WAGAIT SHIRE COUNCIL

Minutes

ORDINARY COUNCIL MEETING
COUNCIL CHAMBERS
LOT 64 WAGAIT TOWER ROAD

18 August 2015

1.0 PRESENT: President Peter Clee
Vice President Brad Irvine
Cr Kurt Noble
Cr VJ Thorpe
Cr Lisa-Marie Stones
Cr Shenagh Gamble
Deborah Allen - CEO

1.1 MEETING OPENING

1.2 President Peter Clee declared the meeting open at 7.00pm at the Council Conference Room and welcomed all Councillors and visitors to the meeting.

1.3 APOLOGIES:

| Resolution No. 2015/206 – That the apology of Cr Alex Richmond be accepted and approved. |
| Moved: President Peter Clee |
| Seconded: Cr Lisa-Marie Stones |
| Vote: AIF |

2.0 DECLARATION OF INTERESTS - NIL

3.0 CONFIRMATION OF MINUTES

3.1 Two meetings were held during the month of July. The monthly Council Meeting was held 21 July 2015. A special meeting was held on 30 July 2015 to discuss the 2015-16 Shire Plan, 2015-16 Rates and the 2015-16 Budget. President Peter Clee has asked that these resolutions be combined.

| Resolution No. 2015/207 - That the minutes of the Monthly Meeting of 21 July 2015 and the minutes for the Special Meeting of 30 July 2015 as tabled be confirmed. |
| Moved: Vice-President Brad Irvine |
| Seconded: Cr VJ Thorpe |
| Vote: AIF |
3.2 Cr Kurt Noble queried item 6.19 “Multiple Dwellings on single blocks” from the 18 August 2015 Agenda. Cr Kurt Noble said the response received was that an inspection had been carried out by Development Assessment Services from South Australia and that these buildings are in compliant. Cr Kurt Noble believed the question was not whether they were compliant or not, but it was about how many dwellings are allowed on a single block. President Peter Clee explained that Council has no jurisdiction over this matter, however council will need to consider sometime in the future whether or not the rates for multiple dwellings on single blocks will need to be increase. CEO Deborah Allen will be attending a rates workshop in September and this topic will be discussed then.

4.0 QUESTIONS AND FEEDBACK FROM THE PUBLIC

4.1 One question was received from the public about use of regulatory orders by councils. A response by CEO Deborah Allen has been written up. As this resident did not attend the meeting, the response will be mailed to him.

5.0 INWARDS AND OUTWARDS CORRESPONDENCE – AUGUST MEETING 2015

5.1 Refer to the August 2015 Agenda for a copy of the Inwards and Outwards Correspondence for the July 2015 Council Meeting.

Resolution No. 2015/208 - That the Inwards Correspondence be accepted and the Outwards correspondence be endorsed and that the correspondence for the month of July 2015 be noted.

Moved: Cr Lisa-Marie Stones
Seconded: Cr VJ Thorpe
Vote: AIF

6.0 COUNCILLORS REPORTS

6.1 President Peter Clee’s report

Firstly I want to congratulate Deborah Allen on a great job at settling into the role of the CEO under difficult conditions. It was a mammoth effort to get the shire plan and the budget published and a rates declaration done in a timely manner. Well done.

Councillor Noble attended an alcohol workshop representing council and he will report on that workshop to the council meeting.

On 29th July I was invited by the Minister to attend a briefing by the Department of Local Government. Councillor Irvine attended. He will report on this at the August meeting. At our last meeting the Northern Territory Government provided us with a time line for the proposed closure of our landfill rubbish dump. The time line was very tight and there were serious doubts that it was achievable. Since that time we have had a number of people working on the project and things are looking up.

Our CEO and Councillor Thorpe have been working with the Belyuen Council on the proposal to use the Belyuen rubbish dump. They also did some valuable initial work on identifying a suitable sites for a transfer...
station to be established. The Department of Local Government, CEO Deborah Allen and Local Government Association’s Peter McLinden have been working on the costing and layout of a suitable transfer station. This work and the joint co-operation between councils has been most helpful in trying to keep costs down and investigate good economies of scale. It is desirable to create a transfer station that can be utilised by both Belyuen and Wagait Shires into the foreseeable future.

The CEO, Councillor Irvine and myself have met with NT Government to ascertain legal and operational matters as well as funding possibilities. These meetings will be ongoing. The Northern Land Council (NLC) along with the traditional owners have inspected proposed sites and decided against the initial site at the old Power Station near Belyuen Community. Two alternative sites have been identified and are under consideration by the NLC and we will await the results of their discussions with the Traditional Owners as to the preferred site. The NLC will then negotiate a lease over the preferred site with the NT Government Solicitor.

The Department of Local Government has advised the following:-

- “In regards to funding – DLGCS is positive about receiving a Special Purpose Grant (SPG) application for a solution which moves towards to closure of landfill sites and does not involve unincorporated land. DLGCS will expedite consideration of a grant application which has a costed proposal agreed to by both WSC and BLC. Peter McLinden from Local Government Assoc. has expressed he is willing to assist in the design and costing. Peter McLinden can also assist in considering the operation model and responsibilities. …… The initial cost estimates which Peter McLinden provided….. were considered reasonable.”

- “In regards to operation, we agreed the preferred scenario to explore is that kerbside pick-up is arranged for both Belyuen and Wagait, and a compactor truck is used to take the waste immediately to Shoal Bay. This outcome limits the pressure on the transfer station, means that waste doesn’t get double handled, potentially creates economies of scale, and offsets landfill management / remediation costs. However, it is understood there may be additional challenges in achieving this, including a potential reluctance from some residents regarding costs of the new service, and pre-existing contracts for the service in Belyuen”

- “It is noted that in regards to the transfer station, a best practice design and operation would make a large improvement in environmental management and also present some income opportunities (e.g. sale of scrap metal, mulch, recycled containers etc). The income may offset some of the additional costs as residents adapt to paying for a best practice waste management system through their council.”

In my opinion it is doubtful that a kerbside pickup service can be implemented this financial year, however this will need to be costed by our CEO and introduced at the earliest.

Progress on this matter has been significant to date and there is now a very positive attitude to work towards achieving the desired goals. I thank all those involved. Hopefully we will have some more news and firm proposals in the next 2 weeks so that the community can be updated as soon as matters have been resolved. I would hope that we can publish an update in the next issue of the Wagaitear.

I have had a lot of positive feedback as a result of my lobbying Sealink NT for free transport to TIWI as part of the school vacation program. This was a very successful event with approximately 25 people taking the trip to TIWI and I thank Sealink NT for there generous community support and assistance.

I have also recently been successful in Lobbying TELSTRA for and on behalf of the Cox Country Club. Telstra and the Telstra Shop Palmerston have generously provided a WIFI internet connection and T-Box to the Club free of charge for a period of 2 years. This is a very generous contribution by TELSTRA and is a significant service which can now be provided to the community through the Cox County Club. On Friday 14th I attended a TOPROC meeting at Palmerston City Council. The meeting reported on:
• the implementation of new alcohol sales programs.
• Darwin advised that they have developed a master plan for the city and are lobbying government to have this incorporated into the NT master plan.
• If Darwin City Council are successful then other master plans could be developed by Local Government for their areas.
• The Draft TOPROC Regional Development plan was presented by KPMG.
• Coomalie reported they have installed number plate recognition system at their transfer station. This might be an option for our site.
• Litchfield Council reported they are looking at supplementary rating for multiple residential dwellings on the one allotment.

On Monday 17th August I will be attending a meeting of the Mayors and Presidents with the Chief Minister Adam Giles to discuss Territory Day and other matters of importance to Local government.

6.2 Vice President Brad Irvine - will submit a report from the meeting on the “Mayor and President’s” meeting to councillors for the next Council meeting. Vice President Brad Irvine said that the focus at this meeting was on presentation and receiving information from the Department of Local Government and co-ordinating all the agencies to work in remote areas at the same time. The department that works for the Government Acts also had a presentation.

6.3 Cr Kurt Noble was unable to attend the Alcohol Workshop as mentioned in the President’s report due to illness.

6.4 Cr VJ Thorpe – Attended the meeting with Belyuen including other informal meeting with Belyuen Community Council to continue to build good relationship and rapport.

7.0 OFFICERS REPORTS

7.1 Chief Executive Officer’s Report – Deborah Allen – refer to the August 2015 Agenda for the Chief Executive Officers report.

7.2 Works Supervisors Report – Gary Zikan - refer to the August 2015 Agenda for the Works Supervisor’s report.

7.3 Sports & Recreation Officers Report – Robyn Presley – Refer to the August 2015 Agenda for the Sports and Recreation Officer’s report.

Resolution No. 2015/209 - That the Officer’s reports’ for the month of August 2015 be received and accepted.

Moved: Cr President Peter Clee
Seconded: Vice President Brad Irvine
Vote: AIF
8.0 FINANCIAL REPORTS

8.1 Refer to the August 2015 Agenda for a copy of the Financials presented to the council meeting.

8.2 2015/16 Rates and Grant monies are starting to be paid into the account. Pam Wanrooy received assistance from a MYOB consultant to assist in tidying up the costs Centre’s in MYOB.

8.3 President Peter Clee questioned an attachment circulated to councillors called “New Allocation R2R Fuel Excise NT” and asked how this relates to road recovery and the NT fuel exercise. CEO explained that we had an allocation of $113,605.00 for the years 2015-2019 and the funding had increased by $60,015.00 to $173,620.00. The fuel Excise that was charged previously is being returned back to the NT Government and the NT Government has filtered this back to Councils, so Wagait Shire Council has approximately an extra $60,000 over the next 5 years.

8.4 Vice President Brad Irvine questioned an invoice to Jardine Lloyd Thompson for $22,090.78. CEO Deborah Allen explained that JLT is our insurance brokers and this is money that was paid for all of our insurance policies. Council will expect another invoice as we have had all the buildings had been re-valued.

Resolution No. 2015/210 - That the financials for the month of July 2015 be received and accepted.
Moved: Vice President Brad Irvine
Seconded: Cr Lisa-Marie Stones
Vote: AIF
9.0 BUSINESS ARISING FROM PREVIOUS MINUTES

9.1 Roads 2 Recovery – CEO Deborah Allen has circulated to all councillors her recommendations for Maintenance of Wagait’s Road Network. In the report CEO Deborah Allen has asked that Council endorse recommendations 1-4 of the report and note recommendation 5. This is ongoing.

9.1.1 Roads to Recovery Recommendation

Any member of Council who may have a conflict of interest, or a possible conflict of interest in regard to any item of business to be discussed at a Council meeting of a Committee meeting should declare that conflict of interest to enable Council to manage the conflict and resolve it in accordance with its obligations under the Local Government Act and its policies regarding the same.

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**Agenda Item No:**

**Report Title:** Maintenance of Wagait’s Road Network

**Attachments:** 1

**Summary:**

LGANT Manager Transport & Infrastructure was asked to undertake a review of the sealed road network within the WSC town boundary. The report includes recommendations to council on concrete spike down kerbs (white storm water barriers), open drains, private drive ways, protection of corners, resealing and traffic management.

**Recommendations:**

1. THAT Council receive and note LGANT’s road network report.
2. THAT Council approve the aggregation of five years Roads to Recovery (R2R) funding with the total amount being $173,620 for use on Wagait’s road network this FY.
3. THAT Council endorse recommendations 1 – 4 of the report and note recommendation 5.

**Background:**

The R2R program runs over five years from 2015 – 2019. Wagait’s allocation for those five years is $173,620 and has been budgeted to be delivered in the following amounts:

- 2015 – 2016 $54,162
- 2016 – 2017 $62,655
- 2017 – 2018 $18,934
- 2018 – 2019 $18,934
- 2019 – 2020 $18,935

Councils can apply to R2R for aggregation of the total amount for one large project to be completed in one year. Council will also receive a FAA Roads Grant of $56,020 which can be utilised for smaller local projects such as repainting roadside barriers or post wet season maintenance.
9.2 **Overdue Rates** – there are 4 rate payers who are many years overdue. All four have been sent to the debt collectors and only 2 have been served with a notice. One of the owners has made a $100 payment on each of two properties. Cr VJ Thorpe reminded councillors that at the July meeting, these rate payers noted that payment was going to be made fortnightly. CEO Deborah Allen explained that was the agreed payment plan and she has reminded the rate payer via email. Another payment will be made next week. This is ongoing.

9.3 **Mandorah Ferry Service** – This is Ongoing.

9.4 **Access to all areas to film festival** – This is ongoing.

9.5 **Animal Management** – CEO explained to Councillors that LGANT are drafting up By-Laws for one of the NT Shire’s and this should be ready by the end of the year. Council will review these By-Laws once it has been written up. This is ongoing.

9.5.1 Cr Kurt Noble raised his concerns that he was under the impression that council had their discussions and made the decision to put money aside to progress this issue and have a system put in place. This was reversed at the Council Special Meeting on July 30 2015. Cr Kurt Noble expressed his concerns that there was a large emphasis on who owns these dogs as being the centre of the discussion rather than public safety and responsibility. Cr Kurt Noble suggests that in future when council starts talking about animal control, these discussions should revolve around the protection and safety of the entire community.

9.6 **Dog By-Laws** – refer to Item 9.5 above.

9.7 **Boundary Reform** – At the July Council meeting, councillors asked for a copy of the Submission from the President to the Chief Minister. This has been circulated to all councillors and loaded to their Google Drive. This is ongoing.
At 7.20pm Cr Shenagh Gamble attends the meeting and apologises for being late.

9.8 Remediation Project – CEO Deborah Allen will be getting a visit from Hannah Fenneley, Adrian Curry and Shaun Hardy from the NT Government who are still keen on having the transfer station located at the old Belyuen Power Station site on Wednesday morning. CEO Deborah Allen has received feedback that the Traditional Owners have opposed the Waste Transfer Station being located at the old Belyuen Power Station site and they have come up with some alternatives. The first alternative is a location about 1km behind the water tank and the second alternative is about 4km south of the existing dump site. President Peter Clee told council that the Traditional Owners would consider a lease to someone for this site and it will be from 2 to 4 years. The Traditional Owners have suggested that the site behind the water tanks would be an ideal spot as it is close to the township and it is on unincorporated land which is subject to the Kenbi Land Claim. President Peter Clee has told councillors that the NT Government are very keen for Wagait Shire to move to a kerbside waste collection similar to a system Belyuen has running at the moment to bring costs down. Council is working with the NT Government, Belyuen Council and all concerned in order to experise the matter. This is ongoing.

9.9 Request from Rate Payer-copy of Dog Management plan (refer July 2015 minutes) – The plans for Dog Management have not been written up. This is ongoing.

9.10 Darwin Duchess – This is ongoing.

9.10.1 President Peter Clee has explained that we have expended our budget for transport of the Darwin Duchess to its current site. As this had not been included in the budget, Council will need to have a motion to cover the transportation costs for relocation to Wagait Beach. This will be a variation to the current 2015/16 Budget as we currently have a freight component of $200. The transportation cost is $2,250.00.

Resolution No. 2015/211 - That the freight component be extended to cover the cost of removing and relocation the “Darwin Duchess” to Wagait Beach.

Moved: President Peter Clee
Seconded: Cr Lisa-Marie Stones
Vote: AIF

9.11 Asset Write-Off – This is Ongoing

9.12 Solar Panels – CEO has received a quote from Country Solar NT. They have done a site inspection of the premises and CEO Deborah Allen has circulated her recommendations to councillors. CEO Deborah Allen told Councillors that council hold two power bills. The first one is at Cloppenburg Park and the second one is at the Council Grounds. The bulk of the bill feeds the Office, Community Centre, Workshop, CEO house and soon the Feries shed, CEO Deborah Allen provided a report for Councillors with her recommendations. If council decides to approve this, council will recover approx $10,000/year back into the budget. This is a 20Kw sytem and will cover what we are using at the moment. The next unit up is a 30Kw system and there is a requirement of zero export, which is very costly.

Resolution No. 2015/212 - That Council adopts recommendations 1 to 4 as per the Country Solar Site Assessment report.
Moved: President Peter Clee  
Seconded: Cr Shenagh Gamble  
Vote: AIF


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Summary:
A site assessment and quote was requested from Country Solar NT (CSNT) to assist council to make an informed decision about the viability of installing a grid connected solar system. The CSNT Sales Manager carried out a site visit and WSC power bills were provided from the previous year to assist the company with its assessment. The quote is based on:
- supply and fit 66 solar panels to the works depot roof
- 20kWp solar system
- 3 phase connection
- no requirement for trenching from existing meter box on Wagait Tower Road to solar panels
- anticipated savings of $xxxx per day which would see the total cost of $xxxx returned in under xxxx years

Recommendations:
1. THAT Council receive and note Country Solar NT quote.
2. THAT Council approve the transfer of $xxxxx from its reserves account for the purchase of a grid connected solar system
3. THAT Council agrees the anticipated savings from reduced electricity bills of $xxxxxx per annum will be returned to the reserves account for the next four years
4. THAT Council note the requirement of the Local Government (Accounting) Regulations Part 13, Division 1, Section 28 to obtain 3 quotes if it proposes to obtain supplies at a cost of more than $10,000 but not more than $100,000 or provide reasons in writing if 3 cannot be obtained.
**Background:**
During the FY 2014 -2015 WSC was invoiced $12,000 for the provision of power to Lot 10 Forsyth St (Cloppenburg Park) and Lot 62 Wagait Tower Road of which the majority was for the supply to Lot 62. Lot 10 is charged at the domestic rate of $0.2688 p/kw and Lot 62 is charged at the commercial rate of $0.3128 p/kw and has the Community Centre, Council Office, CEO’s house and works depot all running off a 3 phase power supply.

Jacana is the energy provider for WSC and their buy back rate is the same as the charge rate of $0.3128 p/kw although the system is not expected to generate a credit as it considered just adequate to cover current power consumption with an anticipated small draw from the provider in the months of January and February.

A larger 30kWp system was researched but the costs increased significantly and also required a zero-export limiter to be installed. The device ensures the solar system generates only as much energy as a site requires at any given time during daylight hours so there is no chance of any excess energy feeding back into the local distribution network which may cause adverse impacts within that network. The limiter also requires hardwiring so trenching from Wagait Tower Road to the works depot would also increase the cost of installation. The 20kWp system quoted on operates wirelessly.

**Links with Strategic Plan:**
This project will align with Local Government Objectives from WSC Strategic Plan to seek to ensure that council resources are used fairly, effectively and efficiently.

**Financial Implications:**
Financing a conversion to a grid connected solar system has not been budgeted for and there is no capacity within the 2015 -2016 budget to accommodate purchase and installation of the system. WSC currently has $812,000 in its investment account (reserves), and its larger plant and equipment such as vehicles is relatively new. Aside from acts of God, the only municipal service that has the potential to impose operational costs that have not been budgeted for is the closure of the Wagait tip. This is an ongoing matter involving the NT Government but is an issue that should be considered when making a decision about this project.

**Risks:**
It is unrealistic to expect the cost of electricity to decrease overtime and while small savings can be made with efficient power usage practices at a local level, electricity will be an increasing burden on the budget.

Supply of electricity from traditional power stations that operate on fossil fuels has a well-known impact on the environment. While measuring the benefit of converting to solar from an environmental impact point of view will be difficult to report on, this project is one that can be championed by WSC as fiscally and environmentally responsible.

Recommending Officer: DEBORAH ALLEN – CHIEF EXECUTIVE OFFICER
Attachment/s Title: Country Solar NT Quote (pdf format)

9.12.3 CEO Deborah Allen to obtain 2 more quotes from other Solar Companies before a decision is made. CEO Deborah Allen to ask for a calculation rated on a 5 day payback rather than a 7 day payback. CEO to ask for a quote to have the Inverter warranty extended for more than 10 years. This is ongoing.
10.0 AGENDA ITEMS

10.1 Areas of Interest - The areas of Interest was updated in the council meeting. Below is a copy of the “Areas of Interest”.

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<th>Areas of Interest</th>
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<td>Emergency Services</td>
<td>Lisa-Marie Stones, Kurt Noble</td>
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<td>Community Events</td>
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<td>TOPROC</td>
<td>Brad Irvine, Peter Clee</td>
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<td>Shire Budget</td>
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<td>Meeting Procedures</td>
<td>Whole Council</td>
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10.2 Green Army Round 4 Grant Application – The Green Army Round 4 Grant application closes 16 September. This is ongoing.

10.3 Special Purpose Grant 2015-16 – This is an opportunity for Council to apply for funding to improve community infrastructure and local government service delivery outcomes.

The three things council would like to consider applying for are:

- Solar System
- Animal Management
- Waste Management

10.4 Wagait Clinic Service Agreement – An invoice to help cover costs for the Clinic was sent to the Health Department and they have come back and queried the invoice. Miriam Heath from the Health Department visited our clinic last week and would like council to work on agreement that would suit both parties to help. Miriam explained that the Health Department is funded to provide a service for Belyuen Community, however they have made their services available to the Wagait residents as well. For the Health department to carry out their services after work hours, 2 nurses will have to be deployed to carry out this service for safety reasons. This is a costly exercise for the Health Department. As most of the patients are Seniors and living here Miriam would like to have the services changed to day time hours only, this way only one nurse is required and this will help reduce costs. CEO Deborah Allen to talk to Miriam from Health Department and to come up with a recommendation for council and to see if we can come into a long term agreement.

11.0 UPCOMING EVENTS
11.1  Seniors Outing – 18 August 2015 – Council has received some positive feedback. The seniors outing was a visit to the museum at Adelaide River followed by lunch.

11.2  WAGS (Wagait Arts Group) – 28-30 August – The WAGS will be holding their

12.0  LATE ITEMS AND GENERAL BUSINESS

12.01 ALGWA (Australian Local Government Women’s Association) – Cr Shenagh Gamble would like Council to apply for a ALGWA corporate membership fee which allows for a whole organisation to become a member. The cost is $120 for a corporate membership. This is open to anyone who supports women in Local Government. Cr Shenagh Gamble would like to suggest Wagait Shire Council be the first corporate member of the ALGWA

Resolution No. 2015/213 – That council pay the subscription of $120 to join the ALGWA Corporate membership.
Moved:   Vice President Brad Irvine
Seconded: Cr Shenagh Gamble
Vote:    AIF

12.02 Great Northern Clean-Up – The Great Northern Clean Up will be held in September.

12.03 Wagaitear – Anna Greer from the Wagaitear has notified council that her last edition will be September unless she can find someone else to take over her business.

12.04 Jetty Passenger Shed Upgrade – The upgrade has commenced this should be finished 28 August 2015.

13.0  IN-CAMERA ITEMS

13.1  Council discussed the Media Policy

14.0  DATE OF NEXT MEETING

14.1  The next Council meeting is to be held Tuesday 15 September in the Council Chambers at 7.00pm

15.0  CLOSE OF MEETING

15.1  President Peter Clee declares the meeting closed 8.40pm