

**MINUTES
ORDINARY COUNCIL MEETING**

22 SEPTEMBER 2015

**COUNCIL CHAMBERS
THE TOWN OF NARROGIN
89 EARL STREET
NARROGIN WA 6312**

Meaning of and CAUTION concerning Council's "In Principle" support:

When Council uses this expression it means that: (a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and (b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.

Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.

Disclaimer:

"Warning - Verbal Information & Advice: Given the inherent unreliability and uncertainty that surrounds verbal communication, the Town strongly recommends that, if a matter is of importance to you, then you should NOT act upon or otherwise rely upon any VERBAL information or advice you receive from the Town unless it is first confirmed in writing."

These minutes were confirmed at the Ordinary Council Meeting held on 13 October 2015

Signed:  Date 13/10/15
(Presiding Member at the meeting at which minutes were confirmed)

Council Minutes are 'Unconfirmed' until they have been adopted at the following meeting of Council.

ORDINARY COUNCIL MEETING MINUTES

22 SEPTEMBER 2015

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

7.33pm – The Presiding Member declared the meeting open.

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

Elected Members

Mayor L Ballard
Deputy Mayor Cr A Paternoster
Cr C Bartron (from 7.49 to 8.38 pm)
Cr C Ward
Cr J McKenzie
Cr M Kain
Cr D Russell
Cr P Schutz

Staff

Mr A Cook – Chief Executive Officer
Mr B Robinson – Director Technical and Environmental Services
Mr C Bastow – Director Corporate and Community Services
Ms C Thompson – Executive Assistant

Visitors

Ms Karen Keeley – ARtS Narrogin
Ms Susan Guy – Town of Narrogin

3. DECLARATION OF INTEREST BY ELECTED MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Cr Ward requested leave for the next ordinary council meeting on 13 October 2015.

COUNCIL RESOLUTION 0915.141

Moved: Cr McKenzie

Seconded: Cr Paternoster

That Council:

Grant leave of absence for the ordinary council meeting to be held 13 October 2015 to Cr Ward.

CARRIED 7/0

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION 0915.142

Moved: Cr Schutz

Seconded: Cr Ward

That Council:

Accept the minutes of the Ordinary Council Meeting held on 8 September 2015 and be confirmed as an accurate record of proceedings.

CARRIED 7/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Mayor Ballard congratulated the re-elected members, Cr Russell, Cr Kain and Cr Paternoster and the newly elected member Mr Murray Fisher who officially commences councillor duties on 18 October 2015.

The Mayor also advised that Cr Bartron will be attending part of the meeting if possible and that he will be in his work uniform.

9. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

10. MATTERS WHICH REQUIRE DECISIONS

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10.1 DEVELOPMENT AND TECHNICAL SERVICES

10.1.112 PROPOSED TOWN PLANNING SCHEME AMENDMENT NO 34 – NO 160 (LOT 3) FEDERAL STREET, NARROGIN

File Reference:	A170300, DSA 34 & IBA155718
Disclosure of Interest:	Nil
Applicant:	West Coast Plan
Previous Item Nos:	Item 10.1.055 – 9 th June 2015
Date:	17 September 2015.
Author:	Brian Robinson, Director Technical & Environmental Services

Attachments

- Excerpts from Amendment No 34 to Town Planning Scheme No 2
- Copy of submissions received

Summary

Council is requested to consider adopting Amendment No 34 to Town Planning Scheme No 2 and endorsing the amendment for final approval.

Background

The subject land is a 1,214m² property located on the western side of Federal Street, being the third property south of Felspar Street. With a frontage of approximately 20m to Federal Street the land is rectangular in shape.

The applicant is seeking an amendment to Town Planning Scheme No 2 to rezone the land from “Residential” to “Other Commercial” in order to facilitate the expansion of the Narrogin Toyota/Mazda dealership. At its Ordinary Meeting held on the 9th of June 2015, Council resolved to adopt the amendment for the purposes of advertising.

Subsequently a copy of the amendment document was forwarded to the Environmental Protection Authority for assessment of the potential environmental impact in accordance with the Planning clause 81 of the Planning and Development Act 2005. Advice of Council’s decision was also forwarded to the Western Australian Planning Commission.

Following receipt of advice from the EPA that the amendment did not warrant formal assessment, the amendment was advertised for a period of 42 days.

Council is now requested to consider adopting the amendment for final approval having regard to the submissions received.

Comment

As at the close of advertising on the 18th of September 2015, a total of two submissions had been received, which are summarised as follows:

Author	Summary of Submission	Officer Comment	Officer Recommendation
S & S Brindley 161 Federal Street NARROGIN	We give full support to the proposed rezoning	Authors own/reside on property immediately opposite the site.	The submission be noted.

Water Corporation	<p>No objection to the proposal with reticulated water and sewerage both being available to the site.</p> <p>The developer is to fund any new works required or upgrading and protection of infrastructure.</p> <p>An easement may be required as the existing sewerage mains are located within the subject land</p> <p>The proposal will require approval by our Building Services section prior to the commencement of works.</p>	<p>Conditions will be imposed on any development approval to require connection to these services.</p> <p>Noted.</p> <p>This issue would usually be addressed as condition of the two properties being amalgamated.</p> <p>Water Corporation approval is required prior to the issue of a building license.</p>	<p>The submission be noted.</p> <p>That the applicant be advised accordingly.</p> <p>That the comment be noted and the applicant be advised accordingly.</p> <p>The comment be noted.</p>
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To assist Council is determining this matter, the following comments are offered:

Expansion of Toyota/Mazda Car Dealership

As elected members are aware the owner of Narrogin Toyota/Mazda is in the process of completing a major redevelopment of the site. In July 2014 and November 2014, Council resolved to grant conditional approval to Stage 1 and Stage 2 & 3 respectively.

The owners are proposing a fourth stage of redevelopment, expanding the car dealership into the subject land. Council is unable to legally entertain stage four until given the current Single Residential Zoning of the subject land (Lot 3).

Rezoning of the land as proposed will facilitate the owner's ability to proceed with an application for planning consent to stage four and ultimately the completion of stage four.

Rationalisation of Current Zoning

In 1993/1994, when TPS No 2 was prepared, properties between the dealership and Felspar Street were being used for single residential purposes. Reflecting this, TPS No 2 included that land between the dealership and Felspar Street within the Single Residential Zone.

This resulted in an irregularly shaped "Other Commercial" Zone as applied to the dealership land (Lot 5).

By including the subject land within the "Other Commercial" Zone, Council will effectively rationalise that boundary of the Other Commercial Zone, providing a defined rectangular shape and creating a rational boundary to the remaining residential properties.

Draft Joint Town Planning Scheme No 3

Draft Town Planning Scheme No 3 (TPS No 3), as advertised, proposed that both the car dealership (Lot 5) and the subject land (Lot 3) would be contained within a zone titled "Service Commercial". The Service Commercial Zone as detailed in TPS No 3 will effectively replace the current "Other Commercial" Zone.

Rezoning of the land as proposed is therefore consistent with the recommendations of TPS No 3.

Consultation

- In advertising the application for public comment, advice of the proposed amendment was forwarded to adjacent landowners and relevant government agencies.
- Chief Executive Officer – Aaron Cook

Statutory Environment

Amendments to Local Town Planning Schemes are undertaken in accordance with Section 75 or the Planning and Development Act 2005 and the associated Town Planning Regulations 1967.

With advertising of the amendment now completed in accordance with the Act and regulations, Council is obliged to consider those submissions received and resolve to:

- a) Adopt the Scheme amendment with or without modifications; or
- b) Not proceed with the amendment.

It is the author's opinion, that having regard to the submissions received, the amendment should be adopted for final approval without modification.

Policy Implications

Nil

Financial Implications

Application fees for a scheme amendment are regulated by Western Australia Planning Commission (WAPC) Policy relating to fees and charges. Essentially the applicant is responsible for all costs associated with processing the amendment documentation and the cost of advertising.

Hourly rates identified within Schedule of Fees and Charges, adopted as part of Council's 2014/15 annual budget are in accordance with the WAPC Policy.

Payment of the required fees will be required prior to the amendment being referred to the Minister for Planning for final approval and gazettal of the amendment.

Strategic Implications

Approval of the amendment to facilitate the expansion of the Toyota/Mazda dealership is consistent with objective 1.4 of Council's Strategic Plan, being to:

Promote Narrogin to the Business Community, State Government and the general public as a strong and positive economic entity.

As detailed in the comment section of this report, adoption of the proposed amendment is consistent with the recommendations contained in draft Town Planning Scheme No 3.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0915.143 and Officer's Recommendation

Moved: Cr Schutz

Seconded: Cr Kain

That Council:


1. Pursuant to clause 17(1) of the Town Planning Regulations 1967 adopt Amendment No 34 rezoning No 160 (Lot 3) Federal Street, Narrogin from "Single Residential" to "Other Commercial" for final approval without modification.
2. The Chief Executive Officer and Mayor be authorised to endorse the amendment documentation for final approval and affix the Town of Narrogin common seal in accordance with section 9.49A of the Local Government Act 1995;
3. That on receipt of the applicant's payment of the relevant fees, forward the amendment to the Western Australian Planning Commission with a request that the Minister for Planning grant final approval to the Amendment without modification;
4. Advise those persons who lodged submissions accordingly.
5. Provide the applicant with a copy of the advice received from the Water Corporation of Western Australia.

CARRIED 7/0

Commonly-used abbreviations:

TPS	Town Planning Scheme.
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Town of Narrogin
RECEIVED
Directed to Brian
12 AUG 2015
Ref No. IPA156218
Property File ATB5100
Subject File
C Print No.



Town of Narrogin

Form No. 4

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Narrogin

SUBMISSION ON

**TOWN PLANNING SCHEME NO 2
AMENDMENT No. 34
NO 160 (LOT 3) FEDERAL STREET, NARROGIN**

Name: Sarah Louise Brundley
Address: 161 Federal St Narrogin
Phone Number: 0898814869 E-mail Address: admin@gstowing.com.au
Company/Organisation (if applicable): Great Southern Planning
Date: 09-08-15 Signature: [Signature]

SUBJECT OF SUBMISSION

(Please state how your interests are affected, whether as a private citizen, on behalf of a company or other organization, or as an owner or occupier of the property.)

Owner

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable).
(Include lot number and nearest street intersection).

161 Federal Street Lot 417 NARROGIN

SUBMISSION

(Give in full your comments and any arguments supporting your comments – continue on additional sheets if necessary).

Shant and Sarah Brindley are giving full support
of the above said submission and have no issues
with the rezoning of NO 160 Lot 3 Federal St
Narrogin

Kind Regards

Sarah Brundley

09-08-15

[Signature]

For further information, please contact the Town of Narrogin on 9881 1944 or visit www.narrogin.wa.gov.au

Your Ref: OPA 15850-A170300& LPS Amend 34
Our Ref: JT1 2012 00099 V01 - TPS340004
Enquiries: Charles Sabato
Direct Tel: 9420 2105
Fax: 9420 3193

11 August 2015

Chief Executive Officer
Town Of Narrogin
PO Box 188
NARROGIN WA 6312

Attention of: Brian Robinson

Re: TPS Amendment No.34 No.160 (Lot3) Federal Street, Narrogin

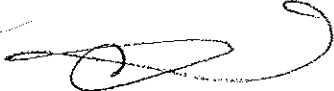
Thank you for your letter dated August 3, 2015. The Water Corporation has no objection to the proposal and offers the following comments.

Reticulated water and sewerage is currently available throughout the subject area. The developer/disturber is expected to fund any new works required or the upgrading of existing works and protection of all works. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works.


It should be noted that existing sewerage mains are located within the subject land near the front right boundary (plan attached). An easement may be required along the boundary of the subject area. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development.

This proposal will require approval by our Building Services section prior to commencement of any works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.



Charles Sabato
Senior Development Planner
Development Services



WATER
C O R P O R A T I O N

RECEIVED

Directed to Leo / Brian

14 AUG 2015
17A156237

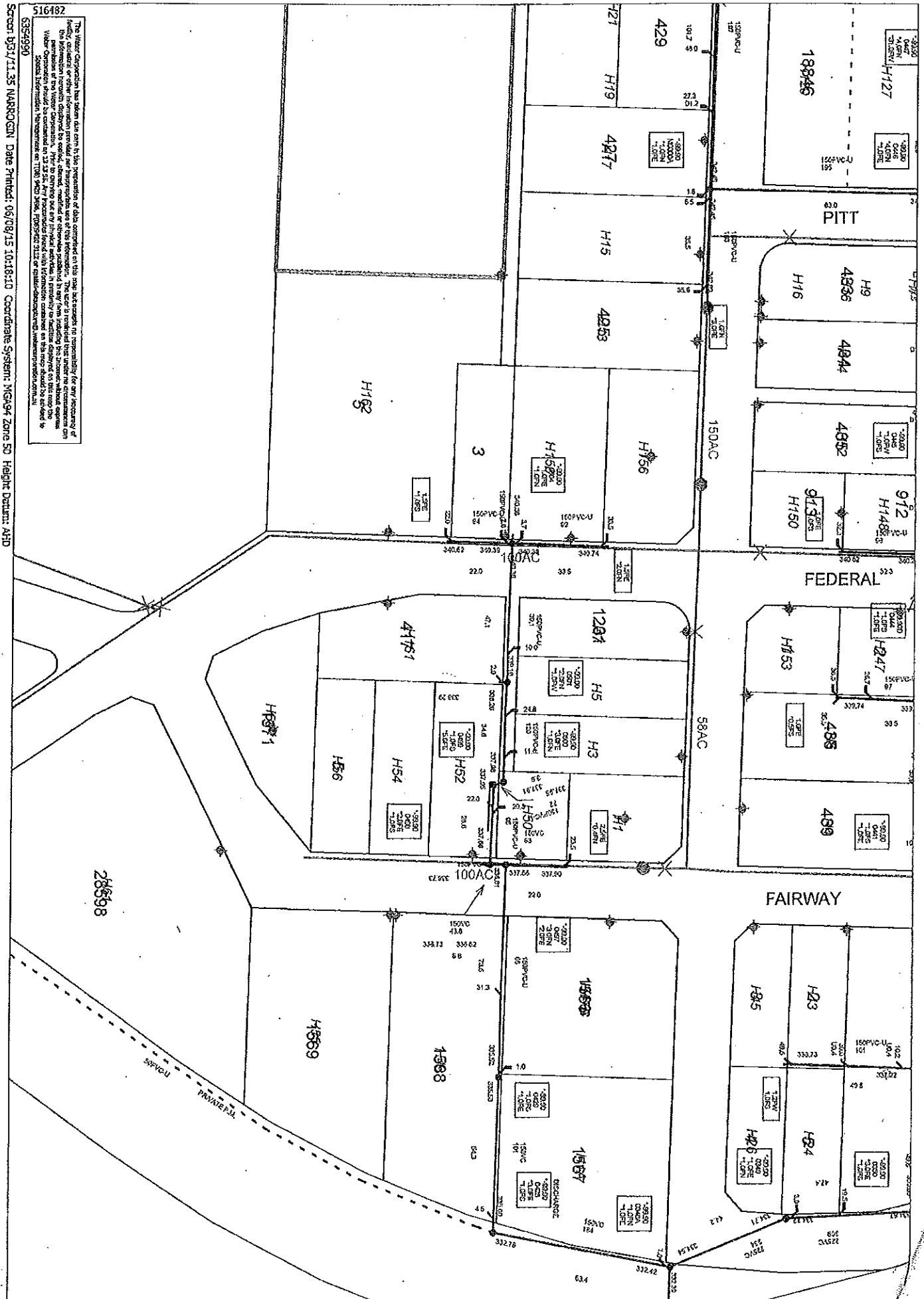
Ref No. _____
Property File A170300
Subject File _____
C-Point No. _____

The Water Corporation has taken care to ensure that the information on this map is accurate to the best of our knowledge and belief. However, the Water Corporation is not liable for any loss or damage arising from the use of this information. The user is responsible for the accuracy of the information. Information provided by this map is for general informational purposes only. Water Corporation should be contacted for more information at 222 222 2222. Special Information: Information on T180 222 2222. Information on T180 222 2222.

6354990

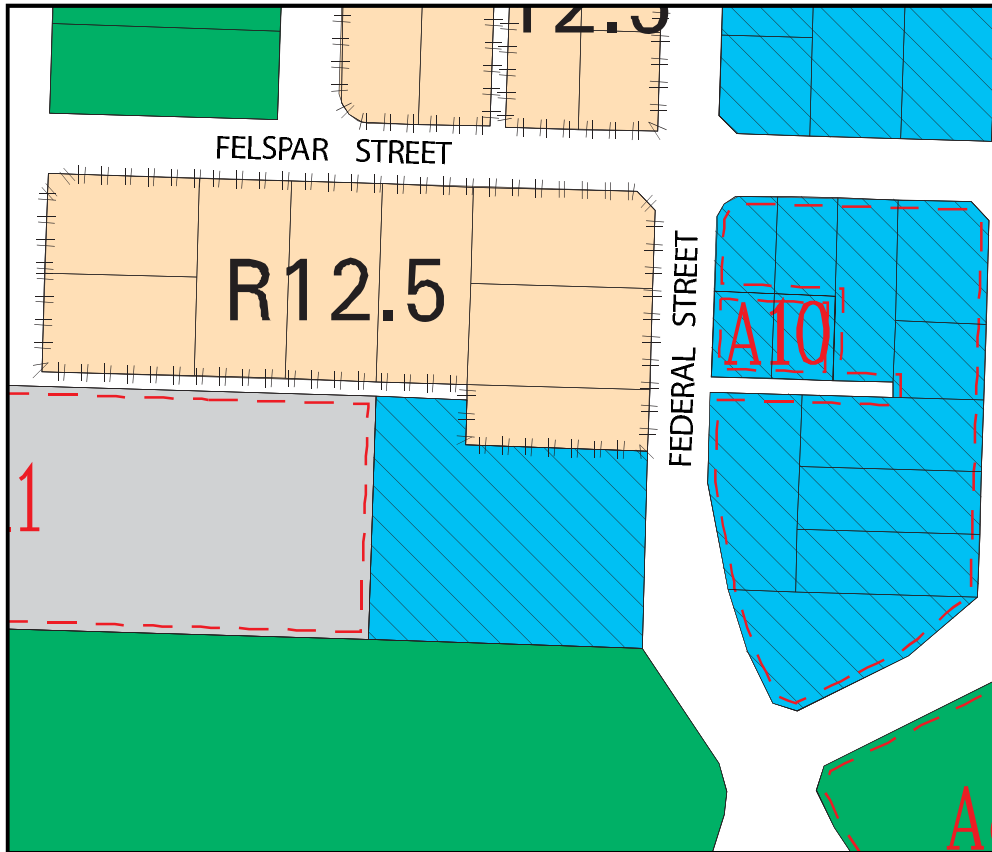
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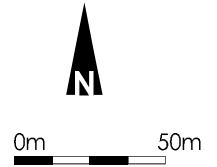
TOWN OF NARROGIN



EXISTING ZONING



PROPOSED ZONING



MAY 2015

TOWN PLANNING
SCHEME NO.2

AMENDMENT NO. 34

LEGEND

LOCAL SCHEME RESERVES

ZONES

- OTHER RESIDENTIAL
- SINGLE RESIDENTIAL
- CENTRAL BUSINESS
- OTHER COMMERCIAL
- SHOPS AND OFFICES
- SPECIAL USE
DENOTED AS FOLLOWS:
CP CAR PARK
CSO CIVIC BUILDINGS, SHOPS AND OFFICES
CV COMMUNAL VILLAGE
M MUSEUM
RP RECREATION PARK
- SPECIAL ZONE
DENOTED AS FOLLOWS:
T TELECOM
- ARTERIAL ROAD
- CAR PARK
- COMMUNITY
- PUBLIC UTILITIES
- SCHOOL
- SUB ARTERIAL ROAD
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- RECREATION
- RURAL
- RURAL RESIDENTIAL

OTHER

- R CODES
- ADDITIONAL USES
- SCHEME BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- TOWNSITE -- LAND ACT
- DEVELOPMENT AREA
- POLICY AREA
- SIGNIFICANT AND HISTORIC PLACES
(SEE SCHEME TEXT)
- NO ZONE

FINAL APPROVAL

Adopted for Final Approval by Resolution of the Council of the Town of Narrogin at the Ordinary Meeting of the Council held on the _____ day of _____ 20____.

The COMMON SEAL of the Town of Narrogin was hereunto affixed by authority of a resolution of the Council in the presence of:

MAYOR

SEAL

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

*DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT
ACT 2005*

DATE

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

7:49 pm – Cr Bartron arrived

10.1.113 RETROSPECTIVE PLANNING APPROVAL FOR UNAUTHORISED WORKS – No 2 (Lot 6) GRANT STREET, NARROGIN

File Reference: IPA156347 & A222200
Disclosure of Interest: Nil
Applicant: Warren Reardon
Previous Item Nos: Related Item - Item 10.1.100 – 25 August 2015
Date: 17 September 2015
Author: Brian Robinson – Director Technical & Environmental Services

Attachments

- Copy of the application for planning consent and submitted plans.
- Aerial photograph of the property prior to erection of three verandahs.

Summary

Council is requested to consider granting retrospective planning consent to three verandahs constructed on the subject land some time in 2012.

Background

The subject land is a 1,196m² property located on the corner of Grant Street and Gordon Street. The site is developed with a dwelling/office and substantial shed that has previously used for various purposes.

At its Ordinary Meeting held on 25 of August 2015, Council resolved to grant conditional approval to Kaata-Koorliny Employment and Enterprise Development to allow the use of the premises for a Men's Shed and Activity Centre. During Council's consideration of the proposal, it was identified that the owner of the property had not sought Council's approval for three verandahs that had been attached to the dwelling/office.

The applicant is now seeking a retrospective planning approval for the works undertaken, which are summarised as follows:

- A 2.4m deep by 2.6m wide verandah on the northern side of the building within a setback of 2.6m to the Grant Street frontage;
- A 2.4m deep by 6.1m, wide verandah on the north western corner of the building, being setback 5m from Grant Street and 4.5m to Gordon Street; and
- A 2.4m deep by 2.6m wide verandah on the western side of the building, setback 2.6m from the Gordon Street frontage.

Copies of the submitted plans are shown attached.

Comment

The provisions of Town Planning Scheme No 2 include the land within the Other Commercial Zone, where the following setbacks would normally apply:

Front: 11 metres
Rear: 7.5 metres
Sides: 5 metres one side

As detailed within clause 3.4.4 of the Scheme, where a property had frontage to more than one street frontage:

- i) Council shall decide which is the primary street frontage for the purpose of calculating the front setback; and
- ii) Council may reduce the setbacks from the street deemed not to be the primary street frontage by up to 50%.

Given the orientation of the development and shape of the property, the frontage to Grant Street would normally be deemed the primary frontage, to which a front setback of 11 metres would normally apply. The reduced setback of 5.5 metres would then be applied to Gordon Street.

As the verandahs have been established with setbacks less than the above requirements, approval to the application may only be granted through a relaxation of the scheme requirements. In accordance with clause 6.2 of TPS No 2, the above setbacks may be relaxed, provided that Council is satisfied that:

- a) *Approval of the proposed development would be consistent with the orderly and proper planning of the locality, the preservation of the amenity of the area and be consistent with the objectives of the Scheme;*
- b) *The non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality; and*
- c) *The spirit and purpose of the requirements or standards will not be unreasonably departed from thereby.*

A resolution to relax the standards and requirements of Town Planning Scheme No 2 may only be granted by Council through a resolution, passed by absolute majority.

To assist Council in determining the application, the following comments are offered:

Setbacks in the Vicinity of the Site

Development of "Other Commercial" zoned land within the area appears to have occurred over a significant number of years, with the age of buildings in the area varying greatly.

As a result of this, development within the immediate vicinity of the site has been completed with varying setbacks to Gordon Street. For example the now disused wool business on Gordon Street is established with a zero setback to the front boundary (Gordon Street) and the Uniting Church to the south of the subject land has been established with a zero setback to Doney Street.

Most other developments in the immediate area also do not comply with the front setback requirements stipulated by the Scheme.

Original Development Setbacks

Prior to construction of the verandahs, the original dwelling/office was setback 5 metres from both Grant and Gordon Streets. As the development occupies only portion of the properties frontage to Grant Street, the original development maintained an average setback of 11 metres.

The shed structure located on the south side of the dwelling/office has been constructed with a setback of 4 metres to Gordon Street.

Given the above the original development therefore did not comply with the normal setback requirements. Given that the original development was no doubt established prior to the introduction of TPS No 2 in June 1994, this is not considered an issue.

Impacts of the now existing Verandahs

In the author's opinion, the now existing verandahs have minimal impact on the amenity of the area given that:

- i) As development/land use opposite the site includes Public Open Space to the west on the opposite side of Gordon Street and carpark for development on the north side of Grant Street;
- ii) The largest verandah facing Gordon Street is behind the setback line of the existing shed to the south;
- iii) The two smaller verandahs only occupy a relatively small portion of the buildings frontage;
- iv) Whilst the development does not comply with the minimum setback, an average setback equal to the minimum requirement has been provided for, given that the development does not occupy the full frontage to either Grant or Gordon Street.
- v) The smaller verandahs assist in reducing the visual impact of the dwelling/office facing both Grant and Gordon Streets.

Given the above, it is recommended that Council grant conditional approval to the application as submitted.

Consultation

- Chief Executive Officer – Aaron Cook

Statutory Environment

As prescribed by Part 6.1 of Town Planning Scheme No 2, a person shall not commence or continue development without the prior planning consent of Council. As development was undertaken without the Council's prior planning consent, the development has occurred in contravention of Town Planning Scheme No 2.

The options available to Council in respect of unauthorised development include the commencement of legal action for breach of the Town Planning Scheme requirement for prior approval to be obtained and/or consider approving the development retrospectively in accordance with section 164(1) of the Planning and Development Act 2005;.

In this case, given the minor nature of the works undertaken and the fact that the applicant is seeking to rectify the situation, it is recommended that consideration be given to retrospectively approve the development.

In determining applications for planning consent, clause 6.4 of TPS No 2 require that Council has regard to various matters, including, but not limited to the following clauses:

- b) the size, shape and character of the land to which the applicant relates and the view from the building and interruption of the view likely to be caused by the proposed building.
- d) the existing and likely future character of the area and amenity of the neighbourhood;
- k) the positions of the proposed buildings and their effect on adjoining buildings or land.

In respect of the current application it is the author's opinion that the now existing verandahs do not interfere with existing views, are consistent with the amenity of the neighbourhood and have minimal impact on amenity of the area. This impact will be further reduced through the establishment of appropriate landscaping within the street setback.

Policy Implications

Nil

Financial Implications

The required application fee has been paid in accordance with Council's Schedule of Fees and Charges, adopted as part of the 20156/16 annual budget.

Strategic Implications

Nil

Voting Requirements

Absolute Majority

COUNCIL RESOLUTION 0915.144 and Officer's Recommendation

Moved: Cr Ward

Seconded: Cr Kain

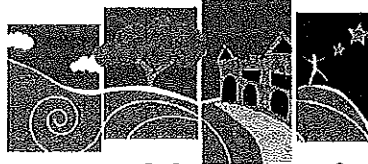
That Council:

1. Pursuant to clause 164(1) of the Planning and Development Act 2005, grant retrospective planning approval to the three verandahs now located at No 2 (Lot 6) Grant Street subject to compliance with the following conditions:
 - a) The development hereby approved relates to the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Town of Narrogin.
 - b) Submission and approval of a detailed landscaping plan. Such plans to specify details of the vegetation and the landscaping, as shown and approved, to be established within 60 days of the any new use of the building commencing and from then on maintained to the specification and satisfaction of the Town of Narrogin. Such landscaping is to be fully reticulated.

Advice to Applicant:

1. Any use, additions to and further intensification of any part of the development or land which is not in accordance with the original application or conditions of approval shall be subject to a further development application and consent for that use.

**CARRIED 8/0
BY ABSOLUTE MAJORITY**



Town of Narrogin

Town of Narrogin	
RECEIVED	
Directed to	<u>Brian</u>
Ref No.	<u>31 AUG 2015</u>
Property File	<u>1PA156317</u>
Subject File	<u>A722200</u>
C-Plan No.	

TOWN PLANNING SCHEME NO. 2 DISTRICT SCHEME

APPLICATION FOR PLANNING CONSENT

I/We WARREN BEARDON
(Full Name of Applicant)

of 47 HOUGH STREET, NARROGIN WA Postcode 6312
(Address for Correspondence)

hereby apply for planning consent to:

- (1) use the land described hereunder for the purpose of
RETROSPECTIVE APPROVAL - VARANDA'S - TWO
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached).

The existing use of the land is: _____

The approximate cost of the proposed development is: \$ 2,000

The estimated time of completion is: _____

The approximate number of persons to be housed/ employed when the development is completed is: 1

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

(Indicate distance to nearest intersecting street)

HOUSE NO: 2 STREET: GRANT

LOT NO: 6 PLAN OR DIAG: _____

LOCATION NO: _____

CERTIFICATE OF TITLE: VOLUME: _____ FOLIO: _____

LOT DIMENSIONS

SITE AREA: 1196 square metres

FRONTAGE: 40 metres

DEPTH: 30 metres

AUTHORITY

SIGNATURE OF APPLICANT: W. A. P. [Signature] DATE: 28/08/2015

NOTE: WHERE THE APPLICANT IS NOT THE OWNER THE OWNER'S SIGNATURE IS REQUIRED.

NOTE: NOTE: ALL OWNERS OF THE PROPERTY MUST SIGN THIS APPLICATION FORM. WHERE PROPERTY IS OWNED BY A COMPANY, AT LEAST TWO DIRECTORS OF THE COMPANY MUST SIGN THE APPLICATION.

SIGNATURE OF OWNER: W. A. P. [Signature] DATE: 28/08/2015

NOTE: THIS FORM IS TO BE SUBMITTED IN DUPLICATE, TOGETHER WITH THREE COPIES OF PLANS, COMPRISING THE INFORMATION SPECIFIED IN THE PARTICULARS REQUIRED WITH APPLICATION OUTLINED BELOW.

THIS IS NOT AN APPLICATION FOR A BUILDING LICENCE

PARTICULARS REQUIRED WITH APPLICATION FOR PLANNING CONSENT

Where an application involves the erection or alteration of a building or a change in levels of a site, the plans accompanying an application for planning consent shall, unless specifically exempted by the Council:

- (a) indicate the position and describe the existing buildings and improvements on the site and indicate those which are to be removed;
- (b) indicate the position and describe the buildings and improvements proposed to be constructed, their appearance, height and proposed uses in relation to existing and proposed contours;
- (c) indicate the position, type and height of all existing trees on the site and indicate those to be retained and those to be removed;
- (d) indicate the areas to be landscaped and the location and type of shrubs, trees and other treatment proposed;
- (e) indicate site contours and details of any proposed alteration to the natural contour of the area;
- (f) indicate car parking areas, their layout and dimensions and accessways and the position of existing and/or proposed crossovers; and
- (g) indicate site dimensions and be to metric scale.

FOR OFFICE USE ONLY

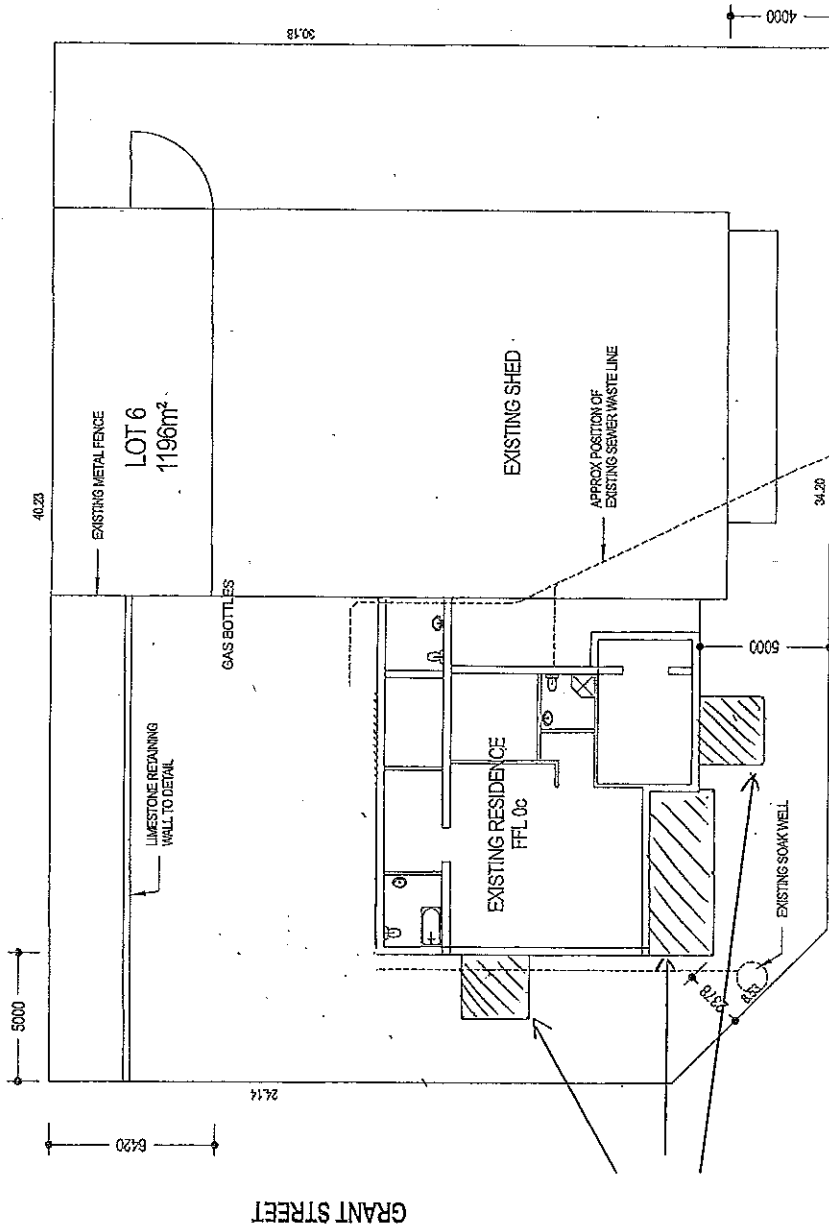
File Reference: _____

Application Number: _____

Date Received: _____

Date of Approval / Refusal: _____

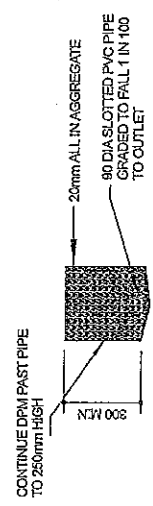
Date of Notice of Decision: _____



DAN TURNER BE (Civil) RPEQ 05707
 Civil, Structural & Project Management
 ABN: 37 730 733 802
 97 Felspar St Narraggin WA 6312
 Ph (08) 9881 3218 Mob 04 0986 7048
 Email: dont@bigpond.com

Handwritten:
 22 7 12

Handwritten:
 Verandah's
 subject of
 application



CUT-OFF DRAIN NTS



SITE PLAN 1:200

PROPOSED ALTERATIONS & EXTENSIONS
 TO EXISTING RESIDENCE TO BE ERECTED
 ON LOT 6 CNR GORDON & GRANT STREETS
 NARRAGGIN FOR WARREN REARDON

DATE: JUNE 2012
 DRAWING: 18541A

JUDITH McDOUGALL DESIGNS

"BROOK VIEW" P.O. BOX 15 NARRAGGIN 6312
 TEL: 08 9881 1204 FAX: 08 9881 4204
 Email: all.jud@xeroxnet.com.au ABN: 79 425 984 191

BUILDING
 DESIGNERS
 AUSTRALIA

DO NOT AMEND MANUALLY



10.1.114 PROPOSED DISPOSAL OF CROWN LAND – PORTION OF LOT 70 PARK STREET, NARROGIN

File Reference: ICR155814, A315700 & A155600
Disclosure of Interest: Nil
Applicant: Anglican Diocesan Trustees of Bunbury
Previous Item Nos: Nil
Date: 18 September 2015
Author: Brian Robinson, Director Technical & Environmental Services

Attachments

- Plan supplied by Department of Lands detailing the area of land in question.
- Aerial Photograph of Site

Summary

Council is requested to consider a proposal to dispose of Part Lot 70 to the owner of No 4 (Lot 850) Falcon Street, Narrogin.

Background

Lot 70 Park Street is one of three Crown Leases occupied by the Narrogin Anglican Church on the southern side of Park Street.

The Department of Lands has received a request from the owners of Lot 850 Falcon Street who are seeking to purchase a 10 metre long, 6.4 metre wide strip along the southern boundary of Lot 70. A plan detailing the location of this strip is shown as attachment

Correspondence received from the Department advises that:

- The Town of Narrogin previously established a bitumen spoon drain to address stormwater run-off following the completion of Government Offices located to the west of Lot 70.
- Since construction of the drain, the owners of No 4 Falcon Street have had unfettered use of the drain, which they have used to access the rear portion of the property.
- In 2014 the fence located on the northern side of the drain blew down. Prior to re-erecting the fence, it was identified that the drain was in fact located within Lot 70.

The owners of Lot 4 have negotiated with the Anglican Diocese of Bunbury to purchase the subject portion of land in order that they may continue accessing the rear of the property. The Department of Lands now requests the Town of Narrogin's comments or objections to the proposed sale.

Comment

To assist Council in offering comment on the proposal, the following comments are offered:

Zoning

The provisions of Town Planning Scheme No 2 include the majority of the three Crown leases occupied by the Anglican Church within the "Community" zone. However the western half of Lot 70 is included within the Single Residential use, reflecting the fact that this portion of land is used for residential purposes (Rectory). The subject portion of crown land is therefore zoned "Single Residential".

No 4 (Lot 850) Falcon Street, is included within the “Single Residential” Zone.

Given that the subject portion of land is of the same zoning as Lot 850, there are no zoning implications associated with the disposal of crown land as proposed.

Existing Drain

The existing bitumen spoon drain extends across the entire rear boundary of Lot 850.

Impact of proposed new boundary

As detailed in the background section of this report, the owners of Lot 850 have proposed to purchase a 6.5m wide section of Lot 70, extending 10m along their rear boundary. This will effectively result in half of the west-east portion of spoon drain being located in Lot 850, with the other half remaining in Lot 70.

In the author’s opinion it would be preferable for the whole of the spoon drain to be wholly contained within Lot 850. For this reason it is recommended that Council advise that Department of Lands that it recommends the proposed purchase of a 6.5m wide strip of land extending along the full rear boundary of Lot 850 and not 10 metres as proposed.

Protection of the Drain

To ensure that the Town of Narrogin has access to the entire length of the drain for maintenance purposes, it is recommended that an appropriate easement be established.

Consultation

- Chief Executive Officer

Statutory Environment

The disposal of Crown land is administered by the Department of Lands under the Land Administration Act 1997.

An application for subdivision/amalgamation will also be required to effect the proposed boundary change for Lot 850.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Currently the bitumen spoon drain extends through two properties being Lot 70 and Lot 850 in order for stormwater to be directed to Falcon Street. Prior to the fencing being blown down in 2014, the drain was effectively incorporated into Lot 850.

In order to facilitate its future management and ensure that boundary fencing does not interfere with the drain, it is recommended that Council support the adjustment of the common boundary between Lot 70 and Lot 850 to ensure the drain is wholly contained within a single property.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0915.145 and Officer's Recommendation

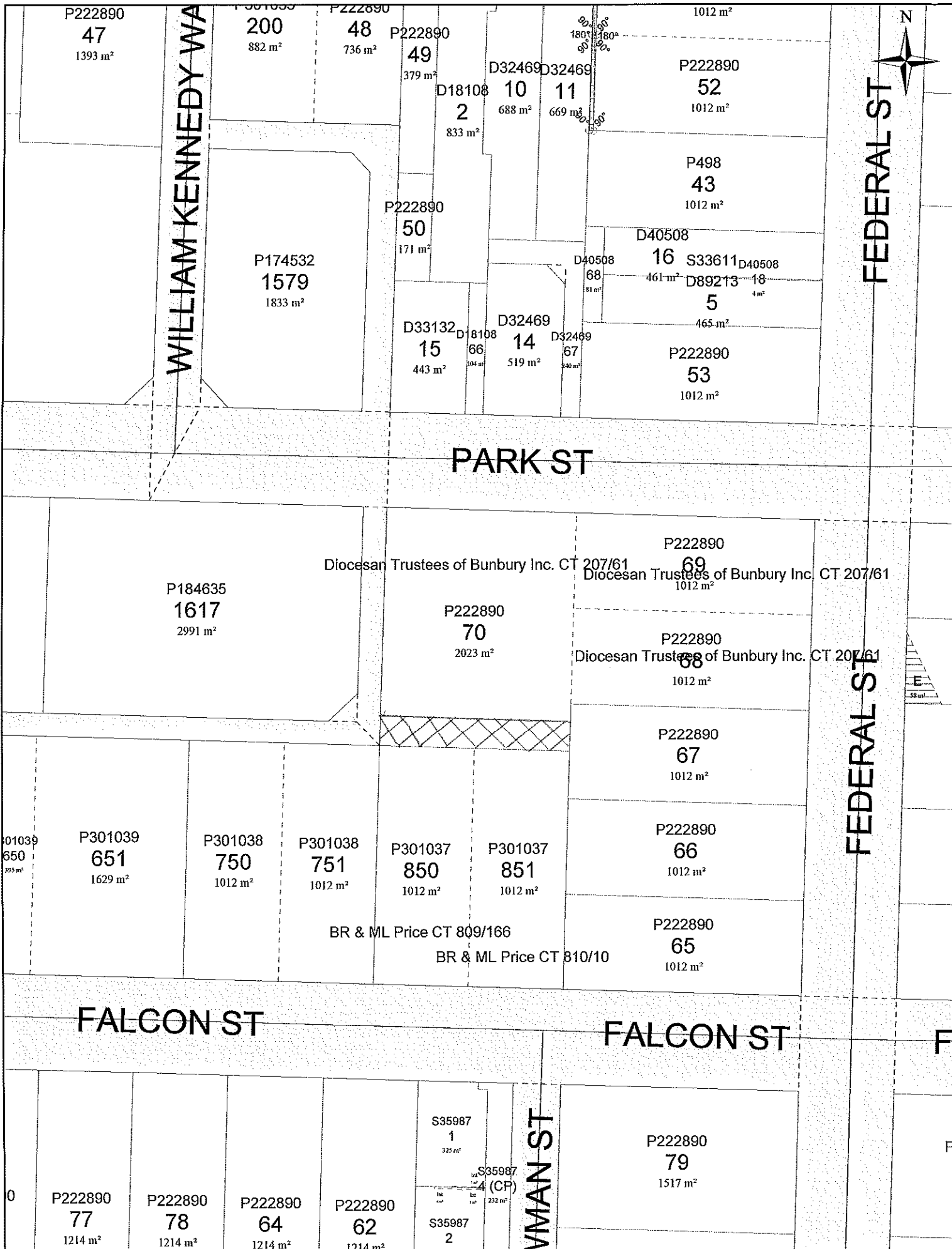
Moved: Cr Russell

Seconded: Cr McKenzie

That Council:

1. Advise the Department of Lands that the Town of Narrogin recommends:
 - a) that the proposed purchase of 6.5m wide strip of land from Lot 70 be extended along the full rear boundary of Lot 850 to ensure that the entire drain is contained with Lot 850, ensuring that continuous access to this drainage infrastructure; and
 - b) That an easement in favour of the Town of Narrogin be established over the entire drain (including that portion located on the eastern boundary of Lot 850) to ensure the effective management of the drain.
 - c) The balance of Lot 70 be amalgamated with Lots 68 and 69, resulting in the Anglican Church occupying a single parcel of land and ensuring that the existing church does not straddle a property boundary.

CARRIED 8/0



Scale : 1:1000 (MGA)
 MGA : SW=516523.158,6355647.878 Zone 50 / NE=516724.514,6355910.724 Zone 50
 Lat/Long : -32°56'14.352", 117°10'36.309" / -32°56'05.805", 117°10'44.046" H 263mm by W 201mm

Printed : 13:49 Tue 26/May/2015
 © Western Australian Land Information Authority 2015



10.2 CORPORATE AND COMMUNITY SERVICES

10.2.115 PAYMENTS FOR ENDORSEMENT – AUGUST 2015

File Reference: 12.1.1
Disclosure of Interest: Nil
Applicant: Nil
Previous Item Nos: Nil
Date: 31 August 2015
Author: Toni Reitmajer Accounts Officer Finance

Attachments

- List of Accounts for Endorsement – August 2015

Summary

Council is requested to endorse the payments as presented in the List of Accounts for Endorsement – August 2015.

Background

Pursuant to Section 6.8 (2)(b) of the Local Government Act 1995, where expenditure has been incurred by a local government it is to be reported to the next ordinary meeting of Council.

Comment

The attached “List of Accounts for Endorsement – August 2015” is presented to Council for endorsement. Below is a summary of activity.

Total Creditor Payments August 2015	\$5,589,322.31
Total Payroll Payments August 2015	\$178,038.19
Total Payments August 2015	\$5,767,361.50
Percentage paid by EFT August 2015	8%
Percentage paid by Cheque August 2015	89%
Percentage paid by Payroll August 2015	3%
Percentage of Local Suppliers & Wages paid (less 1-off payment of \$5,137,000) August 2015	35%
Dollar Value spent with Local Suppliers August 2015	\$217,784.98
Percentage of Non-Local Suppliers August 2015	65%

Please note ‘F’ is fully funded, ‘PF’ is partially funded, ‘R’ is reimbursements and ‘I’ is insurance claims

Consultation

Rhona Hawkins, Manager of Finance

Statutory Environment

Local Government Financial Regulations (1996) (as amended) 22, 32, and 34 apply.

Policy Implications

Nil

Financial Implications

All expenditure has been approved via adoption of the 2015/16 Annual Budget, or resulting from a Council Motion for a budget amendment.

Strategic Implications

Nil

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0915.146 and Officer's Recommendation

Moved: Cr McKenzie

Seconded: Cr Schutz

That Council:

Endorse the payments as presented in the Payment Listing for the month of August 2015 for the Municipal Fund totalling \$5,767,361.50.

CARRIED 8/0

List of Accounts For Endorsement August 2015

NO	Chq/EFT	Date	Name	Description	Amount	Type	Fund
1	EFT4172	04/08/2015	Best Office Systems	STATIONERY Paper for Rates Information	-112.00	L	
2	EFT4173	04/08/2015	Ballards of Narrogin	STREET TREE MAINTENANCE 1Cubic Metre Karri and Peat Mulch	-415.00	L	PF
3	EFT4174	04/08/2015	Anderson, Munro & Wyllie	GOVERNANCE AUDIT Interim Audit 30/06/2015	-8531.88		
4	EFT4175	04/08/2015	Boral Asphalt	ROAD MAINTENANCE Patching Asphalt	-1760.00		
5	EFT4176	04/08/2015	Narrogin Chamber of Commerce	RETIREMENT GIFT Voucher for Geoff Boothey	-180.00	L	
6	EFT4177	04/08/2015	Australasian Performing Right Association Ltd	NHC APRA LICENSE 01/08/2015 - 31/07/2016	-202.39		F
7	EFT4178	04/08/2015	Kirsten Sivyer	PHOTOGRAPHY Deposit for Professional Photos Elected Members	-242.50		
8	EFT4179	04/08/2015	GGJ Consultants	NHC SUBSCRIPTONS Renewal of Support Subscription	-385.00		F
9	EFT4180	04/08/2015	Wardy's Pest Management	TOWN HALL Pest Treatment	-1270.05	L	
10	EFT4181	04/08/2015	Kim Boulton	MERGER Records Management Stage 1 (Assessment)	-5225.00		F
11	EFT4182	07/08/2015	Kirsten Sivyer	MEMBERS PHOTOGRAPHY Portraits of Councillors	-242.00		
12	EFT4183	07/08/2015	Department of Human Services	EMPLOYEE COSTS Payroll Deduction	-1407.09		R
13	EFT4184	10/08/2015	Narrogin Electrical Services	NCP MAINTENANCE Materials and Parts LED Lights	-292.50	L	
14	EFT4185	10/08/2015	Kulker Plumbing Service	CEMETERY TOILETS Pre Slab Plumbing and Connection	-875.16	L	
15	EFT4186	10/08/2015	Allans Bobcat and Truck Hire	CEMETERY Grave Digging 25/6/2015	-726.00	L	
16	EFT4187	10/08/2015	Fortune French Hot Bread	ANZAC DAY Dawn Service Community Breakfast Additional Bread Rolls	-42.80	L	
17	EFT4188	10/08/2015	YMCA of Perth Inc.	NRLC CONTRACT MANAGEMENT April 2015	-24693.30		
18	EFT4189	10/08/2015	Quick Corporate	ADMIN STATIONERY Various Items May 2015	-2103.43		
19	EFT4190	10/08/2015	Best Office Systems	ADMIN PHOTOCOPIER Black and Colour Copies July 2015	-1551.05	L	
20	EFT4191	10/08/2015	Knightline Computers	MACKIE PARK WIRELESS Various Equipment	-2007.00	L	
21	EFT4192	10/08/2015	Hancocks Home Hardware	DEPOT TOOLS Air Spray Gun	-98.95	L	
22	EFT4193	10/08/2015	Ballards of Narrogin	ANIMAL POUND Dog Food	-32.00	L	
23	EFT4194	10/08/2015	Australia's Golden Outback	TOURISM ADVERTISING Golden Outback Subscription 2015/2016	-295.00		
24	EFT4195	10/08/2015	IT Vision	ADMIN IT Annual License Fees 30/06/2016	-42020.00		
25	EFT4196	10/08/2015	J.R & A HERSEY PTY LTD	DEPOT SMALL PLANT Various Items	-403.81		
26	EFT4197	10/08/2015	Ixom Operations Pty Ltd	WWTP AND NRLC FREIGHT CHLORINE 31/07/2015	-556.48		
27	EFT4198	10/08/2015	Goodyear Dunlop Tyres Pty Ltd	NGN93 MITSUBISHI TRITON Tyres and NGN752 ISUZU TRUCK Repairs Puncture	-857.15	L	

28	EFT4199	10/08/2015	Lane, Buck and Higgins	LEGAL EXPENSES Deed of Transfer of Art From Mr Peter Taylor	-819.50	L	
29	EFT4200	10/08/2015	Ashley Blyth Tree Lopping	STREET TREE MAINTENANCE Remove and Stump Grinding Federal & Fortune Streets	-990.00	L	
30	EFT4201	10/08/2015	Katanning Security Services Pty Ltd	TOWN HALL SECURITY LESSOR HALL July 2015	-132.00		
31	EFT4202	10/08/2015	Food with Flair	COUNCIL REFRESHMENTS Minister's Visit 29 July 2015	-395.00	L	
32	EFT4203	10/08/2015	Enlocus Pty Ltd	SKATE PARK DESIGN Phase 2.1 and 2.2	-2543.75		F
33	EFT4204	10/08/2015	Fegan Building Surveying	BUILDING Contract Building Surveyor Certificate of Design Compliance July 2015	-4763.00		PF
34	EFT4205	10/08/2015	Humes - Holcim (Australia) Pty Ltd	DRAINAGE MAINTENANCE Pre-Cast Headwalls to Suit 300mm Pipe	-946.00		
35	EFT4206	10/08/2015	Express Solar Panel & Window Cleaning	FORTUNE STREET Window Cleaning	-770.00	L	
36	EFT4207	13/08/2015	Easifleet	EMPLOYEE COSTS Novated Lease	-882.05		R
37	EFT4208	13/08/2015	Ray White Narrogin	DTES HOUSING RENT 46 Doney Street 01/07/2015 to 28/07/2015	-1160.00	L	
38	EFT4209	13/08/2015	South West Print Group	MEMBERS PRINTING Strategic Community Plan Brochure	-478.00		
39	EFT4210	13/08/2015	Narrogin Retravision	NHC MAINTENANCE Repair of Washing Machine	-166.00	L	F
40	EFT4211	13/08/2015	Total Undercar	NGN11555 RENAULT (NHC) Tyres	-230.00	L	F
41	EFT4212	13/08/2015	MAKIT Narrogin hardware	NRLC Master Key System 6437 Padlock (GAS1)	-107.80	L	
42	EFT4213	13/08/2015	WALGA	MEMBERS SUBSCRIPTIONS Annual WALGA Membership 01/07/2015 to 30/06/2015	-31167.10		
43	EFT4214	13/08/2015	Susan Farrell	COUNCIL LAUNDRY Linen July 2015	-40.00	L	
44	EFT4215	13/08/2015	Narrogin Agricultural Repairs	SMALL PLANT REPAIRS (WORKS) Various Plant	-348.30	L	
45	EFT4216	13/08/2015	Narrogin Electrical Services	DECORATIVE STREET LIGHTS Replace and Install New Lights Additional Work	-5273.62	L	
46	EFT4217	13/08/2015	Thing-A-Me-Bobs	OTHGOV MINISTERS VISIT Platters and Vases	-56.97	L	
47	EFT4218	13/08/2015	Narrogin Liquor Store	MEMBERS REFRESHMENTS MINISTER VISIT 29 July 2015	-401.82	L	
48	EFT4219	13/08/2015	Narrogin Glass & Quick Fit Windscreens	1BBN838 MITSUBISHI TIPPER TRUCK (WORKS) REPAIRS 3MM Mirror	-20.00	L	
49	EFT4220	13/08/2015	RJ Smith Engineering	ADMIN WATER 22/06/2015	-128.00	L	
50	EFT4221	13/08/2015	Country Paint Supplies	ROAD MAINTENANCE Paint For Federal Street Road Markings	-104.85	L	
51	EFT4222	13/08/2015	Shire of Narrogin	DCCS HOUSING RENTAL 13 Hough Street 25/07/2015 to 22/08/2015	-1400.00	L	
52	EFT4223	13/08/2015	Local Government Managers Australia	MEMBERS TRAINING & DEVELOPMENT 2015-2016 LGMA Membership A Cook	-1010.00		
53	EFT4224	13/08/2015	Zipform	SANITATION STATIONERY Annual Tip Passes 2015/16	-2273.70		
54	EFT4225	13/08/2015	Narrogin Chamber of Commerce	NCP SPONSORSHIP Chamber of Commerce Vouchers	-2750.00	L	
55	EFT4226	13/08/2015	Livingstone International Pty Ltd	NHC CLEANING Supplies Gloves and Hand Towels	-291.83		F

56	EFT4227	13/08/2015	ProTech Locksmiths	NHC EQUIPMENT Lock and Key to Office Cabinet	-90.00		F
57	EFT4228	13/08/2015	W.A. Police Strategic Prevention Unit	NHC TRAINING National Police Check for Volunteers	-44.10		F
58	EFT4229	13/08/2015	Market Creations Pty Ltd	OTHGOV STRUCTURAL REFORM STYLE GUIDE New Corporate Identity	-1430.00		F
59	EFT4230	13/08/2015	Portner Press Pty Ltd	ADMIN PUBLICATIONS Employment Law Update 5 2015	-97.00		
60	EFT4231	13/08/2015	Narrogin Linen	NHC CLEANING Dry Cleaning of Cottage Curtains	-41.80	L	F
61	EFT4232	13/08/2015	Quick Corporate	ADMIN STATIONERY Archive Boxes and Freight Charges	-586.96		
62	EFT4233	13/08/2015	Cemeteries & Crematoria Association Of Western Australia	ADMIN SUBSCRIPTIONS Ordinary Membership Renewal 2015/2016	-110.00		
63	EFT4234	13/08/2015	Sonya Lighting Pty Ltd	TOWN HALL MAINTENANCE Lighting for Piazza	-356.00		
64	EFT4235	17/08/2015	Coles Supermarket	COLES ACCOUNT Various Departments July 2015	-2379.43	L	PF
65	EFT4236	17/08/2015	Narrogin Packaging	PUBLIC TOILETS Cleaning Supplies July 2015	-883.08	L	
66	EFT4237	17/08/2015	Australia Post	POSTAGE July 2015 Various Departments	-1645.53	L	PF
67	EFT4238	17/08/2015	Great Southern Fuels	FUEL JULY 2015	-6195.95	L	
68	EFT4239	17/08/2015	Narrogin Fruit Market	CLUB DEVELOPMENT OFFICER REFRESHMENTS for Narrogin Club Conference Lunch	-586.35	L	F
69	EFT4240	17/08/2015	Courier Australia	FREIGHT CHARGES July 2015	-159.02		
70	EFT4241	17/08/2015	E & H Staphorst	NGN219 2014 Toyota Camry Altise (CATS) 20,000km Service	-193.66	L	F
71	EFT4242	17/08/2015	MAKIT Narrogin hardware	HARDWARE Various Departments July 2015	-1069.30	L	
72	EFT4243	17/08/2015	Narrogin Newsagency	LIBRARY NEWSPAPERS July 2015	-212.89	L	
73	EFT4244	17/08/2015	Austral Mercantile Collections Pty Ltd	RATES DEBT COLLECTION Austral Mercantile July 2015	-137.50		
74	EFT4245	17/08/2015	Marketforce Pty Ltd	MEMBERS ADVERTISING NO 09/07/2015 Decisions of June 2015	-435.39		
75	EFT4246	19/08/2015	Narrogin Auto Electrics	1AEK763 ROADSWEeper REPAIRS (WORKS) Replace Two Batteries and Alternator	-1348.38	L	
76	EFT4247	19/08/2015	Knightline Computers	ADMIN & NHC IT Monthly Backup Checks	-404.00	L	PF
77	EFT4248	19/08/2015	Frank Weston & Co	PARKS AND RESERVES Steel for Goal Posts	-228.18	L	
78	EFT4249	19/08/2015	Landgate	RATES GRV & FESA INTERIMS G2015/6	-135.64		
79	EFT4250	19/08/2015	WALGA	MEMBERS SUBSCRIPTIONS Local Laws Annual Membership 2015/2016	-1292.01		
80	EFT4251	19/08/2015	Australian Taxation Office	BAS JUNE 2015	-151213.00		
81	EFT4252	19/08/2015	Narrogin Meals On Wheels	NHC HACC MOW x 341 July 2015	-593.34	L	F
82	EFT4253	19/08/2015	Narrogin and District Senior Citizens Centre	NHC HIRE Senior Citizens Hall 8 & 22 July 2015	-420.00	L	F
83	EFT4254	19/08/2015	Kulker Plumbing Service	NCP MAINTENANCE Unblock Dump Point	-280.50	L	
84	EFT4255	19/08/2015	Narrogin Bearing Service	SMALL PLANT SERVICE 1 Can of Breakaway, 1 Container of Compressor Oil	-35.85	L	

85	EFT4256	19/08/2015	The University of Western Australia	OTHER CULTURE SPONSORSHIP Irish Medical Students RCSWA 2015	-3300.00		
86	EFT4257	19/08/2015	Narrogin Freightlines	VERGE MAINTENANCE Fortune Street	-437.03	L	
87	EFT4258	19/08/2015	Western Power Corporation	THOMAS HOGG OVAL ELECTRICAL Upgrade New Transformer for Underground Power Supply	-14927.00		
88	EFT4259	19/08/2015	AMPAC Debt Recovery Pty Ltd	RATES DEBT COLLECTION Ampac Expenses July 2015	-192.65		
89	EFT4260	19/08/2015	Express Solar Panel & Window Cleaning	LIBRARY CLEANING Windows	-330.00	L	
90	DD989.1	04/08/2015	Origin Energy Retail Limited	NRLC LPG Bulk Supply 03/08/2015	-2939.95		
91	DD989.2	11/08/2015	Origin Energy Retail Limited	NRLC LPG Bulk Supply 10/08/2015	-4050.15		
92	DD989.3	14/08/2015	RAC Businesswise	NGN219 TOYOTA Vehicle Roadside Assist CATS (NHC)	-187.00		F
93	DD995.1	24/08/2015	Telstra	TELEPHONE LANDLINE Various Departments August 2015	-2184.80		PF
94	DD995.2	30/08/2015	Telstra	TELEPHONES Mobiles Various August 2015	-854.48		
95	DD995.3	05/08/2015	Synergy	NRLC ELECTRICITY July - August 2015	-29241.30		
96	DD995.4	30/08/2015	Water Corporation	NRLC WATER CORPORATION Swimming Pool August 2015	-9385.51		
97	DD999.1	18/08/2015	Origin Energy Retail Limited	NRLC LPG Bulk Supply 18 August 2015	-3579.05		
98	18081	18/08/2015	Synergy	ELECTRICITY Various Departments July 2015	-40072.95		PF
99	18082	18/08/2015	Water Corporation	WATER Various Departments July 2015	-3968.90		PF
100	45292	04/08/2015	Town Of Narrogin	COMMUNITY CHEST Narrogin Agricultural Society	-2050.00		
101	45293	13/08/2015	State Emergency Service	1BWY249 TOYOTA LANDCRUISER ESL Subsidy SES Unit	-5839.85		
102	45294	21/08/2015	WA Treasury Corporation	Narrogin Cottage Homes Grant Funds	-5137000.00		F
					-5589322.31		

Payroll Date	Nett Paid	Cheque Total	\$5,144,890.85	89%
12/08/2015	\$90,506.72	EFT Total	\$444,432.46	8%
26/08/2015	\$ 87,531.47	Payroll Total	\$178,038.19	3%
	\$ 178,038.19	Total	\$5,767,361.50	

F	Funded	Local Suppliers	\$39,746.79	1%
PF	Partially Funded	Employees	\$178,038.19	3%
R	Reimbursement			
I	Insurance			
PRB	Partially Reimbursement			
L	Local Supplier			

10.2.116 MONTHLY FINANCIAL REPORTS – AUGUST 2015

File Reference: 12.8.1
Disclosure of Interest: Nil
Applicant: Nil
Previous Item Nos: Nil
Date: 17 September 2015
Author: Rhona Hawkins – Manager Finance

Attachments

- Monthly Financial Report for the period ended 31 August 2015

Summary

Council is requested to review the August 2015 Monthly Financial Reports.

Background

In accordance with Regulation 34 of the Local Government (Financial Management) Regulations 1996, the Town is to prepare a monthly Statement of Financial Activity for approval by Council.

Comment

The August 2015 Monthly Financial Reports are presented for review. Depreciation has not been included for this financial year as the assets revaluation for 2014/15 has not been signed off by our Auditors to date. This will be rectified for the September 2015 report.

Consultation

Colin Bastow, Director of Corporate and Community Services

Statutory Environment

Local Government Financial Regulations (1996) 13 (3) apply.

Policy Implications

Nil

Financial Implications

All expenditure has been approved via adoption of the 2015/16 Annual Budget, or resulting from a Council Motion for a budget amendment.

Strategic Implications –

Nil

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0915.147 and Officer's Recommendation

Moved: Cr Ward

Seconded: Cr Bartron

That Council:

Receive the August 2015 Monthly Financial Reports as presented.

CARRIED 8/0



MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 AUGUST 2015

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LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TOWN OF NARROGIN
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
FOR THE PERIOD ENDED 31 AUGUST 2015

	Note	Adopted Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 300%	
Operating Revenues		\$	\$	\$	\$	\$	%	
Grants, Subsidies and Contributions	9	2,314,125	2,314,125	427,898	458,593	30,695	7%	
Profit on Asset Disposal	11	4,130	4,130	686	0	(686)	(100%)	
Fees and Charges		1,404,129	1,404,129	857,008	870,614	13,606	2%	
Interest Earnings		131,800	131,800	19,712	38,833	19,121	49%	
Other Revenue		155,000	155,000	25,832	24,422	(1,410)	(6%)	
Total (Excluding Rates)		4,009,184	4,009,184	1,331,136	1,392,461	61,325		
Operating Expense								
Employee Costs		(3,930,336)	(3,930,336)	(676,820)	(589,812)	87,008	15%	▼
Materials and Contracts		(3,724,392)	(3,724,392)	(641,783)	(358,855)	282,928	79%	▼
Utilities Charges		(669,822)	(669,822)	(119,855)	(101,896)	17,959	18%	
Depreciation (Non-Current Assets)		(1,324,892)	(1,324,892)	(220,802)	0	220,802	100%	▼
Interest Expenses		(44,846)	(44,846)	(7,472)	(1,559)	5,913	379%	
Insurance Expenses		(187,334)	(187,334)	(92,008)	(111,247)	(19,240)	(17%)	
Loss on Asset Disposal	11	(63,735)	(63,735)	(10,616)	0	10,616	100%	
Other Expenditure		(215,034)	(215,034)	(77,059)	(14,050)	63,009	448%	▼
Total		(10,160,390)	(10,160,390)	(1,846,414)	(1,177,419)	668,995		
Funding Balance Adjustment								
Add Back Depreciation		1,324,892	1,324,892	220,802	0	(220,802)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	11	59,605	59,605	9,930	0	(9,930)	(100%)	
Movement in Leave Reserve (Added Back)		0	0	0	0	0		
Net Operating (Ex. Rates)		(4,766,709)	(4,766,709)	(284,546)	215,042	499,588		
Capital Revenues								
Grants, Subsidies and Contributions	9	869,088	869,088	144,844	5,137,000	4,992,156	97%	▲
Proceeds from Disposal of Assets	11	247,000	247,000	18,000	20,000	2,000	10%	
Proceeds from New Debentures	13	450,000	450,000	0	0	0		
Proceeds from Sale of Investments		0	0	0	0	0		
Proceeds from Advances		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Transfer from Reserves	10	2,906,885	2,906,885	0	0	0		
Total		4,472,973	4,472,973	162,844	5,157,000	4,994,156		
Capital Expenses								
Land and Buildings	11	(1,247,879)	(1,247,879)	(15,000)	(2,162)	12,838	594%	
Plant and Equipment	11	(589,848)	(589,848)	(100,172)	(95,716)	4,456	5%	
Furniture and Equipment	11	(63,000)	(63,000)	0	0	0		
Infrastructure Assets - Roads	11	(459,252)	(459,252)	0	0	0		
Infrastructure Assets - Footpaths	11	(50,000)	(50,000)	0	0	0		
Infrastructure Assets - Drainage	11	(50,000)	(50,000)	0	(2,243)	(2,243)	(100%)	
Infrastructure Assets - Other	11	(1,308,472)	(1,308,472)	(93,600)	(20,654)	72,946	353%	▼
Repayment of Debentures	13	(144,809)	(144,809)	(6,858)	(6,700)	158	2%	
Transfer to Reserves	10	(733,990)	(733,990)	(692,322)	0	692,322	100%	▼
Total		(4,647,250)	(4,647,250)	(907,952)	(127,475)	780,477		
Net Capital		(174,277)	(174,277)	(745,108)	5,029,525	5,774,633		
Total Net Operating + Capital		(4,940,986)	(4,940,986)	(1,029,654)	5,244,567	6,274,221		
Rate Revenue		3,293,160	3,293,160	3,292,510	3,237,017	(55,493)	(2%)	
Opening Funding Surplus(Deficit)		1,647,827	1,650,598	1,650,598	1,650,598	0	0%	
Closing Funding Surplus(Deficit)	3	1	2,772	3,913,454	10,132,183	6,218,729		

TOWN OF NARROGIN
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
FOR THE PERIOD ENDED 31 AUGUST 2015

	Adopted Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 300%	Var
Operating Revenues	\$	\$	\$	\$	\$	%	
Governance	5,100	5,100	16	693	677	98%	
General Purpose Funding	783,915	783,915	177,720	207,586	29,866	14%	▲
Law, Order and Public Safety	31,500	31,500	3,242	984	(2,258)	(230%)	
Health	7,500	7,500	4,166	836	(3,330)	(398%)	
Education and Welfare	1,402,564	1,402,564	239,199	5,442,177	5,202,978	96%	▲
Housing	7,800	7,800	1,300	1,500	200	13%	
Community Amenities	974,121	974,121	779,317	781,575	2,258	0%	
Recreation and Culture	922,139	922,139	147,088	25,944	(121,144)	(467%)	▼
Transport	459,156	459,156	94,522	44,422	(50,100)	(113%)	▼
Economic Services	231,401	231,401	38,566	41,606	3,040	7%	
Other Property and Services	53,076	53,076	8,844	2,138	(6,706)	(314%)	
Total (Excluding Rates)	4,878,272	4,878,272	1,493,980	6,549,461	5,055,481		
Operating Expense							
Governance	(1,658,132)	(1,658,132)	(314,052)	(199,068)	114,984	58%	▼
General Purpose Funding	(166,081)	(166,081)	(29,782)	(32,301)	(2,519)	(8%)	
Law, Order and Public Safety	(261,860)	(261,860)	(50,666)	(33,746)	16,920	50%	
Health	(125,838)	(125,838)	(22,408)	(18,764)	3,644	19%	
Education and Welfare	(1,503,469)	(1,503,469)	(264,306)	(207,102)	57,204	28%	▼
Housing	0	0	(643)	0	643	100%	
Community Amenities	(1,261,878)	(1,261,878)	(214,253)	(204,324)	9,929	5%	
Recreation and Culture	(2,567,973)	(2,567,973)	(483,138)	(273,896)	209,242	76%	▼
Transport	(1,517,366)	(1,517,366)	(254,765)	(161,967)	92,798	57%	▼
Economic Services	(1,017,699)	(1,017,699)	(175,312)	(84,975)	90,337	106%	▼
Other Property and Services	(80,093)	(80,093)	(37,089)	38,725	75,814	(196%)	
Total	(10,160,390)	(10,160,390)	(1,846,414)	(1,177,419)	668,995		
Funding Balance Adjustment							
Add back Depreciation	1,324,892	1,324,892	220,802	0	(220,802)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	59,605	59,605	9,930	0	(9,930)	(100%)	
Movement in Leave Reserve (Added Back)	0	0	0	0	0		
Net Operating (Ex. Rates)	(3,897,621)	(3,897,621)	(121,702)	5,372,043	5,493,745		
Capital Revenues							
Proceeds from Disposal of Assets	247,000	247,000	18,000	20,000	2,000	10%	
Proceeds from New Debentures	450,000	450,000	0	0	0		
Proceeds from Sale of Investments	0	0	0	0	0		
Proceeds from Advances	0	0	0	0	0		
Self-Supporting Loan Principal	0	0	0	0	0		
Transfer from Reserves	2,906,885	2,906,885	0	0	0		
Total	3,603,885	3,603,885	18,000	20,000	2,000		
Capital Expenses							
Land and Buildings	(1,247,879)	(1,247,879)	(15,000)	(2,162)	12,838	594%	
Plant and Equipment	(589,848)	(589,848)	(100,172)	(95,716)	4,456	5%	
Furniture and Equipment	(63,000)	(63,000)	0	0	0		
Infrastructure Assets - Roads	(459,252)	(459,252)	0	0	0		
Infrastructure Assets - Footpaths	(50,000)	(50,000)	0	0	0		
Infrastructure Assets - Drainage	(50,000)	(50,000)	0	(2,243)	(2,243)	(100%)	
Infrastructure Assets - Other	(1,308,472)	(1,308,472)	(93,600)	(20,654)	72,946	353%	▼
Repayment of Debentures	(144,809)	(144,809)	(6,858)	(6,700)	158	2%	
Transfer to Reserves	(733,990)	(733,990)	(692,322)	0	692,322	100%	▼
Total	(4,647,250)	(4,647,250)	(907,952)	(127,475)	780,477		
Net Capital	(1,043,365)	(1,043,365)	(889,952)	(107,475)	782,477		
Total Net Operating + Capital	(4,940,986)	(4,940,986)	(1,011,654)	5,264,568	6,276,222		
Rate Revenue	3,293,160	3,293,160	3,292,510	3,237,017	(55,493)	(2%)	
Opening Funding Surplus(Deficit)	1,647,827	1,650,598	1,650,598	1,650,598	0	0%	
Closing Funding Surplus(Deficit)	1	2,772	3,931,454	10,152,184	6,220,730		

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

1. SIGNIFICANT ACCOUNTING POLICIES

financial activity are:

(a) Basis of Accounting

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs of necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of the cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Buildings	50 to 100 years
Furniture and Equipment	10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets clearing and earthworks construction/road base original surfacing and major re-surfacing	not depreciated 50 years
- bituminous seals	20 years
Gravel roads clearing and earthworks construction/road base gravel sheet	not depreciated 50 years 12 years
Formed roads (unsealed) clearing and earthworks construction/road base	not depreciated 50 years
Footpaths - slab	40 years

Capitalisation Threshold

Plant, Property and Equipment (excluding Buildings) items to \$5,000 or greater, and Building and Infrastructure items to \$10,000 or greater.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Trade and Other Payables

provided to the local government prior to the end of the financial year that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(l) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave,

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

(n) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable capitalised as part of the cost of the particular asset.

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications (Continued)

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications (Continued)

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(q) Statement of Objectives

In order to discharge its responsibilities to the community, the Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

GOVERNANCE

Members of Council, Civic Functions, Executive Support, Human Resources & Payroll, Security Services, Administration Support, Records Management, Information Technology and Financial Control.

GENERAL PURPOSE FUNDING

All Rate Revenue and Penalties, General Purpose Grant, Pensioners Deferred Rates Grant and Interest Revenue.

LAW, ORDER, PUBLIC SAFETY

Fire Prevention, Animal Control, General Ranger Services, Emergency Services.

HEALTH

Maternal and Infant Health, Preventative Services (Immunisation), Inspections, Pest Control.

HOUSING

The Town does not have any staff or other residential housing.

COMMUNITY AMENITIES

Sanitation Household Refuse, Refuse Site, Sewerage, Protection of the Environment, Town Planning, Cemeteries, Bus Shelters.

RECREATION AND CULTURE

Public Halls and Civic Centres, Aquatic Centre, Beaches, Recreation Grounds (Active and Passive), Arts, Leisure Development, Libraries, Museum, Arts Centre.

TRANSPORT

Road Maintenance, Footpaths, Bridges, Street Trees, Street Lighting, Cycle ways, Vehicle Crossovers, Depots, Parking.

ECONOMIC SERVICES

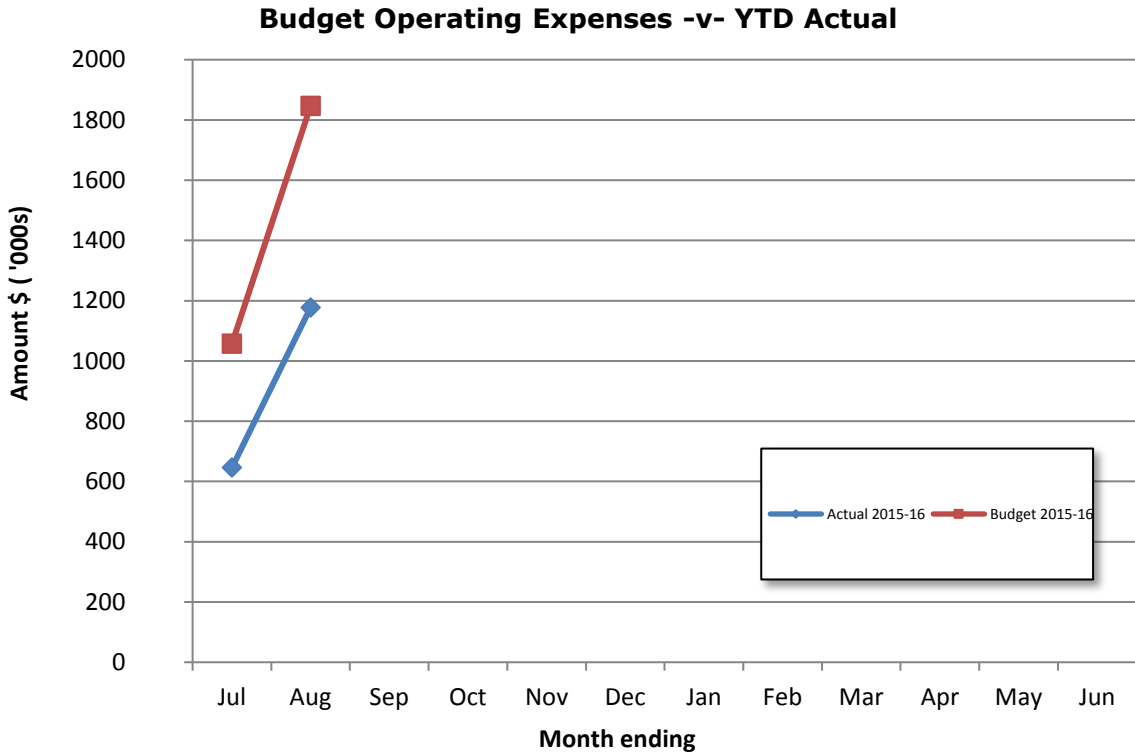
Rural Services, Tourism, Building Control, Economic Development.

OTHER PROPERTY & SERVICES

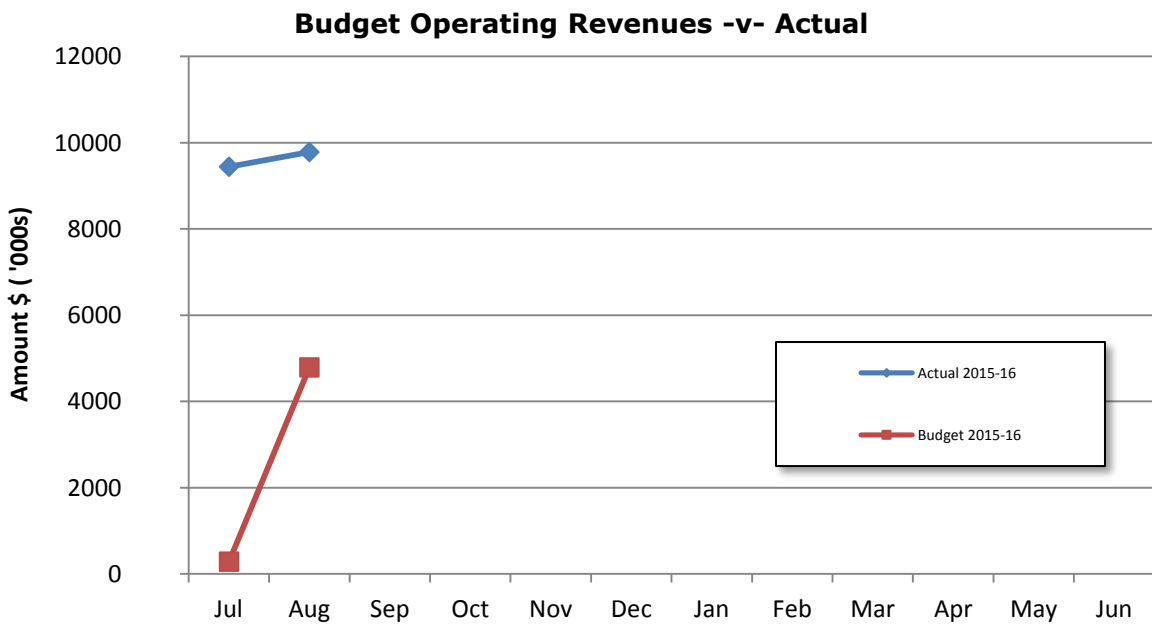
Private Works, Stocks and Miscellaneous Items.

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015**

Note 2 - Graphical Representation - Source Statement of Financial Activity



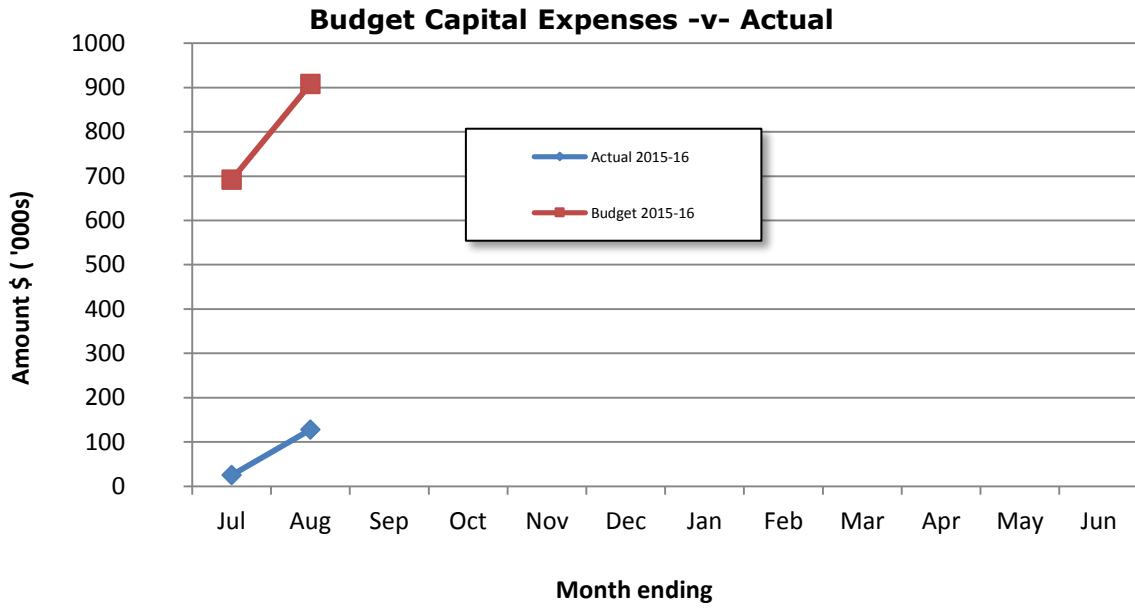
Comments/Notes - Operating Expenses



Comments/Notes - Operating Revenues

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 2 - Graphical Representation - Source Statement of Financial Activity

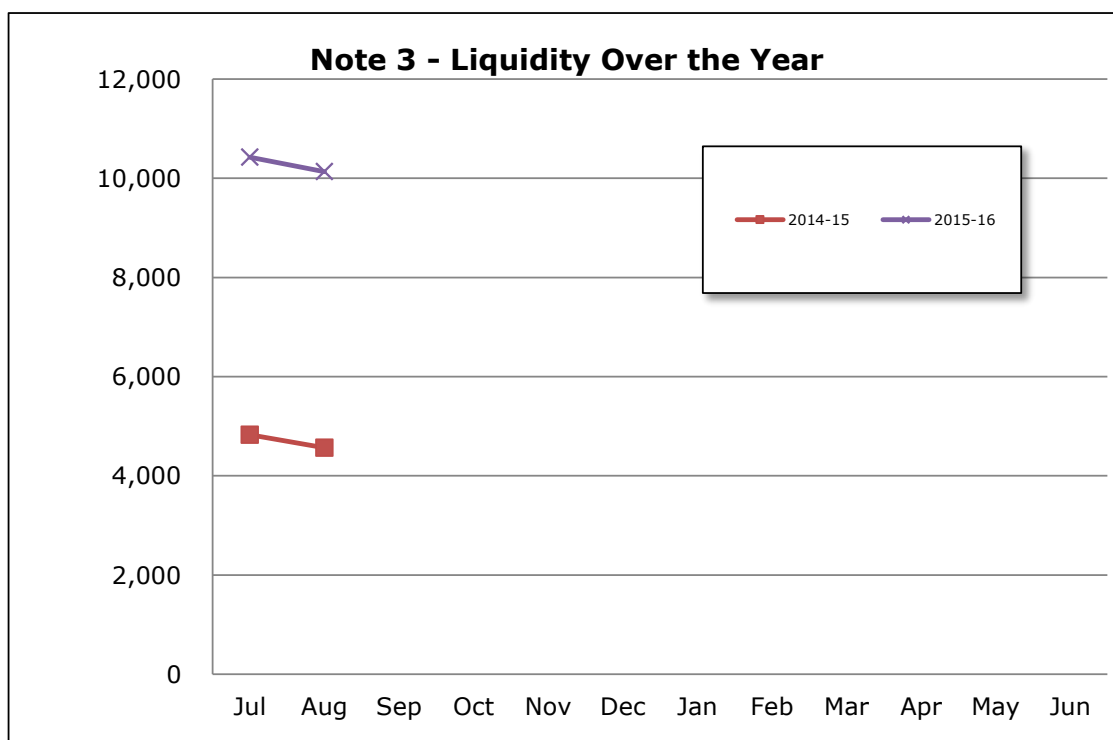


Comments/Notes - Capital Expenses

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 3: SURPLUS/(DEFICIT) POSITION

	Positive=Surplus (Negative=Deficit)		
	31/08/2015	31/07/2015	31/08/2014
	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	9,377,772	7,331,053	2,304,017
Cash Restricted	4,167,800	4,167,800	2,549,443
Receivables - Rates and Rubbish, ESL, Excess Rates	1,771,309	4,127,364	2,475,486
Receivables -Other	430,003	359,883	300,135
	15,746,884	15,986,100	7,629,081
Less: Current Liabilities			
Payables	(1,324,994)	(1,272,281)	(298,428)
Loan Liability	(138,109)	(141,467)	(132,021)
Provisions	(448,020)	(448,020)	(425,541)
	(1,911,123)	(1,861,768)	(855,990)
Net Current Asset Position	13,835,762	14,124,332	6,773,091
Less: Cash Restricted	(4,167,800)	(4,167,800)	(2,549,443)
Add Back: Component of Leave Liability not Required to be funded	326,113	326,113	209,923
Add Back: Current Loan Liability	138,109	141,467	132,021
Adjustment for Trust Transactions Within Muni	0	0	0
Net Current Funding Position	10,132,184	10,424,112	4,565,592



Comments - Net Current Funding Position

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 4: CASH AND INVESTMENTS

	Interest	Unrestricted	Restricted	Trust	Total	Institution	Maturity
	Rate	\$	\$	\$	Amount \$		Date
(a) Cash Deposits							
Municipal Account	1.95%	4,238,472			4,238,472	NAB	On-Call
Cash Floats - Admin		1,000			1,000		
Library		150			150		
Homecare		100			100		
Refuse Site		100			100		
Caravan Park		100			100		
Petty Cash - Admin		300			300		
Library		200			200		
Homecare		350			350		
Reserve Account					0	NAB	
Trust Account	1.50%			69,792		NAB	On-Call
(b) Term Deposits							
Reserve Term Deposit	2.90%		4,167,800		4,167,800	NAB	30/10/2015
Total		9,377,772	4,167,800	69,792	13,545,572		

Comments/Notes - Investments

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015**

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

Please note Depreciation has not been run for this year and will be rectified following the Audit for 2014-15.

5.1 OPERATING REVENUE (EXCLUDING RATES) - PROGRAM

5.1.1 GOVERNANCE

Timing - Reimbursement income higher than anticipated.

5.1.2 GENERAL PURPOSE FUNDING

Nil

5.1.3 LAW, ORDER AND PUBLIC SAFETY

Permanent - Fire prevention fines and penalties higher than expected.

5.1.4 HEALTH

Permanent - Regulatory Fees and Charges and Penalties are lower than anticipated for this time of year.

5.1.5 EDUCATION AND WELFARE

Permanent - Grant Funding for the Dementia Wing at Narrogin Cottage Homes was not included in the budget.

5.1.6 HOUSING

Nil

5.1.7 COMMUNITY AMENITIES

Nil

5.1.8 RECREATION AND CULTURE

Timing - Budget for grant income was loaded into Synergy and spread across twelve months.

5.1.9 TRANSPORT

Timing - Regional Road Group and R2R Grant payments have not been received as per budget.

5.1.10 ECONOMIC SERVICES

Permanent - Building Licence fees are higher than expected.

5.1.11 OTHER PROPERTY AND SERVICES

Timing - Private works is lower than anticipated.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

Please note Depreciation has not been run for this year and will be rectified following the Audit for 2014-15.

5.2 OPERATING EXPENSES - PROGRAM

5.2.1 GOVERNANCE

Timing - Expenditure on Structural Reform (Merger) lower than anticipated.

5.2.2 GENERAL PURPOSE FUNDING

Nil

5.2.3 LAW, ORDER AND PUBLIC SAFETY

Timing - ESL payable on Town Buildings has not be paid as yet,

Timing - Maintenance at the Animal Pound has occurred earlier than expected.

5.2.4 HEALTH

Timing - Regulatory fees and charges have not been raised this will be rectified.

Timing - Health Salaries and Wages lower than budgetted.

5.2.5 EDUCATION AND WELFARE

Timing - Expenditure under the Home and Community Care Program is lower than anticipated.

5.2.6 HOUSING

Nil

5.2.7 COMMUNITY AMENITIES

Nil

5.2.8 RECREATION AND CULTURE

Timing - Contract management expenses for NRRC have not been received to date.

Timing - General maintenance is lower than expected.

5.2.9 TRANSPORT

Timing - Maintenance expenditure on Roads is lower than anticipated.

5.2.10 ECONOMIC SERVICES

Timing - Caravan Park maintenance is lower than expected.

Timing - TAFE Project expenditure is lower than expected.

5.2.11 OTHER PROPERTY AND SERVICES

Timing - due to Public Works Overheads and Plate Operation Costs this will be rectified.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

Please note Depreciation has not been run for this year and will be rectified following the Audit for 2014-15.

5.3 CAPITAL REVENUE

5.3.1 PROCEEDS FROM DISPOSAL OF ASSETS

Timing - Proceeds from Disposal and Loss on Asset Disposal will be allocated once the Auditors have signed off on the 2014/15 Annual Report.

5.3.2 PROCEEDS FROM NEW DEBENTURES

Nil

5.3.3 PROCEEDS FROM SALE OF INVESTMENT

Nil

5.3.4 PROCEEDS FROM ADVANCES

Nil

5.3.5 SELF-SUPPORTING LOAN PRINCIPAL

Nil

5.3.6 TRANSFER FROM RESERVES (RESTRICTED ASSETS)

Timing - Reserve transfers will be completed as part of the end of year processes.

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015**

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

Please note Depreciation has not been run for this year and will be rectified following the Audit for 2014-15.

5.4 CAPITAL EXPENSES

5.4.1 LAND HELD FOR RESALE

Nil

5.4.2 LAND AND BUILDINGS

Nil

5.4.3 PLANT AND EQUIPMENT

Nil

5.4.4 TOOLS

Nil

5.4.5 FURNITURE AND EQUIPMENT

Nil

5.4.6 INFRASTRUCTURE ASSETS - ROADS

Nil

5.4.7 INFRASTRUCTURE ASSETS - FOOTPATHS

Nil

5.4.9 INFRASTRUCTURE ASSETS - DRAINAGE

Nil

5.4.10 INFRASTRUCTURE ASSETS - PARKS AND OVALS

Nil

5.4.11 INFRASTRUCTURE ASSETS - OTHER

Nil

5.4.12 PURCHASES OF INVESTMENT

Nil

5.4.13 REPAYMENT OF DEBENTURES

Nil

5.4.14 ADVANCES TO COMMUNITY GROUPS

Nil

5.4.15 TRANSFER TO RESERVES (RESTRICTED ASSETS)

Timing - Reserve transfers will be completed as part of the end of year processes.

5.5 OTHER ITEMS

Nil

5.5.1 RATE REVENUE

Nil

5.5.2 OPENING FUNDING SURPLUS(DEFICIT)

Nil

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 6: BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

	Description	Council Resolution	Classification	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption		Opening Surplus(Deficit)	\$	\$	\$	\$
	Variation between adopted budget opening position and actual		Opening Surplus(Deficit)		2,771		2,772
			Opening Surplus(Deficit)				2,772
	Closing Funding Surplus (Deficit)			0	2,771	0	2,772

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 7: RECEIVABLES

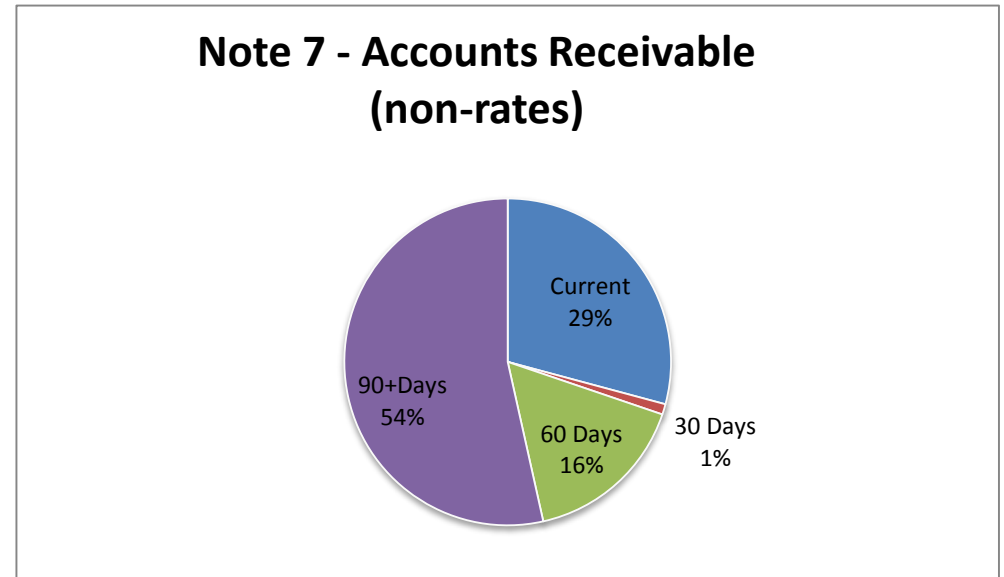
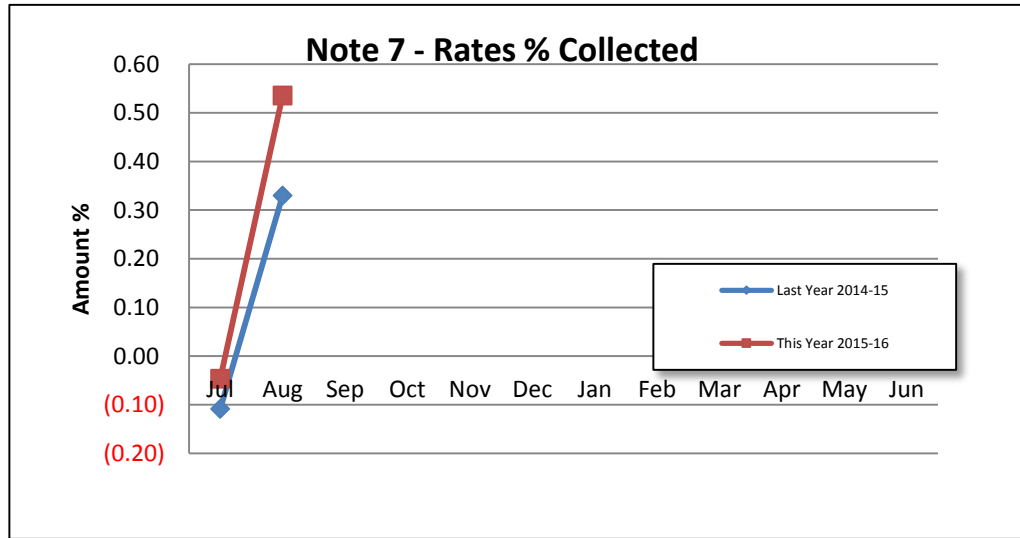
Receivables - Rates and Rubbish

	Current 31/08/15	Previous 30/06/15
	\$	\$
Previous Year	330,637	330,637
Rates Levied this year (YTD)	3,715,212	3,657,442
Less Collections to date	(2,168,375)	(3,657,442)
Equals Outstanding	1,877,475	330,637
Net Rates Collectable		
% Collected	53.60%	91.71% +

Receivables - Sundry Debtors

	Current	30 Days	60 Days	90+Days
	\$	\$	\$	\$
	55,582	1,978	31,038	101,916
Total Outstanding				<u>190,514</u>

Amounts shown above include GST (where applicable)



Comments/Notes - Receivables Rates and Rubbish

Comments/Notes - Receivables General

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2015

Note 8: RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
General Rate											
GRV	0.10057	1,943	28,275,680	2,843,685	0	0	2,843,685	2,843,685	2,362	0	2,846,047
UV - Mining Tenement	0.77937	1	1,328	1,035	0	0	1,035	1,035	0	0	1,035
Sub-Totals		1,944	28,277,008	2,844,720	0	0	2,844,720	2,844,720	2,362	0	2,847,082
Minimum Payment \$											
GRV	1,006	443	3,264,542	445,658	0	0	445,658	445,658	420	0	446,078
UV - Mining Tenement	1,006	0	0	0	0	0	0	0	0	0	0
Sub-Totals		443	3,264,542	445,658	0	0	445,658	445,658	420	0	446,078
Discounts							3,290,378				3,293,160
Rates Adjustments							0				0
Movement in Excess Rates							(53,361)				0
Amount from General Rates							3,237,017				3,293,160
Ex Gratia Rates							0				350
Specified Area Rates							0				0
Totals							3,237,017				3,293,510

Comments - Rating Information

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 9: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval	2015-16 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
		(Yes/No)	\$	\$	\$	\$	\$
GENERAL PURPOSE FUNDING							
RATES - Reimbursement of Debt Collection Costs (Inc GST)		Yes	0		0	0	0
RATES - Reimbursement of Debt Collection Costs (Exc GST)		Yes	(10,000)		(10,000)	(1,717)	(8,283)
GENGRANT - Financial Assistance Grant - General	Grants Commission (Untied)	Yes	(549,320)		(549,320)	(135,321)	(413,999)
GENGRANT - Financial Assistance Grant - Roads	Grants Commission (Roads)	Yes	(70,595)		(70,595)	(17,645)	(52,950)
MEMBERS							
MEMBERS - Reimbursements	Reimbursements	Yes	0		0	0	0
OTHER GOVERNANCE							
OTHGOV - Reimbursements	Reimbursements	Yes	(5,000)		(5,000)	(693)	(4,307)
OTHGOV - Grant Funding - Council	Reimbursements	Yes	0		0	0	0
LAW, ORDER, PUBLIC SAFETY							
FIRE - Reimbursements	FESA (SES)	Yes	0		0	0	0
ESL - SES Subsidy (Operating) Grant	FESA (SES Subsidy)	Yes	(6,000)		(6,000)	0	(6,000)
OLOPS - LEMC Contribution	FESA (SES Subsidy)	Yes	(5,000)		(5,000)	0	(5,000)
EDUCATION & WELFARE							
HACC - Recurrent Grant Funding	Dept. of Heath & Ageing	Yes	(828,371)		(828,371)	(248,511)	(579,860)
HACC - Contributions & Donations	Dept. of Heath & Ageing	Yes	0		0	(1,364)	1,364
HACC - Other Grants	Dept. of Heath & Ageing	Yes	0		0	(697)	697
CHCP - Recurrent Grant Funding	Dept. of Heath & Ageing	Yes	(203,000)		(203,000)	(16,317)	(186,683)
NRCP - Recurrent Grant Funding	Bethanie Care	Yes	(80,000)		(80,000)	(9,931)	(70,069)
AGEDSNRS - Reimbursements	Reimbursements	Yes	(2,075)		(2,075)	0	(2,075)
AGEDOTHER - Baptist Care Contributions	Neurodegenerative Conditions Co-ordinating Care Program	Yes	(9,000)		(9,000)	0	(9,000)
AGEDOTHER - PATS Voucher Income	Neurodegenerative Conditions Co-ordinating Care Program	Yes	(2,000)		(2,000)	(201)	(1,799)
AGEOTHER - CATS Contribution	Dept. of Veterans Affairs/CATS	Yes	(4,000)		(4,000)	(2,000)	(2,000)
AGEOTHER - Commonwealth Carers Respite Fees & Charges	Travel Rebate Fees	Yes	(2,827)		(2,827)	0	(2,827)
AGEOTHER - Juniper Community Income	Juniper Community Income	Yes	(32,000)		(32,000)	(3,293)	(28,707)

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 9: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval	2015-16 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
		(Yes/No)	\$	\$	\$	\$	\$
AGEDOTHER - Grant Funding	Juniper Community Income	Yes	0	(5,137,000)	(5,137,000)	(5,137,000)	0
AGEDOTHER - Aged Friendly Communities Regional Grant	Juniper Community Income	Yes	(16,666)		(16,666)	0	(16,666)
WELFARE - Contributions & Donations	Donations	Yes	(550)		(550)	0	(550)
WELFARE - Grants	Donations	Yes	(110,000)		(110,000)	0	(110,000)
COMMUNITY AMENITIES							
SAN - Contributions & Donations	Shire of Narrogin	Yes	(12,000)		(12,000)	0	(12,000)
COM AMEN - Contributions & Donations	Shire of Narrogin (incl Toilets)	Yes	(8,700)		(8,700)	0	(8,700)
COM AMEN - Grants	Shire of Narrogin (incl Toilets)	Yes	(27,771)		(27,771)	0	(27,771)
RECREATION AND CULTURE							
HALLS - Reimbursements	Reimbursements	Yes	(230)		(230)	(239)	9
HALLS - Contributions & Donations	Shire of Narrogin	Yes	(15,200)		(15,200)	0	(15,200)
NRRC - Pool Subsidy	Dept Sport and Recreation	Yes	0		0	0	0
NRRC - Reimbursements	Reimbursements	Yes	0		0	0	0
NRRC - Contributions & Donations	Shire of Narrogin	Yes	(39,500)		(39,500)	0	(39,500)
REC - Grants - Kids Sports	Dept Sport and Recreation	Yes	(35,000)		(35,000)	0	(35,000)
REC - Grants - Regional Talent Program	Dept Sport and Recreation	Yes	(29,000)		(29,000)	0	(29,000)
REC - Reimbursements - Other Recreation	Reimbursements	Yes	(61,980)		(61,980)	0	(61,980)
REC - Grants - Other Recreation	Dept Sport and Recreation	Yes	(20,000)		(20,000)	(20,000)	0
REC - Grants - Other Recreation	Dept Sport and Recreation	Yes	(200,000)		(200,000)	0	(200,000)
REC - Contributions & Donations	Shire Contribution	Yes	(38,600)		(38,600)	0	(38,600)
REC - Contributions & Donations	Shire Contribution	Yes	(400,000)		(400,000)	0	(400,000)
LIB - Reimbursements Lost Books	Reimbursements	Yes	(500)		(500)	0	(500)
LIB - Contributions & Donations	Reimbursements	Yes	(37,000)		(37,000)	0	(37,000)
LIB - Grant - Regional Library Services	State Government	Yes	(5,000)		(5,000)	0	(5,000)
LIB - Other Grants		Yes	0		0	0	0
HERITAGE - Contributions & Donations		Yes	(4,000)		(4,000)	0	(4,000)
OTHCUL - Contributions & Donations - Other Culture	Shire of Narrogin	Yes	(4,000)		(4,000)	0	(4,000)
OTHCUL - Grants - Other Culture		Yes	0		0	0	0
OTHCUL - Grant Narrogin Litter Twitter Project		Yes	0		0	0	0

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 9: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval (Yes/No)	2015-16 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
			\$	\$	\$	\$	\$
TRANSPORT							
ROADC - Regional Road Group Grants (MRWA)	Main Roads WA (RRG)	Yes	(123,088)		(123,088)	0	(123,088)
ROADC - Roads to Recovery Grant	Roads to Recovery	Yes	(146,000)		(146,000)	0	(146,000)
ROADM - Direct Road Grant (MRWA)	Main Roads WA (Direct/Lights)	Yes	(31,500)		(31,500)	0	(31,500)
ROADM - Street Lighting Subsidy	Main Roads WA (Direct/Lights)	Yes	(5,000)		(5,000)	0	(5,000)
ECONOMIC SERVICES							
ECONOM - Reimbursements	Reimbursements	Yes	(2,740)		(2,740)	0	(2,740)
OTHER PROPERTY AND SERVICES							
PWO - Other Reimbursements	Reimbursements	Yes	0		0	(227)	227
ADMIN - Reimbursements	Reimbursements	Yes	0		0	(437)	437
TOTALS			(3,183,213)	(5,137,000)	(8,320,213)	(5,595,593)	(2,724,620)

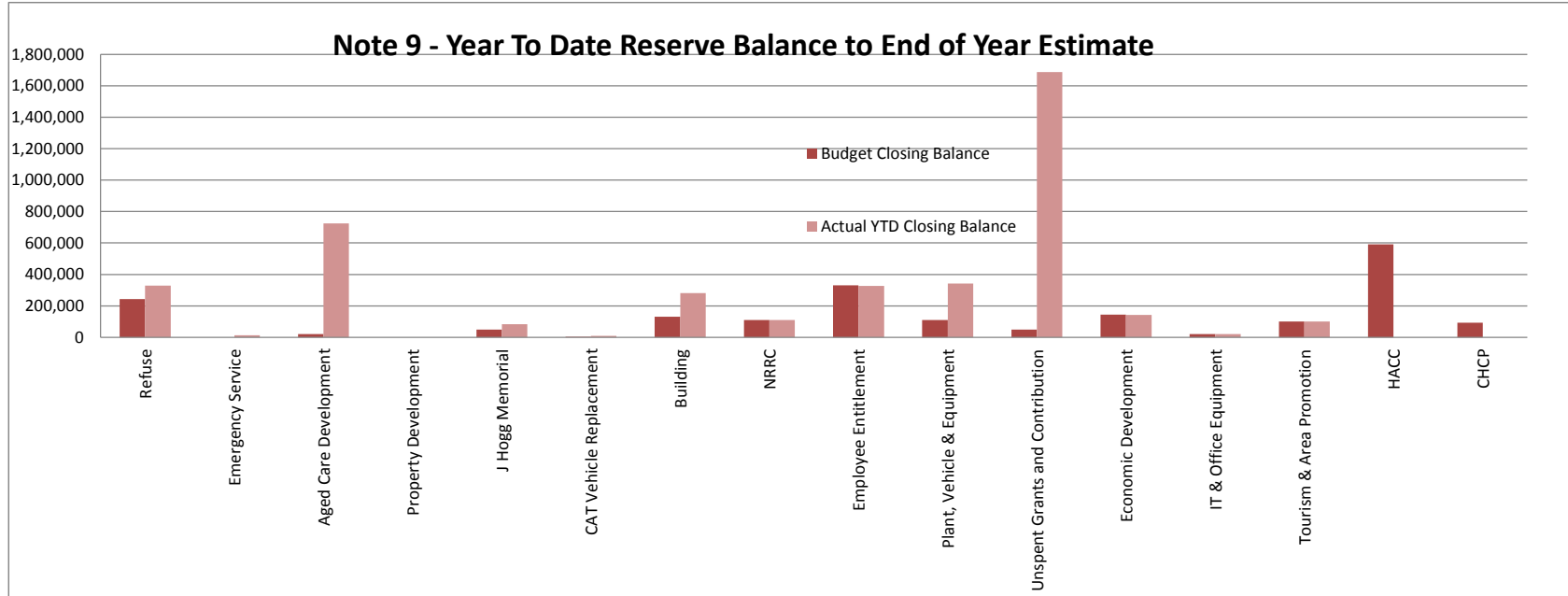
Comments - Grants and Contributions

The above table of grants and contributions is not exhaustive but does contain that activity deemed important enough for inclusion in this table.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 10: Cash Backed Reserve

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance
Refuse	329,707	\$ 3,852	\$ 0	\$ 0	\$ 0	\$ 91,000	\$ 0		\$ 242,559	\$ 329,707
Emergency Service	12,945	151	0	0	0	13,096	0		0	12,945
Aged Care Development	723,880	9,765	0	0	0	712,990	0		20,655	723,880
Property Development	0	0	0	0	0	0	0		0	0
J Hogg Memorial	82,787	967	0	0	0	35,000	0		48,754	82,787
CAT Vehicle Replacement	8,842	103	0	0	0	6,000	0		2,945	8,842
Building	281,792	3,292	0	0	0	155,000	0		130,084	281,792
NRRC	109,410	1,278	0	0	0	0	0		110,688	109,410
Employee Entitlement	326,113	3,810	0	0	0	0	0		329,923	326,113
Plant, Vehicle & Equipment	342,821	4,005	0	0	0	236,752	0		110,074	342,821
Unspent Grants and Contribution	1,687,047	19,711	0	0	0	1,657,047	0		49,711	1,687,047
Economic Development	142,454	1,664	0	0	0	0	0		144,118	142,454
IT & Office Equipment	20,000	234	0	0	0	0	0		20,234	20,000
Tourism & Area Promotion	100,000	1,168	0	0	0	0	0		101,168	100,000
HACC	0	0	0	590,812	0	0	0		590,812	0
CHCP	0	0	0	93,178	0	0	0		93,178	0
	4,167,798	50,000	0	683,990	0	2,906,885	0		1,994,903	4,167,798



TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Actual				Disposals	Current Budget					
Cost	Accum Depr	Proceeds	Profit (Loss)		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
				OTHGOV - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal - CEO Vehicle	40,000	40,000	0	0.00	0	↑↑↑
			0	Proceeds on Disposal - DCCS Vehicle	27,000	27,000	0	0.00	0	↑↑↑
				ANIMAL - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal - Ranger Vehicle	20,000	20,000	0	0.00	0	↑↑↑
				HACC - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal - Toyota Camry Altise	10,000	10,000	0	0.00	0	↑↑↑
				AGEDOTHER - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal CAT (1) Vehicle	14,000	14,000	0	0.00	0	↑↑↑
				PLANT - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal - DTES Vehicle	27,500	27,500	0	0.00	0	↑↑↑
			0	Proceeds on Disposal - Sweeper Truck	20,000	20,000	0	0.00	0	↑↑↑
			0	Proceeds on Disposal - Multi-Terrain Bobcat	18,000	18,000	18,000	20,000.00	2,000	▲
			0	Proceeds on Disposal - Mitsubishi Triton (Works Foreman)	20,000	20,000	0	0.00	0	↑↑↑
			0	Proceeds on Disposal - Mitsubishi Triton (Leading Hand)	20,000	20,000	0	0.00	0	↑↑↑
				BUILD - Proceeds on Disposal of Assets						
			0		0	0	0	0.00	0	↑↑↑
				ADMIN - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal of Manager of Finance Vehicle	16,500	16,500	0	0.00	0	↑↑↑
				COMMUNITY - Proceeds on Disposal of Assets						
			0	Proceeds on Disposal - MLC Vehicle NGN0	14,000	14,000	0	0.00	0	↑↑↑
0	0	0	0	Totals	247,000	247,000	18,000	20,000.00	2,000	

Comments - Capital Disposal

Contributions Information				Summary Acquisitions	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	\$	\$		\$	\$		
				Inventories						
0	0	0	0	Land for Resale	0	0	0	0	0	↑↑↑
0	0	0	0	Land and Buildings	1,247,879	1,247,879	15,000	2,162	(12,838)	▼
				Property, Plant & Equipment						
0	0	0	0	Plant & Equipment	589,848	589,848	100,172	95,716	(4,457)	▼
0	0	0	0	Furniture & Equipment	63,000	63,000	0	0	0	↑↑↑
				Infrastructure						
0	0	0	0	Roads	459,252	459,252	0	0	0	↑↑↑
0	0	0	0	Footpaths	50,000	50,000	0	0	0	↑↑↑
0	0	0	0	Drainage	50,000	50,000	0	2,243	2,243	▲
0	0	0	0	Parks & Ovals	0	0	0	0	0	↑↑↑
0	0	0	0	Townscape	0	0	0	0	0	↑↑↑
0	0	0	0	Other Infrastructure	1,308,472	1,308,472	93,600	20,654	(72,946)	▼
0	0	0	0	Totals	3,768,451	3,768,451	208,772	120,774	(87,998)	

Comments - Capital Acquisitions

Contributions				Land & Buildings	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	\$	\$	\$	\$	\$		
				OTHGOV - Capital Administration Building						
			0	Administration Building (Capital)	300,000	300,000	0	24	24	▲
			0	Building Renovation Administration	450,000	450,000	0	0	0	↑↑↑
			0	Records Storage Shed	20,000	20,000	0	0	0	↑↑↑
				ANIMAL - Building (Capital)						
			0	Animal Pound Building (Capital)	15,000	15,000	15,000	1,838	(13,162)	▼
				AGEDOTHER - Building (Capital)						
			0	Disability Toilet - Changing Places	140,000	140,000	0	0	0	↑↑↑
				SAN - Building (Capital)						
			0	Regional Tip Site	80,000	80,000	0	0	0	↑↑↑
				COM AMEN - Building (Capital) - Other Community Amenities						
			0		0	0	0	0	0	↑↑↑
				HALLS - Building (Capital)						
			0	Town Hall (Federal St) Building Capital	20,500	20,500	0	0	0	↑↑↑
				NRRC - Building (Capital)						
			0		0	0	0	0	0	↑↑↑
				REC - Other Rec Facilities Building (Capital)						
			0	Clayton Road Oval Buildings Capital	20,000	20,000	0	0	0	↑↑↑
			0	Bannister Street Oval Buildings Capital	7,000	7,000	0	0	0	↑↑↑
				LIB - Building (Capital)						
			0	Library Building (Capital)	50,379	50,379	0	300	300	▲
				AERO - Building (Capital)						
			0	Depot Building (Capital)	70,000	70,000	0	0	0	↑↑↑
				AERO - Building (Capital)						
			0		0	0	0	0	0	↑↑↑
				TOUR - Building (Capital)						
			0	Caravan Park Renovations	75,000	75,000	0	0	0	↑↑↑
0	0	0	0	Totals	1,247,879	1,247,879	15,000	2,162	(12,838)	

Contributions				Plant & Equipment	Current Budget					
Grants	Reserves	Borrowing	Total		This Year				Variance (Under)Over	
					Original Budget	Revised Budget	YTD Budget	Actual		
\$	\$	\$	\$	\$	\$	\$	\$	\$		
				OTHGOV - Capital Plant & Equipment						
			0	1NGN CEO Vehicle	49,000	49,000	0	0	0	↑↑↑
			0	ONGN DCCS Vehicle	37,500	37,500	0	0	0	↑↑↑
			0	ANIMAL - Plant & Equipment (Capital)						
			0	NGN417 RO Vehicle 2015	35,000	35,000	0	0	0	↑↑↑
			0	OLOPS - Plant & Equipment (Capital) - OLOPS						
			0	Emergency Generator	13,096	13,096	0	0	0	↑↑↑
			0	HACC - Plant & Equipment (Capital)						
			0	Trailer Enclosed (HACC)	5,000	5,000	5,000	0	(5,000)	▼
			0	NGN839 2015 Toyota Camry Sedan (CACP)	24,000	24,000	0	0	0	↑↑↑
			0	AGEDOTHER - Plant & Equipment (Capital)						
			0	NGN219 CATS Vehicle	24,000	24,000	0	0	0	↑↑↑
			0	PLANT - Plant & Equipment (Capital)						
			0	NGN00 DTES Vehicle	37,500	37,500	0	0	0	↑↑↑
			0	Mower Zero Turn Toro Ride On	34,580	34,580	0	0	0	↑↑↑
			0	Bobcat	65,000	65,000	65,000	65,544	544	▲
			0	Bobcat Cold Planer	30,172	30,172	30,172	30,172	0	↑↑↑
			0	Sweeper Truck 2015	120,000	120,000	0	0	0	↑↑↑
			0	Works Foreman Vehicle 2015	35,000	35,000	0	0	0	↑↑↑
			0	Leading Hand Vehicle 2015	30,000	30,000	0	0	0	↑↑↑
			0	ADMIN - Plant and Equipment (Capital)						
			0	002 NGN MF Vehicle	25,000	25,000	0	0	0	↑↑↑
			0	COMMUNITY - Plant & Equipment (Capital)						
			0	NGN 0 MLC Vehicle	25,000	25,000	0	0	0	↑↑↑
0	0	0	0	Totals	589,848	589,848	100,172	95,716	(4,457)	

Contributions				Furniture & Equipment	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$		\$	\$	\$	\$	\$	
			0	OTHGOV - Capital Furniture & Equipment						
			0	Corporate Additional Server	25,000	25,000	0	0	0	↑↑↑
			0	CHCP - Furniture & Equipment (Capital)						
			0	Mobile Works Solution (HACC)	10,000	10,000	0	0	0	↑↑↑
			0	LIB - Building (Capital)						
			0	Library Front Counter	8,000	8,000	0	0	0	↑↑↑
			0	Library Solar Power & Heating	20,000	20,000	0	0	0	↑↑↑
0	0	0	0	Totals	63,000	63,000	0	0	0	

Contributions				Roads	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
				ROADC - Roads (Capital) - Council Funded						
			0	Earl Street - Renewal (Local)	11,600	11,600	0	0	0	↑↑↑
			0	Daglish Road - Renewal (Local)	30,740	30,740	0	0	0	↑↑↑
			0	Falcon Street - Renewal (Local)	15,600	15,600	0	0	0	↑↑↑
			0	Jersey Street - Renewal (Local)	19,600	19,600	0	0	0	↑↑↑
			0	Fathom Street - Renewal (Local)	18,700	18,700	0	0	0	↑↑↑
			0	Francis Street - Renewal (Local)	12,800	12,800	0	0	0	↑↑↑
			0	Dellar Street	14,400	14,400	0	0	0	↑↑↑
				ROADC - Roads (Capital) - Roads to Recovery						
			0	Grant Street	35,380	35,380	0	0	0	↑↑↑
			0	Grant Street	60,900	60,900	0	0	0	↑↑↑
			0	Grant Street	26,680	26,680	0	0	0	↑↑↑
			0	Grant Street	28,220	28,220	0	0	0	↑↑↑
				ROADC - Roads (Capital) - Regional Road Group						
			0	Forrest Street (Renewal) - RRG	184,632	184,632	0	0	0	↑↑↑
				ROADC - Roads (Capital) - Black Spot						
			0		0	0	0	0	0	↑↑↑
				ROADC - Roads (Capital) - Flood Damage						
			0		0	0	0	0	0	↑↑↑
0	0	0	0	Totals	459,252	459,252	0	0	0	

Contributions				Footpaths	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
				ROADC - Footpaths (Capital)						
			0	Footpaths (Capital) - (SPARE)	50,000	50,000	0	0	0	↑↑↑
0	0	0	0	Totals	50,000	50,000	0	0	0	

Contributions				Drainage	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$		\$	\$	\$	\$	\$	
			0	ROADC - Drainage (Capital)						
			0	Drainage Works	50,000	50,000	0	0	0	↑↑↑
				Drainage - Mokine Road	0	0	0	2,243	2,243	▲
0	0	0	0	Totals	50,000	50,000	0	2,243	2,243	

Contributions				Other Infrastructure	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$		\$	\$	\$	\$	\$	
			0	AGEDOTHER - Infrastructure Other (Capital)						
				Aged Disability Access Upgrade	108,872	108,872	0	0	0	↑↑↑
			0	SAN - Infrastructure Other (Capital)						
			0	White Road Refuse Site Upgrade	11,000	11,000	0	0	0	↑↑↑
			0	Refuse Site Transfer Station	50,000	50,000	0	0	0	↑↑↑
			0	SEW - Infrastructure Other (Capital)						
			0	Waste Water Treatment Facility	50,000	50,000	0	0	0	↑↑↑
			0	COM AMEN - Infrastructure Other (Capital) - Other Community Amenities						
			0	Gnarojin Park Toilets Improved Access	8,600	8,600	8,600	0	(8,600)	▼
			0	Cemetery Toilets and Niche Wall	6,500	6,500	0	0	0	↑↑↑
			0	HALLS - Infrastructure Other (Capital)						
			0	Town Hall Outdoor Furniture	20,000	20,000	0	0	0	↑↑↑
			0	NRRC - Infrastructure Other (Capital)						
			0	NRRC Infrastructure Other (Capital)	400,000	400,000	0	0	0	↑↑↑
			0	REC - Plant & Equipment (Capital)						
			0	Playground Equipment	0	0	0	0	0	↑↑↑
			0	Fox Lair	10,000	10,000	0	1,169	1,169	▲
			0	Clayton Road Oval Entrance	30,000	30,000	0	0	0	↑↑↑
			0	Heritage Trail	11,000	11,000	0	0	0	↑↑↑
			0	Bowling Club Replace Fence and Footpath	25,000	25,000	25,000	0	(25,000)	▼
			0	Playground Equipment	60,000	60,000	60,000	0	(60,000)	▼
			0	Outdoor Gym Roof	7,500	7,500	0	0	0	↑↑↑
			0	REC - Infrastructure Other (Capital)						
			0	Town Clock	35,000	35,000	0	0	0	↑↑↑
			0	Railway Dam	10,000	10,000	0	0	0	↑↑↑
			0	Skate Park Design and Plan	16,000	16,000	0	0	0	↑↑↑
			0	Skate Park Construction	334,000	334,000	0	0	0	↑↑↑
			0	Thomas Hogg Oval Electrical Upgrade	35,000	35,000	0	14,927	14,927	▲
			0	ROADC - Infrastructure Other (Capital)						
			0	Street Lighting	10,000	10,000	0	4,558	4,558	▲
			0	Carpark	40,000	40,000	0	0	0	↑↑↑

			0	TOUR - Infrastructure Other (Capital)						
			0	Banner Poles	20,000	20,000	0	0	0	↑↑↑
				NCP Fence	10,000	10,000	0	0	0	↑↑↑
0	0	0	0	Totals	1,308,472	1,308,472	93,600	20,654	(72,946)	

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015**

Note 12: TRUST FUND

Not included in this statement are as follows:

Trust Items	Opening Balance 1-Jul-15	Amount Received	Amount Paid	Closing Balance 31-Aug-15
	\$	\$	\$	\$
Cultural Development	4,820	0	0	4,820
Public Open Space Bonds	49,560	0	0	49,560
Trust Other	250	0	0	250
Crossover/Footpath	8,150	17	0	8,167
Town Hall Facility Bonds	3,175	1,050	0	4,225
Musical Society	300	0	0	300
Narrogin Abattoir Committee	480	0	0	480
Meat Inspection	1,990	0	0	1,990
	68,725	1,067	0	69,792

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2015

Note 13: INFORMATION ON BORROWINGS

Debenture Repayments	Principal 1-Jul-15	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2015-16 Budget \$	2015-16 Actual \$	2015-16 Budget \$	2015-16 Actual \$	2015-16 Budget \$	2015-16 Actual \$	2015-16 Budget \$	2015-16 Actual \$
Governance									
Loan 125 - Corporate Software & Server Upgrade	136,333	0	0	43,952	0	92,381	136,333	4,177	(394)
Loan 128 - Administration Building Upgrade	0	450,000	0	0	0	450,000	0	0	0
Recreation & Culture									
Loan 121B - Narrogin Regional Recreation Complex	398,598	0	0	41,157	6,700	357,441	391,898	21,314	2,839
Loan 126 - Town Hall Renovations	233,370	0	0	25,420	0	207,950	233,370	8,765	(776)
Economic Services									
Loan 124 - Commercial Property	65,323	0	0	24,983	0	40,340	65,323	3,532	(11)
Loan 127 - Industrial Land Purchase	159,841	0	0	9,297	0	150,544	159,841	7,058	(99)
	993,465	450,000	0	144,809	6,700	1,298,656	986,765	44,846	1,559

(SS) Self supporting loan financed by payments from third parties.

(SAR) Self Supporting Loan where financed by combination of Specified Area Rate and payment from third parties.

All other loan repayments are to be financed by general purpose revenue.

10.2.117 NARROGIN REGIONAL LIBRARY DEVELOPMENT PLANS

File Reference:	5.4.3
Disclosure of Interest:	Nil
Applicant:	Not Applicable
Previous Item Nos:	Nil
Date:	9 September 2015.
Author:	Colin Bastow, Director Corporate & Community Services.

Attachments

- Stage 1 Narrogin Regional Library Building Development Plan
- Stage 2 Narrogin Regional Library Building Development Plan
- Stage 3 Narrogin Regional Library Building Development Plan
- Stages 1-3 Narrogin Regional Library Building Elevation Plan A
- Stages 1-3 Narrogin Regional Library Building Elevation Plan B
- Stages 1-3 Narrogin Regional Library Building Elevation 3D View

Summary

Council is requested to consider endorsing the proposed upgrade/expansion of the Narrogin Regional Library Building as presented.

Background

The Town had engaged the services of James Alexander of Alexander Planning Consultants to provide designs/plans for the upgrading/expansion of its library building. The initial purpose for developing such designs/plans was to ensure the upgrade of the library building's toilet facilities will be placed in an appropriate location that would enhance the future development of the building.

The Town's library service is also the official library service for two other local governments, being the Shires of Narrogin and Cuballing. It also provides regional support to eighteen local governments. As a regional facility the Town may be able to access additional funding opportunities to further develop its library building. Having existing plans for the development of the library building, should enable the Town to be in a strong position to attract additional funding.

Comment

The Architect has proposed three stages for the development of the Town's library building:

- Stage 1 – Public/Disabled Toilet upgrade including a mother's room facility with the relocation of the library office.
- Stage 2 – Additional office space, staff toilet, relocation of the Local History and Store room to outside of the current building.
- Stage 3 – Relocate the children's area to newly constructed room, establishing a court yard area close to the entrance of the library and build two internal meeting/quiet rooms.

The Town has budgetted for stage 1 and is currently investigating the possibility of accessing additional funding from LotteryWest to complete stage 2.

The expansion of the general library area (book shelving area) is considered by the Manager Library Services (MLS) to be unnecessary as the current space is more than adequate for future use.

Stage 1

The current toilet's location, which is next to the library's kitchen facilities is considered to be very inappropriate by the MLS, due to potential health and safety concerns as well as the requirement for the general public to enter into a staff only area of the library. The Town needs to better cater for the needs of its library patrons by having available a disabled toilet that can also be used by parents to change nappies etc.

It is proposed that the new office be built with glass windows to allow library staff to better monitor what is happening in the library. The Town generally only has two library officers on roster at any one time. Therefore it is important to allow library staff to better view the facility from their work areas. The current office area is proposed to be converted into the disabled toilet.

Stage 2

The relocation of the Local History and Storage Rooms outside of the current building will allow for an expansion of the children's area. The size of the existing children's area is considered to be too small as the Town holds a number of popular children's activities in this space. Doubling the usable area will allow for bigger activities at the library as well as providing for better access to the Local History and Storage Rooms which can be blocked from use by young children and their parents during popular activities times.

A second toilet in the library will be beneficial as there is currently a line-up of patrons to use the single library toilet which is especially noticeable during young children's activities.

An additional office area will allow library staff to process newly arrived items from the State Library's exchange program as well as taking away the requirement to use the front counter to repair items and organise interlibrary loans.

Stage 3

The currently location of the children's area which is close to the main entry/front counter of the library building, does cause a number of issues such as excessive noise. The construction of a new room for this purpose, will reduce these issues as well as provide additional space for meeting rooms and the relocation of the library's public use computers out of the general library area.

The establishment of a court yard will allow for patrons to enjoy the outdoors while they read a book or use the libraries free internet service. This new outdoor area should add to the vibrancy of the library and provide more seating options to its patrons.

Other Matters

The current location of the Narrogin Toy Library, which is next to the manager's office in the NRLC, is considered by the Town to be inappropriate as young children are required to play with the toys in the front reception area. Preliminary discussions to resolve this issue has taken place in the Town, but unfortunately there is currently no suitable alternative location available. Although the library building has been considered for this purpose due to the similar cliental/service provided by the Town. There is currently no room available in the library building to store these extra toys. Therefore the Town would need to construct additional storage space before such a colocation arrangement could be seriously considered.

Consultation

- Aaron Cook – Chief Executive Officer
- Kay Weaver – Manager Library Services

- James Alexander – Alexander Planning Consultants

Statutory Environment

Nil.

Policy Implications

Nil.

Financial Implications

The Town has received building cost estimates for the three stages of development from Alexander Planning Consultants as follows:

- Stage 1 \$55,500
- Stage 2 \$227,200
- Stage 3 \$336,200

Total estimate development cost of \$618,900.

The Town has \$45,000 in its 2015/16 Budget to upgrade the current toilet facilities in its library building.

Strategic Implications

The Strategic Community Plan

2.9 .Council will continue to support and develop the services and facilities provided at the Narrogin Regional Library to support community literacy and learning strategies for people of all ages; encourage community engagement, facilitate opportunities for lifelong learning, and support literacy initiatives in the Narrogin Community and the wider regional community.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0915.148 and Officer’s Recommendation

Moved: Cr Kain

Seconded: Cr Bartron

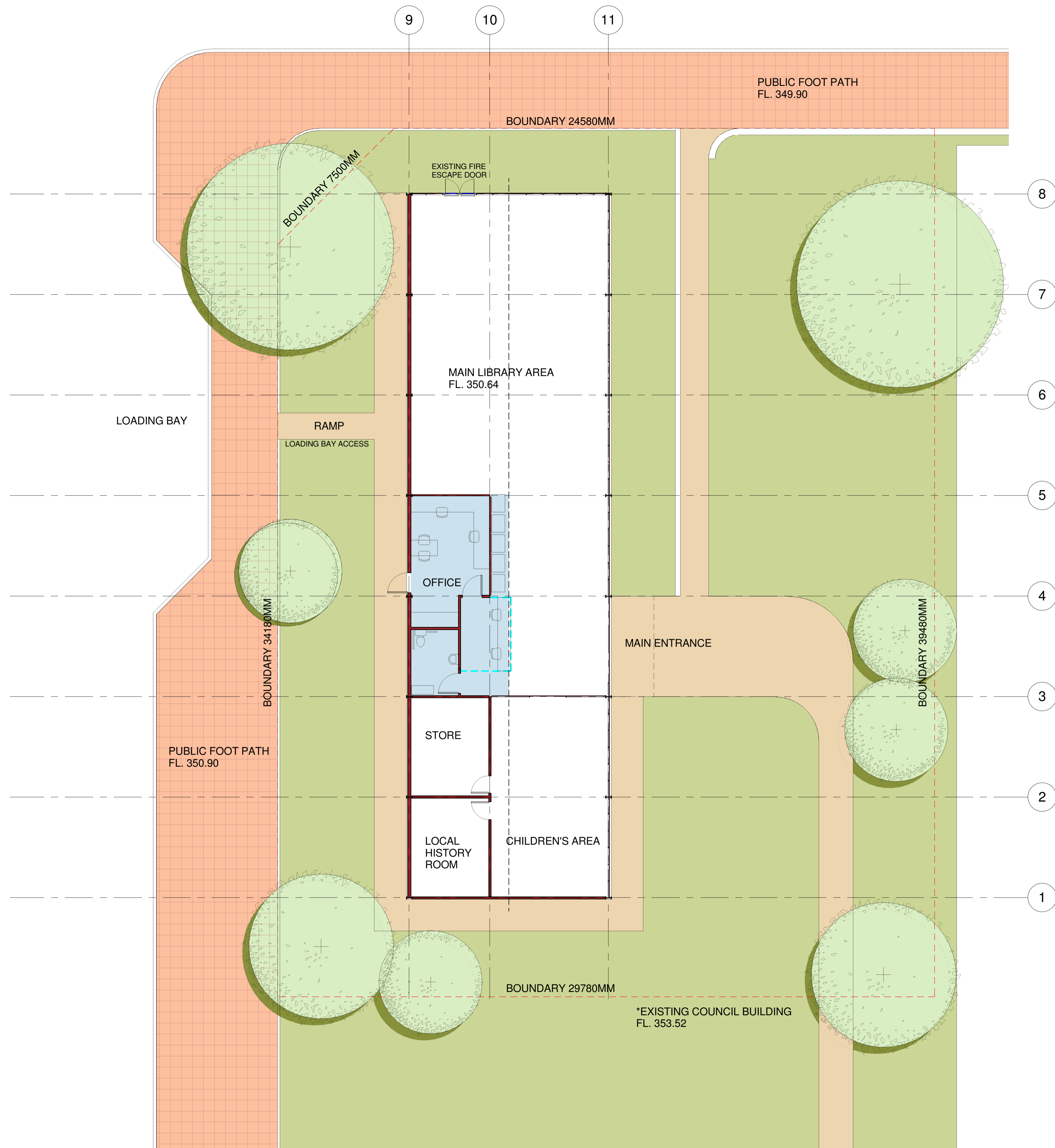
That Council:

Approve the redevelopment designs/plans for the Narrogin Regional Library Building as presented.

CARRIED 8/0

Commonly-used abbreviations:	
CEO	Chief Executive Officer
MLS	Manger Library Services
NRLC	Narrogin Regional Leisure Centre

CONCEPT PLAN STAGE 1



No.	DATE	AMENDMENT	BY



MINUTES ORDINARY COUNCIL MEETING 22 SEPTEMBER 2015

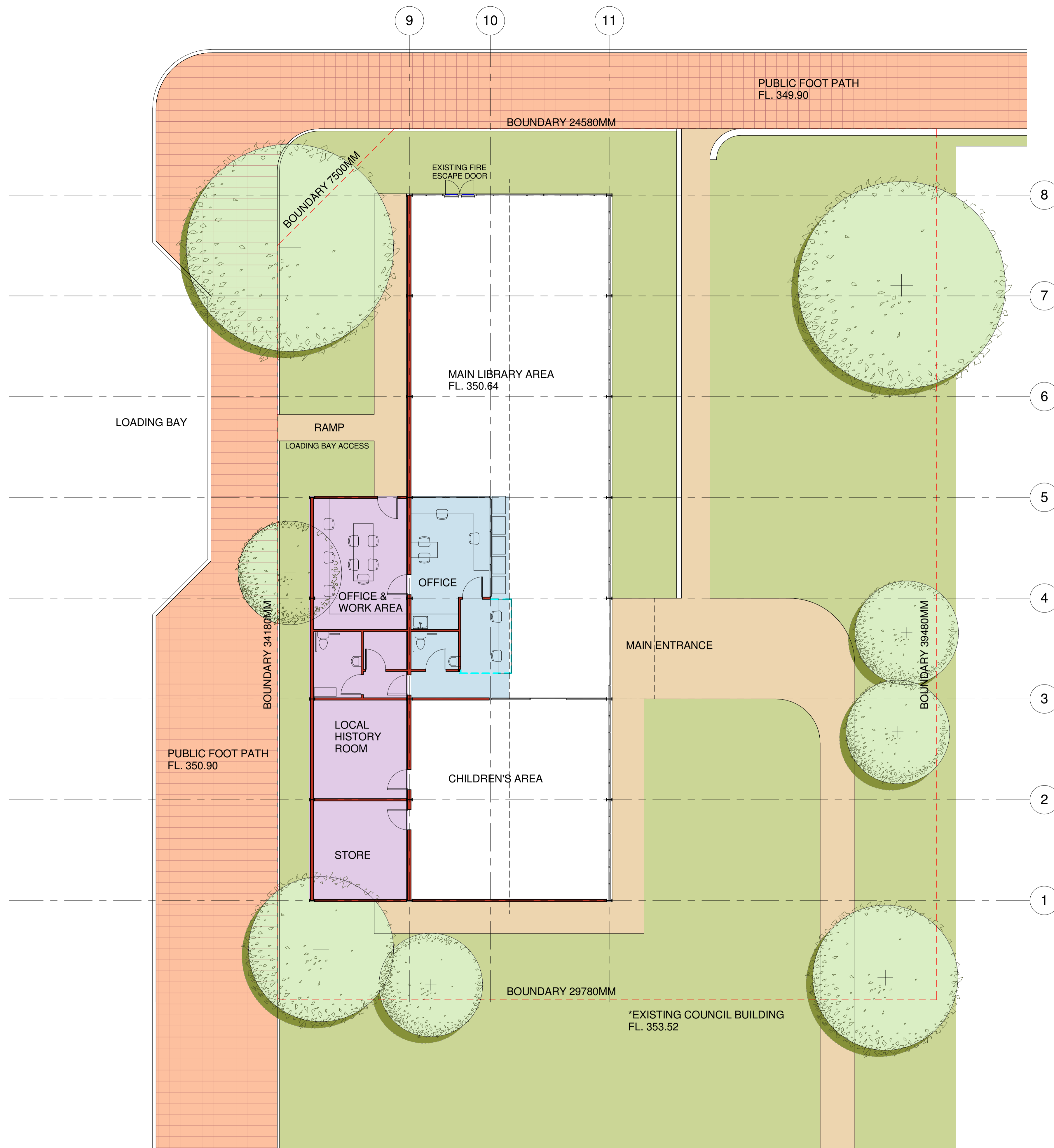
ALEXANDER PLANNING CONSULTANTS
 M:0421331145 alexanderarchitect@bigpond.com

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CLIENT **TOWN OF NARROGIN**
 PROJECT **NARROGIN LIBRARY PROPOSED REDEVELOPMENT**
 TITLE **STAGE 1 PLAN**

PRELIMINARY ISSUE <small>NOT FOR CONSTRUCTION PURPOSES</small>	
SCALE 1 : 100 @ A1	JOB NO. 1505
DATE 10/08/15	DWG NUMBER A09
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CHECKED	Page 71

CONCEPT PLAN STAGE 2



No.	DATE	AMENDMENT	BY

MINUTES, ORDINARY COUNCIL MEETING, 22 SEPTEMBER 2015



Town of Narrogin

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CLIENT **TOWN OF NARROGIN**
 PROJECT **NARROGIN LIBRARY PROPOSED REDEVELOPMENT**
 TITLE **STAGE 2 PLAN**

PRELIMINARY ISSUE NOT FOR CONSTRUCTION PURPOSES	
SCALE 1:100 @ A1	JOB NO. 1505
DATE 10/08/15	DWG NUMBER A10
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CONCEPT PLAN STAGE 3



No.	DATE	AMENDMENT	BY



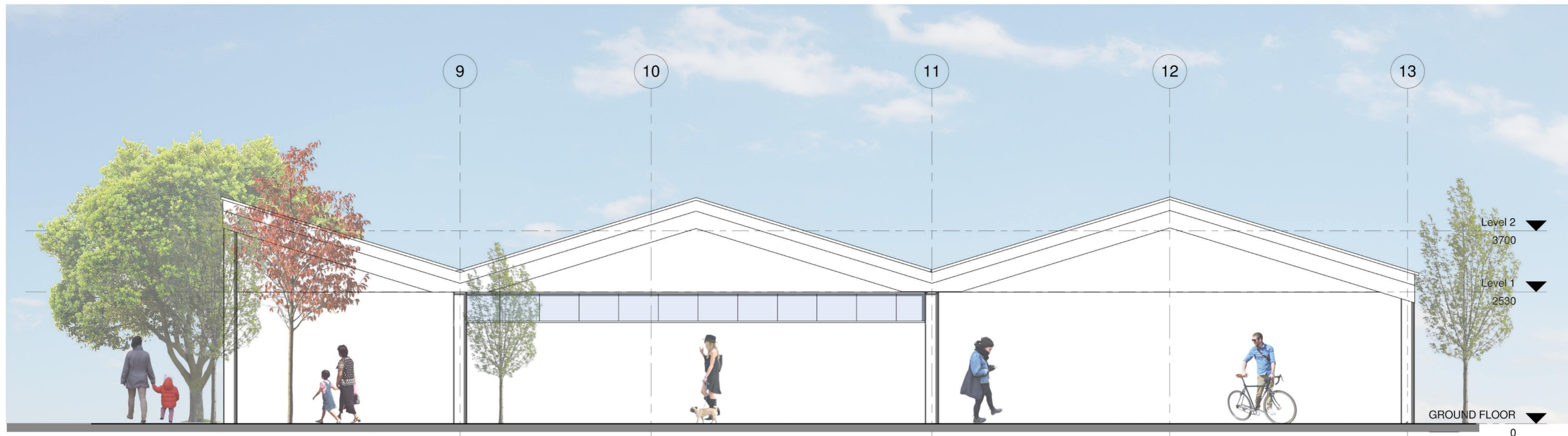
MINUTES, ORDINARY COUNCIL MEETING, 22 SEPTEMBER 2015

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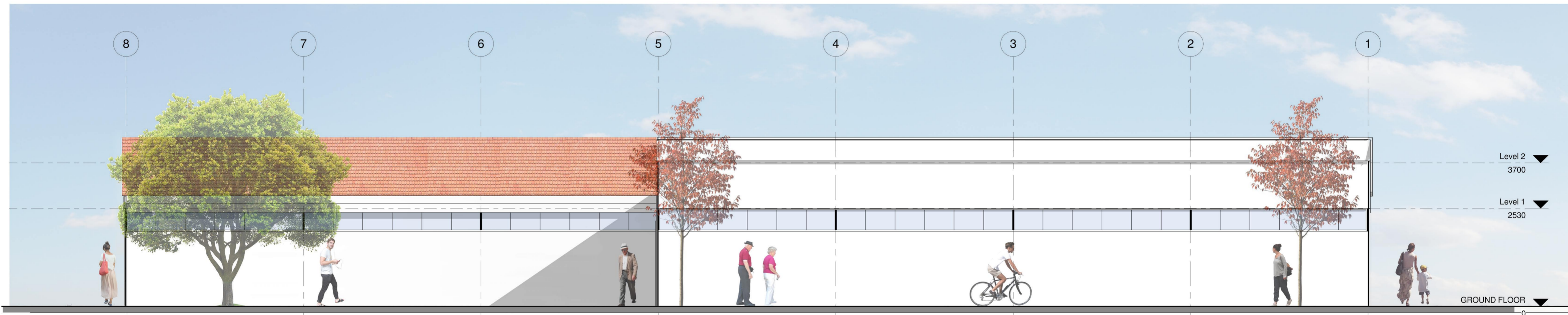
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CLIENT **TOWN OF NARROGIN**
 PROJECT **NARROGIN LIBRARY PROPOSED REDEVELOPMENT**
 TITLE **STAGE 3 PLAN**

PRELIMINARY ISSUE NOT FOR CONSTRUCTION PURPOSES	
SCALE 1:100 @ A1	JOB NO. 1505
DATE 10/08/15	DWG NUMBER A11
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1 SOUTH ELEVATION
1 : 50



2 EAST ELEVATION
1 : 50

No.	DATE	AMENDMENT	BY



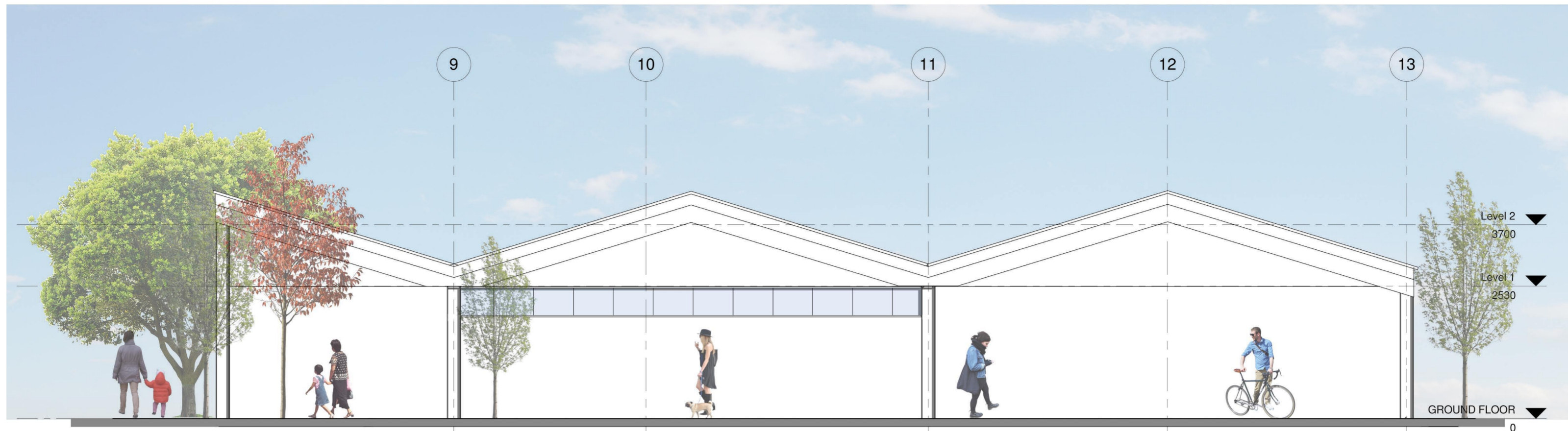
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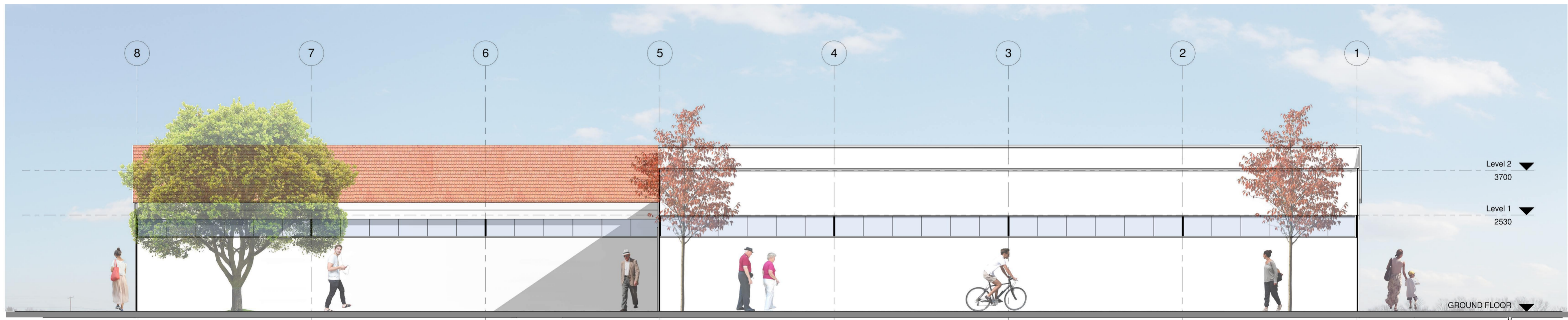
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CLIENT **TOWN OF NARROGIN**
PROJECT **NARROGIN LIBRARY PROPOSED REDEVELOPMENT**
TITLE **STAGE 3 ELEVATIONS**

PRELIMINARY ISSUE
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SCALE 1 : 50 @ A1
DATE 10/08/15
JOB NO. 1505
DWG NUMBER A13
REV. A



1 SOUTH ELEVATION
1 : 50



2 EAST ELEVATION
1 : 50

No.	DATE	AMENDMENT	BY

MINUTES ORDINARY COUNCIL MEETING 22 SEPTEMBER 2015



Town of Narrogin

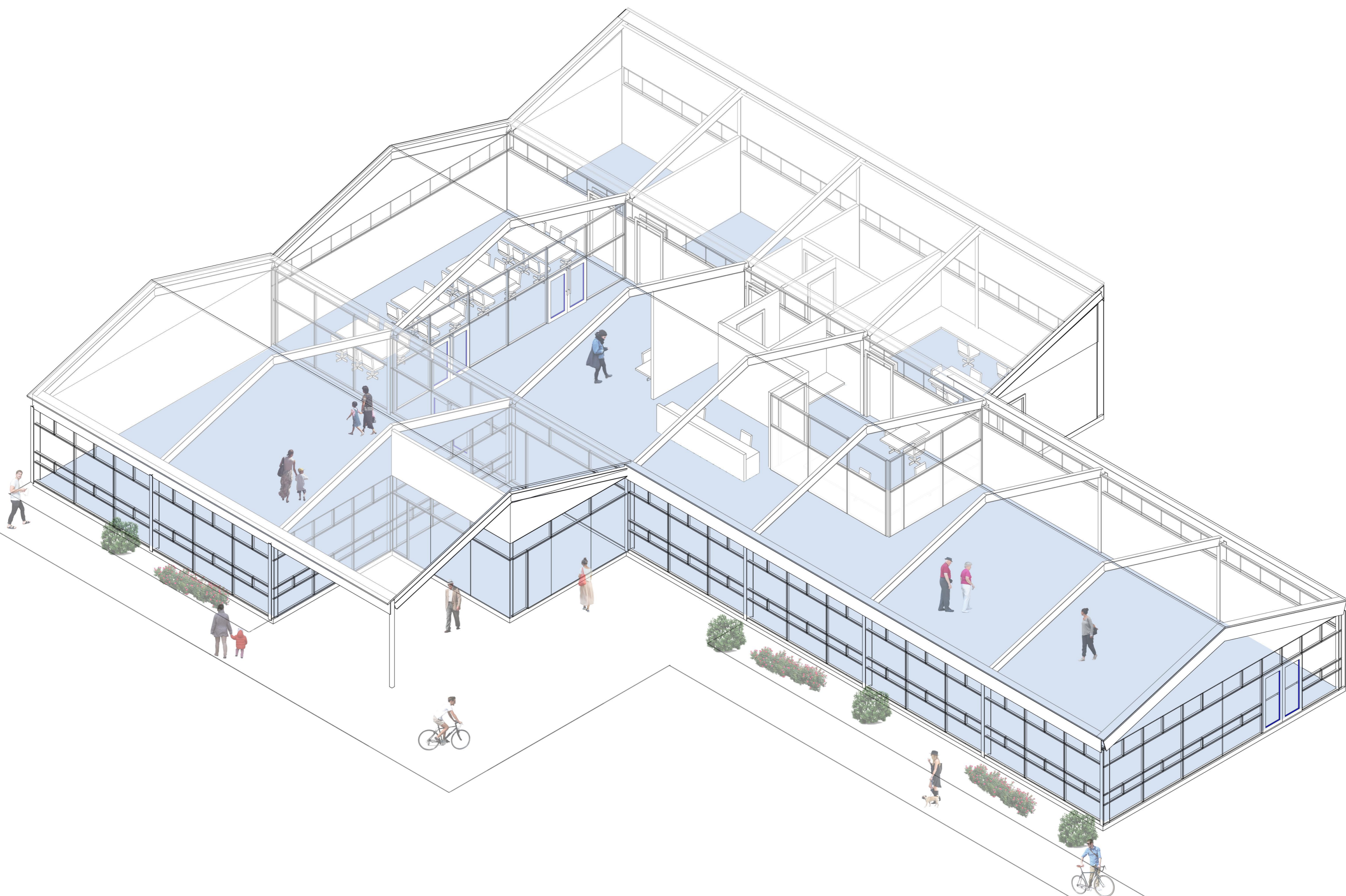
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CLIENT **TOWN OF NARROGIN**
PROJECT **NARROGIN LIBRARY PROPOSED REDEVELOPMENT**
TITLE **STAGE 3 ELEVATIONS**

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION PURPOSES

SCALE	1 : 50 @ A1	JOB NO.	1505
DATE	10/08/15	DWG NUMBER	A13
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CHECKED		Page	13



No.	DATE	AMENDMENT	BY



Town of Narrogin

MINUTES ORDINARY COUNCIL MEETING 22 SEPTEMBER 2015

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CLIENT **TOWN OF NARROGIN**

PROJECT **NARROGIN LIBRARY PROPOSED REDEVELOPMENT**

TITLE **3D VIEW**

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION PURPOSES

SCALE @ A1 JOB NO. 1505

DATE 10/08/15
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 DWG NUMBER
 REV. A

10.2.118 CEMETERY RESERVATIONS

File Reference:	24.7.1
Disclosure of Interest:	Nil
Applicant:	Chief Executive Officer
Previous Item Nos:	Nil
Date:	14 September 2015.
Author:	Mr Aaron Cook – Chief Executive Officer

Attachments

- Nil

Summary

It is presented to Council to increase the grant of right of burial fee, remove the use of the grant of right of burial by the Town to reserve a plot and introduce a new reservation of plot fee that has a more manageable time frame.

Background

With the old section of the Narrogin Cemetery fast coming to closure due to the lack of usable space, officers are currently working on the investigation and opening of the new area within the bush block on the Northern side of Grainger Street.

Whilst this action occurs the area that is currently being opened is being taken up through not only burials but also many reservations.

The amount of reservations within the cemetery is significant, as the purchase of a grant of right of burial lasts for 25 years. Effectively the person is leasing the site for a period of time of at least 25 years. Due to the amount of time that can pass before the plot is required to be utilised many people can change their burial opinions as to what is to occur within their preparations, resulting in many plots remaining unused.

It is very difficult to follow up with these persons due to following reasons:

1. loss of records by the Town;
2. changing of address by the grant of burial holder;
3. the grant of right of burial holder simply forgets about the right; or
4. the grant of right of burial holder decides to use an alternative location;

which all results in a significant number of plots at the Narrogin Cemetery remaining unused.

The Town is currently auditing its cemetery records to identify which plots have been reserved and which ones remain usable.

The Town currently uses the grant of right of burial to reserve a plot in the Narrogin Cemetery. However there is a number of issues associated with this method as the period of time a right of burial is statutory set to blocks of 25 years. For example if a person was granted a right of burial 15 years ago, they would only be entitled to use the plot for another 10 years. The Town is also required to keep all records associated with its granting a right of burial for a period of at least 25 years.

Comment

The Town should stop using the grant of right of burial to reserve plots due to the length of time it may take for a person to actually use the plot. The Town will also be required to produce more plots than is actually required due to the high number of reservations.

The current fee adopted by Council for the grant of right of burial is \$195.00 for a period of 25 years (\$7.80 per year). Investigation by officers has shown that the grant of right of burial changes significantly from cemetery to cemetery and that the Town is significantly under valuing its leasing of a plot compared to other regional centres and the metro area.

It is proposed to Council to not significantly increase this fee at this stage, but rather raise the cost from \$195 to \$250 (\$10 per year). It will be presented over future budgets to continue raising this fee to assist in covering the expense in maintaining the Cemetery.

It is also proposed to Council to implement a new fee for reserving a plot for a maximum period of 5 years. This will allow officers to have current data and information on the applicant for when the time period is extinguished. The proposed fee is \$300.00 for the reservation of 5 years. Should the applicant wish to extend this time at the conclusion of the 5 years this will be possible. The payment of the reservation is not refundable and is an independent fee that does not come off the cost of burial. The applicant will, once the loved one has passed, still need to purchase the grant of right of burial and all other associated costs including the internment costs.

It is hoped that this action of Council will result in persons considering reserving a plot or plots to consider the cost prior to making application and result in less reservations being made clogging the cemetery with unused space.

The process for a person to make application for reservation in the future will be:

1. Apply for the reservation of a plot or plots.
2. Application approved and payment made of \$300.00 per plot for a period of 5 years from the date of application.
3. When plot is required to be used, the applicant will need to purchase a grant of right of burial for \$250.00 and pay all other charges including the Internment fee which is currently \$1,490.00.
4. If at the conclusion of the 5 year period the plot has not been utilised, the applicant will be notified that the space will be returned to the general pool of available places for new applicants within a three month period.
5. Plot will either be returned to the general pool or a new reservation and payment made for another 5 year period.

It is noted for the Elected Members that section 6.16 of the Local Government Act applies and the decision of Council must be by way of Absolute Majority. The new reservation fee, if resolved by Council is required under section 6.19 to be advertised as to Councils intent and the date of which the proposed fee will be imposed.

Consultation

- Rhona Hawkins – Manager of Finance
- Colin Bastow – Director of Corporate and Community Services
- WA Cemeteries Board

Statutory Environment

Section 6.16 of the Local Government Act 1995 – Imposition of Fees and Charges

Division 2 of the Cemeteries Act 1986

Policy Implications

Nil

Financial Implications

The increase in the existing Grant of Right Burial fee and the implementation of the new Reservation Fee will increase revenue raised; however the additional income received is expected to be minor in nature.

Strategic Implications

Nil

Voting Requirements

Absolute Majority

COUNCIL RESOLUTION 0915.149 and Officer's Recommendation

Moved: Cr Russell

Seconded: Cr Ward

That Council:

1. Increase the grant of right of burial fee from \$195.00 to \$250.00,
2. No longer use the grant of right of burial to reserve plots, and
3. Implement a plot reservation fee for a period of time up to 5 years of \$300.00 that is non-refundable. This fee is to be advertised by way of public notice and will take effect from the 19 October 2015.

**CARRIED 8/0
BY ABSOLUTE MAJORITY**

8.38 pm– Cr Bartron left Chambers

10.2.119 LOGO CONCEPT SELECTION

File Reference: 14.8.1
Disclosure of Interest: Nil
Applicant: Chief Executive Officer
Previous Item Nos: Nil
Date: 16 September 2015
Author: Mr Aaron Cook – Chief Executive Officer

Attachments

- The eight logos provided for Council's consideration to reduce to four for the public consideration.

Summary

It is provided to Council to choose the preferred Logo's so that when combined with the Shire of Narrogin's preferences there are four to be provided for the public consultation process.

Background

As part of the merger process, a fresh corporate brand for the new local government entity was a component of the grant funding. Market Creations has been engaged to manage and oversee two key aspects of this:

- Development of a new logo, and assist with associated matters.
- A thoroughly revamped and new presentation website.

The Website redeveloped website is to be commenced once the Logo has been finalised.

Comment

A significant component of the brief to Market Creations for the development of a new corporate identity for the Shire of Narrogin, was ample opportunity for community input on the design.

It was determined that community input on the development of the new logo would be sought in three ways:

1. All members of the community be invited to submit suggestions, ideas and/or concepts for the logo, via a formal submission process. Submissions to be received via mail, email or in person.
2. A focus group, comprising a cross section of local community will participate in a community workshop aimed at formulating a design brief for the logo concepts, taking into account the ideas and suggestions received from the community.
3. Four logo concepts will be advertised to the community for comment. These concepts will be selected by the two Councils from eight initial concepts presented by Market Creations.

A specific invitation was issued to all five schools in Narrogin to make submissions.

In addition, invitations were sent to five (5) organisations to nominate a representative for the Focus Group –

- Nominated member from the Narrogin Chamber of Commerce
- Nominated member of ARtS Narrogin
- Active member of the Narrogin Art Group
- A Narrogin representative from CAN WA (Community Arts Network WA)
- Student representatives from:
 - WA College of Agriculture
 - Narrogin Senior High School.

The community were also given the opportunity to self-nominate to take part in the focus group, with up to three spots for additional community representatives made available.

Public submissions were invited from the community between Monday 3 August and Wednesday 26 August. A public submission form was required to be completed and submitted with any comments or ideas for the logo. This form could be returned either in person, via email or via mail to the Town of Narrogin.

During the public submission period:

Fourteen (14) submissions were received from St Mathews School students.

Seven (7) submissions were received from the general community.

One (1) additional comment from a local community group was received via email.

Two (2) focus group workshops were held on Thursday 3 September –

- A workshop with staff at which twelve (12) staff from the Town of Narrogin and Shire of Narrogin were in attendance, including both Chief Executive Officers (CEOs).
- A workshop with community members at which ten (10) people were present, comprising:
 - A representative from the Narrogin Chambers of Commerce.
 - Three (3) students from Narrogin Senior High School.
 - A local Noongar community member and artist.
 - A representative from Arts Narrogin.
 - A Councillor from the Shire of Narrogin.
 - A staff member from the Shire of Narrogin.
 - The Mayor from the Town of Narrogin.
 - A staff member from the Town of Narrogin.

In both focus groups, participants were asked to participate in group activities, responding to a series of prepared questions posed by the facilitator, Market Creations.

The data collected from both the workshops and community submissions received during the consultation period was used to provide a brief to the graphic designers at Market Creations

for the creation of eight logo concepts. This data was also provided to the Town of Narrogin and Shire of Narrogin for record keeping purposes and for potential future use as a reference for community projects.

The four (4) selected logo concepts, and any additional concepts selected by the Shire of Narrogin Council, will be advertised for community comment from Monday 28 September to Monday 19 October. The outcome of this consultation will be the subject of a further report to the two Councils in November.

It is recommended to both Councils to choose up to four logos that they could see being implemented in the new organisation. If both Councils only find several that they can recommend then Market Creations will be asked to prepare several more for consideration. If this is required then it is proposed that the Merger Committee be delegated the authority to reduce the number to the four preferred.

Consultation

- Members of the public
- Narrogin Schools
- Focus Group
- Town Staff

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

This process is fully funded through the Merger funding.

Strategic Implications

Although this is a strategic decision by the two Councils and will set the identity for the new entity into the future there is only one Key Objective within the Community Strategic Plan that is relevant to this item.

1.4	Promote Narrogin to the Business Community, State Government and the general public as a strong and positive economic entity.
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Voting Requirements

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

Endorse logo designs ____, ____, ____, and ____, provided by Market Creations that are considered appropriate for the "New Shire of Narrogin" and these be presented within the public consultation as per Consultant's brief.

In the instance that less than four logo designs are selected by Council, the Chief Executive Officer is to have Market Creations prepare an additional three designs and that the Merger Committee be delegated the authority to consider the new designs and limit them to four to commence the public consultation.

COUNCIL RESOLUTION 0915.150

Moved: Cr Bartron

Seconded: Cr Kain

That Council:

Endorse logo designs 1 & 2, provided by Market Creations that are considered appropriate for the "New Shire of Narrogin" and these be presented within the public consultation as per Consultant's brief.

In the instance that less than four logo designs are selected by Council, the Chief Executive Officer is to have Market Creations prepare an additional three designs and that the Merger Committee be delegated the authority to consider the new designs and limit them to four to commence the public consultation.

CARRIED 7/0

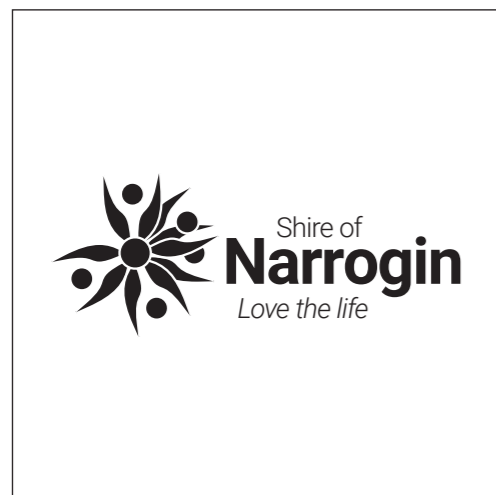
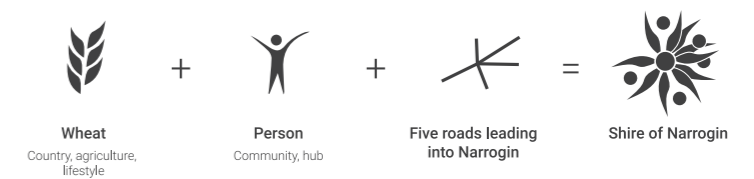
Please note: Reason for change is that Council endorsed two designs appropriate for public consultation.

Please note: Cr Bartron moved the motion, however departed before the vote.



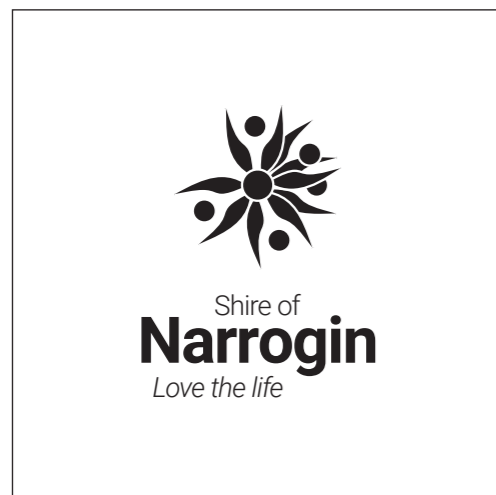
Concept 1

This brand positions the Shire of Narrogin as a progressive organisation focused on professionalism. Community members are symbolically represented through wheat-like shapes, reinforcing the connection to the rural lifestyle and agricultural industry. These shapes are presented in an abstract arrangement in line with the town's road connections on a map — a meaningful representation of its role as a hub in the area. This brand mark's long, leafy strokes are also reminiscent of a dryandra plant, one of Narrogin's local flora. Typography used is Roboto — a clean, sans serif font-face that eludes to simplicity with a professional function. Colours chosen embody green crops and nature together with a golden country, landscape and sky. Red hues and use of simple dots offer a light connection to the Aboriginal culture of the area.

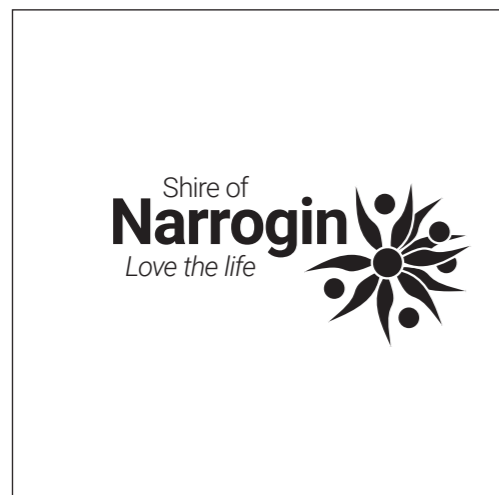




Shire of
Narrogin
Love the life



Concept 1
Portrait Orientation



Concept 1b
Alternate Concept



Shire of
Narrogin
Love the life

Concept 2

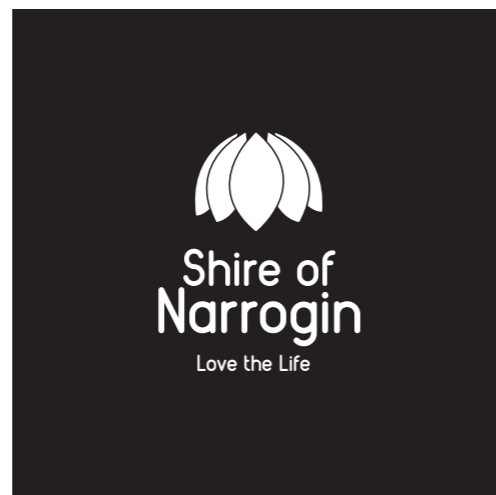
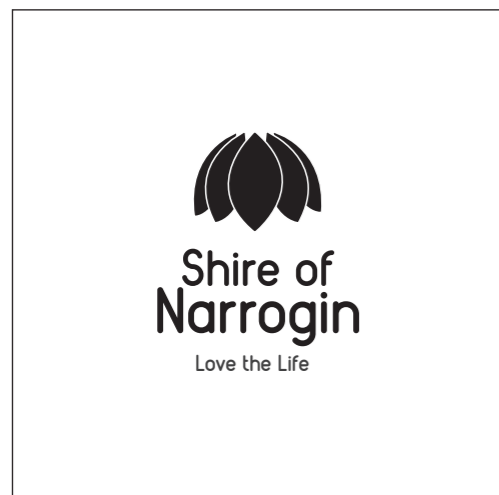
The theme of five is strong in this concept. Five major elements are more literally represented in the five sides of a pentagon. Each element represents a major part of Narrogin — light green rolling landscapes and natural air, orange energetic community members, a red Aboriginal art-styled creek, a purple representation of the Town Hall, and dark green wheat crops and agriculture. Typography used is Roboto — a clean, sans serif font-face that eludes to simplicity with a professional function.





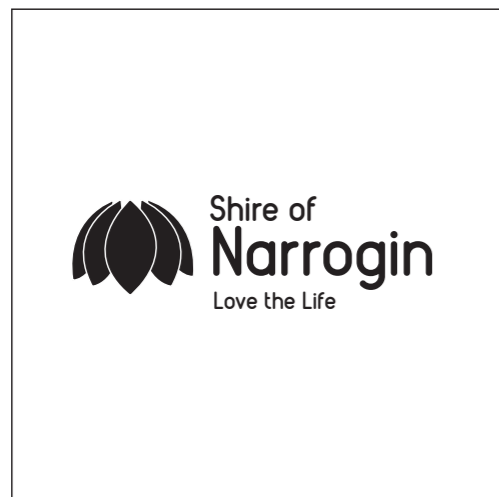
Concept 2
Portrait Orientation





Concept 3

A strong local connection is the focus of this concept — one of the local flora — the Narrogin Bell. Five petals represent the five entry points into the town. The shape of the Narrogin Bell is also like an umbrella, collecting the community as one under its shade. Typography is a rounded and friendly font. This celebrates the town's friendly, down to earth people and community. Rural, rustic pastel colours are used to reinforce the brand's friendly and soft nature.



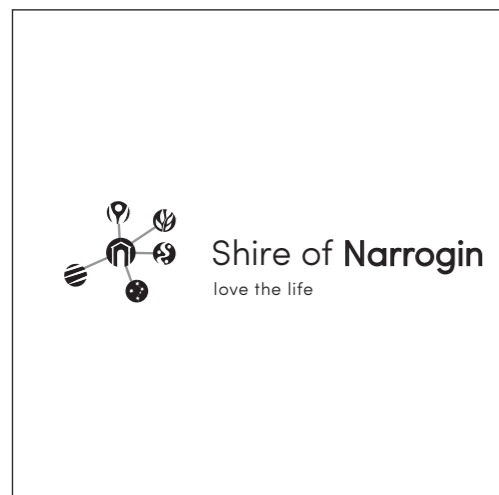
Concept 3
Landscape Orientation



Shire of Narrogin

love the life

Concept 4



A connected pattern represents Narrogin and its community as a hub for the surrounding area.

The five points connect to the central location.

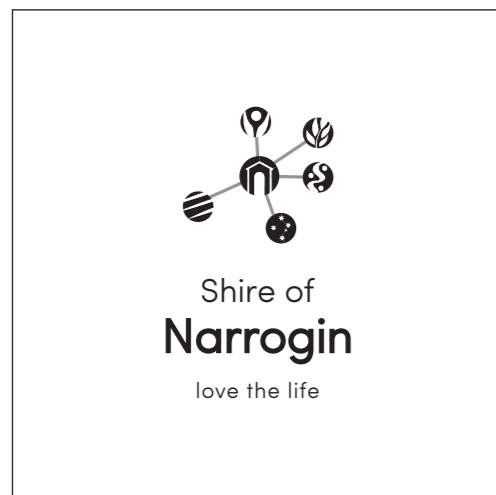
The use of simple dots in this concept is a symbolic representation of Aboriginal connection to Narrogin as a meeting place.

It has an abstract feel compared to previous designs.



Shire of
Narrogin

love the life

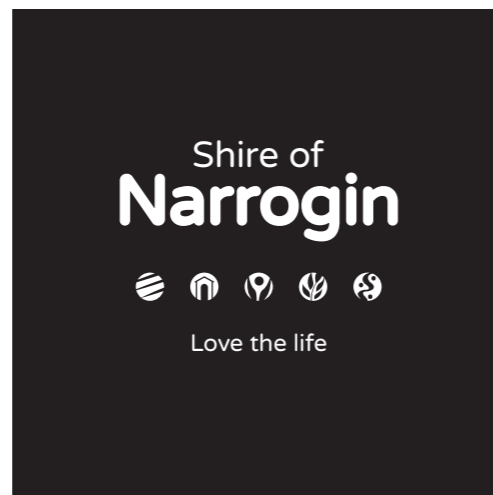
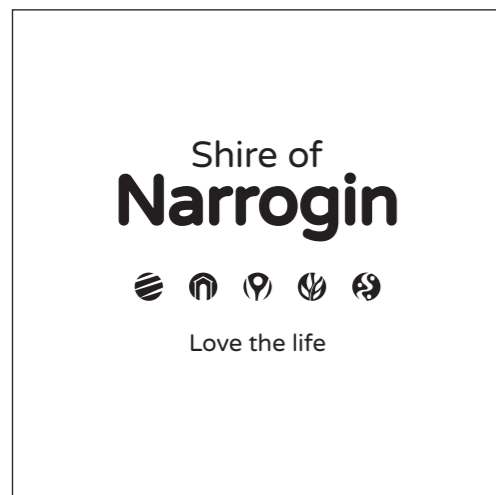


Concept 3
Portrait Orientation

Shire of Narrogin



Love the life



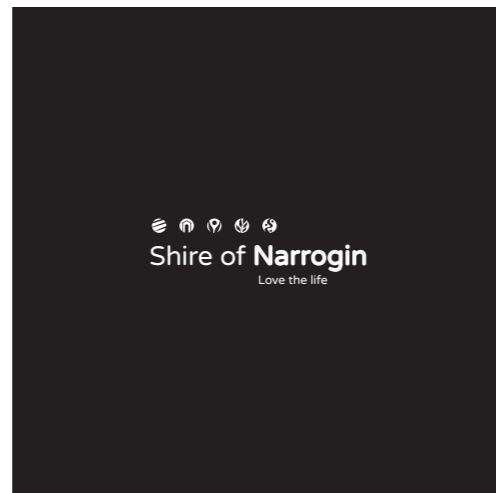
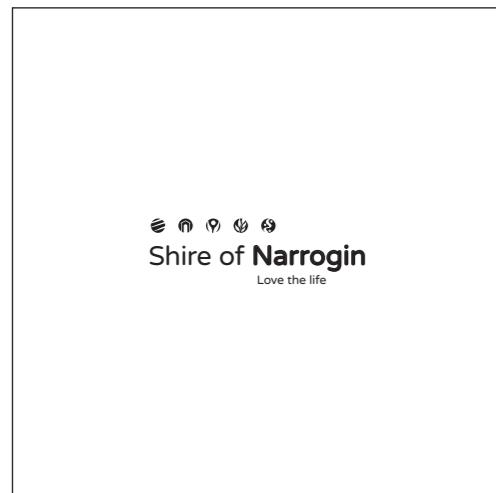
Concept 5

Five circular elements are used to represent Narrogin's five entry points. Dots are again a very subtle reminder of Aboriginal artwork and culture, something important to the region. Bright and fresh colours are used to show the positive nature of the Shire's influence on the community. Five graphical elements represent some of the area's main themes — sky, town hall, people, wheat, and creek.



Shire of Narrogin

Love the life



Concept 5
Portrait Orientation



Concept 6

This concept focuses on one of the most important and central features of Narrogin — the Town Hall. By examining the most prominent architectural features of the building, this abstract shape was created. It is a subtle, professional and modern stroke logo that positions Narrogin as progressive and forward minded. Simple green colours are chosen to signify the natural country lifestyle and strong agricultural industry.

Soft rounded typography fits well with the brand mark, is friendly and the rounded N shapes captures the feel of the Hall's prominent rounded archways. This concept works well on a coloured background.

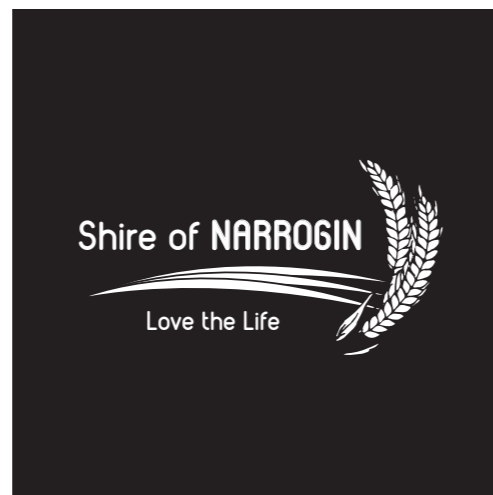
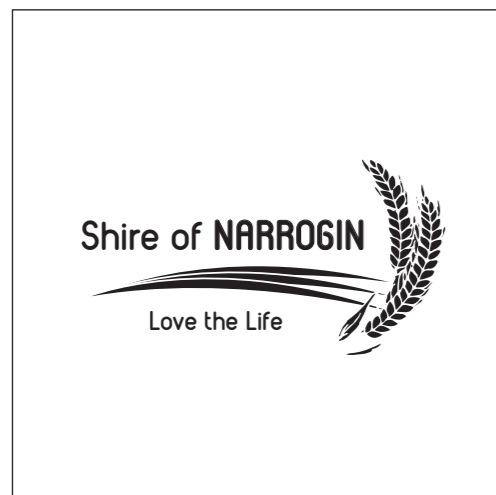




Shire of
Narrogin
Love the life



Concept 6
Portrait Orientation



Concept 7

This concept is a combination of old and new elements. The wheat graphic is lifted from the existing Shire of Narrogin logo, and combined with three simple strokes of colour – a style used in the current Town of Narrogin logo. These strokes represent the natural elements of the Narrogin landscape.



Concept 8

This concept is a second reuse of existing elements from both the Shire and Town logos. They are combined together in a modern, retro re-imagining of a crest logo. A golden-green gradient has been chosen to represent the golden fields of wheat and sunshine. However this concept also works very well in a simple, soft black or solid colour.



10.2.120 ARTS NARROGIN APPROVAL TO RENDER FOR ART MURAL

File Reference: 26.3.7
Disclosure of Interest: Nil
Applicant: ARtS Narrogin
Previous Item Nos: 10.2.096
Date: 18 September 2015
Author: Mr Aaron Cook – Chief Executive Officer

Attachments

- Attachment provided by Arts Narrogin.

Summary

It is presented to Council to approve the size and location of the Arty Mural that is to be located on the Railway Institute external wall.

Background

An item was presented to Council at the ordinary meeting held on 11 August 2015 regarding the proposed Mural. This resolution was passed but was required to come back to Council as a final design for Council approval. As the dimensions were not presented in the item this was also questioned by the Elected Members.

Comment

It is presented to Council to endorse the mural location being on the north facing wall of the Railway Institute Hall. The mural is to stretch the length of the building including wrapping around the brick pillars - total length of some 25 metres. The height of the mural will increase as it extends down Park Street but will remain 0.5 metres above the footpath.

This substantial work will be more than 60m² in size and will make for a very impressive tourist attraction when completed in conjunction with the Piazza mural.

The design will be presented to the Narrogin Townscape Committee at their next meeting and then to Council at the following meeting. However, due to the curing time of the render, Arts Narrogin are requesting that they commence the rendering of the wall whilst Council is considering the art design as the size of the mural will not change if approved by Council.

Due to the size of the mural and it being exposed to the elements it has been discussed by ARtS Narrogin to complete the works in sections, dictated by the brick pillars. This will allow the sections to be completed and sealed ensuring their protection.

By allowing ARtS Narrogin to commence the rendering, it will allow them to aim for a completed project towards the end of November.

Consultation

- ARtS Narrogin
- Ms Susan Guy – Manager Leisure & Culture

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

1.4	Promote Narrogin to the Business Community, State Government and the general public as a strong and positive economic entity.
2.1	Continue to expand the Town's capacity and reputation as a venue for events, sports and seminars of local and regional significance.
2.5	Further develop and encourage and support youth activities and initiatives within Narrogin.
2.6	Encourage and assist local Arts Groups to facilitate the development of the arts culture in Narrogin.
2.10	Provide support and encouragement for volunteers and local service groups.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0915.151 and Officer's Recommendation

Moved: Cr Paternoster

Seconded: Cr Schutz

That Council:

Authorise ARtS Narrogin to install the rendering to the satisfaction of the Chief Executive Officer, by engaging a qualified builder to perform the work, along the northern wall of the Railway Institute Wall as per the attached design.

CARRIED 7/0



ARtS Narrogin Inc.

PO Box 1168, Narrogin, WA 6312
Ph: 08 9881 6987 Mob: 0448 490 409
Email: admin@artsnarrogin.com.au

ABN 15 108 183 200

17 September 2015

Mr A Cook
CEO
Town of Narrogin
PO Box 188
Narrogin 6312

Dear Aaron

As discussed in our meeting today, Arts Narrogin would like to request Council approve the rendering of the north wall of the Railway Institute Hall in preparation for the 'Stories Off The Wall' Community Art Mural Project.

Please see the attached DRAFT design from Rebecca Cool (Project Coordinator) who has collated all the input from the well-attended Community Art Design Workshops.

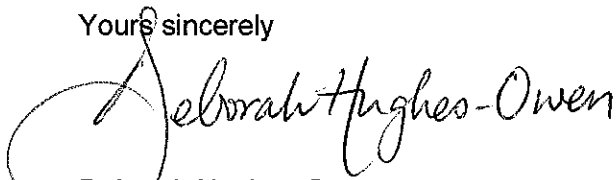
The size of the mural (and therefore the rendered area) will be 2.5m deep by 28.5m long travelling the full length of the wall including the pillars. The mural will be 50cm off the ground and 3.5m at the highest point.

We have Alan Cardy in mind to complete the work, who will provide a professional finish to the wall and is available to begin on 29th September.

This will be a very visible, colourful and interesting artwork that will have great appeal to locals and visitors alike, featuring many local events and locations, historically interesting places and, of course, the significance of the railways to our region.

Approval for Arts Narrogin to go ahead with the rendering will enable the wall to dry in time for painting as scheduled. The final design can still go to the Townscape Committee for approval and then to Council at its 13th October meeting for decision.

Yours sincerely



Deborah Hughes-Owen
Chair



18/09/2015

10.2.121 OUTDOOR 50M POOL FUTURE

File Reference:	5.4.4
Disclosure of Interest:	Nil
Applicant:	Chief Executive Officer
Previous Item Nos:	Nil
Date:	18 August 2015
Author:	Mr Aaron Cook – Chief Executive Officer

Attachments

- Email letter from the Narrogin Swim Club
- Pool Report from Geoff Ninnes

Summary

It is presented to Council to consider the future of the Outdoor 50m Pool located at the Narrogin Regional Leisure Centre due to ongoing issues and extra cost to the Leisure Centre, and in turn, Ratepayers of Narrogin, in providing this facility for the Narrogin and surrounding residents.

Background

The outdoor 50m Pool is some 50 plus years old and resultantly all the associated infrastructure like the filtration system and piping have not been renewed.

When the Narrogin Regional Leisure Centre was upgraded some 12 years ago Council there was strong political activation towards installing the Indoor Pool to enable all year swimming and through this the undertaking was provided, either formally or informally to the Department of Sport and Recreation (DSR) that the outdoor 50m pool would be decommissioned and removed. This did not occur due to public pressure and the pool has remained in continued operation other than when under repair. I have been advised on several occasions that DSR will not fund any repairs or refurbishment to the 50m Pool due to the undertaking that it was to be removed and that the DSR funded the Indoor Pool Upgrade on the grounds that this is now the primary swimming pool for the area.

Since this time the 50m pool has deteriorated considerably in condition to the point where the Pool was closed for an extended period several years ago. Repairs then resulted in the resuming of the operations of the Pool; however, leaking issues have continued and each year there has been some infrastructure failures. For example in 2013 works were completed on the return pipes from the scum gutters and this resulted in the Pool being closed for several weeks. In 2014 the acidity levels were not balancing and this created issues when the acid was increased by loosening all of the built up materials and rust within the pipes making the Pool brown for several weeks and a pipe having to be repaired by welding.

Currently the pool is losing some 500 cubic meters of water per year through the leaks within the pool shell and or associated piping. The main central feeder line is blocked some 15 meters from the shallow end and sand is emanating from the piping system which raises additional concerns.

In the investigation of the piping system a remote camera was placed into the pipe to see the condition. Within the first 10m from the deep end the pipe had dropped potentially creating a leak area and allowing for sand to enter the pool. The camera was not able to progress any further than approximately 19 meters due to the elbows in the pipe. This was disappointing as the concerning area was closer to the shallow end.

In consideration for preparing this report the author contacted the Narrogin Swim Club. The Mayor and CEO met with the Club's representatives to discuss the potential outcomes. The resultant letter received is attached for reference.

Comment

The problems with the infrastructure of the outdoor pool have been inherent now for many years and have been progressively getting worse. Due to this the author sought a report from Geoff Ninnes Fong and Partners who are reputable consultants within the Pool industry.

The report, which is attached for reference, was requested to cover the current condition of the pool and the potential outcomes and actions that Council can take to address the issues that have remained unresolved for many years.

From the report the following matters are of serious concern to the infrastructure and users of the pool.

Issues

- 1) **Central Return** line is partially blocked creating a lack of water flow to the shallow end of the pool. If left unresolved this has the potential to create health issues as the water is not turning over as required in this area and, as such, the pool does not meet the Health Department requirements.
- 2) **Sand Wash** is occurring in the shallow end of the pool. The source of this sand is not known and could be coming from undermining of the pool structure creating hollows under the pool shell. The only way to confirm this is to empty the pool and xray the shell. Other pools within the wheatbelt have experienced this and been condemned immediately.
- 3) **Expansion Joints** are installed through the pool to allow for some minor movement of the shell. These would be required to be replaced as these could be a source of the water leakage.
- 4) **Pool Surface** is a painted surface and as such there is no liner trapping the water within the pool resulting in any cracks, joints or connections of the concrete are a potential water leakage point.
- 5) **Filtration System** is as aged as the pool itself being 50+ years old. This infrastructure does not meet the standards of today. Although not required to be upgraded unless major works are performed this is an ongoing risk for failure. At any stage this could fail without warning and would result in the pool closing for an extended period or even permanently at a large expense to Council.
- 6) **Water Leaks** are currently emanating from both sides of the pool at the shallow end and only occurs when the pool filtration system is running. As such, this issue points towards the leak being in the main central return line.
- 7) **Submersible Pumps** are currently running constantly sending water from the area located from around the pool into the town drainage system. The constant level of water being pumped is alarming and has the potential to be a result of the water having leaked from the pool into its surrounds.
- 8) **Central Return** has dropped in at least one location that the camera was able to identify. It is highly likely that if this has occurred once then other locations could be similarly affected along the feeder line and may be resulting in the sand entering the pool.
- 9) **Brick Paving** has collapsed in several locations due to water leaks and is an ongoing concern and requires the works staff to upkeep each year to ensure that the surrounds are safe.

- 10) **Scum Gutters** are located on each side of the pool and return the soiled water to allow for the required turn over. These gutters have failed previously on the Centre side of the pool due to the age of the infrastructure and needed to be replaced.
- 11) **Balance Tank** is located in the filtration room in the Centre and requires constant filling to keep the water level of the pool high enough to operate. This is another potential area for substantial water loss. Although the tank itself is structurally solid, the fittings and equipment is severely corroded and should be replaced in the near future.
- 12) **Piping and Connections** have been worked on over the years; however, only small sections of any pipework has ever been replaced which has resulted in large sections of the infrastructure being 50+ years old. The replaced sections now places additional pressure on the remaining weak points which will result in future issues or failures which will continue to occur over the years.
- 13) **Water Expense** has increased substantially due to the water leaks and is costing Council more each year with the water loss increasing and the cost of water continuing to rise.
- 14) **Chemical Expense** has also increased during the period due to the loss of water. The constant replacement with mains water requires higher levels of chemical to be purchased and utilised.
- 15) **Power Expense** has also increased due to the changes in the regulations that requires the Centre to facilitate the pool during winter where previously the pool was turned off. This also includes additional chemical and water replacement expenses.
- 16) **Chemical Balancing** has been an ongoing issue for staff due to the nature of the equipment and the water loss.
- 17) **Lack of Security** results in people entering the outdoor pool outside of operating hours creating a safety and security risk.

Potential Options for Repair

With the report from Geoff Ninnes it was requested that the options of repair and upgrade be provided for consideration as the Council is at a cross roads and needs to make a decision as to the future of the pool. The upgrade proposals presented from Geoff Ninnes is attached for full detail; however, are presented below with more explanatory guidance and advice.

Option 1) Existing 50m Pool with new internal gutters giving a 50x11.6m pool with 6x 1.93m lanes. EST \$735,000 + 31 % Contingency = Total Estimate \$962,850 + GST.

Benefits of this option are that the change to the pool will result in a new central feeder line, replacement of the expansion joints, a wet deck water return system which will modernise the pool to the same as the indoor pool. This will result in stopping the water leaks from the pool shell.

It is noted that the aged (original 50year old) piping from the pool back to the Balance Tank, filtration and pumping will remain in place. It is expected that if there are any water loss issues that these will continue and the aged infrastructure will also potentially struggle or fail in the future requiring certain additional costs.

Option 2) Existing 50m Pool with concrete encased external gutter drain pipe, size of pool remain as is. EST \$685,000 + 31 % Contingency = Total Estimate \$897,350 + GST.

Benefits of this option are that the change to the pool will result in a new central feeder line, replacement of the expansion joints and return scum gutters to be encased in concrete. This will result in stopping the water leaks from the pool shell.

This option is slightly less expensive than option 1, however does not provide as many additional benefits. With the existing scum gutters to be encased in concrete provides for more 50+ year old piping infrastructure to remain that will invariably create more issues in the future. Please note that wet decks reduce water loss and this option does not provide for this long term saving.

Option 3) Construct a new 50x12.8m Pool and plant room to current WA Health Code. EST \$2,000,000 + 31 % Contingency – Total Estimate \$2,751,000 + GST.

This option provides for a full replacement of the 50m Pool and would ensure that Council had a viable asset for 30+ years.

The only negative that can be seen is that there may be costly issues with potential power upgrades, and alterations to the plant room to allow space for the additional filtration and pumping equipment.

Further Comment

From the report and the options provided, Council must assess the options and benefits from each to justify a decision that ultimately will be expensive to construct and then continue to maintain into the future. Council and the general public must consider the overall cost of any development like this within the community. Within asset management it has been proven that the construction costs of any asset is only approximately 20% of the life cost of the asset. If this is a true statement that would apply to this project the overall costs of option 1 or 2 would be in the vicinity of approximately \$5,000,000 for the life of the upgraded pool whereas the new pool would ultimately cost some \$15,000,000 for its life. This must be taken into consideration along with the ongoing cost of the 25m indoor pool and facilities for which Council is currently paying for the running and upkeep expenses.

The decision as to what the outcome is for the outdoor pool must also take into account the option of removing the pool and re-utilising the space for other options. Currently the author is having a concept plan prepared that will show the utilisation of the space for other options.

In discussing the existing 50m pool with the Narrogin Swimming Club, it was agreed by all parties that the status quo is not acceptable and an outcome must be resolved. It was also proposed to the Swim Club that one potential outcome would be to convert the indoor 25m pool to an indoor 50m pool and extend the building out to cover the pool area. This potential project has many benefits that would set Narrogin apart from other Regional Centres for years to come. However, it must be said that although this sounds easy it may be very problematic and only serious consideration can be performed after concept plans are prepared and sent to experts to investigate if it is possible. However, as a preliminary, the author has spoken to Mr Geoff Ninnes the Pool Consultant and an Architect and both have stated that the proposal is feasible. If Council was to choose this alternative as a solution, the decision still needs to be made as to what occurs with the outdoor 50m pool prior to this swimming season.

In addition to this proposal there has also been an approach by another sporting club to place a 30x20m shed in the general vicinity which is to also be included in the concept plan. Also the concept plan will show Jessie House remaining and the potential of this relocation and the utilisation of this space for the shed and an expansion area for the Hockey Club.

The patronage use of the outdoor pool is, and has been for a long period of time, been poor. This is due to a number of factors, primarily being that the operation of the pool has been hit and miss over the years due to failures and down time. The pool is constantly cold and people prefer to use the heated indoor pool, users are much more sun conscience than before and prefer the indoor pool so that they don't have to apply sunscreen. Additionally there is little shade surrounding the pool for observers, the surrounds are not well kept and maintained and in the instance that a family uses the Centre, children can be split over both pools at once creating an observation risk to the guardians and staff.

In addition to these points, the hours of operation have been stated as being an issue due to the late opening and early closing of the outdoor pool. This occurred due to the lack of staff availability within normal rostering at that time and to resolve this and allocate more staff hours would have additionally increased the financial loss of the Centre.

In the instance that Council close the Outdoor pool, there are a number of options that is available to utilise the area for other purposes should they be acceptable; however, this would depend on if the concept plans were to be progressed to seek funding for the indoor pool upgrade. For example; a children's play area could be created, a water park/splash area could be investigated, car parking, grassed area, outdoor beach volleyball courts or other similar suggestions. As detailed there are many differing options for the area and many would potentially cost Council very little to facilitate and even install.

If Council chose to close the outdoor pool there would be cost savings to the organisation and reductions in staffing requirements to the YMCA that will have additional benefits to the Centre during summer. It is estimated that the cost saving to Council would be in the vicinity of \$50,000 per year for power, water and chemicals. The staffing reallocation will not save money but rather allow for additional duties to be performed in other areas.

The savings that Council could obtain would well be utilised by placing the funds into reserve for future upgrades to the Centre like the expansion of the indoor pool or capital upgrades to the Leisure Centre. Other outcomes could be to utilise some of the funds to open on Sundays, increase maintenance to the Centre and perform minor upgrades to the Centre each year.

It is interesting to note that some Local Governments with much larger populations than Narrogin do not have a 50m pool or are only just building them now. For example; Albany with a population of 35,000+ does not have a 50m pool and Mandurah has only just built their first 50m pool. It is easy to argue that Narrogin and its surrounds does not have the population to support two pools, and this can be seen through the loss that is made from the Centre each year which is primarily due to the facilitation of the two pools.

Alternatively the closing of the outdoor pool could be seen as a substantial step backwards for the Town of Narrogin. With the removal of a key asset like the 50m pool the Narrogin Swim Club members will need to travel for experience in the longer pool to Wagin who has a 50m pool.

The Narrogin Swim Club, as outlined in their letter will also be downgraded as a swimming venue and only be able to host 25m swimming events and cannot be accredited by Swimming WA for the event.

How to progress from here?

It is proposed that Council consider this item and advertise to the general community the options outlined within this report and ask for feedback. Council can then consider the input from any community member and or any affected club and make an informed decision. If this is agreed an advertisement would be placed in the local paper, on the Town's Facebook page and website providing a period of two weeks for feedback/submission.

This period of feedback/submission would allow Council to still resolve its intention prior to the opening of the outdoor pool in November so as to limit the expenses incurred through the summer opening period. It is also assumed that should Council resolve to close the pool that this would not occur during the summer period but rather prior to the pool opening or closing permanently at the end of the season in March 2016. However it should be noted that if Council decided to facilitate the pool for this upcoming summer season and a part of the infrastructure fails that the pool be closed so as to not incur additional expenses prior to closure.

Council may wish to resolve to continue facilitating the outdoor 50m pool indefinitely and if this is the decision the plans to fund and then commence the repair and upgrade of the pool to resolve the issues listed in this report will need to be commenced.

It is pertinent to stress that Council is not provided this report to make a decision on the future of the pool today but rather to provide the background and information to seek community input and then have the item represented to Council for a decision in the month of October 2015.

The submission form is to provide the following guidance to interested members of the public or community groups:

“The Town of Narrogin is seeking input as to the future of the 50m Outdoor Pool. When preparing a submission you are to take into consideration its current degraded state, costs of repair or replacement, and or continue to facilitate the pool in its current condition or close the facility. It is also requested to consider the potential upgrading of the current indoor 25m pool to an indoor 50 m Pool, re-utilisation of the space that the 50m pool utilises for other community activities and the impacts that these decisions may have on the Narrogin Leisure Centre.

Feedback/Submissions are to be presented in writing attention to the Chief Executive Officer at Po Box 188 Narrogin WA 6312 or emailed to enquiries@narrogin.wa.gov.au and must be received prior to the close of business on 16 October 2015.

All formal submissions made will receive a response letter advising of the outcome after Council have assessed the item and submissions and passed a resolution.”

Consultation

- Geoff Ninnes from Geoff Ninnes Fong and Partners
- Narrogin Swimming Club

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

This agenda item is intended to trigger community consultation and any financial implication will be created within the next agenda item presented in October through either maintaining the 50 M Pool or closing that section of the facility.

However, should Council from this agenda item reject the recommendation and continue with the facility then there are significant financial implications that will need to be presented to Council in the near future being the repair and maintenance of the pool.

Strategic Implications

This agenda item is to trigger the Community Consultation; however, there are implications to the strategic plan for either decision made by Council in the future.

- | | |
|-----|---|
| 1.5 | Support Tourism, Arts and sport initiatives, recognising the economic impact that they provide to the businesses and general community. |
|-----|---|

2.1	Continue to expand the Town's capacity and reputation as a venue for events, sports and seminars of local and regional significance.
2.2	Continue to develop and facilitate activities, engaging all age demographics, at the Narrogin Regional Leisure Centre that are sustainable and beneficial to the Community and the Centre.
2.7	Assist the local sporting groups to strategically develop their clubs and facilities within Narrogin.

Voting Requirements

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

Authorise the CEO to advertise for public feedback/comment, for a period of two weeks, regarding the information contained within this agenda and the consultant's report Mr Geoff Ninnes Fong and Partners. A further report will be presented to Council upon the closure of the submission period.

COUNCIL RESOLUTION 0915.152

Moved: Cr Paternoster

Seconded: Cr Russell

That Council:

Authorise the CEO to advertise for public feedback/comment, for a period of three weeks, regarding the information contained within this agenda and the consultant's report Mr Geoff Ninnes Fong and Partners. A further report will be presented to Council upon the closure of the submission period.

CARRIED 7/0

Narrogin Amateur Swimming Club

PO Box 411, Narrogin, WA 6312

Email: t.w.dowling@bigpond.com

7th August 2015

Attention: Aaron Cook
Town of Narrogin
PO Box 188
Narrogin WA 6312

Dear Aaron

Ref: Narrogin Amateur Swimming Club options for Narrogin Swimming Pool

Thank you to you and to Mayor, Leigh Ballard, for meeting with the Narrogin Amateur Swimming Club on the 16th July to discuss the outdoor pool. It was good to finally discuss the matter, one that has been a concern for both council and our club for several years. From our discussion, it was obvious that the worst course of action for both the Town of Narrogin and the Swimming Club is to maintain the status quo. It was great to see a decision that the best course of action is to come up with an agreed concept plan and work out what will best serve the needs of the town. We thank you for asking our opinion on these concepts and what our club needs.

The Narrogin Amateur Swimming Club needs access to a 50 metre pool and enough lane space to train effectively. We have between 75 and 90 swimmers and are seen as a very strong and competitive club. We have some excellent swimmers with state times, and a body of qualified coaches. Our swimmers represent Narrogin at meets across the state, from Exmouth to Albany. Our club enters the Country Pennants every year and for the past three years has competed successfully in A grade against Peel, Mandurah and Bunbury clubs, relegating Albany and Geraldton to the B grade. This is due to the depth and inclusion of our club with swimmers of both sexes between the ages of 7 and 18. The fact that we are the strongest and most competitive inland club means that we are strongly supported by Swimming WA and have hosted Olympian swimmers and water polo players who have run clinics with swimmers from across our region (ref: President's and Head Coach's report 2015 attached). For us to continue to perform at this level and to be seen as a regional centre for swimming, our swimmers need to have access to a 50 metre pool, whether indoor or outdoor, and adequate lane space to train.

One of the great disappointments for us as a club was being forced to give up the Narrogin Open as we could not guarantee the availability of the outdoor pool. This was our Swimming WA accredited meet that brought swimmers from across the state to Narrogin and also enabled our less experienced swimmers the chance to compete in a familiar environment. The Narrogin Open was a major fund raiser for our club (we usually made about \$6,000 annually from this event) and also brought people and

money to the town of Narrogin (see Appendix). Long course swimming events are the main events for WA with 75% of Swimming WA members involved. Short course swimming events (25 m) attract the other 25% but, due to the design of the indoor pool with the attachment to the wading area, it is impossible for us to run short course (25 m) Swimming WA accredited events.

The Narrogin Amateur Swimming Club is keen to take up your offer to develop a concept plan in collaboration with the council for the future of swimming facilities in Narrogin. We strongly believe that a concept plan be developed prior to any change in the existing infrastructure.

Yours sincerely

Paul Dyson
President
Narrogin Amateur Swimming Club

Appendix: Narrogin Open Survey results

At the Narrogin Open, Swimming WA accredited meet in Narrogin, in December 2008, a survey was given to all the clubs that attended the meet regarding their spending and use of services over the weekend.

Of the 25 clubs represented at the Narrogin Open, 19 answered the questionnaire regarding their purchases and use of services in the town during the meet. The 19 clubs had a total of 387 people attending the Narrogin Open.

Of these 387;

- 253 stayed overnight on Saturday night
- 193 bought dinner in town on Saturday night
- 193 bought breakfast on Sunday morning
- 225 bought morning tea
- 248 bought lunch
- 210 bought afternoon tea
- 176 bought dinner on Sunday night

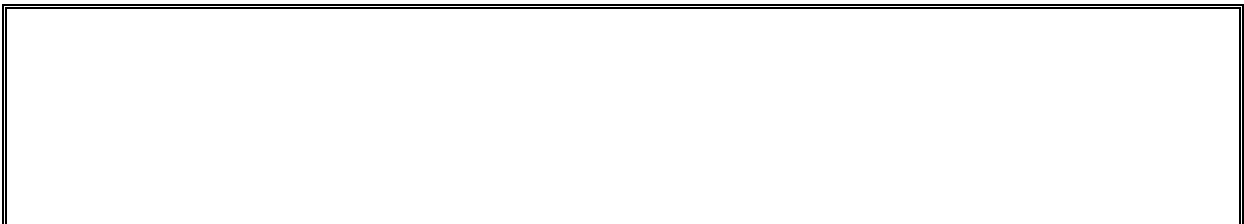
The cost of these purchases is between \$24,770 (with accommodation at \$50 pp, breakfast and lunch at \$10 pp, morning and afternoon tea at \$5 pp and dinner at \$15 pp) and \$49,540 (with accommodation at \$100 pp, breakfast and lunch at \$20 pp, morning and afternoon tea at \$10 pp and dinner at \$30 pp). The amount spent would be towards the upper limit, particularly as we know the Southlake Dolphins (46 people) stayed at the Albert Facey and had their club dinner there. If we include the spending by the other seven clubs, the total expenditure on accommodation and food alone would be upwards of **\$45,000**.

On top of accommodation and food, 14 of the clubs (251 people) fuelled up in town before they went home, 8 clubs bought groceries at Coles and IGA, 3 went to the bottleshop and 13 clubs bought sundries. These have not been costed.

The Leisure Centre charged swimmers \$5.50 and spectators \$2.00 to enter on the day. This is also not costed.



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Fong & Partners Pty Ltd. Until such time all information within this submission remains the exclusive property of Geoff Ninnes Fong & Partners Pty Ltd.

A. PREAMBLE

Geoff Ninnes from GNFP inspected the Narrogin 50m pool, Wednesday 22 April 2015. There are no drawings available of the pool structure or reticulation and pipe sizes within the pool are not known. The water table is high due to a subterranean stream issuing towards the north-west corner of the shallow end of the pool.

There have been two previous reports undertaken; one by Brian Beech of PHD in 2007 and Colin Hassell in 2011 and this report will draw on aspects of these two reports.

B. GENERAL DESCRIPTION

The 50m pool structure is reinforced concrete with three joints running across the pool breaking the pool into four sections. A central return line believed to be a concrete pipe and about 250 dia may run in a concrete thickening in the floor or below the pool floor.

Filtered water runs from a concrete cell gravity sand filter approximately 250 dia up the concrete pipe in the pool floor and enters the pool vertically through nozzles. This filtered water mixes with the pool water and as soiled water runs across to the pool scum gutters that run down each side of the pool. The scum gutter is small and at unknown centres dia 50 pipes take water from the gutter across to concrete pipes under the concourse. These concrete pipes run down each side of the pool and meet and join near the north east corner of the pool with a single line then continuing to the balance tank under the plantroom floor.

The interior of the pool appears to be either a painted or vinyl layer on the floor, with the walls painted. The top edge of the pool to gutter is tiled as are the access stairs at each side of the shallow end.

The central return line is partially blocked with sand from a previous break in the filtered water supply pipe and about a third of the pool (the shallow end) receives little filtered water. Sand washes onto the shallow end floor.

Near the north-east corner of the pool is a ground water sump with submersible pumps to operate if the pool is emptied. On our visit the pool filtration system was not operating and the pool had a green tinge.

The concrete gravity sand filter was built about the time of the new centre and is in good condition.

There is water loss from the system, which when operating floods the concourse at the northeast corner (shallow end) step. Actual water use for the pool is 1625 cu.m which is excessive (being twice the pool volume).

C. THE POOL

- 50m x 12.8m: Volume 896 cu.m, floor area 640m², max turnover 6.6 hours, average turnover 6 hours which complies to the old and superseded WA Health Code of Practice.
- Central filtered water return line 250mm in concrete with vertical supply pipes about 20mm diameter that stick down inside the pipe.
- Gutter very small and covered with stainless perforated plate.

Around the pool the concourse is brick paved. Under the concourse at unknown depth is a pipe that

collects water from the tiny gutters via 50mm pipes at unknown centres. The soiled water is collected in the pipe believed to be about 250 dia concrete that runs down each side of the pipe and joints at the north-east corner to form a single pipe that runs to the balance tank. It would be expected that this 250 dia pipe would fall as it runs to the balance tank but it is not known if this is so and how much. In the north-east corner by the steps there has been evidence of subsidence of the paving and water at the concourse surface. Grouting up the original area of subsidence and where water was visible has caused the water to move further towards the shallow end. It is expected that a connection from gutter to pipe has failed in this area or water is flowing up under pressure from a failed joint. The water is pool water.

It has been noted in conversation that there is a lot of concrete under the concourse which makes any work to the drainage or soiled water pipes very difficult.

There are three lines of joints across the pool and the mastic seal is visible. It is not known what the joint detail is or if the pool is leaking through the joints but it is highly likely that the shallow end joint is badly leaking. The main central return line is suspect with regard to leaking especially at construction joints.

D. PLANT

- Gravity sand filters dual concrete cell in good condition
- Pump 7.5KW, 3 phase with flow capacity of 136 m³/hr in good condition
- Pre-pump strainer in average condition
- Filter has provision for air scour
- Chlorine gas and sod. bicarb in good condition (Beech report)
- Supply line from filter 200mm uPVC
- Plant complies with 1964 regulations with a 6 hour turnover. Current standards would require a 3.5 hour turnover
- If any new pool was built it would have to comply with the current WA Health Code of Practice
- Balance tank is circular with a working volume of 51m³ and appears in good condition. Not possible to check if auto makeup installed. If a new pool was built balance tank would require upgrade to 2 x size
- Backwash tank has approx. 42m³ which is suitable for current as well as old standards

E. UPGRADE OPTIONS

1. Because of the lack of information on the pool construction and location and support of supply and return lines it is difficult to be definite in the response to this section. However the normal design life of a concrete pool is 50 years and this pool is at this stage of its life. There are no signs of rust on the pool surface, or differential movement of sections of the pool
2. There have been problems with broken supply pipes which have pushed sand up the central return line and this is very difficult to remove as protruding down from the top of the pipe are the small diameter pipes that allow flow into the pool. To remove the sand would require a pit to be dug at the deep end down from concourse, the pipe opened up and the sand cutter-suction removed. GNFP consider that this option is too difficult and problematic.
3. The pipes around the pool under the concourse are a potential source of problems as any movement will crack the large pipes and also break the small diameter pipe to the gutter. The best way to correct this is to build a new gutter inside the pool on each side of the pool. This would reduce the size of the pool by 550 to 600mm each side i.e. 1.2m width reduction.

Estimated cost \$300,000. The existing gravity soiled water pipes would become redundant.

4. The centre filtered water return to the pool should be replaced when the gutters are rebuilt and this can be done by removing a section of the floor and casting in a thickening with a 250 diameter to 300 diameter PVC line with vertical pipes at 1m c/s, all pressure tested and with flexible connections at the 3 pool joints. **Estimated cost \$180,000.**
5. The three joints should be rebuilt and the easiest way to do this is to install an external waterstop in a recess cut into the pool structure. If it is found when replacing the centre return that there is a waterstop in good condition under the floor then a new section could be installed. **Estimated cost \$45,000** to \$60,000.
6. Build a new 25m or 50m pool that can be accommodated by the existing plant. If a pool was built inside the existing pool it could be 7.5m x 50m or 15m x 25m. Such a pool could use the existing plant and balance tank and meet WA Health Standards. **The pool construction would be \$675,000** for a tiled modern pool, with the concourse upgrade an additional cost of \$150,000.

The pool if 50m would be 3 lanes (currently you have 6 lanes) and if a 25m pool you would have 6 lanes.

7. WA Health

I have spoken to Llew Withers, Manager Environmental Health and he considers that WA Health would allow upgrade of the 50m pool central return and gutters and joints **without** requiring an upgrade of plant.

8. Upgrading the gravity feed lines from the gutters to plantroom instead of building new gutters inside the pool

To prevent the gravity fed soiled water lines from settling and cracking or breaking the connection lines from gravity feed line to pool, it is possible to connect new gutter feed lines directly to PVC pipe that runs directly alongside of the pool and that are then concrete encased and fixed to the pool shell. This would leave the inside of the pool as is. **A budget for this work would be \$200,000** and would require replacing a section of concourse on each side of the pool at additional cost.

9. Miscellaneous work to the plant

We consider an allowance of **\$15,000** should be made for other small items that require correction in the plant room.

F. WATER LOSS

It is difficult to calculate water loss as it is due to leaks, splash, evaporation, with an influx occasionally of rain. The leak is primarily evident in summer when the plant is actually working.

The water used to maintain pool level is from a hose that delivers 19.28 l/min to the balance tank. Pool area is 640m².

- The yearly evaporation rate is 1800mm which equals 1152m³ with twice the rate in the summer 6 months to the winter 6 months

- Splash could be 2mm/day = 233m³
- Rainfall/year is 491mm = 314m³

So actual expected water use is 1152 + 233 – 314m³ = 1071m³

The actual water use is 1625m³ so we could expect an unexplained water loss of 554m³ and even if splash was doubled the loss would still be 321m³.

G. SUMMARY OF COST OPTIONS (excluding contingency)

- Existing 50m pool with new internal gutters giving a 50x11.6m pool with 6 x 1.93m lanes

New centre return	180,000
New gutters each side (wet deck)	300,000
New internal water stops to joints	60,000
Miscellaneous plant room work	15,000
Repaint pool	45,000
Tile whole pool	180,000
Painted pool	\$600,000 + Tax
Tiled pool	\$735,000 + Tax

- Existing 50m pool with concrete encased external gutter drain pipe giving a 50x12.8m pool as current

New centre return	180,000
New external waterstops to joints	60,000
Miscellaneous plant work	15,000
New concrete encased gutter drain pipe attached to pool	200,000
Repaint pool	45,000
Tile whole pool	190,000
Adjust concourse	40,000
Painted pool	\$540,000 + Tax
Tiled pool	\$685,000 + Tax

- Construct a new 50x12.8m pool and plant to current WA Health Code of Practice, pool fully tiled

Pool structure	1,152,000
New pool plant	460,000
New balance tank	80,000
New plantroom say	200,000
Adjusted concourse	150,000
Concourse drainage	40,000
	\$2,082,000 + Tax

Contingency to add all figures 31%:

- Design 6%
- Location allowance 10%
- Building contingency 15%

H. The pool remains as is

If the pool is not upgraded the following will continue:

- Sand will slowly wash out through the floor outlets possibly with algae/pathogen content
- The shallow end which is usually the most heavily loaded will have poor circulation of clean filtered water
- Water loss will continue and pool makeup
- Concourse will continue to flood with potential settlement
- The potential life of the pool in this eventuality will depend on many factors. The design life of the pool has been expended. The pool can continue to lose water until the joints substantially fail, the gravity feed lines outside the pool carrying soiled water to the balance tank settle and fail, or there is another failure of the filtered water supply line that will transport more sand to the line and further block it.
- There is a potential WA Health “approved to use” problem

The more serious problem is a user health problem as the pool’s shallow end is not receiving its quota of filtered water. This may not satisfy WA Health who may require the pool to be closed down if any pathogen problems develop.

I. The urgency of the works

- If there is external settlement of the soiled water pipe then the system will not operate and will require upgrade
- If there is continued flooding at the shallow end concourse it will have to be closed for safety
- If the joints fail further there is more potential flooding and water makeup
- Health issue as noted above

J. Potential issues if upgrade Option 1 or 2 occurs

The issues not covered with the upgrade Option 1 or 2 are as follows:

- The stability and life of the main filtered water supply line from the plantroom to the new pool in floor system. This is a valid concern as a line has broken in the past depositing sand into the filtered water line. This should be replaced at the same time as upgrading the pool and an allowance of \$40K made.
- The extent of voids under the pool floor is unknown. It would be expected that with leaking joints that some voids would be present. Ground radar systems could be used to map voids and the areas grouted up. An allowance of \$10K could be made for this work. The pool will need to be empty for this.

- The cover to the floor reinforcement, migration of salts through to the floor steel ,cover concrete thickness is unknown, floor cracking or rusting of reinforcement is unknown and can only be checked if the pool is empty. It is possible to verify the remaining life in the pool shell and to evaluate what remains to be done to protect this life. Generally the most liable areas for degradation are near the gutter line of the shell and most pool shells below that if built well will last with protection up to 70 years. An option would be to build a new floor in the pool to join with the new wall gutters of Option 1 at a budget with finishes of \$300K. This would in essence give you a new pool inside the old pool and a life of 50 years. A budget for ground radar and structure testing is \$25K.

K. Removing the pool

The pool can be removed, the area filled and paved and used as desired. All miscellaneous piping could be removed and capped but it should be remembered that a stream runs through this part of the site. A budget to remove the pool and fill the site and landscape is unknown as there are concrete blocks around and beside the pool but a guesstimate of \$250K seems reasonable.

L. Reusing the filtration system

The filtration system could certainly be used for the supply of filtered water to a splash system. It would operate as a separate system recycling the water to the balance tank which is then called a clear water tank. This is then used as a reservoir for the water features and their pumps. We would estimate at least another 20 year life for the filtration system. Modifications to the balance tank would be required to allow it to operate correctly as a clear water tank and the water features would be carefully sized to suit this tank.

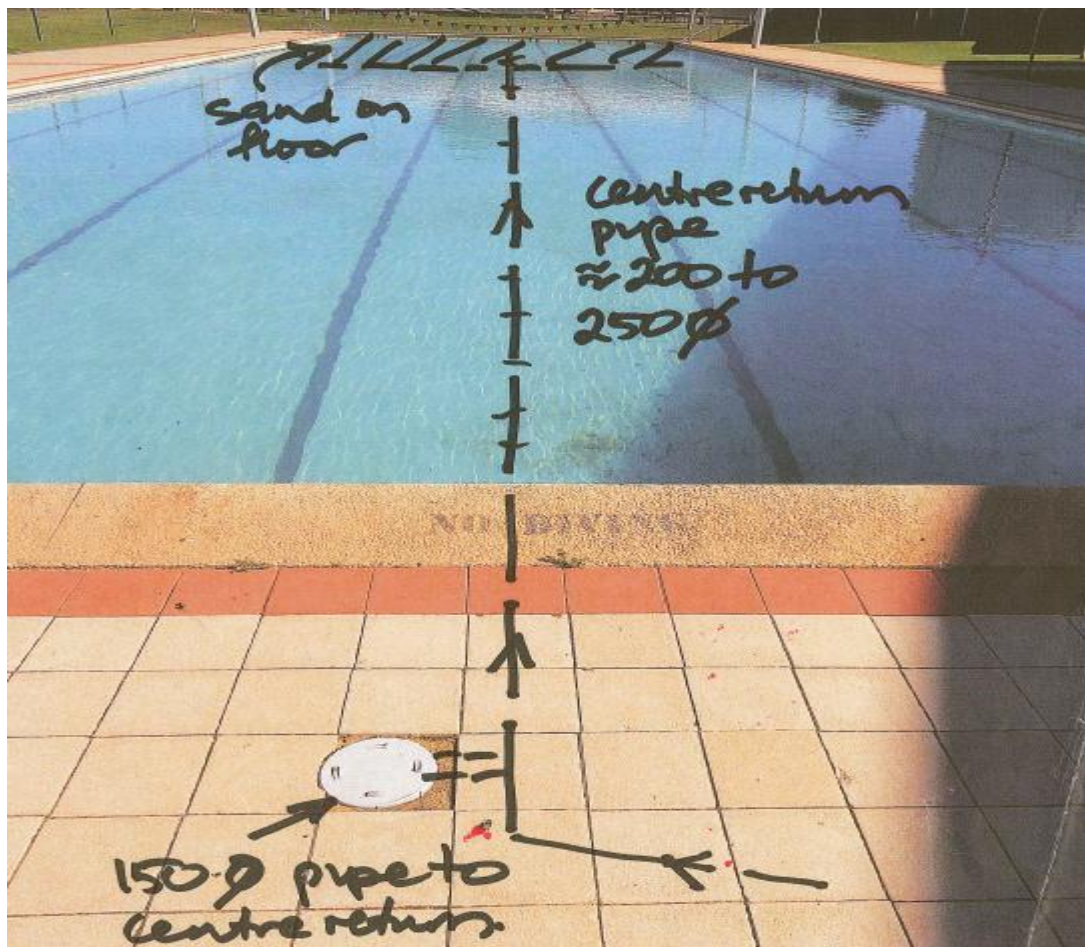
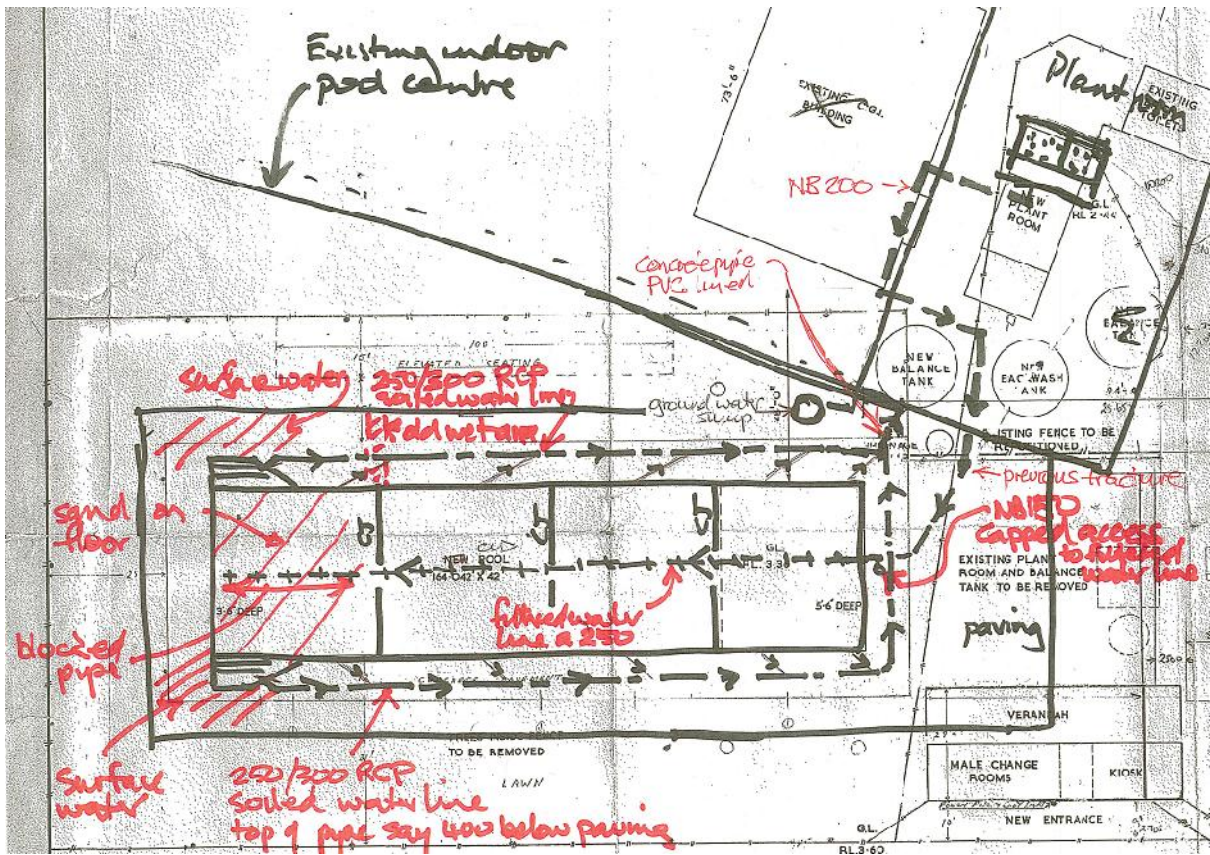
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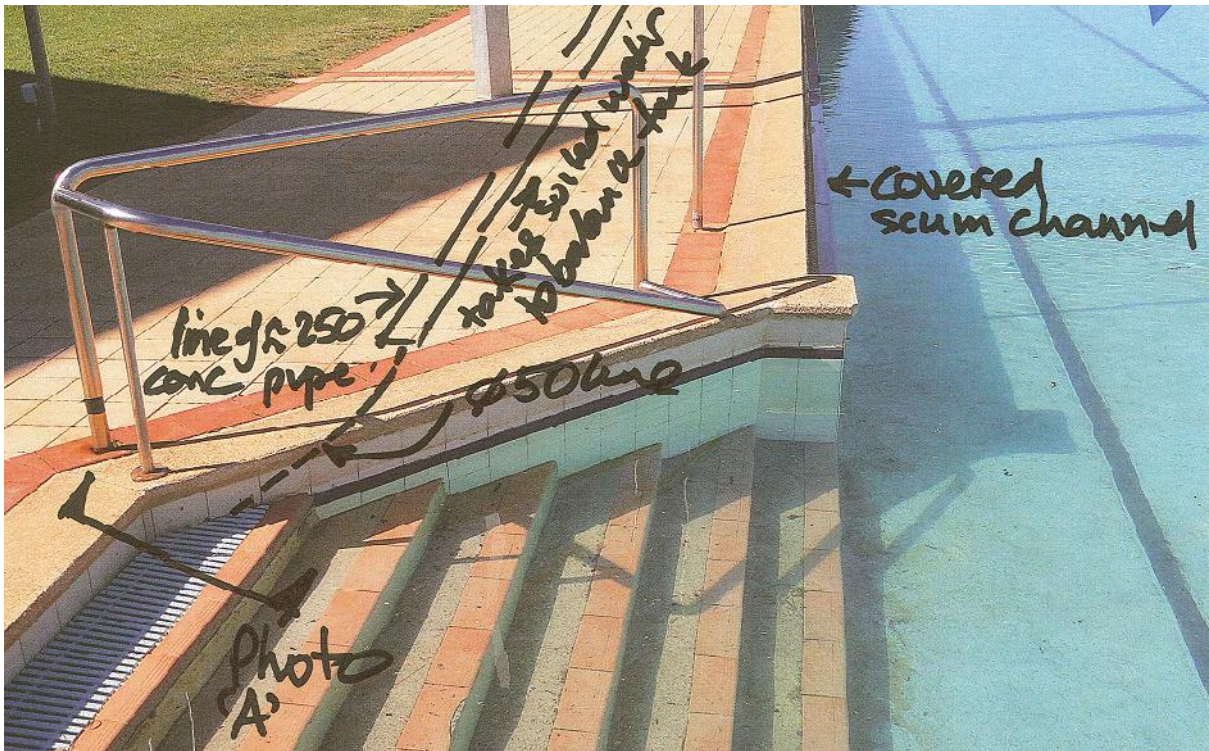
The current pool is a hot potch of problems with a stream near the pool, external soiled water lines, joint problems and central return line problems.

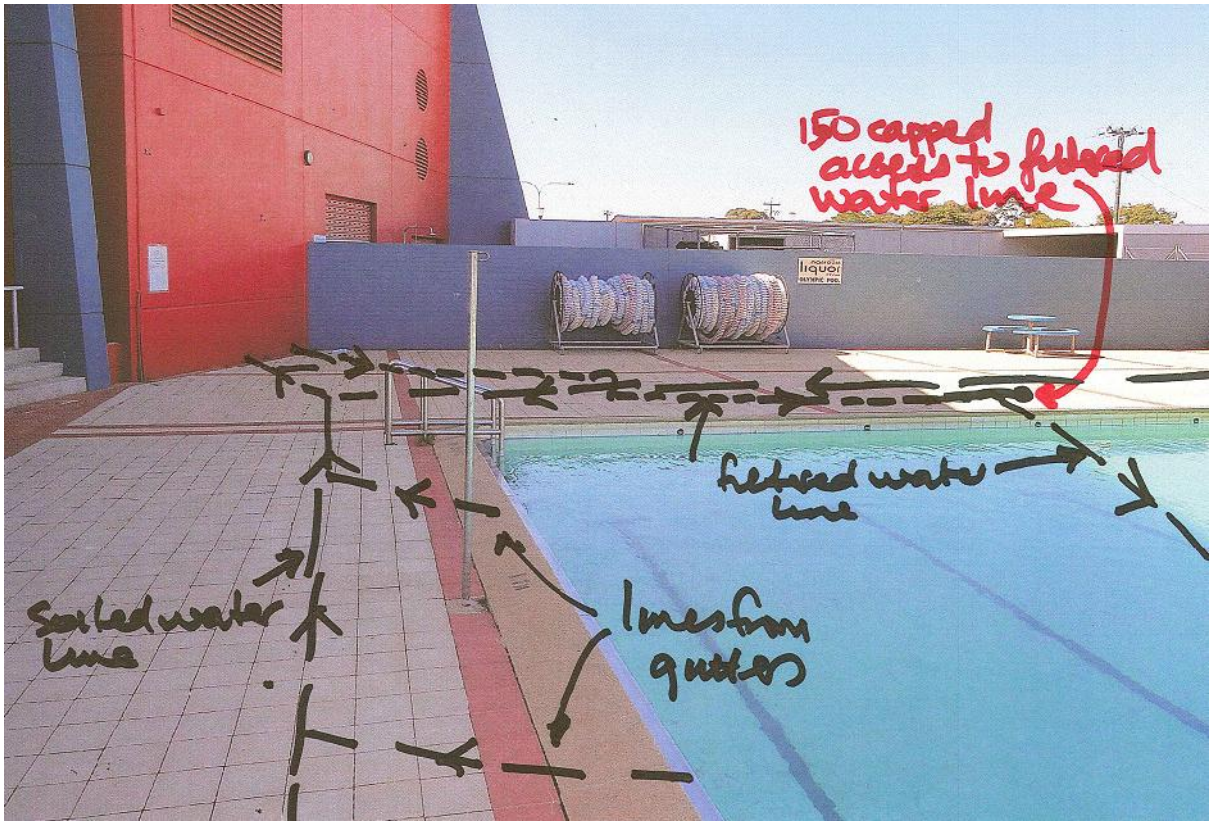
If it is intended to fix the pool to provide a long life and give a modern wetdeck pool GNFP would recommend Option 1 as it concentrates all the pool water in gutters within the pool.

It is reasonably assumed that the pool floor is stable and the gutters can be built inside the existing pool structure. The existing water treatment can be reused and connected to a central return line encased in concrete. But getting the pool to a state of reasonable life in the future is expensive as itemised.

The camera investigation was difficult to interpret due to sand in the main filtered water line, droppers down into this pipe and difficulties of access for equipment. However some miss-alignment of the main supply line was noted and also in what could be seen of the gravity feed lines. The connection of droppers into the central pipe is not known and tapping bands were not used so there could be leaking from this line. The invert of the central pipe is 400mm below the pool floor. The scum gutter collection pipe is 700mm below the concourse and hard up to the pool, and many pipe products were evident.

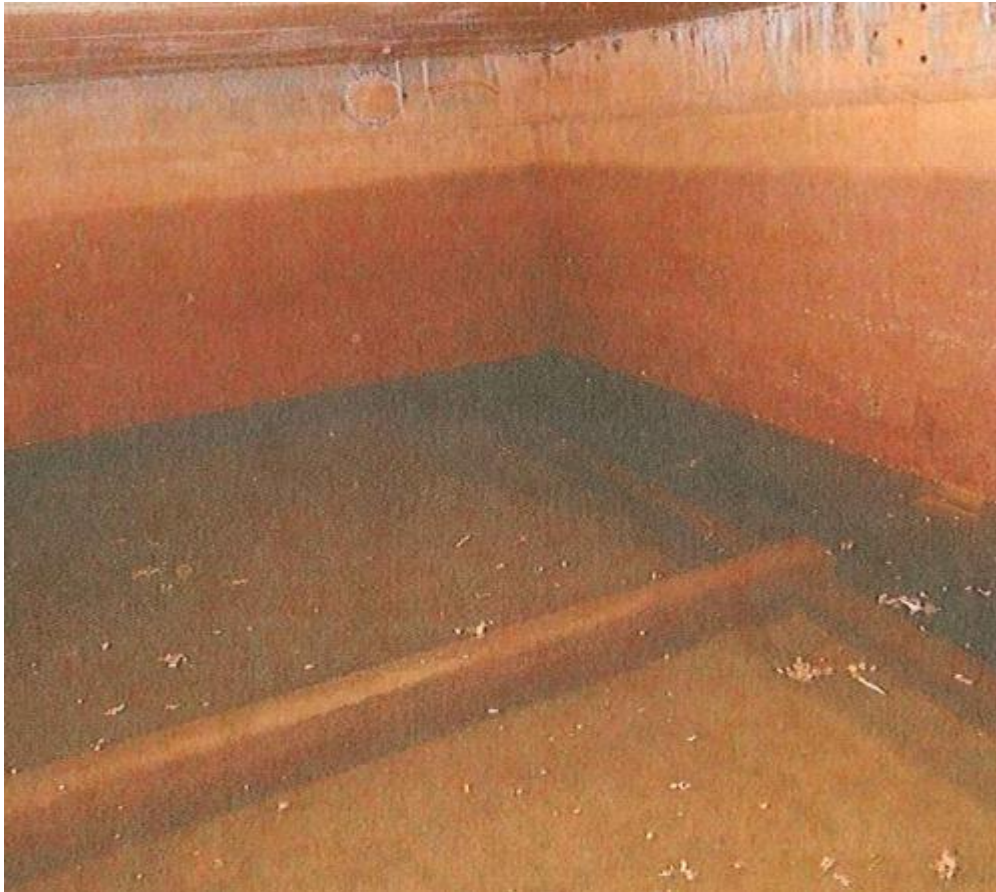




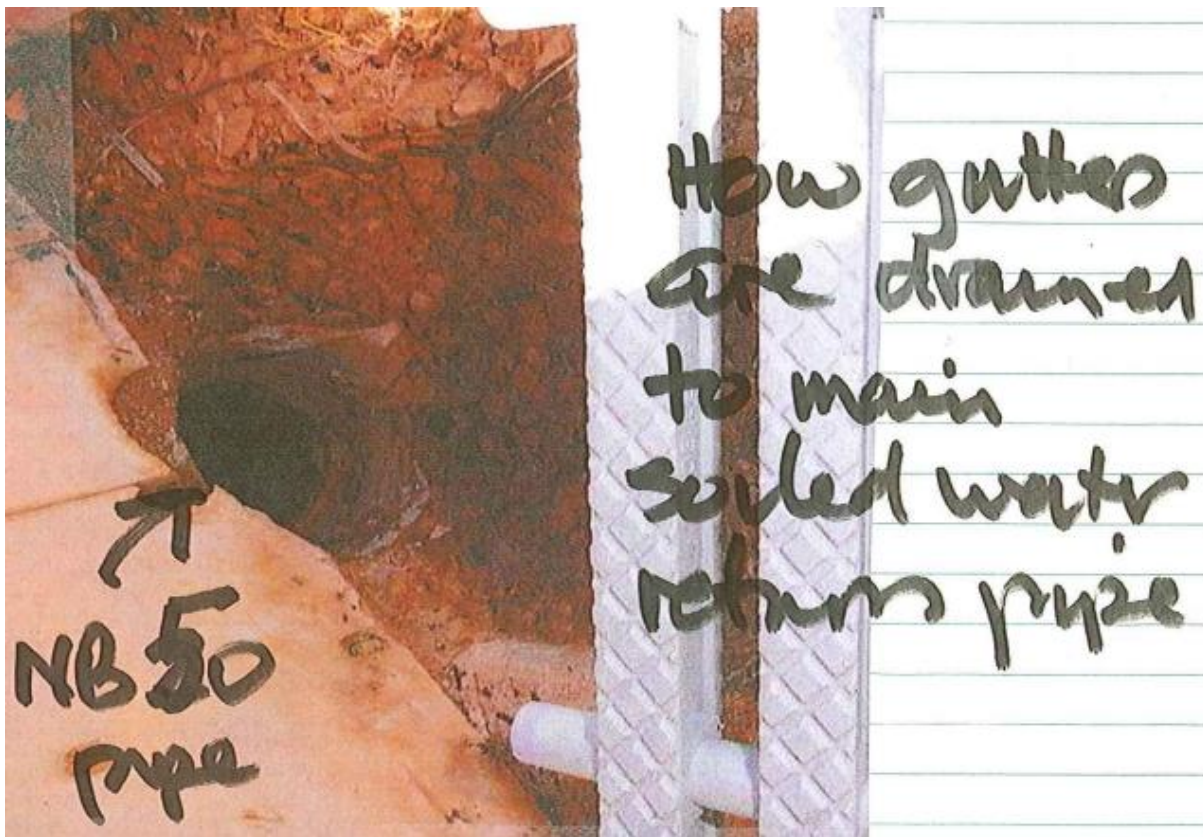
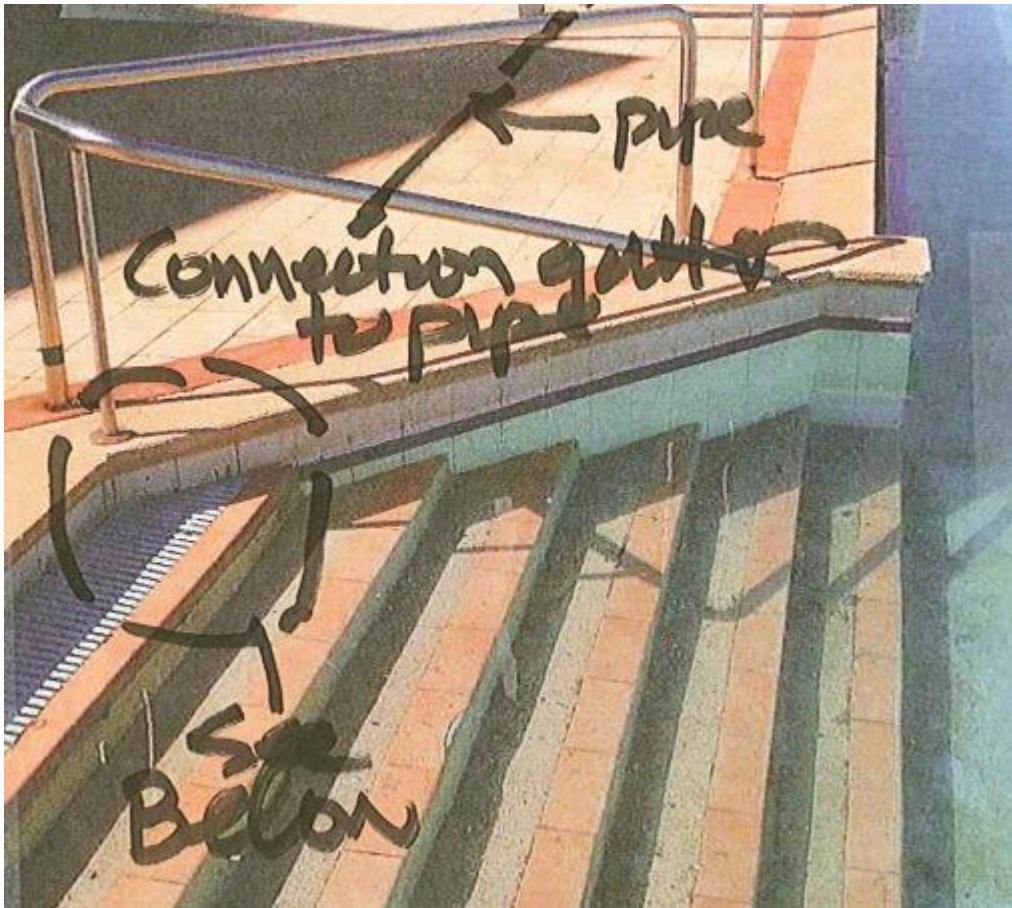














Climate statistics for Australian locations

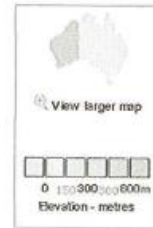
Monthly climate statistics

All years of record

Site information
 Site name: NARROGIN
 Site number: 010614
 Latitude: 32.93°S Longitude: 117.18°E
 Elevation: 338 m
 Commenced: 1891 Status: Open
 Latest available data: 06 May 2015

Additional information
 Additional site information

Nearest alternative sites
 1. 010613 NARROGIN STATE FARM (5.6km)
 2. 010647 YARROGIN (43.9km)
 3. 010626 PINGELLY (45.2km)



View: Main statistics All available

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	31.0	30.2	27.4	23.1	18.6	15.5	14.6	15.3	17.7	21.1	25.6	28.9	22.4	96 1913 2015
Mean minimum temperature (°C)	14.2	14.3	13.1	10.5	7.9	6.4	5.2	5.2	6.0	7.4	10.1	12.3	9.4	98 1913 2015
Rainfall														
Mean rainfall (mm)	12.7	15.6	20.8	29.4	63.0	86.0	86.9	67.6	47.0	31.1	18.3	14.1	491.7	124 1891 2015
Decile 5 (median) rainfall (mm)	3.6	6.4	13.9	24.3	60.4	76.6	78.2	64.8	43.3	25.0	14.7	7.2	501.8	109 1891 2015
Mean number of days of rain ≥ 1 mm	1.4	1.6	2.2	3.7	7.2	9.5	10.0	9.0	7.1	5.2	3.1	1.8	61.8	109 1891 2015
Other daily elements														
Mean daily sunshine (hours)														
Mean number of clear days	15.8	12.3	11.5	7.7	6.5	5.6	5.6	6.2	5.5	6.8	8.4	13.4	104.3	44 1965 2010
Mean number of cloudy days	3.9	4.8	6.5	9.2	10.7	11.2	11.5	11.2	11.0	9.4	8.6	4.6	102.6	44 1965 2010
9 am conditions														
Mean 9am temperature (°C)	20.9	20.5	18.8	16.0	12.6	10.0	9.2	9.9	11.9	14.7	17.7	20.0	15.2	43 1965 2010
Mean 9am relative humidity (%)	57	59	63	71	79	85	84	82	74	65	57	54	69	29 1972 2010
Mean 9am wind speed (km/h)	10.9	11.6	10.8	8.7	7.6	7.8	7.8	8.2	9.9	11.3	11.6	10.5	9.7	41 1965 2010
3 pm conditions														
Mean 3pm temperature (°C)	29.5	28.8	26.3	22.0	17.8	14.8	13.9	14.3	16.5	20.2	24.2	27.7	21.3	43 1965 2010
Mean 3pm relative humidity (%)	30	32	38	45	56	63	64	61	56	44	35	29	46	29 1972 2010
Mean 3pm wind speed (km/h)	10.0	10.8	9.6	9.3	9.6	11.0	11.0	10.9	11.5	11.6	11.7	10.2	10.6	39 1965 2010

red = highest value blue = lowest value

Product IDCJCM0030 Prepared at Thu 07 May 2015 01:22:00 AM EST

Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

11. ELECTED MEMBER'S MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12. NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING

Nil

13. CLOSURE OF MEETING

8.57pm – The presiding member declared the meeting closed.