

SHIRE OF CUBALLING

COUNCIL MEETING THURSDAY 12 JULY 2012

MINUTES

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1. OPENING - ANNOUNCEMENT OF VISITORS

Meeting Commenced at 3.28pm

2. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

Cr Tom Wittwer	President
Cr Roger Newman	Deputy President
Cr Tim Haslam	
Cr Chad Hawksley	
Cr Carol McDougall	
Cr Mark Conley	
Mrs Eva Haydon	Chief Executive Officer
Mrs Clare Thomson	Accountant

3. PUBLIC QUESTION TIME

Nil

4. STANDING ORDERS

OFFICER RECOMMENDATION

That Standing Orders be suspended for the duration of the meeting to allow for greater debate on items.

Moved: Cr Conley Seconded: Cr Newman
Carried 5/0

5. LEAVE OF ABSENCE:

Nil

6. MINUTES

6.1 CONFIRMATION OF 28 JUNE 2012 ORDINARY MEETING OF COUNCIL

OFFICER RECOMMENDATION

That the minutes (as circulated) of the ordinary meeting of the Shire of Cuballing held in the Council Chambers on 28 June 2012 be confirmed.

Moved: Cr Newman Seconded: Cr McDougall
Carried 5/0

7. PETITIONS, DEPUTATIONS, PRESENTATIONS & DECLARATIONS

Nil

8. DISCLOSURES OF INTEREST

Councillors' and Employees' Disclosures of Interest.

8.1 DISCLOSURE OF FINANCIAL INTEREST AND PROXIMITY INTEREST

Members must disclose the nature of their interest in matters to be discussed at the meeting.

Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting.

8.2 DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the Member or employee has given or will give advice.

9.1 REPORTS – FINANCE AND ADMINISTRATION

9.1.14 LIST OF ACCOUNTS SUBMITTED FOR COUNCIL APPROVAL AND PAYMENT – MAY 2012

Submission to: Ordinary Meeting of Council
Location/Address: Not applicable
Reporting Officer: Nikole Brennan, Administration Officer
Enabling Legislation: Local Government (Financial Management) Regulations 1996
Council Policy: Register Delegated Authority
Budget Implications: Nil
File Reference: CMR 7
Voting Requirements: Simple Majority

Background

Council is supplied with a list of payments for consideration.

Comment

A copy of the list of payments made from each of Council's bank accounts is attached to this item.

COUNCIL DECISION:

That Council:

Approve for payment the list of Creditors paid from the Municipal fund, as detailed below, totalling: \$197,596.52

Vouchers 14190-14194	\$2124.15
Electronic Fund Transfers	\$195,469.04
Credit Card	\$3.33

<u>Trust</u>	
Vouchers	\$0.00
Electronic Funds Transfers	\$0.00

Moved: Cr Newman Seconded: Cr Conley

Carried 5/0

Shire of Cuballing
Cheque Detail

Type	Num	Date	Name	Description	Original Amount
Bill Pmt -Cheque	Debit	01/06/2012	Australian Taxation Office - cr	BAS MAY 2012	-4,205.00
Bill Pmt -Cheque	Debit	06/06/2012	Dynamic Print		-371.01
Bill Pmt -Cheque	Debit	06/06/2012	BUILDING COMMISSION, DEPT OF COMMERCE BRB Reconciliation 2012		-106.95
Bill Pmt -Cheque	Debit	06/06/2012	TELSTRA	Mobile Phone Charges	-208.06
Bill Pmt -Cheque	Debit	11/06/2012	WALGA	Lg Emergency Management Forum	-95.00
Bill Pmt -Cheque	Debit	11/06/2012	WESTRAC EQUIPMENT	Parts	-74.50
Bill Pmt -Cheque	Debit	11/06/2012	WESTRAC EQUIPMENT	Repairs to Cat Loader	-6,561.86
Bill Pmt -Cheque	Debit	11/06/2012	WESTRAC EQUIPMENT	Hose	-27.39
Bill Pmt -Cheque	Debit	11/06/2012	WESTRAC EQUIPMENT	Parts	-226.05
Bill Pmt -Cheque	Debit	11/06/2012	WESTRAC EQUIPMENT	Parts	-115.09
Bill Pmt -Cheque	Debit	11/06/2012	Toll Ipec	Cutting Edge	-5,390.00
Bill Pmt -Cheque	Debit	11/06/2012	SHIRE OF WICKEPIN	50% reimbursement of Accommodation for EHO	-1,250.00
Bill Pmt -Cheque	Debit	11/06/2012	Road Signs Australia	RoadSigns	-1,049.40
Bill Pmt -Cheque	Debit	11/06/2012	Road Signs Australia	School Crossing Sign	-440.00
Bill Pmt -Cheque	Debit	11/06/2012	NEAT 'N' TRIM UNIFORMS PTY LTD	Uniforms	-228.33
Bill Pmt -Cheque	Debit	11/06/2012	Narrogin Pumps Sales & Service	Parts	-41.91
Bill Pmt -Cheque	Debit	11/06/2012	Narrogin Pumps Sales & Service	Parts	-44.66
Bill Pmt -Cheque	Debit	11/06/2012	NARROGIN PACKAGING	Various Items	-88.50
Bill Pmt -Cheque	Debit	11/06/2012	NARROGIN PACKAGING	Items for Public Toilets	-324.17
Bill Pmt -Cheque	Debit	11/06/2012	MAKIT NARROGIN HARDWARE		-156.30
Bill Pmt -Cheque	Debit	11/06/2012	G.S. Hobbs Contracting		-10,395.00
Bill Pmt -Cheque	Debit	11/06/2012	LANDIVISION	Planning Consultancy Services	-330.00
Bill Pmt -Cheque	Debit	11/06/2012	LANDGATE	Land Enquiry	-34.00
Bill Pmt -Cheque	Debit	11/06/2012	LANDGATE	Rural UV Gen Vals	-5,510.75
Bill Pmt -Cheque	Debit	11/06/2012	MCDUGALL WELDMENTS		-452.24
Bill Pmt -Cheque	Debit	11/06/2012	HANCOCKS HOME HARDWARE	Hedge Shears	-92.25
Bill Pmt -Cheque	Debit	11/06/2012	Fuji Xerox	Photocopy	-309.90
Bill Pmt -Cheque	Debit	11/06/2012	Fire and Safety		-974.60
Bill Pmt -Cheque	Debit	12/06/2012	bims earthmoving		-30,833.00
Bill Pmt -Cheque	Debit	12/06/2012	Narrogin Plant Hire.	Roller Hire	-330.00
Bill Pmt -Cheque	Debit	12/06/2012	GREAT SOUTHERN FUEL SUPPLIES	May Fuel Charges	-21,254.44

Shire of Cuballing Cheque Detail

Type	Num	Date	Name	Description	Original Amount
Bill Pmt -Cheque	Debit	12/06/2012	Great Southern Waste Disposal	Management of Shire Tip	-2,858.21
Bill Pmt -Cheque	Debit	12/06/2012	EDWARDS MOTORS PTY LTD	Parts	-163.90
Bill Pmt -Cheque	Debit	12/06/2012	DEWS MINI EXCAVATIONS	Excavate Culverts Horse Arena & Groat Rd	-1,440.00
Bill Pmt -Cheque	Debit	12/06/2012	DEWS MINI EXCAVATIONS	Excavate for Grave	-594.00
Bill Pmt -Cheque	Debit	12/06/2012	DEWS MINI EXCAVATIONS	Excavate Town Trees	-1,584.00
Bill Pmt -Cheque	Debit	12/06/2012	CORNER'S AUTOMOTIVE ELECTRICS	Battery	-137.50
Bill Pmt -Cheque	Debit	12/06/2012	COUNTRY PAINT SUPPLIES	Paint	-28.41
Bill Pmt -Cheque	Debit	12/06/2012	CUBY ROADHOUSE	May Charges	-589.46
Bill Pmt -Cheque	Debit	12/06/2012	CORNER'S AUTOMOTIVE ELECTRICS	Repairs	-198.00
Bill Pmt -Cheque	Debit	12/06/2012	AIR LIQUIDE WA PTY LTD		-291.55
Bill Pmt -Cheque	Debit	12/06/2012	Atom Supply	Spill Pallet	-658.90
Bill Pmt -Cheque	Debit	12/06/2012	Avon Waste	Bulk Bin service and Rent	-521.97
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Fluor starter and lights	-178.20
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-280.50
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-268.03
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-272.73
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-79.13
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-237.55
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-454.96
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-79.13
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-199.80
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-218.42
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-54.86
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-78.41
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-64.31
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-194.82
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-307.65
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-43.95
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-50.58
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-128.17
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-363.44
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-182.73

Shire of Cuballing
Cheque Detail

Type	Num	Date	Name	Description	Original Amount
Bill Pmt -Cheque	Debit	12/06/2012	Auslec	Clothing	-127.60
Bill Pmt -Cheque	Debit	19/06/2012	NEAT 'N' TRIM UNIFORMS PTY LTD	Shirt	-62.87
Bill Pmt -Cheque	Debit	19/06/2012	Carol McDougall	Meeting Fees	-770.00
Bill Pmt -Cheque	Debit	19/06/2012	Mark Conley	Meeting Fees	-770.00
Bill Pmt -Cheque	Debit	19/06/2012	Roger Newman.	Meeting Fees	-770.00
Bill Pmt -Cheque	Debit	19/06/2012	Tim Haslam	Meeting Fees	-770.00
Bill Pmt -Cheque	Debit	19/06/2012	Tom Wittwer	Meeting Fees and Allowance	-3,790.00
Bill Pmt -Cheque	Debit	20/06/2012	TELSTRA	Phone Charges for May	-608.85
Bill Pmt -Cheque	Debit	20/06/2012	Toll Ipec	Freight	-8.13
Bill Pmt -Cheque	Debit	20/06/2012	NARROGIN AGRICULTURAL REPAIRS		-176.00
Bill Pmt -Cheque	Debit	20/06/2012	BORAL CONSTRUCTION MATERIALS GROUP		-3,960.00
Bill Pmt -Cheque	Debit	21/06/2012	Chad Hawksley	Meeting Fees	-770.00
Bill Pmt -Cheque	Debit	22/06/2012	Independent Valuers of Western Australia	Valuation of vacant land	-1,375.00
Bill Pmt -Cheque	Debit	25/06/2012	Westscheme	P Tourle June2012 Super Contribution	-295.22
Bill Pmt -Cheque	Debit	25/06/2012	HostPlus Superannuation	N Gould June2012 Super Contribution	-318.20
Bill Pmt -Cheque	Debit	25/06/2012	MTA Superannuation Fund	N Brennan June 2012 Super Contribution	-318.20
Bill Pmt -Cheque	Debit	25/06/2012	AMP Life Ltd	M D'Alton June 2012 Super contribution	-266.54
Bill Pmt -Cheque	Debit	25/06/2012	RAMSAY SUPERANNUATION FUND		-174.62
Bill Pmt -Cheque	Debit	25/06/2012	WALGSP	Outside Staff /Select admin Super contribution .	-6,473.23
Bill Pmt -Cheque	Debit	27/06/2012	Synergy	Charges for Streetlights	-581.70
Bill Pmt -Cheque	Debit	27/06/2012	SNAP PRINTING	Rates Notices	-459.00
Bill Pmt -Cheque	Debit	27/06/2012	REINFORCED CONCRETE PIPES PTY LTD	Headwalls	-4,111.80
Bill Pmt -Cheque	Debit	27/06/2012	WESTRAC EQUIPMENT	Part	-5.89
Bill Pmt -Cheque	Debit	27/06/2012	QUICKFIT WINDSCREENS & NARROGIN GLASS	Supply safety glass and mirror	-748.00
Bill Pmt -Cheque	Debit	27/06/2012	Greenline Ag	Oil Filter	-92.30
Bill Pmt -Cheque	Debit	27/06/2012	Department of Finance-Shared Services	Advertising	-190.40
Bill Pmt -Cheque	Debit	27/06/2012	C & D Cutri	Culvert at Walkway and Headwall and Wingwall	-17,050.00
Bill Pmt -Cheque	Debit	27/06/2012	CORPORATE EXPRESS	Usd Flash Drives	-40.00
Bill Pmt -Cheque	Debit	27/06/2012	CORPORATE EXPRESS	Stationery	-293.50
Bill Pmt -Cheque	Debit	27/06/2012	BEAUREPARES	Repair Tyre	-36.16
Bill Pmt -Cheque	Debit	27/06/2012	COMMANDER AUSTRALIA LTD	Phone Rental	-136.24
Bill Pmt -Cheque	Debit	27/06/2012	BEAUREPARES		-18,799.50

Shire of Cuballing
Cheque Detail

Type	Num	Date	Name	Description	Original Amount
Bill Pmt -Cheque	Debit	27/06/2012	Anderson Munro & Wylie	Audit Fees	-797.75
Bill Pmt -Cheque	Debit	27/06/2012	Auslec	Work Clothes	-27.10
Bill Pmt -Cheque	Debit	27/06/2012	Auslec	Work Clothes	-142.08
Bill Pmt -Cheque	Debit	27/06/2012	Auslec	Clothing	-51.94
Bill Pmt -Cheque	Debit	27/06/2012	Auslec	Clothing	-41.45
Cheque	Debit	27/06/2012	SHIRE OF CUBALLING.	Social Club	-1,030.00
Bill Pmt -Cheque	Debit	27/06/2012	Auslec	Solar Powered Luminaire	-862.40
Bill Pmt -Cheque	Debit	27/06/2012	SHIRE OF CUBALLING.	Financial Year Transfer from Muni to Trust	-610.00
Bill Pmt -Cheque	Debit	27/06/2012	Department of Transport		-280.75
Bill Pmt -Cheque	Debit	28/06/2012	Toll Ipec		-102.95
Bill Pmt -Cheque	Debit	29/06/2012	TELSTRA	Mobile phone charges	-210.44
Bill Pmt -Cheque	Debit	29/06/2012	DEWS MINI EXCAVATIONS	Excavator	-891.00
Bill Pmt -Cheque	Debit	29/06/2012	DEWS MINI EXCAVATIONS	Excavator Hire	-693.00
Bill Pmt -Cheque	Debit	29/06/2012	DEWS MINI EXCAVATIONS	Excavator Hire	-594.00
Bill Pmt -Cheque	Debit	29/06/2012	Wardy's Pest Management	Treat live termite at Popo School house	-539.00
Bill Pmt -Cheque	Debit	29/06/2012	INGERSLEY ELECTRICAL	Electrical work to Popo Tolets	-370.05
Bill Pmt -Cheque	Debit	29/06/2012	INGERSLEY ELECTRICAL	Electrical work to Popo Hall	-448.52
Bill Pmt -Cheque	Debit	29/06/2012	INGERSLEY ELECTRICAL	Electrical work to Cuballing CWA	-661.20
Bill Pmt -Cheque	Debit	29/06/2012	INGERSLEY ELECTRICAL	Electrical work at Rec Centre	-159.25
Bill Pmt -Cheque	Debit	29/06/2012	INGERSLEY ELECTRICAL	Electrical work to the Ag Hall	-1,115.07
Bill Pmt -Cheque	Debit	29/06/2012	AAA Custom Trolleys	Chair Trolleys	-2,277.00
Bill Pmt -Cheque	Debit	29/06/2012	JOHN ROBERTSON	Repairs to Pop Hall	-14,872.00
Bill Pmt -Cheque	14190	06/06/2012	Building & Construction Industry Training	BCITF Reconciliation for May 2012	-43.40
Bill Pmt -Cheque	14191	21/06/2012	CASH.	Petty Cash Reconciliation June 2012	-423.15
Bill Pmt -Cheque	14192	21/06/2012	CASH.	Coles Card June 2012	-500.00
Bill Pmt -Cheque	14193	27/06/2012	SHIRE OF CUBALLING.	Terry Clarke Rates14/3-19/06/2012	-140.00
Bill Pmt -Cheque	14194	27/06/2012	Anda-Lea Tree Nursery	Trays of Trees and Shrubs	-1,017.60
Municipal - Direct Debit	-195,469.04				
Municipal - Cheque	-2,124.15				
Trust	0				
Credit Card	-3.33				
TOTAL					-197,596.52

9.1.15 STATEMENT OF FINANCIAL ACTIVITY

Submission to: Ordinary Meeting of Council
Location/Address: Not applicable
Reporting Officer: Clare Thomson
Enabling Legislation: Local Government (Financial Management) Regulations 1996
Council Policy: Nil
Budget Implications: Nil
File Reference: CMR 7
Voting Requirements: Simple majority

Background

Local Government (Financial Management) Regulations 1996, section 34, provides for monthly financial reporting requirements for local government.

Comment

A Statement of Financial Activity has been prepared for period ending 30 June 2012 in accordance with the abovementioned legislation and circulated with the Council Meeting Agenda.

COUNCIL DECISION:

That the Statement of Financial Activity, as circulated, for the Shire of Cuballing for period ending 30 June 2012, be received.

Moved: Cr McDougall

Seconded: Cr Haslam

Carried 5/0

Shire of Cuballing
Notes on financial reports for June 2012

General Purpose Funding

Rates

At present an amount of \$743,243 has been raised in rates with a discount of \$45,939. Debtors at the end of June are \$30,514.

Grants

Grant funding of \$1,252,502 from various funding sources have been received.

Governance

Conferences

This is the cost of councillors attend local government week.

Subscriptions

This includes subscriptions to WALGA of \$17,072, Time base of \$218 and Central Country Zone of \$2,800.

Law Order Public Safety

Grant and Subsidies

All quarterly grant payments have been received from FESA together with an administration fee of \$4,000. We have also had to account for the sale of the Popo land cruiser for no monetary consideration. It is just a book entry of \$8,662 being received and the same amount has been expensed under other goods and services.

Council has also received a grant of \$319,682 for the purchase of new fire vehicle located at Popanyinning. This item was not budgeted for the 2011/12 financial year.

Animal Control

Council has received \$2,143 in dog regns compared to a budgeted figure of \$900. This year has seen a marked increase in the number of dogs being registered in the Shire.

Housing

Loss on sale of assets

Following an investigation into Councils' asset register it was discovered that three blocks were still showing on the register even though they had been sold in 1998. This has resulted in a loss of \$9,750.

Community Amenities

Cemetery Charges

This is higher than budgeted due to an increase in the fee charged for burials at the Popo and Cuballing cemeteries.

Recreation and Culture

Grants and contributions

\$15,000 was received from the Narrogin Pony Club as a contribution to the Equestrian Centre. \$166,379 was received from Department of Sport and Recreation and \$30,000 from the Narrogin Equestrian Centre.

Popanyinning Hall

Shire of Cuballing
Notes on financial reports for June 2012

Due to repairs carried out to the roof, it is anticipated that expenditure will exceed the budget figure. At this stage the estimated cost to repairs will be approximately \$25,000. It is hoped that this will not adversely affect the budget result with savings being made in other areas.

Transport

Grant Funding

Grant funding of \$2,305,441 has been received from various funding bodies. This includes \$890,086 received for storm damage.

Depot Maintenance

This includes restricted keys and locks to the total of \$1,780, constructing a concrete bunker at the depot at a cost of \$4,485.

Grading Maintenance

This is the grading carried out on various roads throughout the Shire.

General Maintenance

This includes an amount of \$586,503 paid to contractors for cleaning up after the storm that occurred in January 2011. A proportion of these costs will be reimbursed to the Shire via grant funding.

Other Property and Services

Private Works

To date an amount of \$55,094 has been received from private works. The main income items are plant hire charges of \$21,814 and sand/gravel sales of \$28,566.

Parts and repairs

This has exceeded budget and includes unforeseen expenditure on parts for the roller of \$9,204, and cat loader of \$5,965. Grader blades at a cost of \$14,362 have also been purchased during the year.

Other

- An adjustment has been made to the opening surplus from June 2011, as a result of a Main Roads invoice being removed from the June financials and shown as income in this financial year. This impacts on the amount of surplus carried forward as the income is shown as being received in this financial year. Overall, there is no impact on the rate setting statement, as it was a timing difference relating to the raising of a debtor.
- On finalising the annual leave and long service leave liability entitlements for council's employees, I have discovered that an extra \$59,000 is required to be transferred in order to bring council's reserve up to the required amount. I believe we need to have the full amount as a cash back reserve due to the RTG process currently underway.
- The \$59,000 will come from savings in other areas such , as entertainment, refreshments which is under budget by \$7,000, extra \$10,000 sales in blue metal, \$26,000 reimbursement of workers compensation payments, \$2,000 increase in cemetery charges, and \$14,000 saving in unleaded fuel for the year.
- Only transfers to reserves apart from interest was \$25,367 for grain freight and \$86,071 for employee leave entitlements.

Shire of Cuballing
Notes on financial reports for June 2012

These are the preliminary June 2012 statements with minor changes that will take place once the books have been finalised for the 30 June 2012. At this stage reallocation of overheads and administrations costs have to be completed but this will take place once the accounts have been finalised for the end of June.

SHIRE OF CUBALLING
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

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**SHIRE OF CUBALLING
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012**

<u>Operating</u>	NOTE	30 JUNE 2012 Actual \$	30 JUNE 2012 Y-T-D Budget \$	2011/2012 Budget \$	Variances Budget to Actual Y-T-D %
Revenues/Sources					
Governance		13,796	18,400	18,400	25.02%
General Purpose Funding		775,275	468,103	468,103	(65.62%)
Law, Order, Public Safety		360,926	23,720	23,720	(1421.61%)
Health		2,172	1,364	1,364	(59.24%)
Education and Welfare		-	-	-	0.00%
Housing		-	-	-	0.00%
Community Amenities		10,197	1,500	1,500	(579.80%)
Recreation and Culture		217,953	787,659	787,659	72.33%
Transport		2,841,560	739,622	739,622	(284.19%)
Economic Services		13,182	21,045	21,045	37.36%
Other Property and Services		116,737	63,000	63,000	(85.30%)
		4,351,798	2,124,413	2,124,413	
(Expenses)/(Applications)					
Governance		(155,831)	(148,098)	(148,098)	(5.22%)
General Purpose Funding		(126,101)	(96,986)	(96,986)	26.29%
Law, Order, Public Safety		(91,252)	(123,803)	(123,803)	15.14%
Health		(26,415)	(31,127)	(31,127)	(43.26%)
Education and Welfare		(6,585)	(9,139)	(9,139)	19.76%
Housing		(24,258)	(16,933)	(16,933)	(0.44%)
Community Amenities		(128,953)	(160,713)	(160,713)	(106.50%)
Recreation & Culture		(193,321)	(192,465)	(192,465)	41.81%
Transport		(2,418,941)	(1,171,423)	(1,171,423)	(47.11%)
Economic Services		(78,707)	(135,260)	(135,260)	
Other Property and Services		(99,797)	(67,837)	(67,837)	
		(3,350,161)	(2,153,784)	(2,153,784)	
Adjustments for Non-Cash					
<u>(Revenue) and Expenditure</u>					
(Profit)/Loss on Asset Disposals		2,670	(1,992)	(1,992)	
Depreciation on Assets		802,781	648,095	648,095	
Movement in leave entitlements and accrued wages		32,979	32,979	-	
Capital Revenue and (Expenditure)					
Purchase Land Held for Resale		-	-	-	
Purchase Land and Buildings		(629,463)	(629,838)	(1,231,812)	
Purchase Infrastructure Assets - Roads & Footpaths		(690,614)	(670,405)	(735,417)	
Purchase Infrastructure Assets - Other		(107,199)	(107,199)		
Purchase Plant and Equipment		(417,874)	(98,192)	(164,092)	
Purchase Furniture and Equipment		-	-	(15,000)	
Proceeds from Disposal of Assets		29,442	29,442	37,439	
Repayment of Debentures		(41,275)	(32,896)	(41,275)	
Proceeds from New Debentures		-	-	-	
Transfers to Reserves (Restricted Assets)		(367,948)	(337,807)	(341,443)	
Transfers from Reserves (Restricted Assets)		241,597	241,597	240,000	
		589,937	589,937	889,851	
ADD Net Current Assets July 1 B/Fwd		(1,190,765)	(584,757)	-	
LESS Net Current Assets Year to Date					
		(744,095)	(745,016)	(745,016)	

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

	30-Jun	2012
	Actual	Budget
	\$	\$
3. ACQUISITION OF ASSETS		
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance	7,518	7,518
Law Order Public Safety	319,682	-
Housing	-	-
Recreation and Culture	621,945	621,945
Transport	788,806	788,806
Other Property and Services	107,199	107,199
	<u>1,845,150</u>	<u>1,525,468</u>

By Class

Land Held for Resale		
Land and Buildings	629,463	629,463
Infrastructure Assets - Roads & Footpaths	690,614	690,614
Infrastructure Assets - Other	107,199	107,199
Plant and Equipment	417,874	98,192
Furniture and Equipment	-	-
	<u>1,845,150</u>	<u>1,525,468</u>

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

4. DISPOSALS OF ASSETS

	Net Book Value		Sale Proceeds		Profit(Loss)	
	30-Jun 2012 Actual \$		30-Jun 2012 Actual \$		30-Jun 2012 Actual \$	
Governance						
Airconditioner	-		-		-	
Fax Machine	-		-		-	
ASI Pentium and NEC monitor	-		-		-	
Canon Laser Printer	-		-		-	
Octek Computer	-		-		-	
Olivetti Typewriter	-		-		-	
LOPS						
Fire Truck	-		-		-	
Housing						
Lot 143 Bow Street	3,250.00		-		(3,250)	
Lot 145 Bow street	3,250.00		-		(3,250)	
Lot 147 Bow Street	3,250.00		-		(3,250)	
Recreation & Culture						
Stove Popo Hall	-		-		-	
Gas stove and water Heater	10.00		-		(10)	
Transport						
Toyota Hilux	-		3,637		3,637	
Toyota Hilux	-		3,357		3,357	
Holden VE Commodore Sedan	-		22,448		96	
	22,352		29,442		(2,670)	

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

4 DISPOSALS OF ASSETS

	Net Book Value	Sale Proceeds	Profit(Loss)
	30-Jun 2012 Actual \$	30-Jun 2012 Actual \$	30-Jun 2012 Actual \$
Plant and Equipment			
Toyota Hilux	-	3,637	3,637
Toyota Hilux	-	3,357	3,357
Holden VE Commodore Sedan	22,352	22,448	96
Fire Truck	-	-	-
Furniture and Equipment			
Airconditioner	-	-	-
Fax Machine	-	-	-
ASI Pentium and NEC monitor	-	-	-
Canon Laser Printer	-	-	-
Octek Computer	-	-	-
Olivetti Typewriter	-	-	-
Stove Popo Hall	-	-	-
Gas stove and water Heater	10	-	(10)
Land and Buildings			
Lot 143 Bow Street	3,250.00	-	(3,250)
Lot 145 Bow street	3,250.00	-	(3,250)
Lot 147 Bow Street	3,250.00	-	(3,250)
	32,112	29,442	(2,670)

Summary

Profit on Asset Disposals
Loss on Asset Disposals

30-Jun 2012 Actual \$
7,090
(9,760)
(2,670)

SHIRE OF CUBALLING
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	1-Jul-11	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Recreation & Culture	9,774	9,774	9,774	-	-	-	-	383	218
Loan #60	39,943	8,561	8,561	31,382	31,461	31,461	31,461	2,074	2,074
Loan #61	197,581	22,940	22,940	174,641	174,641	174,641	174,641	12,608	12,608
Transport	247,298	41,275	41,275	206,023	206,023	206,023	206,023	15,065	14,900
Loan #62	-	-	-	-	-	-	-	-	-

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

Council is not proposing to take out any new loans in the 2011-2012 financial year.

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

	30-Jun 2012 Actual \$	2011/12 Budget \$
6. RESERVES		
Cash Backed Reserves		
(a) Plant and Equipment Reserve		
Opening Balance	184,974	184,974
Amount Set Aside / Transfer to Reserve	5,066	24,551
Amount Used / Transfer from Reserve	-	-
	<u>190,040</u>	<u>209,525</u>
(b) IT and Office Equipment Reserve		
Opening Balance	8,438	8,438
Amount Set Aside / Transfer to Reserve	224	20,414
Amount Used / Transfer from Reserve	-	-
	<u>8,662</u>	<u>28,852</u>
(c) Employee Entitlements		
Opening Balance	24,992	24,992
Amount Set Aside / Transfer to Reserve	86,743	27,744
Amount Used / Transfer from Reserve	-	-
	<u>111,735</u>	<u>52,736</u>
(d) Road and Bridge Construction Reserve		
Opening Balance	241,597	241,597
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	(241,597)	(241,597)
	<u>-</u>	<u>-</u>
(e) Housing Reserve		
Opening Balance	6,958	6,958
Amount Set Aside / Transfer to Reserve	193	414
Amount Used / Transfer from Reserve	-	-
	<u>7,151</u>	<u>7,372</u>
(f) Recreation and Community Facility Res		
Opening Balance	25,274	25,274
Amount Set Aside / Transfer to Reserve	246,415	251,924
Amount Transferred from Road and Bridge Res	2,493	241,597
Amount Used / Transfer from Reserve	-	(240,000)
	<u>274,182</u>	<u>278,795</u>
(g) Refuse Site Reserve		
Opening Balance	53,422	53,422
Amount Set Aside / Transfer to Reserve	1,447	12,760
Amount Used / Transfer from Reserve	-	-
	<u>54,869</u>	<u>66,182</u>
(h) Grain Freight Reserve		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	25,367	-
Amount Used / Transfer from Reserve	-	-
	<u>25,367</u>	<u>-</u>
Total Cash Backed Reserves	<u>672,006</u>	<u>643,462</u>

All of the above reserve accounts are supported by money held in financial institutions.

SHIRE OF CUBALLING
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

	June 2012	2010/11 Budget
	Actual	\$
	\$	
6. RESERVES (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Plant and Equipment Reserve	5,066	24,551
IT and Office Equipment Reserve	224	20,414
Employee Entitlement Reserve	86,743	27,744
Road and Bridge Construction Reserve	-	-
Housing Reserve	193	414
Recreation and Community Facility Reserve	248,908	251,924
Refuse Site Reserve	1,447	12,760
Grain Freight Reserve	25,367	-
	<u>367,948</u>	<u>337,807</u>
Transfers from Reserves		
Plant and Equipment Reserve	-	-
Office Equipment Reserve	-	-
Long Service Leave Reserve	-	-
Road and Bridge Construction Reserve	(241,597)	(241,597)
Housing Reserve	-	-
Recreation and Community Facility Reserve	-	-
Refuse Site Reserve	-	-
Grain Freight Reserve	-	-
	<u>(241,597)</u>	<u>(241,597)</u>
Total Transfer to/(from) Reserves	<u>126,351</u>	<u>96,210</u>

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

- Plant and Equipment Reserve
 - to be used for the purchase and replacement of major items..
- IT and Office Equipment Reserve
 - to be used for the purchase of new and/or replacement of office equipment or furniture items.
- Employee Entitlements
 - to be used to fund employee entitlements
- Road and Bridge Construction Reserve
 - funds from this reserve have been reallocated to the Recreation and Community Facility Reserve
- Housing Reserve
 - to be used to fund the construction of new shire housing.
- Recreation and Community Facility Reserve
 - to be used to fund the upgrade of the oval and associated facilities.
- Refuse Site Reserve
 - to be used to fund the upgrade of the refuse site.
- Grain Freight Reserve
 - to be used to fund the grain freight route through the shire.

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

	30-Jun 2012 Actual \$	Brought Forward 1-Jul \$
--	--------------------------------	-----------------------------------

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position

CURRENT ASSETS

Cash - Unrestricted	910,840	317,451
Cash - Restricted	672,008	545,654
Prepaid assets	-	11,040
Receivables	379,624	779,308
Inventories	2,923	6,741
	<u>1,965,395</u>	<u>1,660,194</u>

LESS: CURRENT LIABILITIES

Payables and Provisions	<u>(102,622)</u>	<u>(524,603)</u>
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NET CURRENT ASSET POSITION

Less: Cash - Reserves - Restricted	1,862,773	1,135,591
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NET CURRENT ASSET POSITION

	<u>(672,008)</u>	<u>(545,654)</u>
	<u>1,190,765</u>	<u>589,937</u>

**SHIRE OF CUBALLING
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012**

8. RATING INFORMATION

RATE TYPE								
Rate in \$	Number of Properties	Rateable Value \$	Rate 2011/12 \$	Interim Rates 2011/2012 \$	Back Rates 2011-2012 \$	Total Revenue 2011/2012 \$	Budget 2011/12 \$	
General Rate								
UV - Cuballing	308	108,922,980	568,338	-	-	568,338	569,209	
GRV - Cuballing	188	2,044,220	106,554	-	-	106,554	106,597	
Sub-Totals								
Minimum Rates								
UV - Cuballing	23	1,313,886	8,880	-	-	8,880	8,510	
GRV Cuballing	142	56,451	59,925	-	-	59,925	60,350	
Sub-Totals								
	165	1,370,337	68,805	-	-	68,805	68,860	
Ex gratia rates								
Specified Area Rates	-	-	743,697	-	-	743,697	744,666	
350	-	-	398	-	-	398	350	
Discounts								
			744,095			(45,939)	745,016	
						698,156	697,016	
Totals								

All land except exempt land in the Shire of Cuballing is rated according to its Gross Rental Value (GRV) in townships or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2008/09 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

9. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in this statement are as follows:

Detail	Balance 1-Jul-11 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Badminton Club	232	-	-	232
Commodore Tennis Club	3,490	-	(200)	3,290
Cuballing Fire Brigade	6,045	100	(2,442)	3,703
Recycling Children Fund	1,328	90	-	1,418
BCITF	0	-	-	-
Bonds - Building	14,339	-	(7,500)	6,839
Bonds - Hall Hire	900	400	(400)	900
Reimbursements	9,063	-	(99)	8,964
Social Club	4,030	2,988	(1,665)	5,353
Upper Hotham Project	15,027	-	-	15,027
Environment and Townscape Trust Fund	4,207	1,356	-	5,563
LCDC East Yornaning	1,360	-	-	1,360
Cuballing Country Festival	393	702	-	1,095
Prepayments	-	-	-	-
Cuballing Cricket Club	200	-	-	200
Cuballing Football Asson	2,567	-	-	2,567
Tax Payable	0	-	-	-
Swipe cards	415	610	-	1,025
Nomination Deposits	-	400	(400)	-
Cuballing Mens Shed	-	500	-	500
Cuballing Christmas Tree	-	393	-	393
	<u>63,596</u>			<u>58,429</u>

10. SUPPLEMENTARY INFORMATION

May include (not exhaustive) the following:

- Operating Statement;
- Balance Sheet;
- Debtors listings;
- Creditors listings;
- Cash/Investment summaries;
- Plant reports;
- Ratio analysis; and
- Other information considered relevant.

9.1.16 ANNUAL BUDGET 2012/13 FINANCIAL YEAR

Location/Address:	Whole of shire
Reporting Officer:	Eva Haydon – Chief Executive Officer
Enabling Legislation:	Local Government Act 1995 and Regulations
Council Policy:	Nil
Budget Implications:	New Budget
File Reference:	
Voting Requirements:	Absolute Majority

Background

The budget for the financial year ended 30 June 2013 is presented for Council consideration.

Comment

All public works overheads and plant operating costs have been allocated across relevant accounts in accordance with local government accounting guidelines.

There has been a minimal change in the valuations of vacant GRV land in the shire and an overall decrease of 2.9% in unimproved values this year. Coupled with the new Local Government Grants Commission methodology resulting in an 8% lower General Purpose Grant, the resultant loss of income is in the region of \$65,000. The rate in the dollar for both GRV and UV has been increased by 10% and the Minimums for both GRV and UV properties have been increased to \$500.

Capital items have been reviewed by Council and the budget is presented with the exclusions decided upon at the time of review with the exception of the Machinery Float which has been retained due to the fact that there is a significant safety risk to staff whilst loading and unloading the Roller onto a truck.

Fees and Charges have been reviewed and increased where appropriate to recover spiralling water and power costs.

Funds have been provided for within the operating budget for the following items:

Upgrade the accounting software and server

Provide a contribution towards a part time Emergency Management Coordinator in order to fulfill Council's statutory obligations under the Emergency Management Act 2005. This officer will be shared between the Shires of Cuballing, Narrogin, Wickepin and the Town of Narrogin. It is hoped that we may be able to interest the Shires of Wandering and Wickepin in the future.

Capital Items are as per detailed statement.

Cr Newman declared a financial interest in this item and left the room at 5pm.

COUNCIL DECISION:

That;

The 2012/2013 Capital works budgeted amount for the grain freight route construction on Cuballing East Rd, be adopted.

Moved: Cr Hawksley Seconded: Cr Conley

Carried by Absolute Majority 5/0

Cr Newman returned to the Chambers at 5.01pm

Cr Hawksley and Cr Haslam declared a financial interest in this item and left the room at 5.01pm

**COUNCIL DECISION:
(BLACK SPOT WORKS 2012/13)**

That;

Council undertake the BlackSpot works detailed below with funding of \$73,172 being provided by the Black Spot programme.

LOCAL GOVERNMENT	LOCATION	TREATMENT	LGA REQUEST FOR BLACK SPOT FUNDING in 12/13 \$	LGA CONTRIBUTION IN 12/13 \$	TOTAL PROJECT COST IN 12/13	RECOMMENDED FUNDING in 2012/13
Cuballing	Wandering - Narrogin Rd SLK 23.24 - 25.20	Widen road surface to 7.0m, reduce batter slopes, and increase shoulders to 1.5m	73,172	36,586	109,758	73,172

The works location is on the Wandering Narrogin Rd and commence at Cuballing West Rd for a distance of approximately 2 kilometres, towards Fitt Road.

Moved: Cr Conley Seconded: Cr McDougall

Carried by Absolute Majority 4/0

Cr Hawksley and Cr Haslam returned to the Chambers at 5.06pm

OFFICER RECOMMENDATION

That:

1. The Draft Budget, except where already dealt with, be adopted for the 2012/2013 financial year and the levels of income and expenditure be authorised; and
2. The following rate levels be adopted for the 2012/2013 financial year:

- Where the General Rate is to apply, for all rateable properties with
 - a Gross Rental Valuation, a rate of 6.20774 cents in the dollar and a
 - Minimum Rate of \$500 be applied.
 - Where the General Rate is to apply, for all rateable properties with
 - Unimproved Valuations, a rate of 0.57464 cents in the dollar and a
 - Minimum Rate of \$500 be applied.
- a) Where Rates are paid in full, including all amounts in arrears, within 21 days from the date of issue, then a discount of 8% shall be applied to current rates.
 - b) Where payment is received after the prescribed time and penalty charges apply, then a penalty interest rate for all outstanding Rates and Service Charges is set at 11% per annum to be calculated on a daily basis.
 - c) For all ratepayers paying by instalment, the penalty interest to apply is set at 5.5% per annum to be calculated on a daily basis.
 - d) The following payment options be adopted:

Option 1:

- To pay the total amount of rates and charges, less 8% discount on the current general rate by Wednesday 8 August 2012.

Option 2:

- To pay the total of the rates and charges, including arrears by Wednesday 22 August 2012

Option 3:

- To Pay the total amount of rates and charges by four instalments as detailed on the rate notice, on or before the following due dates:
 - First Instalment 22 August 2012
 - Second Instalment 22 October 2012
 - Third instalment 21 December 2012
 - Fourth Instalment 22 February 2013

- e) Where payments are made by instalments, an administration charge of \$10 for each instalment be applied after the first payment, which shall include all arrears (if any).

- 3 Fees and Charges as listed within the Budget Document be imposed for the 2012/2013 Financial year.
- 4 Transfers/movements to and from Reserve Accounts as detailed in the Budget document be adopted.
- 5 The Annual President's allowance of \$4,500.00 be adopted.
- 6 The Annual meeting fee for Councillors be set at \$1,540.00 and the Annual meeting fee for the President be set at \$3,080.00
- 7 The Significant Accounting Policies, as detailed in the Budget Document, be adopted.
- 8 One Rate payment incentive prize be offered to the first ratepayer drawn from those who pay their total rate account within 21 days of the date of issue.

Moved:

Seconded:

COUNCIL DECISION:

That:

1. The Draft Budget, except where already dealt with and with the exception for the machinery float, be adopted for the 2012/2013 financial year and the levels of income and expenditure be authorised; and
2. The following rate levels be adopted for the 2012/2013 financial year:
 - Where the General Rate is to apply, for all rateable properties with a Gross Rental Valuation, a rate of 6.20774 cents in the dollar and a Minimum Rate of \$500 be applied.
 - Where the General Rate is to apply, for all rateable properties with Unimproved Valuations, a rate of 0.57464 cents in the dollar and a Minimum Rate of \$500 be applied.
 - f) Where Rates are paid in full, including all amounts in arrears, within 21 days from the date of issue, then a discount of 8% shall be applied to current rates.
 - g) Where payment is received after the prescribed time and penalty charges apply, then a penalty interest rate for all outstanding Rates and Service Charges is set at 11% per annum to be calculated on a daily basis.
 - h) For all ratepayers paying by instalment, the penalty interest to apply is set at 5.5% per annum to be calculated on a daily basis.
 - i) The following payment options be adopted:

Option 1:
 - To pay the total amount of rates and charges, less 8% discount on the current general rate by Wednesday 8 August 2012.

Option 2:

- To pay the total of the rates and charges, including arrears by Wednesday 22 August 2012

Option 3:

- To Pay the total amount of rates and charges by four instalments as detailed on the rate notice, on or before the following due dates:
 - First Instalment 22 August 2012
 - Second Instalment 22 October 2012
 - Third Instalment 21 December 2012
 - Fourth Instalment 22 February 2013

j) Where payments are made by instalments, an administration charge of \$10 for each instalment be applied after the first payment, which shall include all arrears (if any).

3 Fees and Charges as listed within the Budget Document be imposed for the 2012/2013 Financial year.

4 Transfers/movements to and from Reserve Accounts as detailed in the Budget document be adopted with the exception of the transfer from plant reserve.

5 The Annual President's allowance of \$4,500.00 be adopted.

6 The Annual meeting fee for Councillors be set at \$1,540.00 and the Annual meeting fee for the President be set at \$3,080.00

7 The Significant Accounting Policies, as detailed in the Budget Document, be adopted.

8 One Rate payment incentive prize be offered to the first ratepayer drawn from those who pay their total rate account within 21 days of the date of issue.

Moved: Cr Conley

Seconded: Cr McDougall

Carried by Absolute Majority 6/0

Council will consider which roads will be undertaken this financial year in road construction/reseals financed from the Individual component of the Country Local Government Fund at the August Ordinary meeting of Council.

9.2.31 CUBALLING MENS SHED

Location/Address: Whole of shire
Reporting Officer: Nicole Gould – Community Development Officer
Enabling Legislation: Local Government Act 1995
Council Policy: Nil
Budget Implications: Nil
File Reference:
Voting Requirements: **Simple Majority**
Attachment: June 2012 Minutes

Background

As of last Council meeting, Council appointed the Cuballing Mens Shed as a committee of Council.

Minutes of the last Mens Shed meeting is attached.

Comment

Nil

COUNCIL DECISION:

That the minutes of the Cuballing Mens Shed for the meeting held in June 2012 be received.

Moved: Cr Haslam

Seconded: Cr Newman

Carried 5/0

**MINUTES OF THE MEETING HELD AT THE CUBALLING MEN'S SHED
TUESDAY 26TH JUNE 2012**

Chairman Rick McDougall opened the meeting and welcomed everyone.

PRESENT: Rick McDougall (Chairman), Ian Grainger (Secretary/Treasurer), Wayne Parker, Dennis Ferrell, Rodney Ball.

APOLOGIES: Lock Burges, Alby Rosich, Arthur Johnson

GENERAL BUSINESS:

SHED EXTENSION: Rick informed us that grant funds would soon be available. Shed members would be asked to construct wall and door frames to complete the works. Dennis offered a door frame. Vents would be required.

SAUSAGE SIZZLE: To be held when most members have returned from holidays.

NEXT EXCURSION: Several destinations were discussed including Yarloop, Dardanup, Jessie Martins, and Tony Phanthorpes in Harvey. Jessie Martins would include a barbecue lunch at his on site facilities.

CUBY NEWS- REGULAR PROMO: Ian to forward to Nichole an invitation to new members, for inclusion in the Cuby News. Ian to check if notice still in Roadhouse notice board.

Additional activities at the shed to commence, including table tennis and pool.

BLITZ WAGON: To be commissioned at the centenary celebration of Ag Hall in October.

AFTER THE GENERAL MEETING FINISHED THE AGM WAS HELD.

CHAIRMAN'S REPORT:

Membership to be a priority for the new year. New activities, personal invitations and signage were discussed.

A second can collection bin to be located near the shed.

The Blitz Wagon reconditioning is progressing well.

The donated lathe is now complete. Thanks to all members involved.

The Men's Shed Conference will be held in Bridgetown on 3rd and 4th of October. The \$200 cost will hopefully be subsidized by some grant funding via the WAMSA. Delegates from Cuballing to be discussed closer to the date.

SECRETARIES REPORT:

Secretaries Report as at the 30th June 2012

Presented by Ian Grainger

We currently have 14 paid up members and the shed members meet each Tuesday morning. The shed however is open to members to attend at any time to complete personal projects or to carry out works of a group nature.

Membership numbers is something that will be addressed in the new year. Three current members have decided not to continue at this time.

Work continues on our major project: the WW2 Blitz Wagon which is close to completion.

One member is preparing to do major works on his privately owned FJ Holden.

The Christmas sausage sizzle was well attended.
Attendance at the shed was 383 to the 30.6.12. This averages 7.4 attendees per week.

Alby managed our Lotto syndicate which produced a number of small wins. No one goes on holidays without pre paying their lotto entries.

TREASURERS REPORT:

Treasurers report as at 30th June 2012
Presented by Ian Grainger

At the 30.6.12 the following cash was held:

The coffee tin fund:	
Petty Cash	489.45
Strong room cash tin	86.22
Total cash in hand	<u>2800.00</u>
	<u>\$3375.67</u>

During the year funds were generated by the sale of donated items as follows:

Camper bus	1000.00
Railway sleepers	442.40
Aluminium cans and scrap	146.38
Slabs	230.00
Honda engine	<u>20.00</u>
TOTAL:	<u>\$1838.78</u>

A donation of \$50 was sent to 'Relay for Life'
A sympathy card was sent to Greg Smith.

The Council contributed to our petty cash fund for the restoration of the Blitz Wagon \$1376.85

ELECTION:

Nomination for Chairman:

Rick McDougall was nominated and was accepted by all present

Nominations for Secretary/Treasurer:

Wayne Parker was nominated and accepted by all present.

Nominations for Deputy Secretary/Treasurer:

Dennis Ferrell was nominated and accepted by all present.

Ian Grainger to prepare a letter to Allen Corner for his donation of light bulbs for the Blitz Wagon.

Meeting closed at 11.00am

9.2.32 APPROVAL OF FIREBREAK ORDER

Location/Address: Whole of shire
Reporting Officer: Nicole Gould – Community Development Officer
Enabling Legislation: Local Government Act 1995 as amended
Council Policy:
Budget Implications: NIL
File Reference:
Voting Requirements: Simple Majority

Background

In recent years a firebreak order newsletter has been sent out with the rate notices. The information provided in the newsletter has been checked over and approved by the Chief Bush Fire Control Officer.

Comment

COUNCIL DECISION:

That council approve the requirements in the Firebreak Order.

Moved: Cr McDougall

Seconded: Cr Haslam

Carried 5/0

FIREBREAK ORDER

ORDER

SHIRE

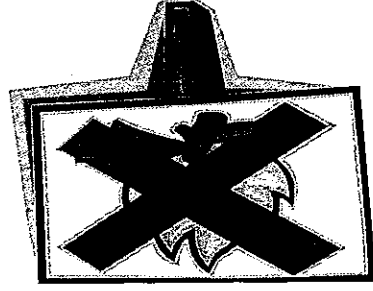
OF



CUBALLING

Bush Fires Act 1954

Harvest Ban Information Hot Line
(08) 9883 6386



➤ **Burning.** If the requirements of this notice are carried out by burning, such burning must be in accordance with the relevant provisions of the Bush Fire Act 1954. Please note the burning of blocks within the gazetted townships of Cuballing and Popanyinning is permitted, however is discouraged because of the visual amenity.

NOTE: All absentee landowners/occupiers are asked to notify their Fire Control Officer of their contact telephone number and address. If you are unaware of your Fire Control Officer, please contact the Shire on 9883 6031 to obtain this information.

➤ All lots or combination of lots that comprise of one holding and having an area of 2,024m² (½ acre) or greater shall be either clear of all inflammable material or have a firebreak 2.5 metres wide free of all inflammable material provided inside and along all external boundaries.

GENERAL INFORMATION

➤ Variations to Requirements:

If it is considered impracticable or undesirable to provide firebreaks as required by this order, the approval of the Council must be obtained for any variation. Approval will only be granted up to or before the 17th day of October in any year, and will not be obtained unless the prior consent of the appropriate Fire Control Officer has been obtained.

A townsite lot or location shall be considered for a variation if the whole of the lot or location has been mowed or slashed to a height of no more than 5cm and that any leaf or debris material being standing or otherwise shall not exceed 5cm.

➤ Penalty for failure to comply.

The penalty for failing to comply with this notice is a fine of up to \$1000. If the owner or occupier fails to carry out the works required by this Firebreak Order the Shire of Cuballing may enter the land and prepare the firebreaks at the cost of the owner or occupier.

All owners and occupiers of land in the district of the Shire of Cuballing are required on or before 31 October every year to provide and thereafter maintain free of all inflammable material until 15 May of the following year, firebreaks as stipulated in the manner described in the following schedule.

SCHEDULE

RURAL LAND

FIREBREAKS OF NOT LESS THAN 2.5m WIDE INSIDE AND WITHIN 20 METRES OF THE BOUNDARY OF ALL LAND

➤ Building and Haystacks:

A firebreak of at least 4 metres wide and not more than 40 metres from the perimeter of all buildings (including temporary dwellings e.g. caravans) and/or haystacks or groups of buildings and/or haystacks so as to completely surround the buildings, haystacks and/or fuel dumps. Any fodder being stored within 100 metres of a building must have a 20 metre break around it.

➤ Bulldozed Bush:

A firebreak 20 metres wide shall be maintained immediately inside the external boundaries of all land which has been bulldozed, chained or prepared in any similar manner for clearing by burning (whether it is intended to burn the bush or

(not).

➤ Stationary Pumps/Motors:

A firebreak 4 metres wide shall be cleared and maintained around all stationary pumps and motors.

➤ Harvesting Operations:

During the period when harvesting operations are being conducted, there shall be provided in the same paddock or within 400 metres of that paddock an operational independent mobile fire fighting unit having a water capacity of not less than 650 litres. The tank of the unit shall be kept full of water at all times during the harvest operations. The responsibility to supply the unit being that of the land owner.

Harvest bans and other bans:

Permitted activity: Loading and offloading of grain and fertiliser is only permitted on sites which have been cleared of all inflammable material save live standing trees to a radius of at least 50 metres with a laneway access similarly cleared to a minimum of 4 metres. A mobile fire fighting unit should be in

➤ Attendance at all times, where possible.



➤ **Operation of Plant and Machinery:** During the restricted and prohibited burning times, all harvesters and trucks carting grain shall not be operated on rural land unless fitted with a fire extinguisher.

➤ **Paddock Burns** At any time throughout the year, where a landowner intends to burn paddocks, the following must be provided to prevent the escape of fire:

1. A firebreak 2.5 metres wide clear of all inflammable material completely surrounding the area to be burnt
2. An operational fire fighting unit having a capacity of not less than 650 litres

3. Permits to burn may be required. Contact your Fire Control Officer for details

TOWNSITE AND RURAL RESIDENTIAL LAND

➤ All lots with an area of 2,024m² (½ acre) or less, shall be clear of all inflammable material or have grass mown to a height no greater than 5cm.

9.2.33 AUDIT COMMITTEE MINUTES

Location/Address: Whole of shire
Reporting Officer: Eva Haydon – Chief Executive Officer
Enabling Legislation: Local Government Act 1995as amended
Council Policy:
Budget Implications: Budget Provision can be made
File Reference:
Voting Requirements: **Absolute Majority**

Background

Council received the minutes and adopted the decisions of the Audit Committee Minutes of June 2011 and February 2012 at its February 2012 meeting, however in the adopted minutes of February 2012, reference to the June 2011 Audit Committee minutes has been omitted. .

Comment

COUNCIL DECISION:

That Council receive the minutes of the Audit Committee held 16 June 2011 and adopt the decisions therein.

Moved: Cr Conley

Seconded: Cr Newman

Carried by Absolute Majority 5/0

SHIRE OF CUBALLING

**MINUTES FOR THE SHIRE OF CUBALLING AUDIT COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER ON THURSDAY 16 JUNE 2011,
COMMENCING AT 3.30PM**

- 1. OPENING - ANNOUNCEMENT OF VISITORS**
Nil
- 2. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE**
T Wittwer- Chairman/member
J Meharry-Member
M Conley-Member
R Newman-Member

OBSERVERS

C McDougall-Councillor
T Haslam- Councillor
C Hawksley-Councillor

APOLOGY

Nil

- 3. PUBLIC QUESTION TIME**
Nil

4. MINUTES

That the Audit Committee Minutes of 10 February 2011
(as circulated) be confirmed.

Moved J Meharry

Seconded R Newman
Carried 4/0

- 5. PETITIONS, DEPUTATIONS, PRESENTATIONS & DECLARATIONS**
- 6. BUSINESS ARISING FROM MINUTES**
- 7. AUDIT CONTRACT**

7.0 AUDIT CONTRACT

Location/Address: Whole of shire
Reporting Officer: Eva Haydon – Chief Executive Officer
Enabling Legislation: Local Government Act 1995
Council Policy: Nil
Budget Implications: Provided for in annual budget
File Reference:
Voting Requirements: **Absolute Majority**
Attachment: Anderson Munro & Wyllie,
Butler Settineri, Gregory Froomes Wyllie

Background

The Audit contract with Butler Settineri will cease as at 30 June 2011 and staff have written to four accounting firms who carry out local government audits. We are still awaiting a response from UHY Haines Norton.

Comment

OFFICER RECOMMENDATION:

For Committee consideration.

Moved

Seconded

AUDIT COMMITTEE DECISION:

That Bill Thomas and Chris McLaughlin from AMW be appointed as Shire of Cuballing auditors for a period of one year.

Moved M Conley

Seconded R Newman
Carried 4/0

8.

CLOSURE OF MEETING

There being no further business, the meeting closed at 3.55pm



WORKS MANAGERS REPORT 4th July 2012

WINTER GRADING

Maintenance grading is ongoing.

One grader is continuing throughout the Shire conducting winter maintenance grading activities. The second grader has commenced shoulder grading works within the Cuballing Townsite. Additional staff are being used for Rolling, Sweeping and the replacement of Guide Posts.

STORM DAMAGE

Bim's Contracting are preparing to assist with the storm damage cleanup resulting from the damage that occurred after the severe weather event on the 10th June. On Thursday the 14th June the severe weather event was declared under WANDRRA, this therefore allows for at cost reimbursement for the contractors charges.

STANDPIPE CONTROLLERS

My report last month indicated that there is still a winter weather problem with the standpipe controllers. I have not heard when the suppliers will be updating the system as promised. I will be talking to them again next week if I hear nothing sooner.

TREE MULCHING

Tree mulching/clearing works are scheduled to commence in the first half of July. Our initial works are likely to be Modra and Murby's road followed by Halls Wades and Watson Roads. We would then move to Congelin Rd. We may claim some additional works of this schedule as a part of the storm damage clean up under the WANDRRA.

REFUSE SITES

Fill materials have been carted to allow for the covering of both the Cuballing and Popanyinning refuse sites. Both tips are being pushed on a regular basis. The users of the Popanyinning appear to be using the site with a lot more respect. There is no evidence of strewn rubbish and people are certainly dumping waste at the tip face. The amount of rubbish being dumped has also been substantially reduced.

TREE AND VERGE SPRAYING

Initial roadside verge spraying has been completed. We have since resprayed some roads prior to undertaking our Shoulder Grading.

PLANT AND EQUIPMENT

All items of plant and equipment are being serviced and maintained as required, and generally in good working order. There is some evidence of oil leaks from both graders at this time. We have ordered a hose for one as the oil appears to be leaking from one of the joints in the hose assembly.

STAFF

Ewin Western is currently on leave and returns on 9th July.
John Ramage is also on leave and is due to return on the 9th July.
Graeme Renfrey is taking leave of four weeks from the 9th July until the 6th August.
We have obtained the services of a casual employee (Daniel Christensen) to fill in whilst Graeme is on leave.

PRIVATE WORKS

Minor gravel and sand cartage has been performed as required.

GRAIN FREIGHT ROUTE

A number of meetings have been undertaken with Main Roads or its representatives in the last four weeks.

Following a successful meeting with Mohammad Siddiqui, many things began to occur.

A new survey was carried out, Western Power and others visited the site. Locations of services were undertaken.

A road safety audit has been undertaken and is now completed.

A further meeting was also held with Mr Sam Foster a civil designer with Main Roads who outlined what he believed was the final design.

Main Roads have also conducted material and pavement testing of the Cuballing East Rd late last month.

The new walkway has been completed. We have carted and spread metal dust over the path and truck bay. It is likely that the paths will need some additional dust cover during the summer months.

BLACKSPOT AND RRG WORKS

We are currently arranging/pricing for bulldozer hire for the purpose of pushing gravel for various works. It is an optimum time so as to ensure water ingress to the gravel material over the winter months.

.....

Bob Walker
WORKS MANAGER.

9.3.14 MACHINERY FLOAT

Location/Address: Whole of shire
Reporting Officer: Bob Walker – Works Manager
Enabling Legislation:
Council Policy: Nil
Budget Implications:
File Reference:
Voting Requirements:

Background

It is not considered practical to road transport some particular items of road work plant or machinery. Items such as rollers particularly suffer from road wear.

Council employees have generally transported smaller items such as the John Deere Tractor, the Veineri Loader and the Bomag Steel Roller in the body of a tipping truck.

Our multi Roller will not fit in any of our trucks so is road driven from site to site.

In the past a makeshift ladder has been made that clips onto a bar welded below the combing rail. This generally facilitates entry and egress to the item of plant being loaded or unloaded onto the truck.

It has been mentioned by the Truck Drivers at the Toolbox Meetings that the current situation is a large safety issue and needs to be addressed. Whilst the ladder is an improvement over just climbing onto the top rail it has no protrusion above the combing rail and is not seen as being adequate as a safe system of work.

A platform ladder could be obtained to prevent falls whilst loading or unloading, this would be impractical though as it would need to be transported to and from the unload sites.

The possibility of someone falling from the rail, to the ground whilst trying to open or close the door of the loaded machine, is high. The subsequent injury would likely be very severe.

Comment

The OHS act requires employers to provide and maintain, so far as reasonably practicable, a working environment that is safe and without risks to health.

There are some specific elements to this general duty which require the employer, so far as is reasonably practicable, to do things such as:

- Provide and maintain safe plant and systems of work,

- Arrange safe systems of work in connection with plant, vehicles, equipment, tools, machinery and substances,
- Provide a safe work environment (both in the depot and in vehicles),
- Provide adequate welfare facilities, and
- Provide employees with the information, instruction, training and supervision they need to perform their jobs in a safe and healthy manner.

Employees also have specific obligations under the OHS Act.

- Take reasonable care with their own health and safety and the safety of others,
- Co-operate with their employer to allow the employer to comply with the Act, and
- Not intentionally or recklessly interfere with or misuse anything provided at the workplace for health, safety or welfare.

Safe work practices should address each of the following areas:

- The design of transport vehicles with regard to OHS considerations such as entry and exit for drivers, ergonomic layout, ride and noise level.
- The safe operation of plant, machinery and powered mobile plant (including roadside work) and the prevention of fatigue.
- Issues about working at height, including top of load.

It is very difficult to continue to allow to load and cart machinery in the body of a tipping truck. This procedure puts Council and its employees at risk and in reality should not continue, particularly as this has been raised at toolbox meetings as recently as the June 2012 meeting.

OFFICER RECOMMENDATION:

That;

Council consider the purchase of a machinery dog trailer for the 2012 - 2013 financial year.

Moved:

Seconded:

This item will be dealt with during consideration of Item 9.1.16 2012/2013 Annual Budget

9.4.12 PRELIMINARY SUBDIVISION PLANS – LOTS 11, 12,130,197,420 & 14893 STRATHERNE AND EAST PINGELLY

Submission to: Ordinary Meeting of Council
Location/Address: Lots 11, 12,130,197,420 & 14893 Stratherne & East Pingelly
Reporting Officer: Allan Ramsay, Environmental Health Officer/ Building Surveyor
Enabling Legislation: Planning and Development Act 2005
Council Policy: Shire of Cuballing Town Planning Scheme No 2
Budget Implications: Nil
File Reference: Town Planning 4
Voting Requirements: Simple majority
Attachments: Letter for Planning Consultant & Maps

Background

Gray & Lewis Land Use Planners have submitted plans for preliminary feed back on behalf of their client Mr. John English to realign the boundaries/create extra lots.

The current configuration of the lots causes land management difficulties in terms of establishing which portion of the existing lot 14893 (large lot) are under which local government authority, for matters such as firebreaks, burning off permits etc. The shire boundary is not clearly defined as it goes through the middle of the paddock of Lot 14893. Another reason for the re-alignment of the lots is that five small lots consists of good arable land and it is proposed to amalgamate these lots and create other lots on non arable land which consists of trees and rocky outcrops. Furthermore, the existing Lots 11 and 12 do not have any constructed road access.

Two options have been provided:

Option 1 subdivision plan is a boundary re-alignment between 6 existing lots (Lots 11, 12,130,197,420 and 14893. Proposed Lot 3 crosses into the Shire of Pingelly (divided by English Road).

Option 2 is the Planning Consultants preferred option and they would like to take the opportunity to seek the Shires view on this option prior to lodging any formal application to the Western Australian Planning Commission. This option will result in the creation of an extra 4 Lots within the Shire of Cuballing.

Comment

This preliminary proposal has not been referred to Councils Town Planning Consultant, Landvision PTY LTD.

In general terms it is WAPC Planning Policy (Development Control Policy 3.4, Subdivision of Rural Land) that, in the absence of the planned provision for closer settlement and more intensive agricultural uses, existing large rural lots be retained for broadacre and traditional forms of farming and that the fragmentation of rural land and loss of rural character through piecemeal,

unplanned subdivision not be permitted. The Shire of Cuballing Town Planning Scheme No 2 generally supports this.

Policy 3.4 does however allow for various forms of subdivision, which do not result in loss of rural character, and may be permitted.

Development Control Policy 3.4, Subdivision of Rural Land, Section 4 Policy measures for rural lots for farming and conservation:

4.2 In broadacre farming areas large lots may be subdivided to create lots which are consistent with the size of lots used for farming in the locality and allow for continued broadacre farming. Neither lots created in the early days of settlement nor tied lots will be used in determining prevailing lot sizes in a locality or for creating a precedent for further subdivision

4.5 Boundary realignments

Lot boundaries which are poorly aligned with natural or constructed features and/or which result in encroachments may be corrected through minor boundary realignments.

4.6 Farm rationalisation

Multiple lots in one ownership may be rationalised through boundary realignments to improve farm management and/or to provide access to landlocked lots provided that:

- (a) the new lot pattern is consistent with the objectives of the policy;*
- (b) no additional lots are created; and*
- (c) The new boundaries reflect good environmental and land management practice and are appropriate for the intended land uses.*

In regard to Option 1 plan it complies with Clause 4.6 of WAPC Development Control Policy 3.4.

Option 2 is more difficult to assess as assessment of applications based on prevailing lot sizes can be subjective. However, from the existing cadastral map it demonstrates that other lot sizes in the immediate vicinity are of a similar size. These lots I believe are the original sizes and never been subdivided since created. The Planning Consultant has also sent a letter to the Shire of Pingelly for their comment as lots are also proposed to be created within their Shire.

Mr Allan Ramsay (Environmental Health and Building Officer) entered the room at 3.55pm.

Cr Hawksley entered the room at 3.57pm

OFFICER RECOMMENDATION:

For Council Consideration and Discussion:-

1. Option 1. Subdivision plan is a boundary re-alignment between 6 existing lots, and would not result in any net increase of lots. All lots will have a constructed road access. Lot 3 will have the majority of this lot within the Shire of Pingelly with a portion in the Shire of Cuballing separated by English Road.
2. Option 2. Lots will increase in the Shire of Cuballing from 6 lots (including a portion of lot 14893) to 9 lots (including portions of lot 10). All of the proposed lots will have direct frontage to an existing constructed road. More than half of lot 10 will be in the Shire of Pingelly separated by Popanyinning Road.

Moved:

Seconded:

COUNCIL DECISION:

That due to Council's Policy regarding rural subdivision Gray & Lewis Land use planners be advised that Council would approve Option 1:

1. Option 1. Subdivision plan is a boundary re-alignment between 6 existing lots, and would not result in any net increase of lots. All lots will have a constructed road access. Lot 3 will have the majority of this lot within the Shire of Pingelly with a portion in the Shire of Cuballing separated by English Road.

And not approve option 2:

2. Option 2. Lots will increase in the Shire of Cuballing from 6 lots (including a portion of lot 14893) to 9 lots (including portions of lot 10). All of the proposed lots will have direct frontage to an existing constructed road.
More than half of lot 10 will be in the Shire of Pingelly separated by Popanyinning Road.

Moved: Cr Newman

Seconded: Cr Haslam

Carried 6/0



GRAY & LEWIS
LAND USE PLANNERS

Our Ref: 100867
Date: 22 June 2012

Shire of Cuballing
PO Box 13
CUBALLING WA 6311

Attention: Chief Executive Officer

Dear Peter,

PRELIMINARY SUBDIVISION PLANS – LOTS 11, 12, 130, 197, 420 & 14893

We are planning consultants acting on behalf of the owners of the abovementioned lots. We have compiled two subdivision plan options for the owners which are attached.

The purpose of this correspondence is to gain some informal preliminary feedback from the Shire prior to proceeding to lodge a formal application with the Western Australian Planning Commission (WAPC), who is the determining authority.

In support of the two plan options we offer the following information and advice;

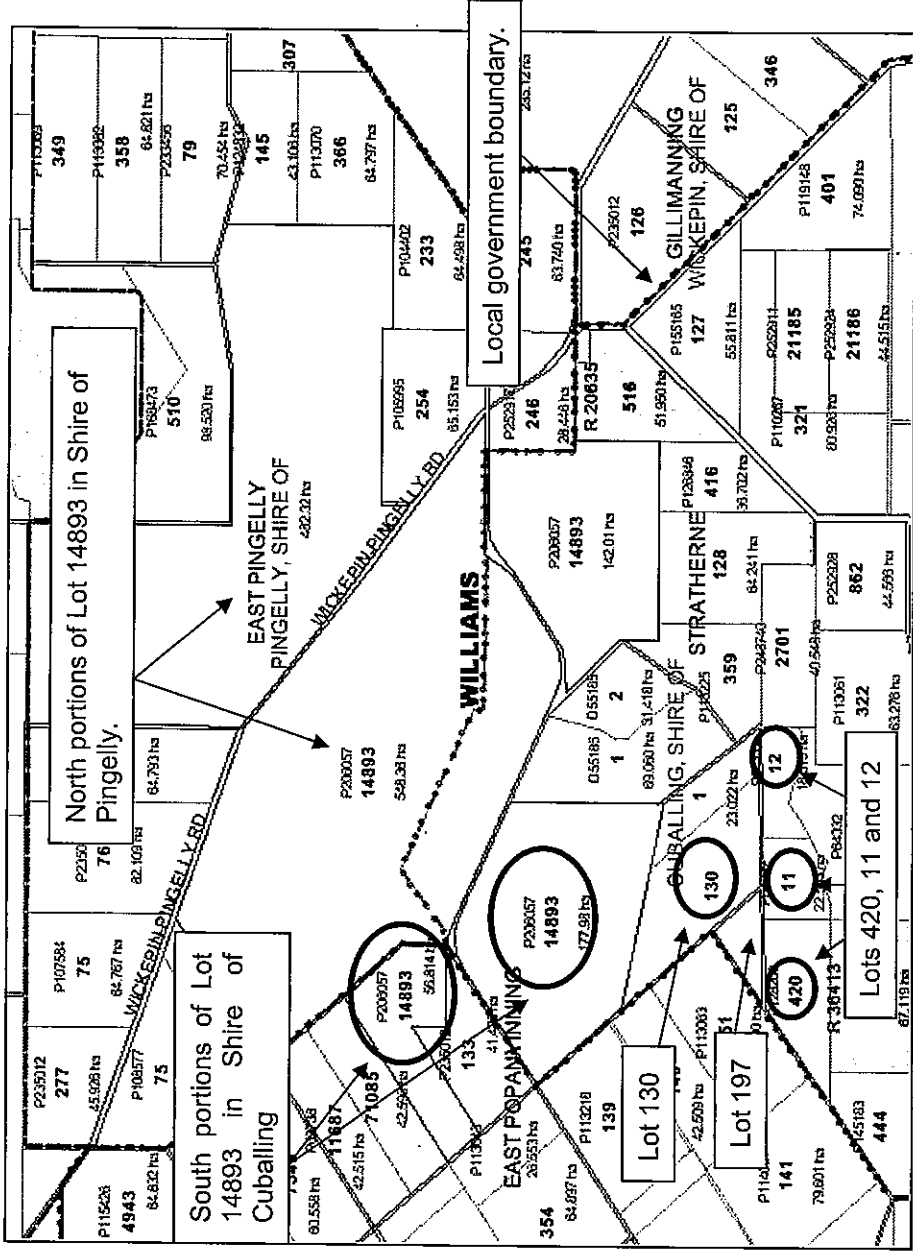
1.0 Introduction / Location

Lot 14893 is divided by a number of existing constructed roads including Wickepin – Pingelly Road, Popanyinning Road and Yealering Pingelly Road. Northern portions of existing Lot 14893 are in the Shire of Pingelly, and southern portions of Lot 14893 are in the Shire of Cuballing.

Existing Lots 11, 12, 130, 197 and 420 also form part of the subdivision, and are all located in the Shire of Cuballing. We have written separately to the Pingelly Shire for their feedback.

Currently all of the existing lots are essentially operated as one farm, however the location of the existing local government boundary causes land management difficulties in terms of establishing which portions of Lot 14893 are under which local government authority, for matters such as firebreaks, burning off permits etc.

Whilst any new subdivision is not bound to follow local government boundaries, the owner seeks to ensure that new lots are configured having strong regard to the existing local government boundary location and constructed roads. The plan overpage shows the existing lot cadastral boundaries. An orthophoto showing the existing lots is also attached.



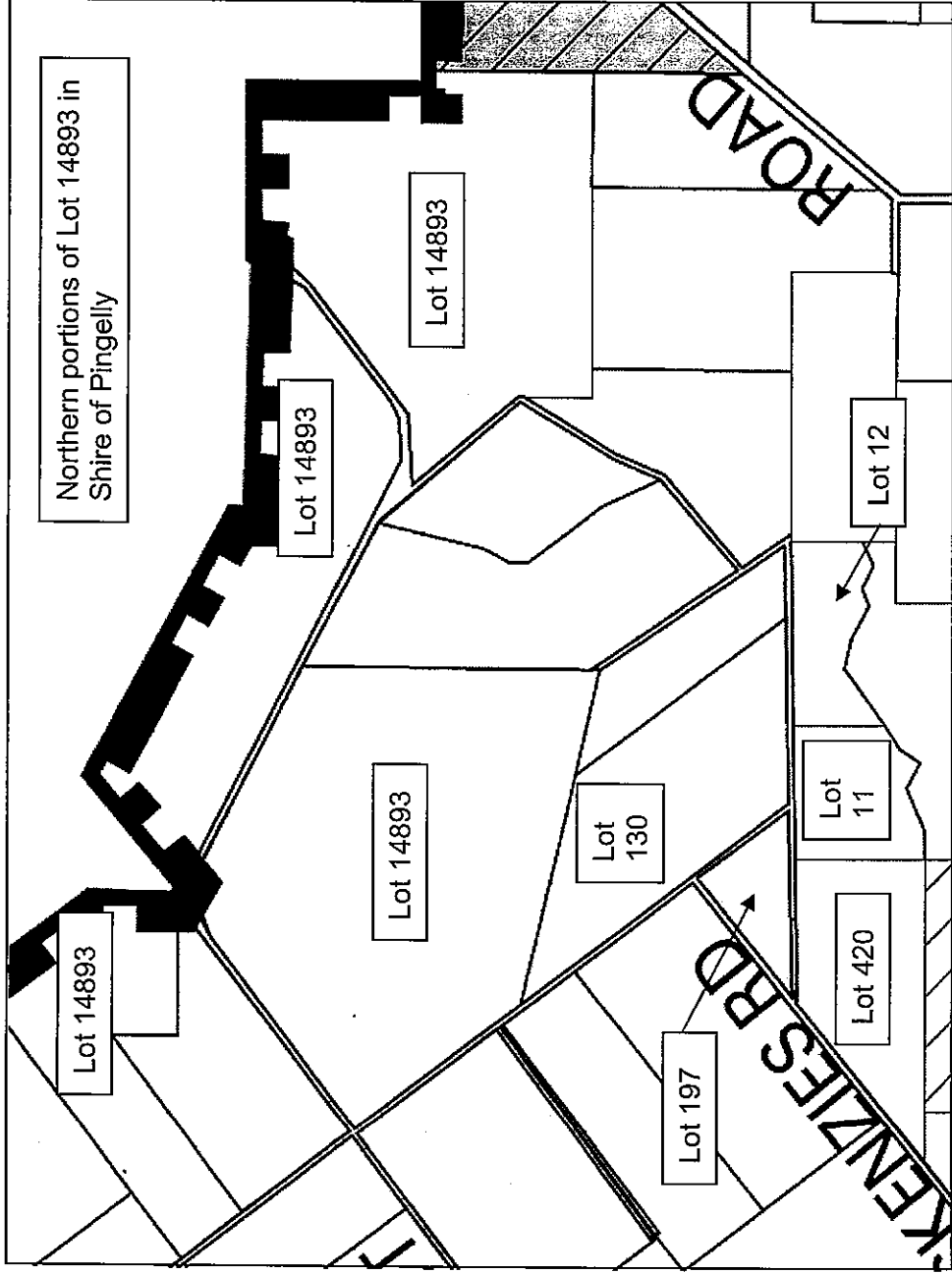
Existing cadastral boundaries – sourced from Landgate

2.0 Zoning

The northern portions of existing Lot 14893 are zoned 'General Agriculture' under the Shire of Pingelly Local Planning Scheme No 3 ('Scheme 3'). The balance southern portion of Lot 14893 and Lots 11, 12, 420, 197 and 130 are all within the Shire of Cuballing.

The lots in Cuballing Shire are all zoned 'General Agriculture' under the Shire of Cuballing Town Planning Scheme No 2 ('Scheme 2').

A zoning plan is included overpage for ease of reference.



Zoning map – Shire of Cuballing

3.0 Relevant Scheme requirements

The Scheme outlines objectives for the General Agriculture zone under Clause 4.2 (b) as follows:

- To preserve productive land suitable for grazing, cropping and other compatible productive rural uses in a sustainable manner;
- To allow for the extraction of basic raw materials where it is environmentally and socially acceptable;
- To ensure the preservation of the rural character and rural appearance of land within the zone;
- To encourage intensive agriculture where soil conditions and location are appropriate and it can be demonstrated that off-site impacts (if any) will not adversely affect existing agricultural activities;
- To protect the economic viability of rural zoned land through a presumption against subdivision except where such subdivision will enhance and /or promote the viability and diversity of general farming activity;



- To preserve and protect the natural undeveloped land areas throughout the zone; and
- To ensure that natural drainage patterns/catchments throughout the Shire are recognised in land management practices.

Under Clause 5.11, the Scheme also has specific provisions for development in the General Agriculture zone. The Scheme has no specific requirements relating to subdivision other than outlined in the zone objectives.

There is a general presumption against subdivision in the General Agriculture zone under the General Agriculture zone objectives, except where it may promote or enhance the viability and diversity of farming activity, which we believe is the case for this land.

Any formal subdivision application will be determined by the Western Australian Planning Commission (WAPC). The WAPC has to have regard to the Shires Scheme, will only support applications which they consider comply with state planning policy, and will place a high regard to the Shires view.

There is flexibility for the Shire and WAPC to support subdivisions where they comply with the relevant state planning policy. Cuballing Council has an obligation to consider applications in accordance with Clause 10.2 (c) of the Scheme and have regard for '*any approved statement of planning policy of the Commission*'.

For rural subdivision, the relevant state planning policy is 'WAPC Development Control Policy 3.4 – Subdivision of Rural land'. We will explain the two different plan options in context of WAPC Policy further below.

4.0 Proposed Option 1 Plan

The Option 1 subdivision plan is essentially a boundary re-alignment between 6 existing lots, and would not result in any net increase of lots.

The owners have six separate existing lots being Lots 11, 12, 130, 197, 420 and 14893. The proposed subdivision will re-align the boundaries between these existing lots to create proposed Lots 1 to 6.

The Shire of Cuballing will likely be most interested in the portion of Lot 14893 within the Shires own local government boundary, and Lots 11, 12, 130, 197 and 420.

The boundary re-alignment takes into account the following:

- a. The majority of existing Lot 14893 will be retained as one large lot and will continue to be farmed by the current owner.
- b. Existing Lots 197, 11, 12 and a portion of Lot 130 have lot sizes ranging from 12 hectares to 64 hectares. Some of these lots are too small to be effectively used for farming on their own. These lots can be farmed collectively so will be amalgamated into a new larger proposed Lot 1.
- c. Proposed Lot 2 has an area exceeding 50 hectares and will contain an existing house, vineyard and a dam (that services the vineyard). The boundary for proposed Lot 2 simply recognises the existing landuses.
- d. Proposed Lot 3 contains a significant portion of the existing Lot 14893, and will continue to be farmed by the existing owner as one parcel. Lot 3 contains the most valuable farming land.



- e. A portion of Lot 14893 (proposed Lot 3) will still include some land in the Shire of Cuballing. However, where the Lot traverses Shire boundaries the separation is by a dividing road (English Road and Popanyinning Road). With roads being used as a dividing Shire boundary, it will be easier for the owner to clearly identify the parts of proposed Lot 3 that are in either Pingelly or Cuballing local government areas.
- f. Proposed Lots 4 and 5 also exceed 50 hectares, and are of a sufficient size to cater for some continued agricultural uses. There is some remnant vegetation on these lots which will be retained.
- g. It is proposed to excise the central portion of Lot 14893 (immediately north of Popanyinning Road) as proposed Lot 6. The proposed Lot 6 boundary follows the local government boundary between Pingelly and Cuballing Shire – this means that Lot 6 in its entirety will be fully within Cuballing Shire.
- h. Proposed Lots 1, 2, 4, 5 and 6 are all within the Shire of Cuballing local government area. Only proposed Lot 3 traverses Shire boundaries but follows road divisions.
- i. All of the lots exceed an area of 50 hectares, and no net increase of the number of the lots is proposed.
- j. The new lot boundaries have been formulated in close consultation with the owner, and take into account the best farming land, local government boundaries, fencelines, dam locations, treelines, a vineyard and bore locations.
- k. All of the lots exceed 50 hectares which is commensurate of the prevailing lot sizes in the surrounding areas, and can continue to be used for agricultural or rural purposes. The southern lot sizes have been increased, which is more conducive to continued agricultural use.

Proposed Option 1 is straightforward and clearly complies with Clause 4.5 of WAPC Development Control Policy 3.4 which allows for boundary realignments for *'lot boundaries which are poorly aligned with natural or constructed features and / or which may be corrected through minor boundary realignments'*.

We consider that option 1 complies with Clause 4.6 of WAPC Development Control Policy 3.4 which allows for farm rationalisation subject to criteria as follows:

	Gray & Lewis Comment
Clause 4.6 states that 'Multiple lots in one ownership may be rationalised through boundary re-alignments to improve farm management and / or to provide access to landlocked lots provided that:	
(a) the new lot pattern is consistent with the objectives of the Policy.	The proposed boundary re-alignment is consistent with the policy and all proposed lots exceed 50 hectares.
(b) no additional lots are created	No additional lots are created and it essentially re-aligns the boundaries between the existing 6 lots.
(c) the new boundaries reflect good environmental and land management practices and are appropriate for the intended landuses	The new boundaries have been configured taking into account fencelines, bores, dams, prime pasture, existing dwellings, roads and shire boundaries. The owner has retained the best agricultural land as one parcel, however the other lots are still suitable for some form of continued rural use.
(d) former road reserves and small remnant portions of lots are not lots for the purpose of boundary rationalisation.	The smallest existing lot is Lot 197 with an area of 12 hectares. The proposal does not include any remnant portions or ex road reserve in the



existing or proposed lot calculation. The lot sizes of the southern lots have been increased for better farm management.

5.0 Proposed Option 2 Plan

Whilst we have provided the Option 1 plan for the Shires comment, we have recommended to our client that they pursue Option 2.

However, we would like to take the opportunity to seek the Shires view on the Option 2 plan prior to lodging any formal application to the WAPC.

As with Option 1, we anticipate that the Shire of Cuballing will likely be most interested in the southern portion of Lot 14893, and the lots within the Shires own local government boundary.

The Option 2 plan proposes as follows:

- a. The majority of existing Lot 14893 will be retained as one large lot, mostly within the Shire of Pingelly.
- b. Within Cuballing Shire, there is currently 5 existing lots and some south portions of Lot 14893.
- c. Option 2 will result in a minor increased number of lots within the Shire of Cuballing boundary from 6 lots (including a portion of Lot 14893) to 9 lots (including portions of Lot 10).
- d. Some of the smaller southern lot sizes have been increased, and this is balanced by creating some smaller lots of approximately 50 hectares. The redistribution of lot areas is more conducive to continued agricultural and rural uses.
- e. All of the proposed lots will all have direct frontage to an existing constructed road.
- f. The northern boundary of proposed Lots 6 and 7 are aligned with the dividing local government boundary between Pingelly and Cuballing Shire. This means proposed Lot 6 and 7 will be fully located in Cuballing Shire.
- g. The lot boundaries still take into account existing uses, fence lines, bores, dam locations etc.

The lot sizes in the immediate surrounding area range between 12 hectares and 84 hectares (excluding the lots subject of this proposal). It is difficult to calculate an average lot size, however it is approximated at 40 / 45 hectares.

The subdivision proposes lot sizes all in excess of 50 hectares, which is in line with the prevailing lot sizes in the surrounding area. The lots are of a sufficient size that they can be used for continued agricultural use, and will not conflict with the objectives of the zone.

The Option 2 proposal results in some of the smaller southern lots being amalgamated into a larger parcel, which is better for farm management.

Gray & Lewis considers the Option 2 complies with Clause 4.2 of the WAPC Policy 3.4 which allows for subdivision based on the prevailing lot size in an area. Existing Lot 14893 is significantly larger than all of the surrounding lots in this location.

The Option 2 plan complies with Clause 4.2 which states *'in broadacre farming areas large lots may be subdivided to create lots which are consistent with the size of lots used for farming in the locality and allow for continued broadacre farming.'*



We seek to provide the Shire with an opportunity to comment on our preferred Option 2 plan, and would be grateful for any support that the Shire can provide.

We look forward to receiving favourable consideration of this application. If you have any queries, please do not hesitate to contact me.

Yours faithfully,
GRAY & LEWIS

LIZ BUSHBY



12. NEXT MEETING

Thursday 23 August 2012, 3.00pm

13. CLOSURE OF MEETING

There being no further business the meeting closed at 5.22pm