

Shire of Lake Grace



Ordinary Council Meeting

Minutes

24 September 2014

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SHIRE OF LAKE GRACE

Minutes of the Ordinary Meeting of Council held at the Lake King Hall, Lake King WA on Wednesday 24 September 2014.

1.0 OPENING & ANNOUNCEMENT OF VISITORS

The Shire President opened the meeting at 2.00 pm and welcomed Louka Shopov, the Shire's new Manager Infrastructure Services to the Shire.

2.0 ATTENDANCE RECORD

2.1 PRESENT

Cr AJ Walker	Shire President
Cr LW Armstrong	
Cr R Chappell	
Cr DS Clarke	
Cr SG Hunt	
Cr AD Marshall	
Cr DP Sinclair	

In Attendance:

Mr N Hale	Chief Executive Officer
Mr N Mitchell	Manager Corporate Services
Mr L Shopov	Manager Infrastructure Services
Ms L Holben	Manager Community Services
Mrs J Bennett	Executive Assistant

2.2 APOLOGIES

Cr JF De Landgrafft	Deputy Shire President
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2.3 LEAVE OF ABSENCE PREVIOUSLY GRANTED

CR STANTON

Motion 11870 August 2014, the following leave of absence was approved:

- Cr Stanton – 24 to 25 September 2014

3.0 PUBLIC QUESTION TIME

No members of the public present.

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

No applications received.

5.0 MINUTES OF PREVIOUS COUNCIL MEETINGS

5.1 ORDINARY MEETING – 27 AUGUST 2014

Resolution

MOTION 11898

Moved Cr Hunt
Seconded Cr Armstrong

That the minutes of the Ordinary Meeting of Council held on the 27 August 2014 be confirmed as a true and accurate record.

MOTION CARRIED 7/0

6.0 DECLARATIONS OF INTEREST**6.1 DECLARATIONS OF FINANCIAL INTEREST – LOCAL GOVERNMENT ACT SECTION 5.60A****6.2 DECLARATIONS OF PROXIMITY INTEREST – LOCAL GOVERNMENT ACT 1995 SECTION 5.60B****6.3 DECLARATIONS OF IMPARTIALITY INTEREST – ADMINISTRATION REGULATION SECTION 34C**

Cr Marshall lodged a declaration of interest in Item 15.1.

7.0 NOTICES OF URGENT BUSINESS**7.1 CR CHAPPELL**

The Shire President advised that he has accepted an item of urgent business for discussion from Cr Chappell regarding water harvesting and water storage in Lake Grace – the matter will be raised at the appropriate time in the meeting.

8.0 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED

Nil

9.0 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

10.0 MEMBERS' REPORTS**10.1 CR SINCLAIR**

- **August 28** – Attended Declared Species Group Meeting in Merredin with the Chief Executive Officer. It was an interesting meeting - wild dogs in this area are currently under control, this is not the case north of Kalannie where they have huge problems. It is important that the funding for this group continue.
- **September 3 & 4** - Attended the Newdegate Field Days – spent time at the Shire's stand and was on the Art Selection Panel, a painting by local artist Judy Stewart was chosen as the Shire's Acquisitional Art Prize.

10.2 CR HUNT

- **September 3** – Attended the Newdegate Field Day and was also on the Art Selection Panel.

10.3 CR CLARKE

- **September 1** – attended the Lake Grace Development Association meeting.
- **September 3** – attended the Newdegate Field Day – spent 2 hours on the Shire stand and volunteered at the Fashion Parade.
- **September 8** – attended the Newdegate Development Association meeting.
- **September 9** – attended the Lake Grace Child Care information evening.
- **September 19** – attended the official opening of the Bunge Port at Bunbury.

10.4 CR MARSHALL

- **September 1** – attended the Lake Grace Development Association meeting.
- **September 3** – attended the Newdegate Field Day and the official luncheon.
- **September 10** – attended JC and the Professor's Men's Night Out at the Jam Patch, the Professor gave an insight into the differences within the term 'depression' along with symptoms and treatments, Anglicare CD's containing relevant information were given you. 50 to 60 guys with a wide spread of ages attended the evening, the Shire provided the food and the Football Club the drinks. It was a really good night to get the message across to a broad section of the community.

10.5 CR ARMSTRONG

- **September 3&4** – attended the Newdegate Field Days as well as numerous meetings and busy bees leading up to the event and the clean up afterwards.

10.6 CR WALKER

- **August 29** – attended the WALGA Central Country Zone Meeting in Wandering Points of interest included a guest speaker from the Disability Services Commission and concerns over the Agreement with Brookfield Rail. The Shire of Kulin raised the concern and is seeking an amendment to 2.1 in that they wish to see a written agreement in place before any works take place. As the majority of Shires have already signed it remains to be decided whether there needs to be addendum or whether new agreements be entered into.
- **September 3** – attended Newdegate Field Day, it was a great day with good feelings all round due to the good growing seasonal conditions. Thanks to Councillors and staff who took part in the Shire's presence at the Field Day. Well done to staff for the display, there was a lot of information there.
- **September 10** – Attended the evening at the Jam Patch with John Cecil and the Professor, a good location and a very well presented evening with a good attendance and age bracket ranging from 20 year old to 70 year olds.
- **September 12** – Attended an Eastern Wheatbelt Primary Care Project meeting in Corrigin with Cr De Landgraft. Gave a brief report to the meeting on the GP situation in Lake Grace, indicated the agreement with the current GP is to expire in 14 months and that the Shire meets with the GP on a regular basis. Also gave an outline on the proposed refurbishments at the Lake Grace Hospital funded through SIHI. Community input and good liaisons between stakeholders have been beneficial to the outcome of this project, tenders are going out soon with works scheduled to commence in the first quarter of 2015.

11.0 MATTERS FOR CONSIDERATION – WORKS & SERVICES

No items for consideration.

12.0 MATTERS FOR CONSIDERATION – PLANNING
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12.1 PLANNING APPLICATION – PROPOSED SINGLE HOUSE (TRANSPORTABLE) ON LOT 1695 BIDDY CAMM ROAD LAKE CAMM

Applicant:	Quality Builders Pty Ltd on behalf of Craig & Giovanna Brooks (Landowners)
File No.	0456
Attachments:	Plans 1 to 6
Author:	Mr Joe Douglas & Mr Carlo Famiano Urban & Rural Perspectives -Town Planning Consultants
Disclosure of Interest:	Nil
Date of Report:	15 September 2014
Senior Officer:	Mr Neville Hale Chief Executive Officer

Summary

This report recommends that a planning application submitted by Quality Builders Pty Ltd on behalf of Craig and Giovanna Brooks (Landowners) to construct a new single detached transportable dwelling on Lot 1695 (No.11927) Biddy Camm Road, Lake Camm be approved subject to conditions.

Background

The applicant is seeking Council's planning approval to construct a new single detached transportable dwelling on Lot 1695 (No.11927) Biddy Camm Road, Lake Camm.

Lot 1695 is located approximately 8.2 kilometres north of the Lake King townsite. The land is irregular in shape, comprises a total area of approximately 420.88 hectares and has direct front and access to Biddy Camm Road along its southern boundary, Pickernell Road along its eastern boundary and an unnamed, unconstructed road reserve along its western boundary (see Plans 1 & 2).

Lot 1695 has been extensively cleared and is currently used for broadacre agricultural purposes (i.e. cropping & grazing). The land contains some small stands of scattered vegetation throughout and along a creek line that dissects the eastern part of the property in a north-south direction. The land also contains a number of physical improvements associated with its current rural use including sheds, dams, grain storage silos, water storage tanks, internal access tracks, firebreaks and boundary fencing (see Plan 3).

Under the terms of the information and plans submitted in support of the application the following is proposed:

- Placement of a 270m² five (5) bedroom, two (2) bathroom transportable dwelling on concrete blocks approximately 300mm above the natural ground level (NGL);
- The dwelling is a steel framed, weatherboard structure with a zincalume roof;
- The new dwelling will comprise a verandah along its front and rear elevations (i.e. 45m² each);
- The dwelling has a wall height of 2.85 metres from NGL and a ridge height of approximately 4.5 metres from NGL;
- The new dwelling will replace a transportable dwelling previously placed in the

same general location which has recently been removed from the land;

- The dwelling will have a setback of approximately 1,036 metres from the land's frontage to Biddy Camm Road, a 185 metre setback from the land's northern boundary and a 78 metre setback from a part of the eastern side boundary;
- Vehicle access to/from the dwelling will be provided via existing gravel roads within the property which currently provide two wheel drive access to Biddy Camm Road;
- Water supply for the new dwelling will be provided via the existing water storage tanks and dams that supply the current rural activities and previous dwelling on the land; and
- Effluent disposal will be undertaken on-site using septic tanks and leach drains constructed in accordance with the relevant health standards and regulations.

Comment

Current Zoning & Land Use Permissibility

Lot 1695 is classified 'General Agriculture' zone under the Shire of Lake Grace's current operative Local Planning Scheme No.4 (LPS No.4).

A key objective of the land's current 'General Agriculture' zoning classification is to ensure the continuation of broad hectare farming as the principle land use within the district, protect the rural landscape/character, control the fragmentation of agricultural land through further subdivision and consider non-rural uses where they can be shown to be of a benefit to the district.

Under the terms of LPS No.4 the construction of a single house is listed in the Zoning Table as being permitted on land classified 'General Agriculture' zone.

LPS No.4 Development Standards & Requirements

LPS No.4 does not contain any specific standards governing the development and use of land classified 'General Agricultural' zone for the purpose of a single house. As such the application has been assessed with due regard for the general development standards contained in LPS No.4 including those that apply specifically to all land classified 'General Agricultural' zone.

Having regard for the information submitted in support of the application the reporting officers' have concluded that the proposal satisfies the various general development standards prescribed by LPS No.4 (i.e. minimum dwelling standards, boundary setbacks, compatibility of land usage, site characteristics, water supply and waste disposal) and may therefore be supported by Council.

Notwithstanding the above conclusions it is significant to note that Clause 5.21 of LPS No.4 contains a number of provisions applicable to the development and use of transportable dwellings or structures on any land within the Shire. The clause specifically states that such buildings are not permitted unless:

- a) In the opinion of the local government such a dwelling or building is in a satisfactory condition and will not detrimentally affect the amenity of the area; and
- b) The sub-floor area of the building is enclosed with brick, stone, vermin battens or by other means acceptable to the local government and, where the building is considered to be exposed or visually prominent, the local government may require satisfactory landscaping measures to be carried out.

Following an assessment of the plans prepared in support of the application, the reporting officers have formed the view that the dwelling is in a satisfactory condition by virtue of it being a brand new structure and will not have a detrimental impact upon the amenity and/or character of the immediate locality provided the sub-floor area is suitably treated. It is therefore recommended that Council impose a suitable condition on any planning approval issued requiring the sub-floor area around the periphery of the dwelling to be enclosed in accordance with the specific requirements of LPS No.4.

Conclusion

It is concluded from a detailed assessment of the application that the proposal to construct a new single detached transportable dwelling on Lot 1695 (No.11927) Bidy Camm Road, Lake Camm is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be approved by Council subject to the imposition of a number of conditions to ensure that the development proceeds in a proper and orderly manner and complies with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4.

Legal Implications

- Planning and Development Act 2005
- Shire of Lake Grace Local Planning Scheme No.4

Policy Implications

Nil

Consultation

Community consultation not required.

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11899

Moved Cr Sinclair
Seconded Cr Clarke

That the application for planning approval submitted by Quality Builders Pty Ltd on behalf of Craig and Giovanna Brooks (Landowners) to construct a new single detached transportable dwelling on Lot 1695 (No.11927) Bidy Camm Road, Lake Camm be **APPROVED** subject to compliance with the following conditions and advice notes:

MOTION 11899 continued**Conditions**

1. The development shall be undertaken in a manner consistent with the information and plans submitted in support of the application unless otherwise approved by Council.
2. All on-site vehicle accessways associated with the new dwelling shall be constructed and maintained to the specifications and satisfaction of the Shire of Lake Grace.
3. A suitable capacity water supply shall be provided to the new dwelling for both domestic consumption and fire fighting purposes to the specifications and satisfaction of the Department of Health and Department of Fire and Emergency Services.
4. The new dwelling shall be provided with an adequate on-site effluent disposal system constructed and maintained to the specifications and satisfaction of the Shire of Lake Grace and Department of Health.
5. All stormwater generated by the new dwelling shall be managed and disposed of to the specifications and satisfaction of the Shire of Lake Grace.
6. The sub-floor area around the periphery of the new dwelling shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Lake Grace.

Advice Notes

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The new dwelling is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence on the land prior to 7.00 am without the Shire's written approval.
6. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Lake Grace Local Planning Scheme No.4 and may result in legal action being initiated by the local government.

MOTION CARRIED 7/0

12.2 PLANNING APPLICATION – TRANSPORTABLE ACCOMMODATION BUILDINGS - LAKE KING CARAVAN PARK

Applicant: Mr Trevor McLean (Landowner)
File No. 0456
Attachments: Plans 7 to 12
Author: Mr Joe Douglas & Mr Carlo Famiano
 Urban & Rural Perspectives -Town Planning Consultants
Disclosure of Interest: Nil
Date of Report: 15 September 2014
Senior Officer: Mr Neville Hale
 Chief Executive Officer

Summary

This report recommends that a planning application submitted by Mr Trevor Mclean (Landowner) to place two (2) new transportable buildings comprising three (3) dwelling units at the existing caravan park on Lot 162 Critchley Avenue, Lake King be approved for short stay accommodation purposes only subject to conditions.

Background

In July 2011 the Lake Grace Shire Council granted conditional planning approval to Mr Trevor Mclean for the following development on Lot 162 Critchley Avenue, Lake King being the Lake King Caravan Park:

- a) Placement of a new transportable caretaker's dwelling and associated office facilities; and
- b) Placement of two (2) new transportable accommodation buildings comprising four (4) dwelling units to be used for short stay accommodation purposes.

The applicant completed construction of the new transportable caretaker's dwelling and office on the land within the two (2) year planning approval period but did not proceed with development of the two (2) new transportable accommodation buildings comprising four (4) short stay accommodation units as originally proposed and approved by Council.

The applicant is now seeking Council's planning approval to place two (2) new transportable accommodation buildings comprising three (3) dwellings on Lot 162 to accommodate employees of both the caravan park and nearby tavern (i.e. staff accommodation purposes).

Lot 162 is located centrally in the Lake King townsite and has direct frontage to Hyden-Lake King Road along its western boundary, Critchley Avenue along its southern boundary and The Crossing along its eastern boundary. The subject land is irregular in shape, comprises a total area of approximately 1.8799 hectares and abuts an intermittent watercourse along its northern boundary (see Plans 7 & 8).

Lot 162 contains scattered stands of native vegetation and has been developed and used for caravan park purposes for many years. The land contains a number of physical improvements associated with its current approved use including accommodation buildings, a caretaker's dwelling and office, sheds, camp sites, internal access roads and vehicle parking areas (see Plan 9).

Under the terms of the information and plans submitted in support of the application the following is proposed:

- Placement of two (2) new transportable buildings in the south-western corner of the property comprising a total of three (3) dwelling units with a total combined floor area of approximately 83.65m² (see Plan 10 to 12);
- Building 1 shown on Plan 10 has a total floor area of 47.52m² and is divided into two (2) individual units with each containing a single bedroom, a bathroom and a living room. This building is a skillion roof type structure with a maximum wall height of 2.875 metres from the natural ground level (NGL);
- Building 2 as shown on Plan 10 has a total floor area of 36.12m² and contains one (1) bedroom, a bathroom and a separate living room. This building is a standard gable roof type structure with a maximum wall height of 2.8 metres from NGL and a maximum ridge height of 3.8 metres from NGL;
- Both buildings will be placed on concrete blocks approximately 300mm above NGL;
- Building 1 will have a setback of approximately 8 metres from the land's front boundary (i.e. Critchley Avenue);
- Building 2 will have a setback of approximately 10 metres from the land's north-western side boundary;
- Both buildings will be transportable, modular style structures of steel frame construction with colorbond external wall cladding (i.e. cream colour) and a zincalume roof;
- All stormwater drainage from the proposed buildings will be discharged into the nearby natural watercourse;
- Effluent disposal will be undertaken on-site using existing septic tanks and leach drains;
- Additional car parking will be constructed on-site to satisfy the additional parking demand arising from the proposed use of the land for the intended purpose;
- The applicant intends to retain as much existing remnant vegetation on the land as possible. Some minor clearing works will however be required to accommodate the proposed structures. The applicant has indicated his intention to plant additional trees on the land to compensate for any clearing works required; and
- Both buildings are intended to be used to accommodate staff of both the Lake King Caravan Park and the nearby Lake King Tavern which the reporting officers' understand is also operated by the caravan park owner.

Comment

Current Zoning & Land Use Permissibility

Lot 162 is currently classified 'Special Use' zone (i.e. SU8) in the Shire of Lake Grace's current operative Local Planning Scheme No 4 (LPS No.4).

Under the terms of the 'Special Use' zoning classification applicable to Lot 162, the following uses are listed in Schedule 4 of LPS No.4 as being permitted to be established on the land subject to Council's prior planning approval:

- Caravan park; and
- Caretaker's dwelling.

When considering the permissibility of the proposed development and use of Lot 162 for 'staff accommodation purposes', Council must also have due regard for the provisions and requirements of the *Caravan Parks and Camping Grounds Regulations 1997* prepared pursuant to the *Caravan Parks and Camping Grounds Act 1995*.

Of particular note is clause 11(3) of Schedule 7 of the Regulations which expressly states that "*a residential building at a facility, other than a manager's house, may not be occupied by the one person, or group of persons, for an aggregate period of more than 6 months in any consecutive period of 12 months*".

Given the specific requirements of the abovementioned clause, the applicant's intention to use the two (2) new transportable buildings for staff accommodation purposes is not strictly permitted if the staff are long term employees of the caravan park or nearby tavern and will occupy the buildings for an aggregate period of more than 6 months in any consecutive 12 month period.

Notwithstanding the above requirements, Council may grant approval to the application on the condition that the new buildings are used for short stay accommodation purposes only (i.e. they are not occupied by one person or group of persons for an aggregate period of more than 6 months in any consecutive 12 month period).

Development Standards

In controlling development on any land classified 'Special Use' zone Council may, at its discretion, specify conditions relating to lot size, minimum effective frontage, development type and style, plot ratio, car parking, landscaping, setbacks and any other provision affecting the development of a 'Special Use' zoned lot for the purpose permitted and set against that land in Schedule 4 of LPS No.4 as well as any general development standards prescribed in LPS No.4

Council is also required to have due regard for the various provisions and standards prescribed in the *Caravan Parks and Camping Grounds Regulations 1997*.

Assessment of the proposal in the context of the specific requirements of Schedule 4 in LPS No.4, the general development standards contained in LPS No.4 and the various standards prescribed in the *Caravan Parks and Camping Grounds Regulations 1997* has confirmed that it is generally compliant and may therefore be supported and approved by Council.

Transportable Buildings

Clause 5.21 of LPS No.4 contains a number of provisions and standards applicable to the development and use of transportable dwellings or structures on any land within the Shire. This clause specifically states that such buildings are not permitted unless:

- a) in the opinion of the local government such a dwelling or building is in a satisfactory condition and will not detrimentally affect the amenity of the area; and
- b) the sub-floor area of the building is enclosed with brick, stone, vermin battens or by other means acceptable to the local government and, where the building is considered by the local government to be exposed, or in a position such as to be visually prominent, the local government may require satisfactory landscaping measures to be carried out.

The buildings proposed by the application are brand new structures that will be screened from public view by existing on-site vegetation. As such they are considered

unlikely to have any detrimental impact upon the current visual amenity and/or character of the immediate locality.

Notwithstanding the above conclusion, it is noted that the proposed buildings will be sited on 300mm high concrete blocks above the natural ground level. As such it is recommended that Council impose a suitable condition on any planning approval issued requiring the sub-floor areas along the periphery of each new building to be enclosed in accordance with the specific requirements of LPS No.4.

Conclusion

It is concluded from a detailed assessment of the application that the proposal to place two (2) new transportable accommodation buildings comprising three (3) dwellings on Lot 162 Critchley Avenue, Lake King is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be approved by Council subject to the imposition of a number of conditions to ensure that the development and use of the land proceeds in a proper and orderly manner and complies with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4 and the *Caravan Parks and Camping Grounds Regulations 1997*.

Legal Implications

- Planning and Development Act 2005
- Shire of Lake Grace Local Planning Scheme No.4
- Caravan Parks and Camping Grounds Act 1995
- Caravan Parks and Camping Grounds Regulations 1997

Policy Implications

Nil

Community Consultation

Community consultation not required.

Financial Implications

Nil

Strategic Implications

The proposed additions to the Lake King Caravan Park are consistent with the strategic land use direction for the land provided by the Shire's current endorsed Local Planning Strategy.

The proposed additions to the Lake King Caravan Park are likely to have a number of cultural benefits for the Lake King townsite and the Shire generally in terms of attracting and accommodating tourists, workers and the travelling public.

Voting Requirements

Simple majority required.

Recommendation/Resolution**MOTION 11900**

Moved Cr Armstrong
Seconded Cr Clarke

That the application for planning approval submitted by Mr Trevor McLean (Landowner) to place two (2) new transportable buildings comprising three (3) dwelling units on the existing caravan park on Lot 162 Critchley Avenue, Lake King be **APPROVED** subject to compliance with the following conditions and advice notes:

Conditions

1. The development shall be undertaken in a manner consistent with the information and plans submitted in support of the application unless otherwise approved by Council.
2. The new buildings shall be used for short stay accommodation purposes only (i.e. they shall not be occupied by one person or group of persons for an aggregate period of more than 6 months in any consecutive 12 month period).
3. The approved buildings shall be newly constructed transportable structures with all external finishes to be in accordance with the details provided in support of the application (i.e. cream coloured colorbond external wall cladding and zincalume roof sheeting).
4. The total combined floor area of the new buildings shall not exceed 86.65m².
5. Verandahs shall be constructed to the front of each building prior to their occupation and use for the approved purpose with the external finish of the verandahs to complement the materials and colours of each building.
6. The sub-floor area around the periphery of each building shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Lake Grace.
7. Three (3) additional on-site car parking bays shall be constructed in close proximity to the new buildings on the land to the specifications and satisfaction of the Shire of Lake Grace prior to their occupation and use for the approved purpose.
8. All stormwater drainage discharge generated by the new buildings and associated car parking bays shall be managed to the specifications and satisfaction of the Shire of Lake Grace.
9. The new buildings shall be provided with an adequate on-site effluent disposal system constructed and maintained to the specifications and satisfaction of the Shire of Lake Grace and Department of Health.
10. All additional rubbish generated on-site shall be managed and disposed of to the specifications and satisfaction of the Shire of Lake Grace.
11. The property shall be maintained in a neat and tidy condition at all times to the specifications and satisfaction of the Shire of Lake Grace.
12. Any future proposed advertising signage shall be provided in accordance with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4 unless otherwise approved by Council.

MOTION 11900 continued

Advice Notes

1. The development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The new buildings are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence on the land prior to 7am without the Shire's written approval.
6. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Lake Grace Local Planning Scheme No.4 and may result in legal action being initiated by the local government.

MOTION CARRIED 7/0

13.0 MATTERS FOR CONSIDERATION – HEALTH & BUILDING

No items for consideration.

14.0 MATTERS FOR CONSIDERATION – FINANCE

2.23 pm Cr Marshall left the meeting.

14.1 ACCOUNTS FOR PAYMENT – AUGUST 2014

Applicant: Shire of Lake Grace
File No. 0277
Attachments: List of Creditors
Author: Mrs Lynda Trawinski
Finance Officer
Disclosure of Interest: Nil
Date of Report: 12 September 2014
Senior Officer: Mr Niel Mitchell
Manager Corporate Services

Summary

For Council to ratify expenditures incurred for the month of August 2014.

Background

List of payments for the month August 2014 through the Municipal and Trust accounts are attached.

Comment

In accordance with the requirements of the Local Government Act 1995, a list of creditors is to be completed for each month showing:

- (a) The payee's name
- (b) The amount of the payment
- (c) Sufficient information to identify the transaction
- (d) The date of payment

The attached list meets the requirements of the Financial Management Regulations.

Legal Implications

Local Government (Financial Management) Regulations 1996 – Reg 12
Local Government (Financial Management) Regulations 1996 – Reg 13

Policy Implications

N/A

Consultation

N/A

Financial Implications

The list of creditors paid for the month of August 2014 from the Municipal and Trust Account Total \$ 670,944.14

Strategic Implications

Strategic Community Plan

EC1.3 Ensure the Shire's capital investment program is cost effective and financially sustainable.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11901

Moved Cr Clarke
Seconded Cr Chappell

That Council ratify the list of payments totalling \$670,944.14 as presented for the month of August 2014 incorporating:

- Trust Account Cheques:	786 to 788	\$	500.00
- Electronic Funds Transfer:	EFT 12928 to EFT 13046	\$	598,955.36
- Municipal Account Cheques:	35562 to 35583	\$	68,748.41
- Direct Debits:	DD5206.1 to DD5206.10	\$	2,740.37

MOTION CARRIED 6/0

14.2 **FINANCIAL STATEMENTS – JULY 2014**

Applicant:	Shire of Lake Grace
File No.	0275
Attachments:	Financial Reports
Author:	Mrs Lee-Anne Trevenen Coordinator Finance/Administration
Disclosure of Interest:	Nil
Date of Report:	11 September 2014
Senior Officer:	Mr Niel Mitchell Manager Corporate Services

Summary

Consideration of the financial statements for the month ending 31 July 2014.

Background

The following financial reports are included for your information:

- Monthly Statement of Financial Activity
- Financial Activity Variances
- Significant Accounting Policies
- Statement of Objective
- Acquisition of Assets
- Disposal of Assets
- Information on Borrowings
- Reserves
- Net Current Assets
- Rating Information
- Trust Funds
- Operating Statement by Programme
- Balance Sheet
- Financial Ratios
- Operating Revenue & Expenditure Graphs
- Bank Reconciliation

Comment

In the preparation of these statements a large number of discrepancies and errors were noted e.g. accounts posted to incorrect general ledger numbers and both income and expenditure postings to general ledgers instead of a job number.

While many of these matters have been attended to there are still some outstanding and these will be corrected for the August statements.

Following discussion between the Manager Corporate Services and the Chief Executive Officer, it was decided to defer presentation of the August statements until October as permitted by regulations in order that accuracy can be achieved.

Legal Implications

Local Government Act 1995 – section 6.4

Local Government (Financial Management) Regulations 1996

Policy Implications

N/A

Consultation

Internal: Manager Corporate Services
 Chief Executive Officer

External: Bev Webb, Juriki Management (Contract Accounting
 Services used for preparation of statements)

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Community Plan

Ec1.3 Ensure the Shire's capital investment program is cost effective and financially sustainable.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11902

Moved Cr Chappell
Seconded Cr Clarke

That Council in accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996* receives the Statement of Financial activity for the period ended 31 July 2014 as attached.

MOTION CARRIED 6/0

14.3 SPECIFIED AREA RATES – RA & EC IFFLA

2.27 pm *Cr Marshall re-entered the meeting.*

Applicant: RA & EC Iffla
File No. A6608/0264
Attachments: Map of SARS boundary and affected property
Author: Mr Niel Mitchell
 Manager Corporate Services
Disclosure of Interest: Nil
Date of Report: 15 September 2014
Senior Officer: Mr Neville Hale
 Chief Executive Officer

Summary

For Council to determine the appropriate specified area rate that should apply over the whole or part of a land holding where ownership may have changed or landholding consolidated.

Background

Mr Bob Iffla recently contacted the office in relation to group rating of his property on Assessment 6608, and the area in which the farm would be for the purpose of Specified Area Rates.

The property falls largely in the Newdegate SAR, with one location being in the Lake King SAR.

Research by the Shire's Senior Finance Officer indicates that the Specified Area for rating was originally prescribed in 1998, and no record has been located of a more recent description showing subsequent changes.

At the moment, the whole property is being rated for both Newdegate and Lake King SAR. The rates have been paid in full, including the doubled up rates. Mr Iffla was offered the option to pay all rates other than SAR for the two areas until such time as Council makes a determination, but elected to pay the full amount.

Subject to Council decision, a refund of a portion of both the Newdegate or the Lake King SAR, or the whole of Lake King SAR will be required.

As group valuation was made for both the 2013/2014 and 2014/15 financial years, two years of the SAR are affected, and will need to be refunded.

Comment

The Financial Management Regulations r.23 require –

23. *Rates information required*
The annual budget is to include —
 (d) *for each specified area rate —*
 (i) *the purpose of the rate; and*
 (ii) *the rate in the dollar; and*

- (iii) a brief description identifying the area within which the rate is to be imposed; and

The simplest and easiest way to provide the required description of the area is for a map to be included in the Budget documents, as reference only to the name of the area is insufficient to identify the boundaries of the specified areas.

The requirement for a brief description to be made, also means that an annual review of the SAR boundaries and potential problems should be made prior to Budget adoption of the description identifying the specified areas.

The current enquiry also indicates that a full review of the specified areas for rates would be appropriate, to –

- ensure that community of interest still exists
- no other properties have a double assessment

From the map it would appear that community of interest for the Assessment is towards Newdegate, rather than Lake King.

Several options exist –

- a) the boundary of the specified areas remain as is, and the easternmost portion, Roe location 2289, be excised from the group rating of the remainder of the farm. This would require a revaluation be obtained from Landgate. This maintains the integrity of the current specified areas.
- b) the boundary of the specified areas be amended to incorporate Roe location 2289 into the Newdegate SAR.
- c) the boundary of the specified areas be amended to either –
 - (i) along Holt Rock Rd South – and therefore also affecting other landowners, or
 - (ii) along the north and western boundaries of Roe locations 938 and 2660.

The option with least impact on landowners and Newdegate SAR is (b) above. Unfortunately, Lake King SAR will be more substantially affected, regardless of the option chosen, although following the north and western boundaries reduces the impact.

Legal Implications

Local Government Act –

s.6.37 – Specified Areas rating

Financial Management Regulations –

r.23 (d) – budget disclosures required for specified area rating

Policy Implications

Shire of Lake Grace Policy 3.3 - Confirmation of specified areas for rating

Consultation

Internal: Neville Hale, Chief Executive Officer
Warrick Millar, Senior Finance Officer

Financial Implications

Reduction in specified area rates for Lake King, or both Newdegate and Lake King, subject to decision of Council.

Strategic Implications

1. Review of specified area rating boundaries and landholdings prior to 2015/2016 budget preparation.
2. Map to be provided for reference in adoption of the 2015/2016 Budget

Voting Requirements

Absolute majority (5) required.

Recommendation/Resolution

MOTION 11903

Moved Cr Chappell
Seconded Cr Clarke

That:

1. Roe location 2289 be excised from the group rating of Assessment 6608 so as to remain within the Lake King Specified Area.
2. A refund of Lake King Specified Area Rate charged on Assessment 6608 as amended be refunded to RA & EC Iffla, for the 2013/2014 and 2014/2015 financial years.
3. All boundaries of all specified areas be reviewed, and maps prepared indicating –
 - current boundaries of specified areas, and
 - any group rated holdings overlapping boundaries.

MOTION CARRIED BY ABSOLUTE MAJORITY 7/0

15.0 MATTERS FOR CONSIDERATION – COMMUNITY SERVICES

Cr Marshall declared an interest of impartiality in that his daughter-in-law is employed as one of the Lake Grace Swimming Pool Managers.

15.1 LAKE GRACE SWIMMING POOL SURVEY – 2014/15 SEASON OPENING HOURS

MOTION 11904

Moved Cr Chappell
Seconded Cr Armstrong

That Council, under Item 16.1 of the Standing Orders Local Law, suspend Standing Orders at this time, being 2.41 pm to discuss the 2014/15 Lake Grace Swimming Pool Season Opening Hours.

MOTION CARRIED 7/0

MOTION 11905

Moved Cr Chappell
Seconded Cr Armstrong

That Standing Orders resume, the time being 2.57 pm.

MOTION CARRIED 7/0

Applicant:	Community Services
File No.	0517
Attachments:	1. Pool Survey 2. Pool Survey Results
Author:	Ms Lee Holben Manager Community Services
Disclosure of Interest:	Nil
Date of Report:	10 September 2014
Senior Officer:	Mr Neville Hale Chief Executive Officer

Summary

For Council to be informed and endorse the 2014/2015 opening hours of the Lake Grace Swimming Pool.

Background

During the 2013/2014 Pool Season two pool manager's job shared with the hours being:

Monday - Friday (early morning)	6:00am - 7:30am
Monday - Friday	2:00pm - 6:00pm
Weekends & Public Holidays	2:00pm - 6:00pm

During the season some 7003 attendances were recorded with the highest attendances recorded during the months of December to February.

Attendance numbers were high during periods of hot weather with attendance generally weighted to the afternoons.

However, the Pool Managers did exercise discretion to open the pool for extended periods on very hot days.

Comment

Feedback and the keeping of statistics during the 2013/2014 pool season has enabled the Manager of Community Services to review the hours within the 2014/2015 budget.

A Community Survey was undertaken during July/August 2014 to gain feedback, consultation and research other activities that the community would like to see as part of the 2014/2015 pool season.

A total of 77 surveys were received, mainly through the post and some through the Shire's web page. A summary of the survey results are provided at attachment.

Overview of Survey Results**1. General Hours**

Of the 77 responses received, only 73 provided useful information.

The majority of responses indicated they would prefer the pool to be open Monday to Friday between the hours of 10.30 am to 6.30 pm.

For Saturday, Sunday, Public and School holidays, the majority of responses indicated they would like an increase in hours (i.e. open from 11.00 am) especially in hot weather with a temperature over 35 degrees.

General comments included a number of requests that the Pool Managers be given the opportunity of closing the pool early or not opening if the weather is not suitable ie raining, thunder storms etc.

Water Aerobics/exercise classes has been requested to be held again. One pool manager who is also the ARC instructor took these classes last year but is unable to run these classes and be the pool manager at the same time.

These could be run when the second pool manager is on and the ARC instructor takes aerobic classes, or as a specific closed session.

There were a number of requests for the trial of Toddler swimming classes.

2. Early Morning Swimming

Of the 74 responses received 58 provided useful information.

More than half the responses indicated they would prefer the early morning swimming hours between 5.30 am to 7.00 am Monday to Friday.

The data also clearly shows a preference for Mondays, Wednesdays and Fridays - 5.30 am to 7.00 am.

2014/2015 Proposed Pool Opening Hours	Public Opening Times	Weekly Hours including opening/closing	Hours per week 2014/2015	Hours per week 2013/2014
Monday to Friday early morning swimming Monday to Friday	5.30am – 7.00am	2hr x 5 days	10	8.75
Monday to Friday	1.45pm - 6.30pm	5hr x 5 days	25	22.5
Tuesday and Thursday – Toddler classes and general swimming	10.30am – 11.30am	1.5 x 2 days	3	0
Saturday, Sunday, Public and School Holidays	1.00pm 6.30pm	7hr x 2 day	14	9
TOTAL		Increase 11.75hr per week	52	40.25

Legal Implications

Nil

Policy Implications

Nil

Consultation

Internal: Pool Managers
Senior Management Team

External: Community Surveys

Financial Implications

A budget allocation of \$60,770 has been provided in the 2014/2015 budget for salaries which would be sufficient to cover the recommended extended hours.

Strategic Implications

Shire of Lake Grace Strategic Community Plan

S3 Maintain and improve social/community infrastructure to support community wellbeing.

S5 Encourage and support the community and individuals to maintain and aspire to a healthy wellbeing (i.e. mental, social and physical) and balanced lifestyle.

Recommendation

That Council:

1. Endorse the Lake Grace Swimming Pool open to the public on Saturday 15 November 2014 and close on Easter Monday 6 April 2015.
2. Endorse the 2014/15 Lake Grace Swimming Pool opening hours as follows:

- Monday to Friday early morning swimming	5.30 am to 7.00 am
- Monday to Friday	1.45 pm to 6.30 pm
- Tuesday and Thursday toddler classes & general swimming	10.30 am to 11.30 am
- Saturday, Sunday, Public and School Holidays	1.45 pm to 6.30 pm

Voting Requirements

Simple majority required.

Resolution**MOTION 11906**

Moved Cr Clarke
Seconded Cr Chappell

That Council:

1. Endorse the Lake Grace Swimming Pool open to the public on Saturday 15 November 2014 and close on Monday 30 March 2015.
2. Endorse the 2014/15 Lake Grace Swimming Pool opening hours as follows:

- Monday to Friday early morning swimming	5.30 am to 7.00 am
- Monday to Friday	1.45 pm to 6.30 pm
- Tuesday and Thursday toddler classes & general swimming	10.30 am to 11.30 am
- Saturday, Sunday, Public and School Holidays	1.45 pm to 6.30 pm

MOTION CARRIED 7/0

Reason for Change: Council considered the end of March 2015 a suitable time for the pool to close.

15.2 NATIONAL RENTAL AFFORDABILITY SCHEME - 4WDL WELL AGED HOUSING PROJECT

MOTION 11907

Moved Cr Chappell
Seconded Cr Marshall

That Council, under Item 16.1 of the Standing Orders Local Law, suspend Standing Orders at this time, being 3.00 pm to discuss the National Rental Affordability Scheme.

MOTION CARRIED 7/0

MOTION 11908

Moved Cr Chappell
Seconded Cr Sinclair

That Standing Orders resume, the time being 3.21 pm.

MOTION CARRIED

Applicant:	4WDL Housing Project
File No.	0665
Attachments:	1. Table One 2. Fact Sheet
Author:	Ms Lee Holben Manager Community Services
Disclosure of Interest:	Nil
Date of Report:	23 September 2014
Senior Officer:	Mr Neville Hale Chief Executive Officer

Summary

This report informs Council of the National Rental Affordability Scheme and the Questus Residential Investment Fund for an investor of an NRAS Approved Property and how it could relate to the 4WDL Well Aged Housing Project.

Background

NRAS is an initiative by the Federal and State Government to address the shortage of affordable rental housing by offering financial incentives to build and rent dwellings to low and moderate income households at least 20% below market rates.

Following initial conversations with Simon Moore from Questus in April 2014, the 4WDL has been allocated packages across the project area.

What is the National Rental Affordability Scheme?

Government Incentives are available each year for 10 years to owners of NRAS Approved Properties.

The primary focus of NRAS is to:

- Increase the supply of affordable rental dwellings
- Reduce rental costs for low to moderate income households.
- Encourage large scale investment and delivery of affordable housing.

What is an Approved Participant?

An Approved Participant has applied for the approval of dwellings with the Department of Social Services

Questus Fund Management Limited (QFML) is the Responsible Entity for the Questus Residential Investment Fund, and in accordance with the NRAS legislation, has been granted status as an Approved Participant. QFML is the holder of over 3,700 NRAS allocations.

What is an NRAS Approved Property?

The guidelines set out by NRAS include:

- One that is approved to receive the NRAS incentives for up to 10 years;
- Must be rented at a discount at least 20% below the market rent;
- Can only be tenanted by eligible tenants (income Based)
- The Owner of the dwelling will need to join the QRIF. There is a \$10,000 + GST fee to be paid prior to activation of the NRAS.
- An Annual Fund Management fee of 5.5% + GST of the incentive value will be invoiced once a year prior to the state payment being released.
- The property must be leased to eligible tenants (income based), paying NRAS rent (NRAS rent is 20% below Market Rent Value).
- The incentive will be paid each year, 75% Federal Government and 25% State Government, on meeting the NRS Guidelines and Regulations.
- The NRAS year funds from 1 May to 30 April. Annual compliance reports are submitted in May each year, with the funds available in September. Incentives are indexed annual by CPI.

Comment

Through the 4WDL VROC, the following properties have been registered in the scheme, Lake Grace five properties and Newdegate two. The Shire of Williams who is managing the project is currently investigating if the properties can be changed to Newdegate four and Lake Grace three.

Tenancy eligibility is based on income, which for a single person is \$47,289 to \$59,111 per annum and for a couple \$65,378 to \$81,722. To maintain eligibility as a tenant in the scheme, the tenant's income can increase above the initial income by 25%. A tenant ceases to be eligible when income

exceeds the upper income limit in two consecutive years. Evidence of income is required on entering the property.

The Shire of Lake Grace community housing stock is currently managed by Great Southern Community Housing (Albany) who is a registered Manager of the National Affordability Rental Scheme and is managing nine properties under this scheme.

Legal Implications

Nil

Policy Implications

Policy 2.5 Joint Venture Housing:

“That Council support joint venture housing projects on a needs basis with the level of contribution being in accordance with the requirements of the Department of Housing and Works.”

Consultation

Internal: CEO
Senior Management Team.

External: Rob Ford, General Manager Questus Limited
4WDL VROC Shire of Wagin
Shire of West Arthur
Shire of Williams
Shire of Woodanilling
Shire of Dumbleyung
Shire of Kent
Kaz Sternberg CEO Great Southern Community Housing

Financial Implications

No budget allocation has been allowed for in the 2014/2015 budget.

Should Council endorse the expenditure of \$10,000 per unit up front to enter the NRAS scheme, the funds would need to be sourced from within the current budget.

The 2014/2015 Shire of Lake Grace Housing Reserve has a balance of \$30,080. Great Southern Community Housing Reserve fund as of November 2013 was approximately \$70,000 which is distributed between Great Southern Community Housing and the Shire of Lake Grace. The 2013/2014 financial statement is due November 2014.

The Management Agreement with Great Southern Community Housing states:

“The accumulated surplus funds generated from the properties will be finally determined after all expenses have been reconciled and audited. All surplus funds will be utilised for further “social housing” provision in the Shire of Lake Grace. (This clause was required by the Department of Housing).”

The equivalent NRAS benefit for 2014/2015 is less than the commencement fee, therefore resulting in a negative NRAS benefit in the first year. The

following and subsequent years show a significant benefit of \$10,000 per unit per year that can be realised with a healthy reserve at the end of the ten year commitment period to the value of over \$700,000.

The table, refer to Table One located at the bottom of this report, is calculated on five units and general market rent of \$220 per week.

The Manager Corporate Services has indicated that the process does not need to go to a tender process as it is outside of the tender guidelines.

Strategic Implications

Shire of Lake Grace Strategic Community Plan – Connecting with our Future 2023

- Ec2 Develop/promote and partner with new industries to create opportunities within the Shire.
- S1 Maintain current populations and attract new people to live in the Shire.
- Ec6 Increase affordable housing options for seniors, families, and singles.

Voting Requirements

Absolutely majority (5) required.

Recommendation/Resolution

MOTION 11909

Moved Cr Chappell
Seconded Cr Hunt

That Council:

1. Accept the information regarding the National Rental Affordability Scheme and the Questus Residential Investment Fund.
2. Authorise the CEO to:
 - a) expend \$10,000 + GST per eligible unit (to a maximum of seven units); to join the Questus Residential Investment Fund using existing Housing Reserve Funds;
 - b) incur the Annual Fund Management fee of 5.5% + GST per unit stream of the incentive value per year for ten years; and
 - c) engage Great Southern Community Housing as manager of up to seven (7) units, being four Over 55 Units at Newdegate together with the three units in Lake Grace, under the National Rental Affordability Scheme.

MOTION CARRIED BY ABSOLUTE MAJORITY 7/0

Table One: Cashflow Projection Based on 5 Units

	Year 1 Jun-15	Year 2 Jun-16	Year 3 Jun-17	Year 4 Jun-18	Year 5 Jun-19	Year 6 Jun-20	Year 7 Jun-21	Year 8 Jun-22	Year 9 Jun-23	Year 10 Jun-24
NRAS	\$ -	-\$ 4,627	\$ 47,258	\$ 100,699	\$ 155,743	\$ 212,438	\$ 270,835	\$ 330,983	\$ 392,936	\$ 456,747
5.5% Admin Fee	\$ 53,305	\$ 54,904	\$ 56,551	\$ 58,248	\$ 59,995	\$ 61,795	\$ 63,649	\$ 65,558	\$ 67,525	\$ 69,551
Commencement fee	-\$ 2,932	-\$ 3,020	-\$ 3,110	-\$ 3,204	-\$ 3,300	-\$ 3,399	-\$ 3,501	-\$ 3,606	-\$ 3,714	-\$ 3,825
	-\$ 55,000									
	-\$ 4,627	\$ 47,258	\$ 100,699	\$ 155,743	\$ 212,438	\$ 270,835	\$ 330,983	\$ 392,936	\$ 456,747	\$ 522,473
Rent	\$ 11,440	\$ 11,783	\$ 12,137	\$ 12,501	\$ 12,876	\$ 13,262	\$ 13,660	\$ 14,070	\$ 14,492	\$ 14,927
Reduced to 80%	\$ 9,152	\$ 9,427	\$ 9,709	\$ 10,001	\$ 10,301	\$ 10,610	\$ 10,928	\$ 11,256	\$ 11,593	\$ 11,941
Lost Rent	-\$ 2,288	-\$ 2,357	-\$ 2,427	-\$ 2,500	-\$ 2,575	-\$ 2,652	-\$ 2,732	-\$ 2,814	-\$ 2,898	-\$ 2,985
Actual NRAS Benefit	-\$ 6,915	\$ 44,901	\$ 98,271	\$ 153,243	\$ 209,863	\$ 268,182	\$ 328,251	\$ 390,122	\$ 453,849	\$ 519,487

Assumption CPI = 3%

16.0 MATTERS FOR CONSIDERATION - ADMINISTRATION

16.1 AUTHORISATION TO USE THE COMMON SEAL – LAKE KING COMMUNITY WATER SUPPLY PROJECT

Applicant: Executive Assistant
File No. 0634
Attachments: Deed of Agreement
Author: Mrs Jeanette Bennett
Executive Assistant
Disclosure of Interest: Nil
Date of Report: 15 September 2014
Senior Officer: Mr Neville Hale
Chief Executive Officer

Summary

The Use of the Common Seal is sought to execute a Deed of Agreement for funding under the Community Water Supply Program.

Background & Comment

The Department of Water has recently approved an application from the Shire of Lake Grace for funding to install a solar pump and pipe for the transfer of excess water from the Water Corporation's dam in Lake King (located approx. 1.2 km east of Lake King) to the Lake King Community Dam (located approx. 1.0 km east, south east of the Lake King townsite behind the school).

The Lake King Progress Association and the Lake King Golf Club together with the Shire have been involved in discussions with the Water Corporation to develop the project.

The State through the Rural Water Planning Programs, *Community Water Supply Program*, will contribute \$49,958 (GST exclusive). The Shire has allocated \$75,000 in its 2014/15 Budget as the project cost.

In order for the Shire to access the funds a Deed of Agreement is now required to be executed under common seal.

Legal Implications

N/A

Policy Implications

Shire of Lake Grace Policy 1.11 – Use of the Common Seal

Consultation

N/A

Financial Implications

The Shire's 2014/15 budget shows:

- Operating Income Account I136172 - \$49,958.00 grant funding, offset with:
- Capital Expenditure Account E136127 - \$75,000 Project costs.

Strategic Implications

Shire of Lake Grace Strategic Community Plan

- Civic Leadership – Cl 1 – leadership, good governance,

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11910

Moved Cr Armstrong
Seconded Cr Marshall

That Council authorise the President and the Chief Executive Officer to affix the Common Seal on the Deed of Agreement with the Department of Water for funding of \$49,958.00 excluding GST for the Lake King Community Water Supply.

MOTION CARRIED 7/0

16.2 **APPOINTMENT OF AUTHORISED OFFICER**

Applicant: Chief Executive Officer
File No: 0052
Attachments: Nil
Author: Ms Lauren Bosch
Environmental Health Officer
Disclosure of Interest: Nil
Date of Report: 11 September 2014
Senior Officer: Mr Neville Hale
Chief Executive Officer

Summary

The purpose of this report is for Council to appoint Authorised Persons to exercise power under the Health Act 1911, the Food Act 2008 and the Caravan Parks and Camping Grounds Act 1995 on behalf of the Shire of Lake Grace.

Background

Due to the recent appointment of Mr Julian Goldacre and Mr Barry Smith to the Roe Environmental Health Scheme an update of authorised officers is required.

In accordance with a number of provisions of various Acts, Regulations and local laws, Council is required to appoint authorised persons to perform those authorised functions.

Authorisations are updated to reflect staff changes. Following approval by Council the authorisations will be given to staff in writing and identification cards issued.

Comment

Pursuant to s27 of the Health Act 1911 Council may appoint an Environmental Health Officer to perform such duties as the local government from time to time directs and also such as are specifically prescribed by any order of the Executive Director, Public Health.

Both Mr Julian Goldacre and Mr Barry Smith are appointed Environmental Health Officers within the Roe Environmental Health Scheme.

Furthermore, pursuant to s122 of the Food Act 2008, Council may appoint an authorised officer for the purposes of the Act. It is proposed that Mr Julian Goldacre be an appointed authorised officer.

It is further recommended that Council appoints both Mr Julian Goldacre and Mr Barry Smith as authorised persons for the purposes of the Caravan Parks and Camping Grounds Act 1995.

Consultation

N/A

Legal Implications

Health Act 1911

Food Act 2008

Caravan Parks and Camping Grounds Act 1995

Policy Implications

N/A

Financial Implications

N/A

Strategic Implications

Provides for the good governance of the Shire.

Recommendation

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11911

Moved Cr Chappell
Seconded Cr Hunt

That Council, for the Shire of Lake Grace, appoints Mr Julian Goldacre and Mr Barry Smith in respect to the requirements of the following specified Acts:

- **Health Act 1911** – s27 Appointment as an Environmental Health Officer
- **Food Act 2008** – s122 Appointment as an Authorised Officer
- **Caravan Parks and Camping Grounds Act 1995** – s17 as an Authorised Person

MOTION CARRIED 7/0

16.3 WATER RESERVE 16318 – KULIN LAKE GRACE ROAD

3.25 pm *Cr Marshall left the meeting.*

Applicant: Department of Lands
File No. 0504/0359
Attachments: Letter and Deposited Plan
Author: Mr Neville Hale
 Chief Executive Officer
Disclosure of Interest: Nil
Date of Report: 19 September 2014
Senior Officer: Mr Neville Hale
 Chief Executive Officer

Summary

For Council to provide comment on the proposed disposal of Reserve 16318 being the former Water Corporation facility known as James Dam.

Background

The Water Corporation has advised the Department of Lands that Reserve 16318, set aside for the purpose of “Water”, is surplus to its needs.

The Department of Lands is seeking comment from Council on the proposed disposal of the land to the owners of the adjacent Lot 97 as shown on the attached Plan.

Comment

Council may recall that in June 2013 the Water Corporation requested Council consider a proposal to transfer the Management Order for Reserve 16318 (being AA Dam No. 190 - James Dam) to the Shire.

Council may also be aware that, following a comprehensive consultation process, it resolved in September 2004 (motion 9831) and inter alia:

- There are 14 dams listed for consideration and listing in the Emergency Farmland Water Response Plan. James Dam is not one of the 14 identified strategic dams; and
- The Shire will not accept responsibility for strategic dams.

In resolving the request from the Water Corporation in June 2013, the Council resolved:

MOTION 11648 Moved Cr Chappell Seconded Cr Walker

That Council advises the Water Corporation that:-

- 1. The Shire does not consider that James Dam is of strategic significance and declines the offer of the Management Order over the amalgamated land parcel.*
- 2. The supporting infrastructure on site has deteriorated and needs to be removed, namely tank stands, tanks with associated pipe work and the road side fence.*

3. A new road side fence needs to be erected to prevent public access to the dam and spillway.
4. The Shire supports the proposal for nearby landowners to have use of the dam.

MOTION CARRIED 9/0

Subsequently, the Water Corporation has declared the reserve surplus to its needs and has commenced negotiations for the land to be purchased by neighbouring landowners.

Legal Implications
Land Administration Act 1997

The land being surplus to the needs of the State is available for purchase. The purchaser would be required to address issues of fencing and care and control of the land.

Policy Implications
N/A

Consultation
Previously considered by Council.

Financial Implications
None

Strategic Implications
James Dam has previously been the subject of community consultation and review by Council and has been deemed to not be of strategic importance.

Voting Requirements
Simple majority required.

Recommendation/Resolution

MOTION 11912

Moved Cr Clarke
Seconded Cr Chappell

That Council advise the Department of Lands that it does not object to the disposal of "Water" Reserve 16318, Kulin – Lake Grace Road.

MOTION CARRIED 6/0

16.4 4WDL VROC – STRATEGIC PLAN

3.26 pm Cr Marshall re-entered the meeting.

Applicant: 4WDL VROC
File No. 0733
Attachments: 4WDL Strategic Plan
Author: Mr Neville Hale
Chief Executive Officer
Disclosure of Interest: Nil
Date of Report: 20 September 2014
Senior Officer: Mr Neville Hale
Chief Executive Officer

Summary

For Council to consider the content of the 4WDL VROC Strategic Plan and endorse the agreed priorities.

Background

The 4WDL VROC Strategic Community Plan is reviewed every two years, commencing March 2009, to ensure that it remains relevant to the aspirations of the member Councils and provides guidance as a future reference for growth within the region.

The attached document (page 16) identifies “Successes and Achievements” against the original strategic objectives.

Over the past two years, the major focus of the 4WDL VROC has been the roll out of its community housing programme which will see 31 well-aged over 55's accommodation units constructed throughout the region with grant funding of \$8,968,464 that has been secured by 4WDL.

Comment

The review of the previous document, and its identified priority areas, has taken into consideration a number of informing documents but in particular, the Shire's own Strategic Community Plan, Wheatbelt Strategic Framework and Wheatbelt Development Commission Regional Blueprint.

A desktop review and analysis was undertaken of each Shire's Strategic Community Plans to analyse individual priorities and identify synergies with the other Plans.

The key points of the broader Wheatbelt Blueprint that correlate with the 4WDL VROC are:

- Land Assembly
 - land
 - power
 - water; and,
 - sewerage
- Housing (well-aged and key worker)

- Water planning/recycling/re-use
- Innovative sub regional and regional governance
- Local government collaboration.

The review has also identified the main areas of synergy between the above mentioned Blueprint and the Shire of Lake Grace Strategic Community Plan to be:

- Skilled effective workforce;
- Increased affordable housing options
- Services and support for seniors
- Alternative/renewable power options
- Improved water usage
- Improved water security

To assist in finalising the review process, Council is requested to consider whether the above areas of priority remain current.

Legal Implications

N/A

Policy Implications

N/A

Consultation

External: 4WDL VROC
Wheatbelt Development Commission and its Blueprint
documentation
Regional Development Association

Financial Implications

None

Strategic Implications

The proposed 4WDL VROC Strategic Plan 2014-15 – 2016-17 is to be consistent with the values and aspirations of the Shire's Strategic Community Plan

Recommendation

That Council endorses as its areas of priority for inclusion in the 4WDL VROC Strategic Plan 2014-15 – 2016-17 the following:

- Increased affordable housing options
- Services and support for seniors
- Improved water usage
- Improved water security

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11913

Moved Cr Hunt
Seconded Cr Armstrong

That Council endorses as its areas of priority for inclusion in the 4WDL VROC Strategic Plan 2014-15 – 2016-17 the following:

- Increased affordable housing options
- Services and support for seniors
- Improved water usage
- Improved water security

MOTION CARRIED 7/0

17.0 INFORMATION BULLETIN

17.1 INFORMATION BULLETIN REPORT – AUGUST 2014

Applicant:	Executive Services
File No.	N/A
Attachments:	1-10 <i>(provided for Councillors information under separate cover)</i>
Author:	Mrs Jeanette Bennett Executive Assistant
Disclosure of Interest:	Nil
Date of Report:	15 September 2014
Senior Officer:	Mr Neville Hale Chief Executive Officer

Summary

The purpose of this report is to keep Elected Members informed on matters of interest and importance to Council.

Background

The Information Bulletin Report deals with monthly standing items and other information of a strategic nature relevant to Council. The Information Bulletin is an internal management document; therefore attachments are not for public information.

Copies of other relevant Councillor information are distributed via email.

Comment

This month's (August 2014) Information Bulletin Report has been emailed to Councillors, printed copies have not been produced.

The information at attachment includes:

A. Reports

1. Council Status Report
2. August 2014 Infrastructure Services Report
3. Grants Register
4. Shire Website & Facebook Statistics
5. Lake Grace Visitor Centre Statistics

B. Letters

6. Excelsior Primary School, Margaret Cotton Festival
7. Lake Grace District High School thank you
8. Mrs Judy Stewart thank you

C. Minutes

9. 4WDL Minutes 10 September 2014
10. Central Country Zone Meeting 29 August 2014

Legal Implications

Nil

Policy Implications

Nil

Consultation

N/A

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Community Plan

- Civic Leadership – Cl 1 – leadership, good governance,

Voting Requirements

Simple majority required.

Officer's Recommendation

That Council accepts the Information Bulletin report.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11914

Moved Cr Hunt
Seconded Cr Clarke

That Council accepts the Information Bulletin report.

MOTION CARRIED 7/0

18.0 URGENT BUSINESS BY DECISION OF THE MEETING

18.1 CR CHAPPELL – WATER HARVESTING IN LAKE GRACE

Background & Comment

Cr Chappell has concerns regarding the catchment of surface water in Lake Grace in that the Shire is not capitalising on capturing the amounts of water that could be made available for the Lake Grace town sports ovals. The towns grassed ovals need water to keep them in operation and a good rainfall does not necessarily mean good water supply. The Shire needs to address its water catchment options.

During April the President, CEO and Mr Bob Palmer (Shire Mechanic) inspected all of the water harvesting areas in Lake Grace with the following conclusions:

- Pipes from South St up to the turkey nest dam are inadequate.
- New pipes costed at approx. \$40K, figure deemed to be a reasonable budget expenditure item.
- No easement in place for the pipeline which runs through private property.
- Larger volume pump required to effectively pump water up the hill.

Last week's rainfall saw water coming down from CBH and running into the sump. Under the Shire's Flood Mitigation Plan this is supposed to be kept empty in case of heavy rainfall.

Cr Chappell would like to see staff review Lake Grace's surface water catchment and report back to Council on the matter.

MOTION 11915

Moved Cr Chappell
Seconded Cr Marshall

That staff investigate options for the harvesting of water in Lake Grace, access to any grant funding or other contributions, prepare a preliminary costing and report back to Council in November 2014.

MOTION CARRIED 7/0

19.0 SCHEDULING OF MEETING

19.1 OCTOBER 2014 ORDINARY MEETING

Motion 11711 November 2013 states:

An Ordinary Meeting of Council will be held on Wednesday 22 October 2014 commencing at 2:00 pm at Council Chambers, 1 Bishop St Lake Grace WA.

20.0 CONFIDENTIAL BUSINESS – as per Local Government Act s5.23 (2)

None.

21.0 CLOSURE

There being no further business, the Shire President closed the meeting at 3.45 pm.

22.0 CERTIFICATION

I Andrew James Walker certify that the minutes of the meeting held on the 24 September 2014 as shown were confirmed as a true record at the meeting held on the 22 October 2014.

Chairman

Date