIONS

Advertising costs will be incurred.

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Caravan Parks & Camping Grounds Act 1995
Control of Vehicles (Off-Road Areas) Act 1978
Litter Act 1979
Local Government (Miscellaneous Provisions) Act 1960
Dog Act 1976
Food Act 2008

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

OFFICER'S RECOMMENDATION

That Council appoints the following people as authorised officers of the Shire of Tammin under the relevant legislation as follows and revokes all previous appointments:

CARAVAN PARKS AND CAMPING GROUNDS ACT 1995

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Gordon Tester
Tim Jurmann
Judith Anderson

DOG ACT 1976

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Graeme Button
Raymond Beasley
Scott Gooden
Albert Fourie
David Martin

Registration Officers

Jenny Gemund
Myra Henry
Gabrielle Cook
Hayley Byrnes
Graham Stanley

LITTER ACT 1979

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Gordon Tester
Tim Jurmann
Judith Anderson

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1960
APPOINTMENT OF AUTHORISED PERSONS AND POUND KEEPERS**

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Graeme Button
Raymond Beasley
Scott Gooden
Albert Fourie
David Martin

CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT 1978

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Gordon Tester
Tim Jurmann
Judith Anderson

FOOD ACT 2008

Gordon Tester
Judith Anderson
George Johnson
Simon Jones (Meat Inspection and Certification Only)

Absolute Majority Required

MIN 63/12 MOTION – MOVED Cr Stokes seconded Cr Jefferies

That Council appoints the following people as authorised officers of the Shire of Tammin under the relevant legislation as follows and revokes all previous appointments:

CARAVAN PARKS AND CAMPING GROUNDS ACT 1995

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Gordon Tester
Tim Jurmann
Judith Anderson

DOG ACT 1976

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Graeme Button
Raymond Beasley
Scott Gooden
Albert Fourie
David Martin

Registration Officers

Jenny Gemund
Myra Henry
Gabrielle Cook
Hayley Byrnes
Graham Stanley

LITTER ACT 1979

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Gordon Tester
Tim Jurmann
Judith Anderson

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1960
APPOINTMENT OF AUTHORISED PERSONS AND POUND KEEPERS**

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Graeme Button
Raymond Beasley
Scott Gooden
Albert Fourie
David Martin

CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT 1978

Authorised Officers

Graham Stanley
Bernard O'Donnell
Matthew Sharpe
Daniel Birleson
Gordon Tester
Tim Jurmann
Judith Anderson

FOOD ACT 2008

Gordon Tester
Judith Anderson
George Johnson
Simon Jones (Meat Inspection and Certification Only)

CARRIED by absolute majority 6/0

Cr McCreery left the meeting at 2.29pm.

11.5 Permission to Collect Native Plant Seed (AGR-10)

Author – Graham Stanley, CEO, 18th July 2012

DECLARATION OF INTEREST

Cr McCreery had previously declared an indirect financial interest in this item.

PREVIOUS REFERENCE

Nil

BACKGROUND

Correspondence has been received from Greening Australia WA (GAWA) seeking permission from the Shire to collect native seed from within reserves vested in the Shire of Tammin. They advise that all staff involved undergo significant training in all aspects of seed collection and are licensed under the Wildlife Conservation Act (1950) and are required to abide by the conditions of that licence. They further advise that "Seed collected from within your reserves will be utilised in strategic re-vegetation projects throughout the region, and will directly benefit the community as a whole. Some seed may also be used for purposes of research into best practice re-vegetation and development of tree cropping programs for the region." They seek permission for the 2012-13 financial year.

COMMENT

A delegation (No. 21) grants me authority to issue permits for the picking of wildflowers subject to Department of Environment and Conservation approval and generally in accordance with conditions of that approval however no mention is made of seed collecting however it appears previous practice that approval was granted by the CEO on the same basis.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Sections 23A to 23F Wildlife Conservation Act (1950)

STRATEGIC PLAN IMPLICATIONS

Consistent with Theme

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

I have discussed this request with Cr Dustin McCreery of Chatfields Tree Nursery who has advised that a number of Councils are now making it a condition of their approval that permission is granted subject to the seed collector providing statistics of what, where and how much seed has been collected and that a percentage of the seed collected be given to the Shires to be used in their gravel pit rehabilitation projects.

OFFICER'S RECOMMENDATION

That Council grants permission to Greening Western Australia to collect native plant seed from land vested in the management authority of the Shire of Tammin subject to the following:

- (i) All persons collecting native seed are licensed according to the Wildlife Conservation Act (1950) and will abide by the conditions of this licence;

- (ii) All persons collecting native seed on behalf of Greening Australia (WA) are to carry Greening Australia (WA) identification and are to show it when requested by Shire staff and Council Rangers;
- (iii) Permission is for a 12 month period from 1 July 2012 to 30 June 2013;
- (iv) This approval only allows for collection by Greening Australia (WA) staff members;
- (v) Appropriate hygiene measures will be followed at all times to prevent spread of plant disease and weeds;
- (vi) All care to be taken to avoid the disturbance of the fauna habitat;
- (vii) All care to be taken to avoid any disturbance that may lead to soil degradation;
- (viii) Statistics are to be provided to the Shire of the type, quantity and location from where the seed was collected; and
- (ix) Greening Australia (WA) is to provide the Shire of Tammin with 10 percent of all seed collected from Reserves controlled by the Shire of Tammin so that it may be used in Shire gravel pit and roadside rehabilitation projects.

Simple Majority Required

MIN 64/12 MOTION – MOVED Cr Jefferies seconded Cr Stokes

That Council grants permission to Greening Western Australia to collect native plant seed from land vested in the management authority of the Shire of Tammin subject to the following:

- (i) All persons collecting native seed are licensed according to the Wildlife Conservation Act (1950) and will abide by the conditions of this licence;
- (ii) All persons collecting native seed on behalf of Greening Australia (WA) are to carry Greening Australia (WA) identification and are to show it when requested by Shire staff and Council Rangers;
- (iii) Permission is for a 12 month period from 1 July 2012 to 30 June 2013;
- (iv) This approval only allows for collection by Greening Australia (WA) staff members;
- (v) Appropriate hygiene measures will be followed at all times to prevent spread of plant disease and weeds;
- (vi) All care to be taken to avoid the disturbance of the fauna habitat;
- (vii) All care to be taken to avoid any disturbance that may lead to soil degradation;
- (viii) Statistics are to be provided to the Shire of the type, quantity and location from where the seed was collected; and
- (ix) Greening Australia (WA) is to provide the Shire of Tammin with 10 percent of all seed collected from Reserves controlled by the Shire of Tammin so that it may be used in Shire gravel pit and roadside rehabilitation projects.

CARRIED 5/0

Cr McCreery returned to the meeting at 2.31 pm.

Cr Crane left the meeting at 2.33 pm.

Cr Crane returned to the meeting at 2.35 pm.

CDO's Jenny Gemund and David Goulden entered the meeting at 2.37 pm.

CDO's Jenny Gemund and David Goulden left the meeting at 3.11 pm.

The meeting adjourned at 3.11 pm for afternoon tea.

The meeting resumed at 3.24 pm.

Cr Jefferies was not present when meeting resumed at 3.24 pm.

Gordon Tester MHB and Judith Adams EHO entered the meeting at 3.24 pm to discuss the process regarding dilapidated houses.

Cr Jefferies returned to the meeting at 3.25 pm.

Gordon Tester MHB and Judith Adams EHO left the meeting at 3.50 pm.

11.6 Country Local Government Fund Allocations (FIN-25)

Author – Graham Stanley, CEO, 20th July 2012

DECLARATION OF INTEREST

Nil

PREVIOUS REFERENCE

Nil

BACKGROUND

The Shire of Tammin has been allocated funding through the Royalties for Regions Country Local Government Fund (CLGF) for the 2011-12 financial year and the 2012-13 financial year as follows:

2011-12 Individual Allocation	\$313,556
2012-13 Individual Allocation	\$313,556.

In addition to this there is a CLGF Regional allocation of \$1,811,954 of which Tammin could possibly access between \$800,000 and \$900,000 if it has a regional project that is supported by the SEARTG, Wheatbelt Development Commission and the Department of Regional Development and Lands (RDL). Copies of the guidelines for the various allocations are included in the agenda envelopes along with a template for the Business Case Proposal that is required to be submitted with the application for the funding for the Regional Project. The 2012-13 individual allocation may only be accessed when the 2010-11 individual allocation is fully acquitted. We have only recently received our 2010-11 allocation which has been allocated to the construction of stage 1 of the new Shire Depot.

COMMENT

An application for the funds to complete stage 2 of the new Shire Depot was submitted to RDL, who are the funding body, at the same time the 2010-11 funding application was submitted for stage 1 of the Depot. The estimates submitted for the project are shown in the table below.

Item of Expenditure	Item Cost (\$)	Source of Funds (Specify CLGF funds both Regional Group and individual, Recipient, name of other sources and the amount of funding from each source)
Power Connection	\$40,000	CLGF Individual
Water Connection	\$2,000	CLGF Individual
Office & Ablutions Construction	\$90,000	CLGF Individual
Electrical	\$5,952	CLGF Individual
Plumbing	\$10,000	CLGF Individual
Fence & Gates	\$26,450	CLGF Individual
Septics	\$10,000	CLGF Individual
Crossover Pipes	\$1,900	CLGF Individual
Bitumised Area	\$7,000	CLGF Individual
TOTAL	\$193,302	

Yesterday afternoon I received a telephone call from a consulting firm who RDL have contracted the assessment of the Shire's application to. They advised that they wish to sight supporting evidence in the way of plans and quotations or estimates to assist with the assessment. They further advised that the application is required to be for the full sum of the 2011-12 allocation otherwise the remaining funds (\$120,254), will be lost to the Shire.

It was proposed that the sum of \$120,254 be put towards the construction of a new shire residence however this will only be a partial payment towards it. Based on the experience with 12 Russell Street a new residence could cost between \$300,000 and \$350,000. To be eligible for funding the project must appear in the Shire's Forward Capital Works Plan (FCWP). If it doesn't then the Council will need to amend the plan to ensure that it is included if it wishes to access the CLGF funding.

The FCWP includes a sum of \$100,000 in 2012-13 for a wash down bay and materials storage at the new depot. A logical move would be to change the 2011-12 application to increase the project to the full amount of the funding \$313,556 and fully complete the depot. The 2012-13 allocation could then be allocated towards the construction of the new residence or alternatively put towards another project that the Councillors may deem a higher priority.

In any case we need to have the office and ablutions designed and either quantity surveyed, quoted by a builder or costed in some way that will be accepted by RDL and its assessors. To expedite this it is suggested that a Shire Depot Design and Construction Committee be formed to oversee the whole project. Initially it would settle on a concept design for the office and ablutions which would then be submitted to a draftsman or architect to do the drawings. These would be costed or quantity surveyed and form the basis for the funding application. The committee could be an advisory committee where it only gives recommendations to Council or it could be delegated power to make decisions. Either way elected members sitting on the Committee would be entitled to claim sitting fees. If the Committee was to have delegated powers meetings are required to be open to the public and time allocated for public questions.

It is also suggested that the Works Supervisor and Electrician be invited to participate in meetings of the committee because they would have valuable input to make through their skills, trades and experience. The Committee would also be involved in making decisions or recommendations on other aspects of the whole depot project.

With regards to the Regional allocation Council needs to decide on which project or projects it wishes to pursue. What needs to be borne in mind is that the project needs to be accepted as a Regional Project by RDL and they have said that they are tightening up in this area and that some projects that were approved previously will no longer be approved in the future unless they can be demonstrated to be truly regional.

Projects that have been suggested previously include

- An extension to Tamma Village
- Regional Waste Facility
- Caravan Park
- Water Park, dressing rooms and ablutions at Kadjiny Kep
- Complete widening and seal of final 3.5km of York Tammin Road (est. \$400K)
- Singles/young people/workers housing development

FINANCIAL IMPLICATIONS

Grant funding and expenditure to be included in 2012-13 budget.

Potential of meeting expenses if a committee is formed.

Pre project planning expenses

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Sections 5.8 to 5.25 Local Government Act 1995; Regulations 4 to 14B Local Government (Administration) Regulations 1996

STRATEGIC PLAN IMPLICATIONS

Possible completion of projects in Strategic Plan.

FUTURE PLAN IMPLICATIONS

Possible completion of projects in Forward Capital Works Plan, possible amendments required to FCWP

COMMUNITY CONSULTATION

Nil

OFFICER'S RECOMMENDATION

That Council:

- (i) Allocates the whole of the 2011-12 Country Local Government Fund allocation to complete the New Shire Depot Project;
- (ii) Discusses which projects it wishes to consider for the 2012-13 CLGF local allocation and if possible indicates its preference/s
- (iii) Discusses which projects it wishes to consider for the 2012-13 CLGF regional allocation and if possible indicates its preference/s
- (iv) Forms a Shire Depot Design and Construction Committee and determines whether or not it wishes the Committee to have delegated powers.

Simple Majority Required

MIN 65/12 MOTION – MOVED Cr Uppill seconded Cr McCreery

That Council:

- (i) Allocates the whole of the 2011-12 Country Local Government Fund allocation to complete the New Shire Depot Project;
- (ii) Looks to use its 2012-13 Local CLGF allocation for housing – possibly 2 bedroom town houses;
- (iii) Looks to use its 2012-13 Regional CLGF allocation for a caravan park and short term and long term accommodation.
- (iv) Forms a Shire Depot Design and Construction Committee with delegated powers to call for and accept quotations and tenders and make decisions on the design of the depot and buildings and that the committee members be Cr Uppill, Cr McCreery, the CEO, the Works Supervisor and Council's electrician.

Carried 6/0

CARRIED by absolute majority 6/0

12. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
Nil

**13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING
MIN 66/12 MOTION – MOVED Cr Uppill seconded Cr Stokes**

That items 13.1, 13.2, 13.3, 13.4, 13.4, 13.5,13.6 and 13.7 be considered as urgent business.

CARRIED 6/0

Cr Greenwood indicated that he has a financial interest in items 13.1 and 13.6 and the meeting agreed that these two items should be dealt with last for the efficiency of the meeting.

13.2 LARGE SHED AT LOT 5 (3) NOTTAGE WAY TAMMIN (ASS-357)

Author – Judith Anderson, EHO, 25 July 2012 Interest – Nil

PREVIOUS REFERENCE

Item – 12.1 16 February 2012

BACKGROUND

On the 26 June 2012, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the large shed at Lot 5 (3) Nottage Way, Tammin to assess whether or not the large shed is neglected or dilapidated building;

The inspection found the following;

- 1) Large shed – broken windows, inadequate roof support
- 2) Small shed - dilapidated
- 3) Disused material
- 4) Non compliant green fence at the front of the property due to fence height

The state of the property is further illustrated in the photographs attached to this report.

COMMENT

This property was the subject of a report to Council in February 2012 and resulted in Council resolving to take similar action to that recommended in this report except under different legislation. Since the service of a letter of intent to serve notice under the Section 408 of the *Local Government (Miscellaneous Provisions) Act 1960* (As Amended), the associated legislation has changed and is now governed by the Building Act 2011.

In the opinion of the Council's Building Surveyors, Gordon Tester and Tim Jurmann the large and small shed are described as neglected or dilapidated buildings and should be repaired or removed.

Also the disused material on the property should be removed.

To initiate the process to get the large and small shed repaired or removed, the non compliant green fence at the front of the property amended or removed and the disused material removed from the property a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to address these issues. The owner of the property is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to take the required action or does not respond to the letter, the Council has the option of serving the following Order and notices on the owner of the property;

- 1) A Building Order under *Building Act 2011*
- 2) Section 3.25 Notices requiring certain things to be done by owner or occupier of land of the *Local Government Act 1995*

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

Local Government Act 1995

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the large and small shed, to amend or remove green fence at the front of the property and remove disused material. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that the following order and notices be served;

- 1) A Building Order under *Building Act 2011*
- 2) Section 3.25 Notices requiring certain things to be done by owner or occupier of land of the *Local Government Act 1995*

Simple Majority Required

MIN 67/12 MOTION – MOVED Cr Stokes seconded Cr Jefferies

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the large and small shed, to amend or remove green fence at the front of the property and remove disused material. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that the following order and notices be served:

- 1) A Building Order under *Building Act 2011*
- 2) Section 3.25 Notices requiring certain things to be done by owner or occupier of land of the *Local Government Act 1995*

CARRIED 6/0

PHOTOGRAPHS

Large Shed – Lot 5 (3) Nottage Way, Tammin



Inside Large Shed – Lot 5 (3) Nottage Way, Tammin



PHOTOGRAPHS

Small Shed – Lot 5 (3) Nottage Way Tammin



Disused Material – Lot 5 (3) Nottage Way, Tammin



PHOTOGRAPHS

Green Fence – Lot 5 (3) Nottage Way Tammin



13.3 UNOCCUPIED HOUSE AT LOT 65 (18) RIDLEY ST TAMMIN (ASS-418)

Author – Judith Anderson, EHO, 25 July 2012 Interest – Nil

PREVIOUS REFERENCE

Item – 12.3 16 February 2012

BACKGROUND

On the 26 June 2011, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the unoccupied house at Lot 65 (18) Ridley St Tammin to assess whether or not the house is neglected or dilapidated building;

The inspection found the following;

- 1) Broken Asbestos Sheeting
- 2) Defective Roof support
- 3) Wall dislodged from roof
- 4) Floors not at 180 degrees
- 5) Power disconnected
- 6) Timber external cladding defective
- 7) External walls not weather proof
- 8) Broken windows
- 9) Kitchen is unusable
- 10) Bathroom unusable
- 11) Outside toilet not in working order

The state of the house is further illustrated in the photographs attached to this report.

COMMENT

This property was the subject of a report to Council in February 2012 and resulted in Council resolving to take similar action to that recommended in this report except under different legislation. Since the service of a letter of intent to serve notice under the Section 408 of the *Local Government (Miscellaneous Provisions) Act 1960* (As Amended), the associated legislation has changed and is now governed by the Building Act 2011.

In the opinion of the Council's Building Surveyors, Gordon Tester and Tim Jurmann the house is described as a neglected or dilapidated building and should be repaired or removed.

To initiate the process to get the house repaired or removed a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to repair or remove the house. The owner of the house is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to repair or remove the house, or does not respond to the letter, the Council has the option of serving a Building Order under *Building Act 2011* for- Neglected or Dilapidated Buildings on the owner of the house, for the house and rear shed to be repaired or removed.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that that a Building Order under the *Building Act 2011*, for - Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house.

Simple Majority Required

MIN 68/12 MOTION – MOVED Cr Uppill seconded Cr Jefferies

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that that a Building Order under the *Building Act 2011*, for - Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house.

CARRIED 6/0

PHOTOGRAPHS

Front of House – Lot 65 (18) Ridley St Tammin



Rear of House – Lot 65 (18) Ridley St Tammin



PHOTOGRAPHS

Outside toilet – Lot 65 (18) Ridley St Tammin



Kitchen – Lot 65 (18) Ridley St Tammin



PHOTOGRAPHS

Bathroom – Lot 65 (18) Ridley St Tammin



13.4 DISUSED SERVICE STATION AND WORKSHOP LOT 21(31) & 22(33) DONNAN ST TAMMIN

Author – Judith Anderson, EHO, 25 July 2012 Interest – Nil

PREVIOUS REFERENCE

Item – Nil

BACKGROUND

On the 26 June 2012, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the disused service station and workshop at Lot 21(31) & 22(33) Donnan St Tammin to assess whether or not the building is neglected or dilapidated building;

The inspection found the following;

- 1) Roof sheets, Gables and Signage insecure
 - 2) Gutters missing
 - 3) Broken windows
 - 4) External wall not weather proof

The state of the building is further illustrated in the photographs attached to this report.

COMMENT

In the opinion of the Council's Building Surveyor, Tim Jurmann the disused Service Station and Workshop can be described as a neglected or dilapidated building and should be repaired or removed.

To initiate the process to get the Service Station and Workshop to be repaired or removed a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to repair or remove the Service Station and Workshop. The owner of the house is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to repair or remove the Service Station and Workshop, or does not respond to the letter, the Council has the option of serving a Building Order under *Building Act 2011* for Neglected or Dilapidated Buildings on the owner of the building to be repaired or removed.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the building requesting the owner's intention to either repair or remove the Service Station and Workshop. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for-Neglected or Dilapidated Buildings be issued to the owner or repair or remove the Service Station and Workshop.

Simple Majority Required

MIN 69/12 MOTION – MOVED Cr Stokes seconded Cr McCreery

That the Shire writes a letter to the owner of the building requesting the owner's intention to either repair or remove the Service Station and Workshop. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for-Neglected or Dilapidated Buildings be issued to the owner or repair or remove the Service Station and Workshop.

CARRIED 6/0

PHOTOGRAPHS

Disused Service Station and Workshop Lot 21(31) & 22(33) Donnan St Tammin



13.5 UNOCCUPIED HOUSE AT LOT 50 (8) WALSTON ST TAMMIN

Author – Judith Anderson, EHO, 26 July 2012 Interest – Nil

PREVIOUS REFERENCE

Item – 12.2 February 2012

BACKGROUND

On the 26 June 2012, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the unoccupied house at Lot 50 (8) Walston St Tammin to assess whether or not the house is neglected or dilapidated building;

The inspection found the following;

- 1) Heavily vandalised inside
- 2) No water or power
- 3) Kitchen and bathroom useable
- 4) No toilet – broken off
- 5) Broken asbestos sheeting
- 6) Broken windows
- 7) Rear shed with disused material

The state of the house is further illustrated in the photographs attached to this report.

COMMENT

This property was the subject of a report to Council in February 2012 and resulted in Council resolving to take similar action to that recommended in this report except under different legislation. Since the service of a letter of intent to serve notice under the Section 408 of the *Local Government (Miscellaneous Provisions) Act 1960* (As Amended), the associated legislation has changed and is now governed by the Building Act 2011.

In this regard, in the opinion of the Council's Building Surveyors, Gordon Tester and Tim Jurmann the house and rear shed are described as neglected or dilapidated buildings and should be repaired or removed.

To initiate the process to get the house and shed repaired or removed a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to repair or remove the house. The owner of the house is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to repair or remove the house and shed or does not respond to the letter, the Council has the option of serving a Building Order under *Building Act 2011* for-Neglected or Dilapidated Buildings on the owner of the house, for the house, rear shed and pool to be repaired or removed.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the Lot 50 # 8 Walston Street Tammin requesting the owner's intention to either repair or remove the house and rear shed . The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for -Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house and rear shed.

Simple Majority Required

MIN 70/12 MOTION – MOVED Cr Uppill seconded Cr Crane

That the Shire writes a letter to the owner of the Lot 50 # 8 Walston Street Tammin requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for -Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house and rear shed.

CARRIED 6/0

PHOTOGRAPHS

Front of House – Lot 50 (8) Walston St Tammin



Rear of House – Lot 50 (8) Walston St Tammin



PHOTOGRAPHS

Outside toilet – Lot 50 (8) Walston St Tammin



Hallway – Lot 50 (8) Walston St Tammin



PHOTOGRAPHS

Kitchen – Lot 50 (8) Walston St Tammin



Inside rear shed – Lot 50 (8) Walston St Tammin



13.7 OCCUPIED HOUSE AT LOT 47 (2) WALSTON ST TAMMIN

Author – Judith Anderson, EHO, 26 July 2012 Interest – Nil

PREVIOUS REFERENCE

Item – Nil

BACKGROUND

On the 26 June 2012, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the unoccupied house at Lot 47 (2) Walston St Tammin to assess whether or not the house is neglected or dilapidated building;

The inspection found the following;

- 1) Building Dilapidated
- 2) Unsuitable material being used for external wall lining
- 3) Holes in external walls

The state of the house is further illustrated in the photographs attached to this report.

COMMENT

In the opinion of the Council's Building Surveyor, Tim Jurmann the house is described as a neglected or dilapidated building and should be repaired or removed.

To initiate the process to get the house repaired or removed a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to repair or remove the house. The owner of the house is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to repair or remove the house or does not respond to the letter, the Council has the option of serving a Building Order under *Building Act 2011* for-Neglected or Dilapidated Buildings on the owner of the house, for the house to be repaired or removed.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the house. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for -Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house.

Simple Majority Required

MIN 71/12 MOTION – MOVED Cr Uppill seconded Cr Jefferies

That the Shire writes a letter to the owner of the Lot 47 # 2 Walston Street Tammin requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for -Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house and rear shed.

CARRIED 6/0

PHOTOGRAPHS

Occupied House at Lot 47 (2) Walston St Tammin



Front of Occupied House at Lot 47 (2) Walston St Tammin



Cr Greenwood left the meeting at 4.38 pm.

13.1 UNOCCUPIED HOUSE AT LOT 91(3) & 92 (1) STRANG ST TAMMIN

Author – Judith Anderson, EHO, 24 July 2012 Interest – Nil

DECLARATION OF INTEREST

Cr Greenwood submitted an Expression of Interest

PREVIOUS REFERENCE

Item – 12.4 February 2012

BACKGROUND

On the 26 June 2012, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the unoccupied house at Lot 91(3) & 92 (1) Strang St Tammin to assess whether or not the house is neglected or dilapidated building;

The inspection found the following;

- 1) Roof sheets insecure
- 2) Gutters missing
- 3) Rotting veranda roof
- 4) Broken windows
- 5) Power disconnected since 6-10-2009
- 6) Timber external cladding defective
- 7) External wall not weather proof
- 8) Rear shed is dilapidated
- 9) Rubbish storage on site
- 10) Evidence of rats
- 11) Kitchen and bathroom not suitable for use

The state of the house is further illustrated in the photographs attached to this report.

COMMENT

This property was the subject of a report to Council in February 2012 and resulted in Council resolving to take similar action to that recommended in this report except under different legislation. Since the service of a letter of intent to serve notice under the Section 408 of the *Local Government (Miscellaneous Provisions) Act 1960* (As Amended), the associated legislation has changed and is now governed by the Building Act 2011.

In the opinion of the Council's Building Surveyors, Gordon Tester and Tim Jurmann the house and rear shed can be described as neglected or dilapidated buildings and should be repaired or removed.

To initiate the process to get the house and rear shed repaired or removed a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to repair or remove the house and shed. The owner of the house is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to repair or remove the house, or does not respond to the letter, the Council has the option of serving a Building Order under *Building Act 2011* for Neglected or Dilapidated Buildings on the owner of the house, for the house and rear shed to be repaired or removed.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for Neglected or Dilapidated Buildings be issued to the owner or repair or remove the house and rear shed.

Simple Majority Required

MIN 72/12 MOTION – MOVED Cr Uppill seconded Cr Jefferies

That the Shire writes a letter to the owner of the property requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that a Building Order under the *Building Act 2011*, for Neglected or Dilapidated Buildings be issued to the owner or repair or remove the house and rear shed.

CARRIED 5/0

Front of House – Lot 91(3) & 92 (1) Stang St Tammin



Rear of House – Lot 91 (3) & 92 (1) Stang St Tammin



PHOTOGRAPHS

Rear Shed – Lot 91 (3) & 92 (1) Stang St Tammin



Kitchen – Lot 91 (3) & 92 (1) Stang St Tammin



PHOTOGRAPHS

Bathroom – Lot 91 (3) & 92 (1) Stang St Tammin



Toilet – Lot 91 (3) & 92 (1) Stang St Tammin



13.6 UNOCCUPIED HOUSE AT LOT 37 (23) DREYER ST TAMMIN

Author – Judith Anderson, EHO, 26 July 2012 Interest – Nil

DECLARATION OF INTEREST

Cr Greenwood submitted an Expression of Interest

PREVIOUS REFERENCE

Item – Nil

BACKGROUND

On the 26 June 2012, the Council's Building Surveyor, Tim Jurmann and Environmental Health Officer, Judith Anderson, inspected the outside of the unoccupied house at Lot 37 (23) Dreyer St Tammin to assess whether or not the house is neglected or dilapidated building.

The inspection found the following;

- 1) Roof sheets insecure
- 2) Gutters missing
- 3) Rotting gable
- 4) Broken windows
- 5) Fallen television antenna
- 6) Timber external cladding defective
- 7) External wall not weather proof
- 8) Rear shed is dilapidated

The state of the house is further illustrated in the photographs attached to this report.

COMMENT

Council's Building Surveyors, Gordon Tester and Tim Jurmann describe the house and rear shed as neglected or dilapidated buildings and should be repaired or removed.

To initiate the process to get the house repaired or removed a letter must first be written to the owner requesting the owner's intention as to whether the owner intends to repair or remove the house and rear shed. The owner of the house is to be given 14 days to respond to this letter.

In the event that the owner is unwilling to repair or remove the house, or does not respond to the letter, the Council has the option of serving a Building Order under *Building Act 2011* for- Neglected or Dilapidated Buildings on the owner of the house, for the house to be repaired or removed.

FINANCIAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Building Act 2011

STRATEGIC PLAN IMPLICATIONS

Nil

FUTURE PLAN IMPLICATIONS

Nil

COMMUNITY CONSULTATION

Nil

STAFF RECOMMENDATION

That the Shire writes a letter to the owner of the Lot 37 # 23 Dreyer Street Tammin requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that that a Building Order under the *Building Act 2011*, for -Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house and rear shed.

Simple Majority Required

MIN 73/12 MOTION – MOVED Cr Uppill seconded Cr Crane

That the Shire writes a letter to the owner of the Lot 37 # 23 Dreyer Street Tammin requesting the owner's intention to either repair or remove the house and rear shed. The owner is to be given 14 days notice from the date of the letter to respond to the letter.

If owner is unwilling to take action and/or there is no response from the owner within 14 days of the date of the letter it is recommended that that a Building Order under the *Building Act 2011*, for - Neglected and/or Dilapidated Buildings be issued to the owner to repair or remove the house and rear shed.

CARRIED 5/0

PHOTOGRAPHS

Front of House – Lot 37 (23) Dreyer St Tammin



North Side of House – Lot 37 (23) Dreyer St Tammin



South Side of House – Lot 37 (23) Dreyer St Tammin



South Side of House – Lot 37 (23) Dreyer St Tammin



14. CLOSURE OF MEETING

There being no further business the President closed the meeting at 4.43 pm.

Tabled before the Ordinary Council Meeting on 16 August 2012.

Cr S Uppill, President

PAYMENTS LIST JUNE 2012

Date	Reference	Supplier Name	Details	Amount
Cheque Payments				
07/06/2012	5272	Telstra	Internet wireless CEO 22/02/12 - 21/03/12 CEO, WS & Electrician mobile 18/04/12 - 17/05/12 Internet library 18/02/12 - 17/03/12	161.44
11/06/2012	5273	BT Super	Superannuation	141.90
11/06/2012	5274	Child Support Agency	Child support deduction	140.86
11/06/2012	5275	Colonial First State	Superannuation	98.50
11/06/2012	5276	Colonial Mutual	Superannuation	138.39
11/06/2012	5277	Concept One Superannuation Plan	Superannuation	45.00
11/06/2012	5278	LGRCEU	Union fee	58.20
11/06/2012	5279	Prime Super	Superannuation	58.09
11/06/2012	5280	The Industry Superannuation Fund	Superannuation	96.99
11/06/2012	5281	WALG Superannuation	Superannuation	3,343.89
11/06/2012	5282	Australia Post	Postage & freight	348.10
11/06/2012	5283	Avon Waste	Domestic refuse collection	1,184.96
11/06/2012	5284	Copier Support	Tabloid toner , b/w & colour copies	382.35
11/06/2012	5285	Courier Australia	Freight	62.31
11/06/2012	5286	Shire of Cunderdin	Road construction - Wyola Sth - truck & operator hire	2,442.00
11/06/2012	5287	Department of Communities	Repayment of unused Volunteers grant	1,100.00
11/06/2012	5288	Eastern Districts Seed Cleaning Co.	Belt TN SS	12.49
11/06/2012	5289	Esplanade River Suites	Accommodation M. Henry training course	540.80
11/06/2012	5290	F-111 Engineering Pty Ltd	205 l oil & 2 boxes grease various vehicles	1,146.84
11/06/2012	5291	Gull Tammin Roadhouse	June 2012 - catering, drinks, papers	1,503.62
11/06/2012	5292	Landgate	Valuation expenses	3,059.70
11/06/2012	5293	NetRegistry	Renewal of "tammin.wa.gov.au" for 2 years	55.00
11/06/2012	5294	Peerless Jal Pty Ltd	Hall & oval - toilet paper & hand towels	274.71
11/06/2012	5295	Pendragon Bus Service	The Old Fella - reimbursement of bus hire	150.00
11/06/2012	5296	Perfect Computer Solutions Pty Ltd	Computer maintenance	967.50
11/06/2012	5297	Prestige Alarms	Security alarm system quarterly fee	143.00
11/06/2012	5298	Radio West	Area & event promotion	220.00
11/06/2012	5299	Rural Press Regional Media (WA) Pty Ltd	Advertising part time AO position	1,190.12
11/06/2012	5300	Shire of York	Ranger services May 2012	146.85
11/06/2012	5301	Tammin Hardware	Tamma Village - U2 refurb. material & labour, various supplies	1,504.95
11/06/2012	5302	Tammin Post Office	Stationery	194.55
11/06/2012	5303	Telstra	Telephone & internet 23/04 - 22/05/2012	724.05
11/06/2012	5304	Twinkarri Tree Pruning Services	Turon & Wyola South Rd - tree pruning & mulching	16,494.50
11/06/2012	5305	UHY Haines Norton	Training - SFO - Financial & management reporting	1,595.00
11/06/2012	5306	Scott Uppill	Reimbursement of air fare to Canberra	796.70
11/06/2012	5307	Western Australian Local Government Assoc	Advertising CEO position	3,324.61
18/06/2012	5310	Synergy	Electricity 16/03/12 - 16/05/12	309.85
18/06/2012	5311	Synergy	Electricity 29/03 - 29/05/2012	4,987.10
20/06/2012	5312	BT Super	Superannuation	146.99
20/06/2012	5313	Child Support Agency	Child support deduction	140.86
20/06/2012	5314	Colonial First State	Superannuation	104.98
20/06/2012	5315	Colonial Mutual	Superannuation	139.81
20/06/2012	5316	Concept One Superannuation Plan	Superannuation	90.90
20/06/2012	5317	LGRCEU	Union fee	58.20
20/06/2012	5318	Prime Super	Superannuation	59.72
20/06/2012	5319	The Industry Superannuation Fund	Superannuation	100.05
20/06/2012	5320	WALG Superannuation	Superannuation	3,189.16
20/06/2012	5321	Austral Mercantile Collections Pty Ltd	Debt Collection - various assessments	3,355.54
20/06/2012	5322	Bunnings	Electrician - material, material Job EW030 Sealant for basketball court	380.56
20/06/2012	5323	Department of Treasury & Finance.	Freight for interlibrary exchanges	245.29
20/06/2012	5324	Farmways Kellerberrin	Cement for traffic signs	65.70
20/06/2012	5325	FESA	ESL	633.54
20/06/2012	5326	George Johnson	Relief meat inspector 02 - 03/05/2012	1,160.50
20/06/2012	5327	Kleenheat Gas	Tamma Village - bulk gas	362.22
20/06/2012	5328	Mitre 10 Solutions	Material Job EW042 & electrician 11 Nottage - 2 handles	518.24
20/06/2012	5329	Northam Television Services	Material Job EW002	85.00

20/06/2012	5330	Officeworks	Stationery	109.02
20/06/2012	5331	Shire of Tammin	ASC supplies, meat for farewell T. McQuistan, cleaning supplies	309.70
20/06/2012	5332	The WaterShed	Retic parts for oval	627.37
20/06/2012	5333	Tiles Expo	12 Russell - tiles & mastic	64.85
20/06/2012	5334	Western Australian Local Government Assoc	Advertising sale of 4 Russell Street	376.96
20/06/2012	5335	Bill Williams	Tamma Village - tanks removed	247.50
	5336	DKT Rural Agencies	Public toilets - tap spindle, hose cock Parks & garden supplies - tap timer, retic parts, tape Uniform Graeme Button, Pavilion - sand paper, sugar soap	303.85
20/06/2012	5337	Cunderdin Farmers Co-operative Co Ltd	Groceries for -ASC, catering T. McQuistan's farewell, council	721.47
20/06/2012	5338	Synergy	Hall kitchen & toilet rubbish bins Street lighting 25/03 - 24/04/2012 Street lighting 25/04 - 24/05/2012	4,305.85
20/06/2012	5339	Shire of Tammin	Change of plates, 2 remake of plates	74.00
22/06/2012	5340	Shire of Tammin	Registration TN6	41.80
22/06/2012	5341	MM Electrical Merchandising	Material - electrician & various EW jobs, Donnan Park- cable & metal halide lamp	4,814.35
25/06/2012	5342	WA Country Builders Pty Ltd	12 Russel St - final payment	22,791.00
27/06/2012	5343	Shire of Tammin	Licence and third party insurance policy all vehicles	2,646.15
29/06/2012	5344	KOMATSU	Purchase of 2012 Komatsu Grader	213,774.00
29/06/2012	5345	Tammin Shire of	VOID: amount not rounded	
29/06/2012	5346	Tammin Shire of	Cleaning products, police clearance H. Byrnes, holiday program supplies	181.55
29/06/2012	5392	Stephen Jefferies	Deputy Presidential Allowance as 2011/12	250.02
29/06/2012	5393	Scott Uppill	Presidential Allowance - Jan - June 2012	1,000.00
29/06/2012	5394	FESA	ESL June 2012	58.26
			Sub-total	312,679.88
Direct Debit payments				
01/06/2012	Debit	Commonwealth Bank of Australia	CBA Merchant Fee	36.50
05/06/2012	Debit	Commonwealth Bank of Australia	EFTPOS Fee	42.10
19/06/2012	Debit	Motorcharge Limited	Fuel & oils May 2012	5,167.91
25/06/2012	Debit	Western Australian Treasury Corporation	Loan repayments	12,160.44
			Sub-total	17,406.95
Licensing Transfer				
01/06/2012	J4960	Department of Transport	Licensing 01/06/2012	282.75
05/06/2012	J4962	Department of Transport	Licensing 05/06/2012	630.70
07/06/2012	J5002	Department of Transport	Licensing 07/06/2012	130.00
08/06/2012	J4970	Department of Transport	Licensing 08/06/2012	209.35
11/06/2012	J4978	Department of Transport	Licensing 11/06/2012	300.95
12/06/2012	J4980	Department of Transport	Licensing 12/06/2012	45.70
13/06/2012	J4989	Department of Transport	Licensing 13/06/2012	62.50
14/06/2012	J4990	Department of Transport	Licensing 14/06/2012	871.35
15/06/2012	J4992	Department of Transport	Licensing 15/06/2012	301.85
18/06/2012	J5003	Department of Transport	Licensing 18/06/2012	352.00
19/06/2012	J5011	Department of Transport	Licensing 19/06/2012	564.65
20/06/2012	J5012	Department of Transport	Licensing 20/06/2012	1,155.30
21/06/2012	J5013	Department of Transport	Licensing 21/06/2012	1,290.35
22/06/2012	J5014	Department of Transport	Licensing 22/06/2012	55.80
25/06/2012	J5019	Department of Transport	Licensing 25/06/2012	274.60
26/06/2012	J5021	Department of Transport	Licensing 26/06/2012	203.40
28/06/2012	J5022	Department of Transport	Licensing 27/06/2012	996.55
28/06/2012	J5026	Department of Transport	Licensing 28/06/2012	5,560.45
29/06/2012	J5028	Department of Transport	Licensing 29/06/2012	7,484.25
			Sub-total	20,772.50
Bank Fees				
15/06/2012	Debit	National Australia Bank	NAB Connect Fee	52.20
29/06/2012	J5029	National Australia Bank	Account Fees for June 12 for DPI Account	20.00
29/06/2012	J5030	National Australia Bank	Account Fees for June 12 for Trust Account	21.20
29/06/2012	J5031	National Australia Bank	Account Fees for June 12 for Muni Account	96.80
			Sub-total	190.20

