



Minutes

Special Meeting of Electors

Held on

Wednesday, 16 September 2015

Commencing at 7.02pm

at

In the Seniors Room, Donnybrook Library
Emerald Street, Donnybrook WA 6239

A handwritten signature in blue ink, appearing to read "J R Attwood".

J R ATTWOOD
Chief Executive Officer

16 September 2015

DISCLAIMER

The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to the Council giving entire reasons for seeking the advice or information and how it is proposed to be used.



SPECIAL MEETING OF ELECTORS

16 September 2015

TABLE OF CONTENTS

1	APOLOGIES	4
2	OPENING.....	4
3	PETITIONS/DEPUTATIONS/PRESENTATIONS.....	4
4	CLOSURE OF MEETING.....	8

SHIRE OF DONNYBROOK/BALINGUP

SPECIAL MEETING OF ELECTORS MINUTES

Held in the Seniors Room at the Donnybrook Community Library,
Wednesday, 16 September 2015 at 7.02pm

The President declared the meeting open at 7.02pm and welcomed those in attendance.

MEMBERS PRESENT

COUNCILLORS	STAFF
Cr Dilley (President)	John Attwood – CEO
Cr Bailey	Greg Harris – Manager Finance & Administration
Cr Crowley	Bob Wallin – Principal Planner
Cr Duncan	Damien Morgan – Manager Works & Services
Cr King	
Cr Logiudice	
Cr McCabe	

ELECTORS

Don Cooper	John Hockley
Mary Hockley	June Scott
Leanne Wringe	Sandra Hough
John Austin	Lyn Robins
Colin Fairclough	Leon Jones
George Parke	Ryan Vanderheide
Suzie Fairclough	Marsha Wachala
Brian de Garis	Wendy Mills
Roz Benson	Anne Margetts
Helen Christensen	Per Christensen
Fred Mills	Simon Kapel
Noelene King	C J Stewart
Stephen Chinnery	Cam Russell
Louie Scibilla	Doreen Shorter
Peter Kirk	Gabriela Ptakova
Debbie Townley	Bev Dixon
Janine Milton	E Stevens
Jan Helsham	Geoff McMullen
Linda Brown	James Brown
Basil Carter	Susan Ecker

Karyn Connor
Gwendoline Nidd
Marilyn Hickman
Judy Hawter
Peter Gubler
Nina Smith
Steve Russell
Neville Fry
Robin Roney
Colin Sharp

Douglas Gordon
Gil Langley
Peta Knapton
A McWilliam
Mark Giles
Anthony Haygarth
Dyanne Fry
Bruce Hearman
Dawn Tan

1 APOLOGIES

Cr Dawson
Cr Mitchell

2 OPENING

The President advised that the meeting was a Special Council Meeting held under Standing Orders and therefore the discussion would only be about the Administration Centre proposal. The President implored those present to conduct themselves in a respectful manner.

The President introduced Councillors and staff.

The President advised that a petition containing 180 signatures (plus a another later 10 signatures) had been received by Council calling for a Special Electors Meeting and providing a number of questions in relation to the proposed Administration Centre development.

3 PETITIONS/DEPUTATIONS/PRESENTATIONS

Presentation – Cr Dilley in relation to the Proposed Administration Building

Following the conclusion of the presentation by the President, members of the public were invited to raise questions in regard to the proposal.

The following points were made during the question period and were responded to by the President and Councillors.

- Tungsten Report recommended replacement of the existing building.

- Estimate of \$4.6M for a new building included an allowance of \$600K, same as if the building was being built in a remote location.
- Need to have alternate costed proposals so that comparisons can be made. Can't have one fully costed plan and only an estimate for the other.
- Cost to prepare schematic concept plan is approximately \$20K, a fully detailed plan with costings would be much more.
- Based on previous cost estimates Council made the decision not to proceed with a new building, it was determined at that time that a new building could not be afforded.
- Suggested that constructing a new building adjacent to the existing building would result in less disruption for staff as they could simply move into the new one once completed.
- Queried whether the cost estimates of between \$4M to \$6M for a new building included land – response provided that the land was owned by Council.
- Suggestion that a tilt up slab building would be the most cost effective, examples given of costs. Easy to add on to a building constructed in this way.
- Request that consideration be given to constructing a building with some character.
- History of the Hall building in Bentley Street was outlined.
- Current Administration building is an outdated rabbit warren and the current proposal adds to this.
- The proposal turns its back on Bentley Street, squeezes the main entrance in between the old Church and the existing toilet block
- Creates the potential for traffic conflict with the adjacent fruit packing shed and trucks entering etc.
- The old Church is too narrow to provide adequate seating and accommodation for use as a Council Chambers.
- If the main entrance to the Administration Centre is retained as Bentley Street it offers the opportunity to combine the entry with a forecourt for the Hall and Shire Office. This would tie in both buildings together and create a precinct. Would become an institutional civic centre.
- Urge Council and CEO not to proceed with current design and investigate alternatives for a stand alone proposal.
- May need to look at temporary relocation of some office space.
- Suggestion that a new building should be constructed of Donnybrook Stone being solar passive and energy efficient.
- Comment that the reasons provided for not relocating Works and Services staff to the Depot were not supported due to current communications technology that was available.
- Comments made by some in attendance that they would be prepared to accept the extra cost to construct a new building.

- Councillors were individually requested to provide their comment on the proposal:
- Cr McCabe – happy to support a proposal to spend \$4M of that's what the majority of people want. He thought was being conservative and was trying to save the ratepayers money.
- Comment from the floor that the proposal does not present much bang for buck and was not very "green".
- Kent Lyon, Architect outlined the fact that their brief had been to work within a tight budget of \$2M.
- Cr Crowley – vote at Council had previously been 8/1 in favour of proceeding with the current design. Previously strong resistance to spending a large amount of money. Happy to support a building of higher cost but the ratepayers will have to be prepared to pay for it.
- Cr Duncan – Council had been working on a reduced budget as the more expensive options had not been supported by other Councillors. Commented that the meeting represented a small percentage of the community however she would be guided by the ratepayers in regard to the way they wished to proceed.
- Cr King – commented on the project constraints given to the Architect, would like to get all of the options explored so that we can compare apples with apples. Focus has been on the revenue side of the equation, may need to look at the cost side and examine where savings could be achieved.
- Cr McCabe – made the point that when previous options were looked at in 2005 the Shire did not own the land behind the Shire Office (Church Land).
- Cr Bailey – questioned the assertion that a new building would cost between \$4 and \$6M. This was working on old "boom time" prices.
- Cr Logiudice – As Council progressed working through plans it became clear to him that extending the existing building was not the best option. Therefore we need to consider the option of a new stand-alone building.
- Cr Dilley – the President asked for an indication of whether after spending \$50K to \$60K on new plans and costings and the cost estimate was between \$3.5M and \$4M, would it be supported. Cr Logiudice indicated that he would support such a proposal.
- Expenditure to date on the existing proposal was queried and noted to be approx.. \$70K to \$80K.
- Question raised as to why Shire's existing Reserves could not be used.
- Discussion on how the alternate options would be communicated with ratepayers.
- Comment that with the City of Bunbury expanding there will be an expansion of population in Donnybrook and therefore the need to increase services and staffing.

- Acknowledgement given to Councillors on their efforts to be fiscally cautious. Pleased that the community is finally having this discussion.
- Comment that the proposed design is a mess, cant be expanded and is not viable. It's a short term solution, only patching up old.
- Comment that we can't afford not to spend the funds, additional \$50 to \$60 per ratepayers over a few years is not a lot of money. Shire could consider a levy.
- Cr Bailey – questioned why we would spend \$2M on the existing building when we could have a new one for \$2.7M.
- New energy efficiency standards could result in savings of up to 20% in running costs.
- Comment made about the fact we are surrounded by a number of Shires therefore the issue of amalgamation should be considered.
- Discussion on costs is irrelevant as the professionals will provide this information. Concern that a 5% rate increase could be closer to a 10% increase when you take into account the normal rate increases that need to apply.
- Question regarding the Heritage aspects of the proposal and the impact on the Town Hall. Future expansion will be directly adjacent to the side of the hall.
- Question asked about the future of the old depot site. This will eventually be developed for residential purposes. Has been deferred due to the need to relocate the Museum, ideally as part of a future Interpretative Centre.

MOTION

Moved: Brian De Garis

Seconded: Douglas Gordon

That Council defer the current building expansion project and proceed to develop new building concept plans incorporating the Administration Centre and Town Hall precinct, to be widely distributed and advertised for community consultation.

The Motion was carried unanimously (with the exception of one attendee).

4 CLOSURE OF MEETING

The President thanked electors for their attendance and contributions.

The Shire President to advise that the date of the next Ordinary Council Meeting will be held on Wednesday, 23 September 2015, commencing at 5.00pm at the Shire of Donnybrook-Balingup – Council Chambers.

Shire President to declare the meeting closed at 8.50pm.

These Minutes were confirmed by the Electors as a true and accurate record at the Electors Meeting held on _____		
Shire President		Presiding Member