

Shire of Goomalling



COUNCIL MINUTES UNCONFIRMED

August 2019





NYOONGAR ACKNOWLEDGEMENT

We acknowledge this land that we meet on today is part of the traditional lands of the Nyoongar people and that we respect their spiritual relationship with their country. We also acknowledge the Nyoongar Ballardong people as the custodians of the greater Goomalling/Koomal area and that their cultural and heritage beliefs are still important to the living Nyoongar Ballardong people today.

NOTICE OF MEETING

Meeting No. 7 of 2019 of the Shire of Goomalling Council to be held in the Council Chambers, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 21 August 2019 beginning at 2:30pm.

1. DECLARATION OF OPENING & ANNOUNCEMENT OF VISITORS

The Shire President declared the meeting opened at 2.30 pm

2. RECORD OF ATTENDANCE/APOLOGIES & APPROVED LEAVE OF ABSENCE

2.1. Attendance

Council	President & Chairperson	Cr Barry Haywood
	Deputy President of Council	Cr Roland Van Gelderen
	Councillor	Cr Raymond Bowen
	Councillor	Cr Julie Chester
	Councillor	Cr Kevin Ryan
Administration	Chief Executive Officer	Mr Peter Bentley
	Finance Manager	Miss Natalie Bird
	Works Manager	Mr David Long

2.2. Apologies

Apologies were received from Cr Christine Barratt and Cr Rodney Sheen being unable to attend this month's meeting.

2.3. Approved Leave of Absence

3. DECLARATION OF:

- FINANCIAL INTEREST
- MEMBERS IMPARTIALITY INTEREST
- PROXIMITY INTEREST

4. PUBLIC QUESTION TIME

5. APPLICATION FROM MEMBERS FOR LEAVE OF ABSENCE



6. CONFIRMATION AND RECEIVING OF MINUTES & BUSINESS ARISING

6.1 Ordinary Meeting of Council held Wednesday 17 July 2019

91. RESOLUTION

Moved Cr Van Gelderen, seconded Cr Chester

that the minutes of the Ordinary Meeting of Council held on Wednesday 17 July 2019 be confirmed as a true and correct record of proceedings.

**CARRIED 5/0
By Simple Majority**

6.2 Special Meeting of Council held Tuesday 30 July 2019

92. RESOLUTION

Moved Cr Van Gelderen, seconded Cr Chester

that the minutes of the Special Meeting of Council held on Tuesday 30 July 2019 be confirmed as a true and correct record of proceedings.

**CARRIED 5/0
By Simple Majority**

6.3 Special Meeting of Council held Friday 16 August 2019

93. RESOLUTION

Moved Cr Van Gelderen, seconded Cr Chester

that the minutes of the Special Meeting of Council held on Friday 16 August 2019 be confirmed as a true and correct record of proceedings.

**CARRIED 5/0
By Simple Majority**

7. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Cr Chester attended Avon Tourism Meeting on 13 August 2019

Cr Haywood and Cr Van Gelderen attended the Local Government Week from 7 to 8 August 2019

Cr Ryan attended the LEMAC meeting on 14 August 2019

8. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS



9. OFFICERS' REPORTS

9.1 SCHEDULE OF ACCOUNTS PAID 1 JULY TO 31 JULY 2019

DATE:	12 August 2019
SUBJECT:	Schedule of Accounts Paid
PROONENT:	N/A
LOCATION:	Whole of the Shire
AUTHOR:	Christine Schorer – Accounts Payable
REPORTING OFFICER:	Natalie Bird – Finance Manager
FILE NO:	N/A
ASSESSMENT NO:	N/A

FUND VOUCHERS AMOUNT

EFT 1395 – 1423, 5851 - 5852	\$88,554.91
Cheques 14946 - 14955	\$12,947.85
EFT 1424 - 1451	\$79,498.35
Direct Debits 8323 - 8333	\$78,281.36
Cheques 14956 - 14973	\$32,062.55
Payroll 6108, 6115	\$82,388.00
Super 11936, 11947	\$14,228.61

ATTACHMENTS

- A) Schedule of Accounts Paid July 2019
- B) Sundry Creditors 2018-19
- C) Corporate Credit Card Statements June 2019

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That vouchers from the Municipal Fund and Trust Fund as detailed, be approved by Council:

EFT 1395 – 1423, 5851 - 5852	\$88,554.91
Cheques 14946 - 14955	\$12,947.85
EFT 1424 - 1451	\$79,498.35
Direct Debits 8323 - 8333	\$78,281.36
Cheques 14956 - 14973	\$32,062.55
Payroll 6108, 6115	\$82,388.00
Super 11936, 11947	\$14,228.61

TOTAL **\$387,961.63**



94. RESOLUTION (Officer recommendation)

Moved Cr Bowen, seconded Cr Van Gelderen

That vouchers from the Municipal Fund and Trust Fund as detailed, be approved by Council:

EFT 1395 – 1423, 5851 - 5852	\$88,554.91
Cheques 14946 - 14955	\$12,947.85
EFT 1424 - 1451	\$79,498.35
Direct Debits 8323 - 8333	\$78,281.36
Cheques 14956 - 14973	\$32,062.55
Payroll 6108, 6115	\$82,388.00
Super 11936, 11947	\$14,228.61

TOTAL \$387,961.13

CARRIED 5/0
By Simple Majority



9.2 PLANNING CONSENT – SWIMMING POOL – LOT 7177 (No. 268) LORD ROAD

DATE:	15 August 2019
SUBJECT:	Swimming Pool
PROONENT:	Stephen Matthew Lord
LOCATION:	Lot 7177 (No. 268) Lord Rd, Karranadgin
AUTHOR:	Hugo de Vos – Contract Planner
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	176
ASSESSMENT NO:	A436

PURPOSE

To consider a proposal to construct a swimming pool at Lot 7177 (No. 268) Lord Road in Karranadgin.

BACKGROUND

Lot 7177 (No. 268) Lord Road in Karranadgin is made up of two parcels divided by Lord Road. This development occurs in the larger parcel to the west of the road. The parcel is approximately 77.1 hectares in area and is zoned Rural 3 – General farming under the Shire of Goomalling Local Planning Scheme No. 3.

The proposal is to remove an existing pool and to put in a new pool slightly closer to the house. For more details please see the attached maps.

STATUTORY IMPLICATIONS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Shire of Goomalling Local Planning Scheme No. 3

POLICY IMPLICATIONS

There is no specific policy relating to this matter.

FINANCIAL IMPLICATIONS

Planning fee of \$147.00 to be paid by applicant.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

D) Plans supplied by the applicant and an aerial map

OFFICER COMMENT

The application for a planning consent is required because it does not meet the requirement 61(1)(d) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which states that development approval is not required for swimming pools on the same lot as a single dwelling if the R-Codes apply to the development and the



development satisfies the deemed-to-comply requirements of the R-Codes. On this note it is recommended that Council consider initiating a basic scheme amendment in the future to allow a similar exemption for swimming pools but does not only limit to R-Coded properties.

With regards to the proposed development, it is recommended that it be approved subject to conditions.

VOTING REQUIREMENT

Simple Majority.

RECOMMENDATION

That the Council:

Grant Planning Consent to Mr Stephen Matthew Lord to build a new swimming pool at Lot 7177 (No. 268) Lord Road, Karranadgin - subject to the following conditions:

1. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan.
2. The proponents must comply with any standards or regulations that apply to the pursuit set down by other jurisdictions;
3. This application is valid for a period of two years and the project must be substantially completed within that timeframe otherwise a further application must be made.

95. RESOLUTION (Officer recommendation)
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Moved Cr Chester, seconded Cr Van Gelderen

That the Council:

Grant Planning Consent to Mr Stephen Matthew Lord to build a new swimming pool at Lot 7177 (No. 268) Lord Road, Karranadgin - subject to the following conditions:

- 1. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan.**
- 2. The proponents must comply with any standards or regulations that apply to the pursuit set down by other jurisdictions;**
- 3. This application is valid for a period of two years and the project must be substantially completed within that timeframe otherwise a further application must be made.**

**CARRIED 5/0
By Simple Majority**



9.3 SECTION 7.12A LOCAL GOVERNMENT ACT (1995)

DATE:	6 August 2019
PROPONENT:	Peter Bentley – Chief Executive Officer
LOCATION:	Whole of Shire
SUBJECT:	Section 7.12A Local Government Act
AUTHOR:	Peter Bentley - Chief Executive Officer
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	102.1
ASSESSMENT NO:	

PURPOSE

Council to consider a report prepared by the CEO in relation to Section 7.12A of the Local Government Act (1995).

BACKGROUND

Council received a management letter from our Auditors, Anderson, Munro & Wylie which highlighted an adverse financial trend citing the Council's Operating Surplus Ratio not meeting the Department's expected standard for the previous three years.

Section 7.12A of the Act requires that A local government must prepare a report addressing any matters identified as significant by the auditor in the audit report, and outline what action the local government has taken or intends to take with respect to each of those matters, and give a copy of that report to the Minister within 3 months after the audit report is received by the local government.

Additionally, the Council must within 14 days after it gives a report to the Minister under subsection (4)(b), the CEO must publish a copy of the report on the local government's official website.

STATUTORY IMPLICATIONS

Local Government Act (1995)

7.12A. Duties of local government with respect to audits

- (1) A local government is to do everything in its power to —
 - (a) assist the auditor of the local government to conduct an audit and carry out the auditor's other duties under this Act in respect of the local government; and
 - (b) ensure that audits are conducted successfully and expeditiously.
- (2) Without limiting the generality of subsection (1), a local government is to meet with the auditor of the local government at least once in every year.
- (3) A local government must —
 - (aa) examine an audit report received by the local government; and
 - (a) determine if any matters raised by the audit report, require action to be taken by the local government; and



- (b) ensure that appropriate action is taken in respect of those matters.
- (4) A local government must —**
- (a) prepare a report addressing any matters identified as significant by the auditor in the audit report, and stating what action the local government has taken or intends to take with respect to each of those matters; and**
 - (b) give a copy of that report to the Minister within 3 months after the audit report is received by the local government.**
- (5) Within 14 days after a local government gives a report to the Minister under subsection (4)(b), the CEO must publish a copy of the report on the local government's official website.**

[Section 7.12A inserted: No. 49 of 2004 s. 8; amended: No. 5 of 2017 s. 19.]

POLICY IMPLICATIONS

The Council has no specific policy regarding this matter.

FINANCIAL IMPLICATIONS

There are no specific financial implications.

STRATEGIC IMPLICATIONS

This matter is not directly dealt with in the Shire of Goomalling Community Strategic Plan, however there are a number of outcomes within the plan that are closely linked;

- 4.1.2 Enhance open and interactive communication between Council and the community
- 4.1.2 Enhance open and interactive communication between Council and the community
- 4.1.3 Promote and support community members' participation in the Shire's governance
- 4.1.4 Provide reporting processes in a transparent, accountable and timely manner
- 4.2.1 Operate in a financially sustainable manner
- 4.2.2 Promote a culture of continuous improvement processes and resource sharing
- 4.2.3 Use resources efficiently and effectively

These outcomes go to the transparency of the Council in providing up to date information to the community with regard to its financial position, working to improve the way that the administration and the Council make decisions and making best use of all resources including financial and human.

COMMENT

As the CEO of the organisation I should have sent this report within 3 months of receipt of the final audit report which was received in April. Council received a letter from the Department during July alerting me to the fact that this report should have been provided already. Given that my detailed response to the management letter I was of the opinion that this would provide the required information to the Department.



Attached to this agenda item I have provided a copy of the proposed report to the Department regarding the adverse trend in our operating surplus ratio. It should be noted that the Auditor General reported in the March 2019 Audit Results Report for 2017/18 that 109 Councils did not meet or exceed the standard and so Goomalling is not alone in this respect. It could be several years before Council can meet the standard due to the high past reliance on debt, the very limited ability to increase fees and charges and the downward pressure on rates.

It should also be noted that this is not an excuse for our current financial position and certainly not for our current asset management position either. The report I have prepared once again highlights the reasons for our current tight financial position but also provides an insight into the many changes already under way. The Council first became aware of the true financial position in October 2018 through a report to Council requesting that it agree to refinance its debt portfolio in order to free up capital and reduce ongoing loan repayments to a manageable annual level. We are currently going through this process.

Council will need to endorse the report as I have presented it here and a copy must be posted on Councils website within 14 days of providing the final report to the Ministers Office.

ATTACHMENTS

Letter to Minister Templeman
Report on adverse financial trend
October 2018 Agenda Item
Copy of public Newsletter articles
Copy of Audit Management Letter

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That the Council:

Endorse the report by the CEO regarding the Shire of Goomalling's adverse financial trend highlighted by the operating surplus ratio being below the Department for Local Government expected standard.

96. RESOLUTION (Officer recommendation)
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Moved Cr Van Gelderen, seconded Cr Bowen

That the Council:

Endorse the report by the CEO regarding the Shire of Goomalling's adverse financial trend highlighted by the operating surplus ratio being below the Department for Local Government expected standard.

**CARRIED 5/0
By Simple Majority**



9.4 GOOMALLING COUNTRY CHEMIST – PURCHASE OF LAND

DATE:	15 August 2019
PROPONENT:	Mark Ashton – Goomalling Country Chemist
LOCATION:	19 Railway Terrace
SUBJECT:	Purchase of vacant land
AUTHOR:	Peter Bentley - Chief Executive Officer
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	97.8
ASSESSMENT NO:	

PURPOSE

Council to consider a proposal from Mark Ashton of the Goomalling Country Chemist, to purchase the vacant lot at 19 Railway Terrace (Cnr James Street).

BACKGROUND

Council has received a proposal from Mr Ashton with regard to the purchase of the vacant lot on the corner of Railway Terrace & James Street Goomalling. Mr Ashton currently rents a premises on Railway Terrace and operates his pharmacy from that location.

STATUTORY IMPLICATIONS

Local Government Act (1995)

3.58. Disposing of property

(1) In this section —

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

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

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

(a) the highest bidder at public auction; or

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

(3) **A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —**

(a) **it gives local public notice of the proposed disposition —**

(i) **describing the property concerned; and**

(ii) **giving details of the proposed disposition; and**

(iii) **inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and**

(b) **it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision**



and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

[Section 3.58 amended: No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]

[Section 7.12A inserted: No. 49 of 2004 s. 8; amended: No. 5 of 2017 s. 19.]

POLICY IMPLICATIONS

The Council has no specific policy regarding this matter.

FINANCIAL IMPLICATIONS

There would be costs associated with obtaining a sworn valuation for the property however there would also be income from the sale of the property.

STRATEGIC IMPLICATIONS

This matter is directly dealt with in the Shire of Goomalling Community Strategic Plan through a number of desired outcomes within the plan;

- 2.3.3 Facilitate and create sustainable business and community partnerships
- 2.3.4 Promote new commercial and industrial development through appropriate zoning of land and infrastructure
- 3.2.4 Provide commercial and industrial land aligned to economic needs and growth
- 4.2.1 Operate in a financially sustainable manner
- 4.2.3 Use resources efficiently and effectively



COMMENT

Mr Ashton has approximately two years to run on his current lease at that property and is intending to build his own purpose built premises on the subject land. The subject land is zoned commercial and as such is suitable for the intended purpose. It is understood that Mr Ashton is seeking to provide his own premises to enhance and protect the long term viability of his business.

ATTACHMENTS

Letter/email from Mr Ashton.
Preliminary design of building
Basic Concept plan
Aerial photograph of area

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That the Council:

1. Advise Mr Ashton that it agrees to commence the process of selling the Property at 19 Railway Terrace Goomalling;
2. Direct the CEO to obtain a sworn valuation for the property;
3. Delegate authority to the CEO to negotiate an acceptable price for the property and report back to the Council at the earliest opportunity.

97. RESOLUTION (Officer recommendation)
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Moved Cr Bowen, seconded Cr Van Gelderen

That the Council:

1. **Advise Mr Ashton that it agrees to commence the process of selling the Property at 19 Railway Terrace Goomalling;**
2. **Direct the CEO to obtain a sworn valuation for the property;**
3. **Delegate authority to the CEO to negotiate an acceptable price for the property and report back to the Council at the earliest opportunity.**

**CARRIED 5/0
By Simple Majority**



10. ELECTED MEMBERS MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
Nil
11. NEW BUSINESS OF AN URGENT NATURE AGREED TO BY RESOLUTION OF COUNCIL
- 11.1 APPLICATION FOR DEVELOPMENT APPROVAL (PLANNING CONSENT) –
OUTBUILDING – LOT 208 (No. 28) HENNESSY PLACE, GOOMALLING

DATE:	19 August 2019
SUBJECT:	Proposed Shed
PROPONENT:	Jennifer Bradford / Outdoor World Patios and Sheds
LOCATION:	Lot 208 (No. 28) Hennessy Place, Goomalling
AUTHOR:	Hugo de Vos – Contract Planner
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	N/A
ASSESSMENT NO:	A1225

PURPOSE

To consider a proposal to construct a shed at Lot 208 (No. 28) Hennessy Place in Goomalling.

BACKGROUND

Lot 208 (No. 28) Hennessy Place in Goomalling, is 1.036 hectares in area and is zoned Rural Residential under the Shire of Goomalling Local Planning Scheme No. 3.

The proposal is to erect a small shed measuring 6.08m x 3.04m. For more details please see the attached plans and map.

STATUTORY IMPLICATIONS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Shire of Goomalling Local Planning Scheme No. 3

POLICY IMPLICATIONS

There is no specific policy relating to this matter.

FINANCIAL IMPLICATIONS

Planning fee of \$147.00 to be paid by applicant.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

A copy the plan supplied by the applicant and an aerial map is attached.

OFFICER COMMENT

The application for a planning consent is required because it does not meet the requirement 61(1)(d) of the deemed provisions of the *Planning and Development (Local Planning Schemes)*



Regulations 2015 which states that development approval is not required for outbuildings on the same lot as a single dwelling if the R-Codes apply to the development and the development satisfies the deemed-to-comply requirements of the R-Codes. It does not meet the requirements as this is not an R-Coded property and there is no single dwelling on the property.

On this note it is recommended that Council consider initiating a basic scheme amendment in the future to allow a similar exemption for outbuildings but does not only limit to R-Coded properties.

In addition to the above, the development proposal seeks approval from Council to vary the setback requirements as outlined in Section 5.6 of the Local Planning Scheme No. 3 - Development Table.

This table prescribes a front boundary setback of 50m and all other boundary setbacks of 20m. The proposal has a setback to the front boundary of 19.46m in lieu of 50m.

Clause 5.6.1(b) of the Scheme states that:

Notwithstanding the requirements of this table, Council may permit variation of the setbacks where:

- b) It is shown to the satisfaction of Council that by reason of lot configuration, topography or economy, a variation is desirable subject to any special conditions as Council may see fit.*

In this instance, it can be demonstrated clearly that the prescribed setbacks effectively sterilise a large portion of land off the front boundary (please see the attached map regarding boundary setbacks). It can be argued therefore that this would qualify under the 'lot configuration' portion of the above clause.

Discretion to modify development standards (Clause 5.4 of the Scheme).

If a development, other than a residential development, the subject of an application for planning approval, does not comply with the standard or requirement prescribed by the Scheme with respect to that development, Council may, notwithstanding that non-compliance, approve the application unconditionally or subject to such conditions as Council thinks fit.

The power conferred by this Clause may only be exercised if the Council is satisfied that:

- a) Approval of the proposed development would be consistent with orderly and proper planning of the locality and the preservation of amenities of the locality;*
- b) The non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and*



- c) *The spirit and purpose of the requirement or standard will not be unreasonably departed from thereby.*

In this instance, Council should be satisfied that the proposed development meets the above requirements.

With regards to the proposed development, it is recommended that it be approved subject to conditions.

VOTING REQUIREMENT

Simple Majority.

RECOMMENDATION

That the Council:

Grant Planning Consent to Jennifer Bradford to construct a shed at Lot 208 (No. 28) Hennessy Place, Goomalling, subject to the following conditions:

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans.
3. The outbuilding shall not be used for human habitation.

98. RESOLUTION (Officer recommendation)
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Moved Cr Chester, seconded Cr Van Gelderen

That the Council:

Grant Planning Consent to Jennifer Bradford to construct a shed at Lot 208 (No. 28) Hennessy Place, Goomalling, subject to the following conditions:

- 1. The development hereby permitted must substantially commence within two years from the date of this decision letter.**
- 2. The development hereby permitted taking place in accordance with the approved plans.**
- 3. The outbuilding shall not be used for human habitation.**

**CARRIED 5/0
By Simple Majority**



11.2 ROOFING 34 EATON STREET

DATE:	19 August 2019
PROPONENT:	N/A
LOCATION:	Shire of Goomalling
SUBJECT:	Roof Replacement 34 Eaton Street
AUTHOR:	Peter Bentley – Chief Executive Officer
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	23 / 78-1
ASSESSMENT NO:	A113

PURPOSE

To consider replacement of roof at 34 Eaton Street Goomalling

BACKGROUND

Council has recently adopted its 2019/2020 budget and since that time qualified contractors have inspected the roofs of 32 & 34 Eaton Street Goomalling. The roofs of both houses leak with 34 Eaton having warped roofing timbers and significant tile leaks.

STATUTORY IMPLICATIONS

Local Government Act (1995)

POLICY IMPLICATIONS

There is no specific policy regarding this matter

FINANCIAL IMPLICATIONS

Expenditure will be unbudgeted and Council will need to make adjustments through the budget review process to commence in January.

STRATEGIC IMPLICATIONS

The Community Strategic Plan does not deal with this matter specifically

COMMENT

Council will be aware that building maintenance has been somewhat deficient over a number of years and recently it was discovered that there were several holes in the roof at 34 Eaton Street and the roof at 32 Eaton Street also leaks.

Contractors have evaluated both roofs and determined that both need replacing. 34 Eaton Street is by far the worst and should be replaced as a matter of course. This roof is warped, the tiles are no longer fully water resistant, they are also heavily covered with moss and lichen and all ridges require cement sealing. The contractors have both ruled out painting or resealing as a long term viable option. The two contractors were Top Gun Roofing and Condering Carpentry & Roofing.

Both quotes are in the vicinity of \$20,000 for each house however at this stage it is proposed to only replace the roof at 34 Eaton Street as this is the more urgent.



Council has not budgeted for this expense and accordingly the expenditure would need to be sanctioned by the Council as out of budget expense.

ATTACHMENTS

Quotes from Top Gun Roofing and Condering Carpentry and Roofing.

VOTING REQUIREMENT

Absolute Majority

RECOMMENDATION

That the Council:

Endorse the out of budget expenditure to replace the roof at 34 Eaton Street Goomalling as a matter of urgency.

99. RESOLUTION

Moved Cr Ryan, seconded Cr Chester

That the Council:

Endorse the out of budget expenditure to replace the roof at 34 Eaton Street Goomalling as a matter of urgency, subject to the current tenant not being interested in purchasing the residence.

**CARRIED 5/0
By Absolute Majority**



11.3 REQUEST TO WAIVE FEE

DATE:	19 August 2019
PROPONENT:	Goomalling Community Op Shop
LOCATION:	N/A
SUBJECT:	Request to waive Bus Hire Fee
AUTHOR:	Peter Bentley – Chief Executive Officer
REPORTING OFFICER:	Peter Bentley – Chief Executive Officer
FILE NO:	104-1
ASSESSMENT NO:	N/A

PURPOSE

To consider a request to waive the fee for hire of the Community Bus

BACKGROUND

Council has received a request from the Goomalling Community Op Shop to waive hire charges for the community bus. The request comes as the group wishes to provide a free excursion for seniors who live locally and do not have families here.

The excursion would take the form of a movie, bowling or some sort of outing to enhance either physical or mental wellbeing of the participants.

STATUTORY IMPLICATIONS

Local Government Act (1995)

POLICY IMPLICATIONS

There is no specific policy regarding this matter

FINANCIAL IMPLICATIONS

The approximate value of fee would be in the vicinity of \$350 to \$450 including fuel.

STRATEGIC IMPLICATIONS

The Community Strategic Plan does not deal with this matter specifically

COMMENT

The Op Shop will fully fund the driver and event but is seeking Council support for the cost of the transport.

ATTACHMENTS

Letter – Goomalling Community Op Shop

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That the Council:



Advise the Goomalling Community Op Shop that it will support a one off excursion with concessional community bus hire as per its written request to a maximum value of \$400.00.

99. RESOLUTION (Officer recommendation)

Moved Cr Bowen, seconded Cr Van Gelderen

That the Council:

Advise the Goomalling Community Op Shop that it will support a one off excursion with concessional community bus hire as per its written request to a maximum value of \$400.00.

CARRIED 5/0
By Simple Majority

12. INFORMATION BULLETIN

100. RESOLUTION

Moved Cr Chester, seconded Cr Sheen

That the Information Bulletin be received.

CARRIED 5/0
By Simple Majority

13. MATTERS BEHIND CLOSED DOORS

Nil

14. MEETING CLOSURE

There being no further business the Shire President thanked everyone for their attendance and declared the meeting closed at 3.41 pm