

SHIRE OF LAKE GRACE



Minutes

Ordinary Council Meeting

27 June 2007

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SHIRE OF LAKE GRACE

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD AT COUNCIL CHAMBERS, 1 BISHOP ST LAKE GRACE ON WEDNESDAY, 27 JUNE 2007.

1.0 OPENING & ANNOUNCEMENT OF VISITORS

The Chairperson (President) opened the meeting at 1.30 pm and welcomed those visitors in attendance to the first Council Meeting to be held in the newly renovated Shire Offices and Chambers.

2.0 ATTENDANCE RECORD

2.1 PRESENT

Cr G.E.J. Roberts	Shire President
Cr A.J. Walker	Deputy Shire President
Cr. H.R. Bennett	
Cr I.G. Chamberlain	
Cr O.P. Farrelly	
Cr W.A. Newman	
Cr D.P Sinclair	
Cr D.M.McL. Stewart	
Cr R.P. Taylor	
Mr C.G. Jackson	Chief Executive Officer
Ms L.I. McIlree	Manager Corporate Services
Mr J. Fraser	Manager Community Services
Mr G. Brigg	Manager of Works
Mrs J. Bennett	Executive Assistant
Mrs Sylvia Brandenburg	Lake King Progress Association
Mrs Caroline Tonkin	Lake King Progress Association
Mr Allan Lansdell	Lake King Progress Association
Mr Steve Const	Owner/proprietor Lake King General Store
Mr Ian Knox	Observer

2.2 APOLOGIES

None.

2.3 LEAVE OF ABSENCE PREVIOUSLY GRANTED

None.

3.0 PUBLIC QUESTION TIME

3.1 MRS SYLVIA BRANDENBURG

Mrs Brandenburg advised Councillors she had not come to the meeting regarding the Lake King public toilets but had brought along the new local Lake King shop owner to show him Lake Grace.

3.2 MR ALLAN LANSDELL

Mr Lansdell advised Council he was here representing the Lake King Progress Association to discuss the new public toilets for Lake King and asked the following questions:

Do we have a carpenter on staff and what is his ability?
Does he have a vehicle?

The Chief Executive Officer replied that the Shire employs a qualified carpenter who is capable of most building requirements.

Mr Lansdell went on to say that Lake King requires a new toilet block similar to the Newdegate toilets and while the community is hoping for something a little better than Newdegate, toilets of a similar standard will be most acceptable.

Whilst he knows the extreme difficulty in getting tradesmen to Lake King and that builders are impossible to get he feels the costings supplied to the Progress Association by the Shire are over the top.

Mr Lansdell read aloud the circular put out by the Lake King Progress Association to its members which was in the form of an email from the Shire quoting the costs for the new toilet block. Mr Lansdell had re-costed the project himself and read aloud his estimations – whereas the Shire had estimated the project to cost in the region of \$140,000.00, Mr Lansdell felt the project could be completed for around \$85,000.00 using local trades and Shire staff.

Mr Lansdell concluded by saying he knows there are problems with getting things built but he recommends Council look at using the Shire's carpenter to build the toilets. Council should also look at employing two carpenters if necessary and he hopes Council will look at it as a way to move forward.

3.3 MRS CAROLINE TONKIN

Mrs Tonkin commented the Lake King community had established a long term need for new public toilets in Lake King, that it is obvious that new toilets are needed and it is time something is done about it.

A petition had been put to Council twelve months ago, Council has employed a landscaper to draw up plans for beautification of the main road area around the shop and the toilets are included as part of that landscape plan.

Lake King needs toilets to attract more trade to the town to support the shop and the main reason people stop in a town is to use the toilets. A standard has been set by Newdegate with their new toilets and the Lake King community expect same standard. A \$25,000 grant has already been successful and Mrs Tonkin appealed to Council to build them up to standard that the Lake King Progress Association has asked for.

3.4 MR STEVE CONST

Mr Steve Const, Lake King Store owner made comment that the estimated cost to build the new toilet sounds incredible and does not make sense given that you can build a fully fitted out house in Perth for \$150,000.00. Should Council not get on with the job \$140,000.00 will be \$160,000.00 in twelve months time.

Mr Const explained he is faced with customers every day who are devastated when they find out the toilets are 200m – 300m away and are not easily accessible and hard to find.

Reply - In response the Chief Executive Officer replied, that in the email to the Shire President, some costs were based on quotes, some approximated and some were based on expenditure from the Newdegate toilet block and that he does not doubt there is the potential to do it cheaper.

The documents are ready to go to tender and Council need to allocate sufficient funds to allow the tender process to go ahead. The need for the new toilets is not in question and Council will continue to work towards construction which is targeted to commence by December 2007.

3.5 MR ALLAN LANSDELL

Mr Lansdell understands the escalating costs of trying to get trades people out of regional centres to work and that Council needs to look at doing these things themselves, everyone else throughout rural areas are heading in this direction – it is the same situation as in that we have to build our roads.

3.6 MRS SYLVIA BRANDENBURG

Mrs Brandenburg asked whether the Shire would consider a tender being lodged by the Lake King Progress Association?

She further commented that she had sought quotes on a building in kit form from Landmark Engineering and that the total cost of that would come to \$90,000.00. The Shire of Lake Grace deserves something better at its eastern gateway.

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

None.

5.0 MINUTES OF PREVIOUS COUNCIL MEETINGS

5.1 ORDINARY MEETING – 23 MAY 2007

Resolution

MOTION 10416

Moved Cr Stewart
Seconded Cr Farrelly

That the minutes of the Ordinary Meeting of Council held on the 23 May 2007 be confirmed as a true and accurate record.

MOTION CARRIED 9/0

6.0 NOTICES OF URGENT BUSINESS

Cr Chamberlain advised his intent in putting forward an item regarding a policy for the stockpiling of gravel one year in advance.

7.0 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED

None.

8.0 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

9.0 MEMBERS' REPORTS

2.04pm *Mr Jackson left the meeting and returned at 2.06pm.*

9.1 CR NEWMAN

Cr Newman reported on a CBH Meeting held in Lake Grace yesterday, Tuesday 26 June 2007. CBH are redeveloping the Lake Grace CBH facility – \$8 million will be spent in the first year followed by a further \$5 million the following year.

9.2 CR ROBERTS

Cr Roberts reported a trip out to the Ninety Mile Tank to inspect the road and condition of the tank with the Chief Executive Officer, the Manager of Works and the contract grader operator.

Last year when roadworks were done out that way, the then contractor stopped 12km short of the boundary – the 12km needs to be done and costings will be included in the budget deliberations. Cr Roberts commented it was most disappointing to note the disgusting condition of the area around the tank and the vast amount of rubbish strewn about.

10.0 MATTERS FOR CONSIDERATION – WORKS & SERVICES**10.1 LAKE GRACE AIRSTRIP PAVEMENT REPAIRS**

Applicant: Mr Chris Jackson
File No. 0522
Attachments: Pavement Assessment report by Golder Associates
February 2007
Author: Mr Chris Jackson
Disclosure of Interest: Nil
Date of Report: 18 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

For Council to approve a pavement repair option for the Lake Grace Airstrip.

Background

Recently, problems were identified with the condition of the Lake Grace Airstrip which included extensive blistering of the bitumen seal. This prompted the appointment of Reg Leech of Golder Associates to prepare a report on the condition of the sealed runway. The report clearly identifies that the damage caused to the runway was a result of flooding that occurred in January 2006 following Cyclone Clare.

The Report states that:

“The most likely cause in the circumstance of this airstrip was a suddenly rising saline water table due to flooding resulting in an increase in air pressure in the base material voids which did not dissipate laterally and slowly lifted up the relatively soft new seal.”

A copy of the report is attached.

Comment

A submission was made to the West Australian Natural Disaster Relief Arrangements (WANDRA) that repairs to the runway be covered as part of ‘Restoration of Essential Public Assets (EPA) Expenditure’ as part of WANDRA Eligible Disaster funding that was approved following Cyclone Clare.

An estimate to remove the current seal and reinstate the runway was provided to WANDRA at \$350,000.

WANDRA have advised that the repairs suggested come within the meaning of essential public assets and the Shire can claim 75% of the costs. The deadline for the repairs is the 30 June 2008.

The Manager of Works has provided the following repair options:

Option 1 - Full gravel reconstruction with 2 coat bitumen seal

Option 2 – Overlaid with gravel and cement stabilization with 2 coat seal

Option 3 – Overlaid with gravel and cement stabilization and no seal

Option 4 – Full gravel reconstruction with chemical stabilization with 2 coat seal

Option 5 – Gravel reconstruction with chemical stabilization with no seal

Costings:

\$	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Total M ²	22,050	22,050	22,050	22,050	22,050
Cost per M ² pave	\$4.00	\$2.00	\$2.00	\$4.00	\$4.00
Cost per M ² sealed	\$10.00 2 coats	\$10.00 2 coats	Nil	\$10.00 2 coats	Nil
Total M ² paved \$	\$88,200	\$44,100	\$44,100	\$88,200	\$88,200
Total M ² sealed \$	\$220,500	\$220,500	Nil	\$220,500	Nil
Total M ² stabilized – cement \$	Nil	\$72,765	\$72,765	Nil	Nil
Total M ² stabilized – chemical \$	Nil	Nil	Nil	\$30,000	\$30,000
TOTAL \$	\$308,700	\$337,365	\$116,865	\$338,700	\$118,200

The options for sealing need to also include the cost of line marking at \$16,500 as this is a requirement of the Civil Aviation Safety Authority.

Given that Council has previously agreed to seal the Lake Grace Airstrip and the benefits that this provides as a regionally sealed facility it is recommended that Option 1 with full gravel reconstruction and a 2 coat bitumen seal be approved.

Legal Implications

The condition of the strip continues to deteriorate and repairs will need to be undertaken as a matter of urgency.

Policy Implications

N/A

Community Consultation

Local users including the RFDS will be notified of the repair process.

Financial Implications

Refer above

Strategic Implications

The Lake Grace Airstrip is an important strategic community asset.

Cultural Implications

The Lake Grace Airstrip is an important strategic community asset.

Recommendation

That:

- 1) Repairs to the Lake Grace Airstrip be undertaken as a matter of urgency with a full gravel reconstruction and two coat seal; and,
- 2) Council's contribution of 25% to the repair costs be allocated in the 2007/2008 budget.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10417

Moved Cr Bennett
Seconded Cr Newman

That:

1. Repairs to the Lake Grace Airstrip be undertaken as a matter of urgency with a full gravel reconstruction and two coat seal; and,
2. Council's contribution of 25% to the repair costs be allocated in the 2007/2008 budget.

AMENDMENT

Moved Cr Newman
Seconded Chamberlain

That, in Point 1 of the recommendation, "a full gravel reconstruction and two coat seal" be substituted with "a gravel reconstruction with chemical stabilization with no seal".

After debate the presiding person put the amendment which was

CARRIED 8/1

MOTION 10417 continued

The presiding person then put the amended motion:

COUNCIL DECISION

That:

1. Repairs to the Lake Grace Airstrip be undertaken as a matter of urgency with a gravel reconstruction with chemical stabilization with no seal;
2. Council's contribution of 25% to the repair costs be allocated in the 2007/2008 budget; and,

NOTE: Point 3 was added at the request of the mover and seconder:

3. A suitable sealed run up apron be provided at each end of the airstrip

MOTION CARRIED 8/1

REASON FOR CHANGE

Council considered, due to the failure of the original seal, re-sealing the airstrip was not a good solution however it was agreed sealed aprons are necessary and so also included that provision in the resolution.

11.0 MATTERS FOR CONSIDERATION – TOWN PLANNING

2.30pm Cr Chamberlain left the meeting.

11.1 PLANNING APPLICATION – STEEL FRAMED SHED, 14 ELLIOTT ST LAKE GRACE

Applicant: Mr. Donald Fleay
File No.: 0506
Attachments: Plans 1 to 4
Author: Mr Joe Douglas & Mr Steve Pandevski
 Town Planning Consultant
Disclosure of Interest: Nil
Date of Report: 18 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

This report provides details and recommendations in respect of an application for Council's planning consent submitted by Mr Donald Fleay to construct a new colorbond / steel framed shed at the rear of Lot 157 (No.14) Elliott Street, Lake Grace.

Background

Lot 157 (No.14) Elliott Street, Lake Grace is located in the central-southern portion of the Lake Grace townsite to the east of the Lake Grace District High School, to the west of the Pre-School and to the south of "Saltbush Inn".

The lot comprises a total area of approximately 1,133m², has direct frontage to Elliott Street along its northern boundary and Lay Street (constructed to a gravel standard) along its rear (southern) boundary (see Plan 1 – Location Plan).

The subject land has been developed for residential purposes and comprises a single storey detached dwelling constructed on the front (northern) portion of the property, whilst the rear of the property does not contain any significant building improvements (see Plan 2 – Aerial Site Plan).

Adjoining lots appear to be similarly developed and used for residential purposes.

The application seeks Council's planning approval to construct a new 64m² colorbond outbuilding at the rear of Lot 157 with dimensions 9.2

metres long and 6.92 metres wide. Unfortunately the application does not provide any details as to the intended height of the proposed shed. Planning Enterprises, on behalf of the Shire of Lake Grace, attempted to contact the manufacturer to obtain details of the proposed shed height without success (i.e. Planning Enterprises left a message with Great Southern Sheds Wagin, however did not receive a return phone call). To that extent and taking into consideration the residential amenity of the area, and the heights of recent approved sheds within the Lake Grace townsite it is recommended that Council condition the approval, assuming approval will be granted, restricting the wall height of the shed to no more than 2.8 metres and the ridge height of the shed to no more than 3.3 metres.

Furthermore, the application submitted for Council's consideration and determination does not stipulate the purpose of the outbuilding, however it is reasonable to assume that it will be used for general domestic storage purposes. To that extent, should approval be granted, it is reasonable for Council to restrict the use of the outbuilding for domestic storage purposes only.

Furthermore, and in support of the proposed outbuilding, the applicant has submitted signed statements from the adjoining eastern and western neighbours of Lot 157 advising that there are no objections to the construction of the proposed outbuilding.

The development plans submitted in support of the application propose the outbuilding to be located approximately 15 metres to the south of the existing dwelling located on Lot 157, approximately 9 metres to the western boundary, 1.5 metres to the eastern boundary and approximately 8 metres to the rear (southern boundary) (see Plans 3 & 4 – Submitted Development Plans).

Comment

Lot 157 is currently classified 'Residential' zone in the Shire of Lake Grace Town Planning Scheme No.3 (TPS 3) and is proposed to retain this zoning classification in the Shire's proposed new Local Planning Strategy and Town Planning Scheme No.4 (TPS 4).

Council's stated objective for land classified 'Residential' zone is to ensure that the zone adequately provides for the residential needs of the District in a manner consistent with maximum residential amenity and public safety. To achieve this objective Council will adopt Residential Planning Codes consistent with the residential character of the areas, and which will enable residential uses other than single houses to be appropriately located.

Under the terms of the land's current zoning classification the construction of a single house and ancillary outbuildings (i.e. garage, shed etc.) is permitted subject to compliance with the relevant standards

and requirements laid down in Town Planning Scheme No.3 and the Residential Design Codes of Western Australia.

Council's planning approval is however required for the construction of an ancillary outbuilding on a lot where a Class 1 Building is proposed to be constructed (i.e. a dwelling house) where the total floor area of the proposed outbuilding(s) on-site exceeds 50m². This can be attributed to the specific requirements of Clause 22 of the Town Planning (Buildings) Uniform General By-Laws 1989.

Given that the total area of the proposed outbuilding equates to approximately 64m² Council's planning approval is required for the proposed shed prior to commencement of construction works.

In considering the application it should be noted that clause 3.10.1P1 of the Residential Design Codes affords the Council discretion to approve an outbuilding on 'Residential' zoned land if that outbuilding does not detract from the streetscape or the visual amenity of residents or neighbouring properties.

Given that the proposed outbuilding will be:

- I. located at the rear of Lot 157;
- II. setback significantly from the street;
- III. setback significantly from existing dwellings on adjoining lots; and
- IV. the occupants of neighbouring properties have submitted statements of no objections to the proposed outbuilding,

it may be reasonable for Council to form the view that the proposed outbuilding on Lot 157 will not detract from the streetscape or the visual amenity of residents or neighbouring properties.

Alternatively, if Council forms the view that approval of the proposed shed may have a detrimental impact on neighbouring / adjoining properties it may resolve not to approve the shed. However, this position may be difficult to justify given that the adjoining neighbours have provided statements of no objection to the proposed shed.

Conclusion

It is concluded from a detailed assessment of the application in the context of the Shire's current Town Planning Scheme No.3 that the proposal to construct a new colorbond shed at the rear of Lot 157 (No.14) Elliott Street, Lake Grace is capable of being implemented in a proper and orderly manner subject to compliance with a number of conditions to ensure that the proposed development proceeds in accordance with the details of the plans submitted in support of the application and does not have a negative impact upon the general amenity, character, functionality and safety of the immediate locality.

In making a final determination on the application it is recommended that Council consider imposing a number of conditions on any approval issued to address the following matters:

- The need to ensure the preparation and submission of satisfactory building plans to the Shire for the issuance of a building license prior to the construction of the proposed shed;
- The need to ensure that the proposed shed is not used for any purposes other than those permitted under the Shire's operative Town Planning Scheme and/or specifically approved by Council;
- The need to ensure that the proposed shed does not have a negative impact upon the character and visual amenity of the immediate locality by virtue of its height, finish and general appearance;
- The need to ensure that the proposed shed is located on the land so as to have an adequate setback from essential service infrastructure; and
- The need to ensure adequate management of on-site stormwater drainage.

Legal Implications

Planning and Development Act 2005

Shire of Lake Grace Town Planning Scheme No.3

Shire of Lake Grace Town Planning Scheme No.4 (Final Approved Draft)

Residential Design Codes of Western Australia (2002)

Town Planning (Buildings) Uniform General By-Laws 1989

Policy Implications

Nil

Community Consultation

Not required by TPS No.3 or the R-Codes, however the applicant has provided statements of no objection from the adjoining residential neighbours.

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Local Planning Strategy (Final Approved Draft)

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10418

Moved Cr Farrelly
Seconded Cr Walker

That Council resolve to approve the application for planning consent submitted by Mr Donald Fleay to construct a new colorbond / steel framed shed at the rear of Lot 157 (No.14) Elliott Street, Lake Grace in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions:

1. Completion of all development within two (2) years of the date of Council's issuance of planning consent.
2. A satisfactory building licence application and plans being submitted to and approved by the Shire.
3. The proposed shed shall be used for domestic storage purposes only unless otherwise approved by Council.
4. The proposed shed shall be of colorbond construction and shall have a total floor area not exceeding 64m².
5. The proposed shed shall have a maximum wall height of 2.8 metres and a maximum ridge height of 3.3 metres.
6. The proposed shed shall have adequate clearance from any existing underground essential service infrastructure (e.g. reticulated sewerage, water, etc.) as required by the relevant service agencies.
7. All stormwater drainage discharge generated by the approved shed shall be managed to the specifications and satisfaction of the Shire.

MOTION CARRIED 8/0

11.2 PLANNING APPLICATION – MACHINERY STORAGE STRUCTURE – LOT 341 STUBBS ST LAKE GRACE

Applicant: Walson (WA) Pty Ltd (t/a A-Z Commercial Steel)
on behalf of Farmers Centre (1978) Pty Ltd
File No: 0454
Attachments: Plans 5 to 8
Author: Mr Joe Douglas & Mr Steve Pandevski
Town Planning Consultant

Disclosure of Interest: Nil

Date of Report: 18 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

This report provides details and recommendations in respect of an application for Council's planning consent submitted by Walson (WA) Pty Ltd on behalf of Farmers Centre (1978) Pty Ltd to construct a 540m² free standing steel and metal roof clad structure proposed to provide cover for machinery in the vacant eastern portion of Lot 341 Stubbs Street, Lake Grace. Lot 341 is currently occupied by the Farmers Centre.

Background

Lot 341 is located centrally within the Lake Grace townsite. The lot is approximately 4,000m² in area (22.5m x 173m) with approximately 173 metres of direct frontage to Stubbs Street (see Plan 5 – Location Plan).

In February 2006 Council considered and granted conditional planning consent to an application to construct a lean-to attached to the southern side of the existing building on the subject land (i.e. between the building and Stubbs Street), however the approval has not been acted upon. In the event that Council grants its approval to this application the landowner will have the option to construct the structure previously approved by Council, the proposed new structure (if approved) or both. It is open to Council to not permit the construction of the previously approved structure should approval of the current application be granted, however this may not be considered necessary given that both structures are capable of being constructed in a manner that will not likely impact on the proper and orderly planning for the immediate locality.

Lot 341 is relatively level and contains the existing Farmers Centre building and associated car parking within the western portion of the lot. The eastern portion of the property is currently used for external storage of materials and machinery associated with the established use of the land. Lot 341 does not contain any significant vegetation however the

northern side of the Stubbs Street verge that abuts the subject land contains a number of mature trees (see Plan 6 – Aerial Site Plan).

Under the terms of the application the proposed “machinery cover” structure is generally described as follows:

- I. Total area of 540m²;
- II. 36.0 metres in length;
- III. 15.0 metres in width;
- IV. 5.95 metres in height (south elevation);
- V. 6.723 metres in height (north elevation); and
- VI. Steel frame construction.

(see Plans 7 and 8 – submitted Site Development Plans)

The application does not provide details on any changes to vehicle access, circulation and manoeuvrability as a result of the proposed new storage structure.

It is understood that the Farmers Centre has been operating from Lot 341 for a substantial period of time. At the time of preparing this report Planning Enterprises could not identify the precise period of time that the Centre has been operational on the property, however it may be in excess of 20 years.

The operational benefits of the proposed “machinery cover” structure to the Farmers Centre business are clear. It will provide a sheltered area for the storage and display of machinery (including general servicing of machinery as required) and a more comfortable and pleasant working environment for staff, both of which could be expected to facilitate improved operational efficiencies and productivity.

Comment

Shire of Lake Grace Town Planning Scheme No.3

Lot 341 is currently classified ‘Town Centre’ zone in the Shire of Lake Grace Town Planning Scheme No.3 (TPS No.3). Council’s stated objective for land classified ‘Town Centre’ zone is to ensure that the zone satisfactorily provides for the commercial, public use and civic activities of the District.

It is difficult to categorise the Farmers Centre as a ‘use class’ listed in TPS No.3 as it has evolved over the years and includes aspects of a variety of uses including:

- Machinery Sales - sale of machinery;
 - Showroom - display of goods offered for sale;
 - Warehouse - storage of goods that may be offered for wholesale;
- and

- Service Industry - a light industry including the sale and service of goods, and may include a shop front.

Notwithstanding the current diversity of land usage, all of the above uses are capable of obtaining planning consent under TPS No.3. To that extent, the application before Council seeks approval for a free standing machinery storage structure associated with the long standing use of the subject land for which TPS No.3 affords Council the discretion to consider and approve.

The 'Development Requirements' table in TPS No.3 (i.e. Table 2) states that all standards for the development of 'Commercial Uses' within the 'Town Centre' zone are at the discretion of Council. As such Council may impose any conditions considered reasonable and appropriate in the circumstances to ensure that a high standard of amenity is achieved.

Table 3 – Carparking in TPS No.3 is silent on the matter of the minimum number of required carparking bays for land classified 'Town Centre' zone. It does however advise that carparking is to be determined by Council, having regard to the nature and anticipated use. Notwithstanding, it is considered that the proposed machinery storage structure on Lot 341, if approved, is unlikely to generate the need for additional staff or customer carparking.

Shire of Lake Grace Local Planning Strategy & Town Planning Scheme No.4 (Final Draft)

Under the Shire's proposed new Local Planning Strategy and Town Planning Scheme No.4 (TPS No.4) the subject landholding is proposed to be classified 'Service Commercial' zone.

The objectives of the 'Service Commercial' zone as prescribed in TPS No.4 are as follows:

- To provide for a range of uses which complement the 'Commercial' zone.
- To accommodate wholesaling, retail warehouses, showrooms, trade centres and professional services that provide for the needs of the community but due to their nature are generally not appropriate or cannot be accommodated in the Commercial Zone.
- To achieve a high standard of development and presentation including buildings, landscaping and vehicle parking.

The existing Farmers Centre and proposed machinery storage structure is most appropriately classified as a 'Farm Supply Centre' under the Zoning Table contained in TPS No.4. As such it is a use that is permissible on land classified 'Service Commercial' zone under TPS No.4.

Development Components

The proposed machinery storage structure on Lot 341 is capable of being approved by Council under TPS No.3, subject to Council being satisfied with the development components of the proposal, and/or accordingly imposing suitable conditions on the approval. In considering the proposal Council is required to have due consideration to all relevant matters. It is considered that stormwater drainage management and the potential impacts of the proposed structure on the Stubbs Street streetscape require primary consideration.

Stormwater Drainage Management

The additional 540m² of roof cover proposed by the machinery storage structure requires consideration to be given to additional stormwater drainage management measures. The application proposes the installation of a rainwater tank to catch the additional rainwater from the proposed roof catchment. This appears to be a viable and sustainable form of stormwater management as it also enables the recycling and reuse of stormwater for other purpose, such as irrigation and perhaps servicing and maintenance of machinery.

The measures proposed by the applicant are generally supported however the final specific details need to be provided to the satisfaction of the Shire.

Streetscape

The area covered by the proposed machinery storage structure will likely be used for the outdoor storage and display of machinery and the day-to-day maintenance and servicing of machinery as required. For the purpose of preserving and enhancing streetscape amenity in accordance with stated planning objectives, Council should consider imposing a condition on any planning approval issued requiring the provision of strategically located on-site landscaping to the satisfaction of the Shire so as to “soften” any potential negative visual impacts along Stubbs Street.

The details and extent of landscaping can be negotiated between the applicant and the Shire administration and should be installed within 60 days of practical completion of the proposed structure.

Conclusion

It is concluded from an assessment of the application in the context of the Shire’s current Town Planning Scheme No.3 and proposed new Town Planning Scheme No.4 that development and use of the proposed machinery storage structure is capable of being implemented in a proper and orderly manner subject to compliance with a number of conditions to ensure that it proceeds in accordance with the details of the plans submitted in support of the application and in a manner consistent with the existing amenity and character of the immediate locality.

Legal Implications

Town Planning and Development Act 2005

Shire of Lake Grace Town Planning Scheme No.3

Shire of Lake Grace Town Planning Scheme No.4 (Final Approved Draft)

Policy Implications

Nil

Community Consultation

Not required by TPS No.3

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Local Planning Strategy (Final Approved Draft)

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10419

Moved Cr Taylor
Seconded Cr Stewart

That Council resolve to approve the application for planning consent submitted by Walson (WA) Pty Ltd on behalf of Farmers Centre (1978) Pty Ltd to construct a new freestanding machinery storage structure in the vacant eastern portion of Lot 341 Stubbs Street, Lake Grace in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions:

1. Completion of the development within two (2) years of the date of Council's issuance of planning consent.
2. A satisfactory building licence application and plans being submitted to and approved by the Shire.
3. All stormwater drainage generated by the approved structure shall be managed to the specifications and satisfaction of the Shire.
4. The landowner shall within 60 days of practical completion of the structure ensure that landscaping is established on Lot 341 to the satisfaction of the Shire to help soften any negative visual impacts along Stubbs Street.
5. The landscaping required by condition 4 shall be maintained to the satisfaction of the Shire.
6. Any new advertising signage to be erected on the land, including the external surfaces of the new structure, shall be undertaken in accordance with the specific requirements of the Shire's current operative town planning scheme.

MOTION CARRIED 8/0

11.3 FUTURE RESIDENTIAL SUBDIVISION DEVELOPMENT – LAKE GRACE TOWNSITE

Applicant: Shire of Lake Grace
File No.: 0147
Attachments: Plans 9 & 10
Author: Mr Joe Douglas
 Town Planning Consultant
Disclosure of Interest: Nil
Date of Report: 19 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

This report provides details and recommendations in respect of a proposal to investigate the cost and financial feasibility of developing additional residential lots in the Lake Grace townsite to address the growing shortage of vacant residential land within the town.

Background

It is understood from recent discussion with the Shire's Chief Executive Officer that the current supply of vacant residential land in the Lake Grace townsite has now dropped to a level where the Shire needs to again consider developing additional residential land to ensure an adequate supply for the short term future to satisfy consumer demand.

This report has been prepared in response to a request from the Chief Executive Officer to alert Council to this issue, identify the next possible stage of subdivision development and to gauge Council's interest in investigating the matter further by preparing a construction cost estimate using the services of a suitably qualified civil engineer.

Comment

The Shire of Lake Grace has historically undertaken the staged subdivision development of portion of Lot 1 Griffin Street, Lake Grace for residential purposes to satisfy market demand for vacant residential land within the townsite.

Lot 1 is located in the eastern-most part of the Lake Grace townsite and is currently owned in fee simple (i.e. freehold) by the Shire of Lake Grace.

That portion of Lot 1 set aside for future residential development comprises a total area of approximately 7.85 hectares and is classified:

- I. 'Residential' zone with a density coding of R12.5/30 under the Shire's current operative Town Planning Scheme No.3; and

- II. 'Residential' zone with a density coding of R20 under the Shire's proposed new Town Planning Scheme No.4 which has been finally approved and is due to come into legal effect by 31 July 2007.

A Guided Development Plan in respect of the undeveloped portion of Lot 1 was prepared and adopted by the Lake Grace Shire Council at its Ordinary meeting on the 23rd September 1998 (see attached Plan 9).

This plan illustrates Council's preferred configuration for the future subdivision of Lot 1 for residential purposes and will be used as the basis for preparation of a subdivision application to the Western Australian Planning Commission for the next stage of subdivision development to be undertaken by the Shire.

It is understood from recent discussion with the Shire's Chief Executive Officer that the most recent stage of subdivision of Lot 1, being the six (6) new residential lots on the eastern side of Blackbutt Way, has almost sold out and that there is now a need for the Shire to look at undertaking further subdivision development on Lot 1 to ensure an adequate supply of vacant residential land in the short term future.

Having regard for:

- I. the Shire's historical role in developing residential land within the Lake Grace townsite;
- II. the significant amount of vacant, developable land comprising Lot 1;
- III. the appropriate zoning classifications applicable to Lot 1;
- IV. the availability of essential service infrastructure immediately adjacent to the undeveloped portions of Lot 1 including reticulated sewerage;
- V. the approved Guided Development Plan for Lot 1; and
- VI. the location of the most recent stage of subdivision development on Lot 1 being the six (6) new residential lots on the eastern side of Blackbutt Way,

it is concluded that the most logical option for future residential subdivision development by the Shire of Lake Grace in the Lake Grace townsite would be on the north side of Wattle Drive near its intersection with Blackbutt Way. A total of ten (10) new residential lots with frontage to a new cul-de-sac road to be constructed north of Wattle Drive have scope to be developed in this location in the short term future (see attached Plan 10).

In order to determine the cost and financial feasibility of undertaking the next stage of subdivision development in this location it is recommended that the Shire engage the services of a suitably qualified civil engineer to prepare a construction cost estimate prior to the Shire making application to the Western Australian Planning Commission for subdivision approval.

Legal Implications

Planning and Development Act 2005

Shire of Lake Grace Town Planning Scheme No.3

Shire of Lake Grace Town Planning Scheme No.4 (Final Approved Draft)

Policy Implications

Nil

Community Consultation

Not required.

Financial Implications

The cost of constructing the proposed subdivision needs to be determined using the services of a suitably qualified civil engineer. The cost of preparing the required construction cost estimate is likely to be in the order of \$2,500 excluding GST.

Based on recent experience with land development projects in other Wheatbelt Shires, the cost of developing the proposed lots is expected to be in the order \$40,000 to \$50,000 per lot excluding GST. The final figure will be confirmed by the consultant civil engineer engaged to prepare the construction cost estimate.

Strategic Implications

The development of additional residential lots on Lot 1 Griffin Street, Lake Grace is consistent with strategic land use planning direction afforded by the Shire of Lake Grace Local Planning Strategy as this relates to future residential development in the Lake Grace townsite.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10420

Moved Cr Bennett
Seconded Cr Sinclair

That Council resolve to:

1. Investigate the cost and financial feasibility of developing ten (10) new residential lots in the Lake Grace townsite on that portion of Lot 1 Griffin Street located on the north side of Wattle Drive near its intersection with Blackbutt Way as shown on the plan submitted in support of the above report (i.e. Plan 10); and
2. Authorise the Shire's Chief Executive Officer to engage the services of a suitably qualified civil engineer to prepare a preliminary construction cost estimate in respect of the ten (10) new residential lots referred to in point 1 above for consideration by Council.

MOTION CARRIED 8/0

PLANNING APPLICATION FEES

2.33pm Cr Chamberlain re-entered the meeting.

Applicant: N/A
File No: 0273
Attachments: Attachment 1
Author: Mr Joe Douglas
Town Planning Consultant
Disclosure of Interest: Nil
Date of Report: 20 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

This report provides details and recommendations regarding recent amendments to the Planning and Development (Local Government Planning Fees) Regulations 2000 which the Shire of Lake Grace has previously adopted as a basis for charging fees for town planning services.

Background

The Western Australian Planning Commission has recently completed a review of the Planning and Development (Local Government Planning Fees) Regulations 2000 for the following purposes:

- I. To increase fees for town planning services provided by local government to reflect inflationary movement by the cumulative Consumer Price Index (CPI) of approximately 17% since gazettal of the Regulations in December 2000;
- II. To introduce a penalty fee for applications for approval of development that have already commenced or been carried out. Under the terms of the changes the penalty fee payable will be two times the standard application fee payable in addition to the initial application fee, making the total fee payable for an application subject to a penalty three times the application fee; and
- III. To introduce a reduced fee for a renewal application for approval of a home occupation.

Comment

The modifications to the Planning and Development (Local Government Planning Fees) Regulations 2000 will:

- I. generally assist local governments throughout Western Australia to recover some of the costs associated with providing town planning services;
- II. will discourage people from commencing the development and/or use of land without first applying for the necessary planning approval; and

III. provide incentive for people to continue to operate previously approved home occupations.

In reviewing the details contained in Attachment 1 it is recommended that Council consider only adopting Part 1 (i.e. Items 1 to 8) and introduce two new separate items in Part 1 (i.e. Items 9 & 10) to cover the costs associated with processing scheme amendments and structure plans.

The adoption of Parts 2 and 3 of Attachment 1 is considered unnecessary and overly complex for the Shire of Lake Grace given the limited number of scheme amendments and structure plans received and processed by the Shire.

Items 9 and 10 would read as follows:

Item	Description of Planning Service	Maximum Fee
9	Scheme Amendments: Upon lodgement of the Scheme Amendment request with the local government;	\$1,000
	Following initiation of Scheme Amendment by the local government and prior to referral to the EPA for environmental clearance.	\$1,000
10	Structure Plans: Upon lodgement of the Structure Plan with the local government;	\$1,000
	Following adoption of the Structure Plan by the local government and prior to public advertising.	\$1,000

Legal Implications

Planning and Development Act 2005

Planning and Development (Local Government Planning Fees) Regulations 2000

Shire of Lake Grace Town Planning Scheme No.3

Shire of Lake Grace Town Planning Scheme No.4 (Final Approved Draft)

Policy Implications

Nil

Community Consultation

Not required.

Financial Implications

Adoption of the recently amended Planning and Development (Local Government Planning Fees) Regulations 2000 in the modified form recommended above will help to ensure that the Shire recovers some of the costs associated with processing planning applications.

Strategic Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution**MOTION 10421**

Moved Cr Newman
Seconded Cr Bennett

That Council resolve to adopt the recently amended Planning and Development (Local Government Planning Fees) Regulations 2000 subject to the following modifications:

Delete Parts 2 and 3 as these relate to the maximum fees payable in respect of town planning scheme amendments and structure plans; and
Introduce the following items in Part 1:

Item	Description of Planning Service	Maximum Fee
9	Scheme Amendments: Upon lodgement of the Scheme Amendment request with the local government;	\$1,000.00
	Following initiation of Scheme Amendment by the local government and prior to referral to the EPA for environmental clearance	\$1,000.00
10	Structure Plans: Upon lodgement of the Structure Plan with the local government;	\$1,000.00
	Following adoption of the Structure Plan by the local government and prior to public advertising.	\$1,000.00

MOTION CARRIED 9/0

11.5 SUBDIVISION APPLICATION – LOTS 3 & 100 KULIN LAKE GRACE RD LAKE GRACE

2.36pm Cr Newman disclosed an interest of impartiality in Item 5, being a Director of CBH and left the meeting.

Correspondent: Western Australian Planning Commission
Applicant: Crossland & Hardy Pty Ltd (on behalf of the landowners – James Carruthers, (the late) Margaret Carruthers and Co-Operative Bulk Handling Limited
File No: 0365
Attachments: Plans 11 to 13
Author: Mr Joe Douglas & Mr Steve Pandevski
 Town Planning Consultant
Disclosure of Interest: Nil
Date of Report: 25 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

The following report has been prepared in response to correspondence received from the Western Australian Planning Commission (WAPC) seeking Council's comment on the proposed subdivision of Lots 3 and 100 Kulin-Lake Grace Road, Lake Grace. The application proposes the creation of a total of two (2) lots from the existing two (2) lots. In effect the application seeks the realignment of lot boundaries to facilitate the approved expansion of the Lake Grace CBH storage facility currently located on Lot 3 Kulin-Lake Grace Road, Lake Grace.

In accordance with the specific requirements of section 142(2) of the Planning and Development Act 2005 the Shire of Lake Grace has forty two (42) days to provide the WAPC with any comments and/or recommendations considered relevant to the proposal (i.e. 27 July 2007).

An assessment of the application in the context of current State Government planning policy, the Shire's current and proposed town planning schemes and new local planning strategy, and a final recommendation regarding the general suitability of the proposal are provided to assist preparation of the necessary response to the WAPC.

Background

Crossland and Hardy Pty Ltd on behalf of the landowners, James Carruthers, (the late) Margaret Carruthers and Co-Operative Bulk Handling Limited, has recently lodged an application with the WAPC seeking approval to subdivide Lots 3 and 100 Kulin-Lake Grace Road, Lake Grace. As previously mentioned the application proposes the creation of a total of two (2) lots from the existing two (2) lots. The

application seeks the realignment of lot boundaries to facilitate the approved upgrade and northerly expansion of CBH's Lake Grace strategic receival facility currently contained with Lot 3 onto the immediately adjoining portion of Lot 100 located west of the railway line.

In support of the application CBH has advised:

“Co-operative Bulk Handling Limited wishes to subdivide land (approximately 17.78 hectares from Lot 100 – subject to survey) to be purchased by the Company to be owned freehold and amalgamated into Lot 3 for use by the Company to develop a grain storage and handling facility. The remaining portion of the existing Lot 100 will remain with the current owner...”

The subject land, being Lots 3 and 100 Kulin-Lake Grace Road, Lake Grace, is located on the north eastern fringe of the Lake Grace townsite with direct frontage to Kulin-Lake Grace Road (see Plan 11 – Location Plan).

Lot 3 currently contains CBH's existing grain storage and distribution infrastructure and comprises a total area of approximately 16.25 hectares.

Lot 100, which is bisected by the Lake Grace – Kulin railway line, comprises a total area of approximately 47.7 hectares of which 29.9 hectares are located on the eastern side of the railway line and 17.8 hectares are located on the western side of the railway line immediately adjacent to the northern boundary of Lot 3 (see Plan 12- Aerial Site Plan). Lot 100 has traditionally been used for broadacre agricultural purposes (i.e. cropping and grazing) and is predominantly cleared of any native vegetation.

At its February 2007 Ordinary Meeting the Lake Grace Shire Council considered and conditionally approved an application from CBH to upgrade and expand the Lake Grace receival facility in a northerly direction so as to include the western portion of the adjoining Lot 100 (see Council motion 10355). Condition No.11 of Council's approval required CBH to make necessary arrangements to “prepare and lodge an application with the Western Australian Planning Commission seeking approval to amalgamate Lot 3 and the western portion of lot 100 Kulin-Lake Grace Road, Lake Grace into one single title”. The subdivision application in respect of Lots 3 and 100 the subject of this report is consistent with the requirements of the recent approval issued by Council and demonstrates CBH's clear commitment to the whole project.

As previously mentioned the application proposes the creation of a total of two (2) lots from the existing two (2) lots to facilitate the upgrade and expansion of the existing CBH grain storage and handling facility contained on Lot 3 (see Plan 13 – Plan of Proposed Subdivision).

The following table summarises the land area of the existing and proposed lots:

Lot Particulars	Existing Land Area (Approx.)	Proposed Land Area (Approx.)
Existing Lot 3	16.25 hectares	-
Existing Lot 100	47.7 hectares	-
Proposed Lot 11	-	34.0351 hectares
Proposed Lot 12	-	29.9164 hectares

Comment

In considering the proposed subdivision and formulating an appropriate response to the WAPC Council is required to have due regard for the provisions of the Shire of Lake Grace Town Planning Scheme No.3 (TPS No.3) and the proposed Shire of Lake Grace Town Planning Scheme No.4 (TPS No.4) insofar as they provide guidance to Council, as well as any relevant adopted WAPC policies.

Shire of Lake Grace Town Planning Scheme No.3

The subject lots are not zoned within the Shire's current TPS No.3 as they are located outside the designated boundaries of the Scheme Area which only applies to land within the Shire's four main townsites. As such Council has no scheme provisions or policies applicable to the proposed subdivision of the property in the manner proposed or for the purpose intended.

Proposed Shire of Lake Grace Town Planning Scheme No.4

At the time of preparing this report minor modifications were being undertaken to TPS No.4 as instructed by the Minister for Planning and Infrastructure with the view of securing the Minister's final approval. Given that TPS No.4 is now a seriously entertained planning proposal and in the absence of any direction from TPS No.3, it is considered reasonable for Council to consider the subdivision proposal in the context of TPS No.4 prior to providing any response / comments to the WAPC.

Under the terms of TPS No.4 Lot 3, being the existing CBH grain handling and storage facility, is proposed to be classified 'General Industry' zone, whilst Lot 100 is proposed to be classified 'General Agriculture'.

Approval of the subdivision as proposed will result in the creation of a new lot (i.e. proposed Lot 11) which will have a "split zoning", (i.e. a portion being zoned 'General Industry' and a portion being zoned 'General Agriculture'). Some may consider this as an undesirable outcome and prefer that the land be rezoned prior to subdivision, however it is the view of this report that the proposed zoning of the land under TPS No.4 is not fatal to the success of the proposed subdivision, and indeed the subdivision should be assessed and determined on its own individual merits. This principal is long standing and was clearly

communicated in a 1991 Town Planning Tribunal decision - Falc Pty Ltd v State Planning Commission (1991) 5 WAR 522: where it was established that "...zoning is not the absolute arbiter of an application for subdivision and that it is the Tribunal's statutory duty to apply sound town planning principles to the substantial merits of each particular case".

Notwithstanding the split zoning classification of the subject land under TPS No.4, it is significant to note that the current and future proposed use of Lot 11 is capable of being approved under both zonings (i.e. 'General Industry' and 'General Agriculture'). As such the split zoning is not itself a significant constraint or impediment to the future development and use of the land for grain handling and storage purposes and should not therefore be a concern when determining the subdivision application.

With regard to the split zoning anomaly highlighted above Council should note that CBH has recently made arrangements with the Shire to progress the rezoning of all land comprising Lot 11 to 'General Industry' to reflect its current approved use. This will be undertaken as part of a future omnibus amendment to TPS No.4 with all costs to be met by CBH.

Western Australian Planning Commission Policy No. DC 3.4 – Subdivision of Rural Land

This policy of the WAPC adopts a position whereby there is a general presumption against the subdivision of rural land unless it is consistent with the provisions of a town planning scheme, a local planning strategy, a local rural strategy, or where the application is made under the following circumstances:

- a) Where a significant natural or man-made feature already physically divides the proposed lots and an undesirable precedent would not be set;
- b) Where one or more of the lots is to accommodate an existing or proposed specific non-rural land uses such as recreation facilities, tourist facilities, public utilities, uses ancillary to the rural use of the land (e.g. abattoirs, canning works, grain palletizing plants etc.);
- c) Where the purpose of the subdivision is to excise a conservation lot in accordance with Western Australian Planning Commission criteria;
- d) Where the purpose of the subdivision is to facilitate the conservation of a heritage building or place where:
 - I. The building, object or place is listed in the State Register of Heritage Places or a Heritage List in the town planning scheme;
 - II. The subdivision is supported by the local government;
 - III. The local government and landowner enter into a legal agreement, binding on successive owners in Title, to ensure the conservation of the heritage place and to limit the use of the newly created lot and place; and

- IV. The allotment is of sufficient size to contain its own impacts and will not adversely affect the operation of external uses.
- e) Where the purpose of the subdivision is to provide for the relocation of existing boundaries where:
 - I. the new boundaries reflect good environmental and land management practices;
 - II. no additional dwelling entitlements are created or where the dwelling entitlements are removed or reduced; and
 - III. the proposal is intended to facilitate ongoing agricultural usage on all of the lots.

Given that the subdivision proposal submitted by Crossland and Hardy Pty Ltd is based upon:

- I. Lot 100 being physically divided by an existing railway line; and
- II. The proposed new Lot (i.e. Lot 11) will accommodate a specific use ancillary to the current rural use of part of the land (i.e. the handling and storage of grain),

it is concluded that the proposal is generally consistent with the WAPC's Policy No. DC3.4 – Subdivision of Rural Land and may therefore be supported by Council.

Conclusion

It is concluded from an assessment of the application that the proposed subdivision of Lots 3 and 100 Kulin-Lake Grace Road, Lake Grace in the manner proposed to create two (2) new lots for the purpose of facilitating the expansion of the existing CBH handling and storage facility on one (1) proposed lot and the continued agricultural use of the other proposed lot is consistent with the Shire's proposed new Town Planning Scheme No.4 and the specific criteria contained within the Western Australian Planning Commission's Policy No. DC3.4 – Subdivision of Rural Land. To that extent Council may exercise its discretion and recommend approval of the application to the WAPC in accordance with the details of the plan submitted.

Legal Implications

Planning and Development Act 2005

Shire of Lake Grace Town Planning Scheme No.3

Proposed Shire of Lake Grace Town Planning Scheme No.4 (Final Approved Draft)

Policy Implications

WAPC Policy No. DC 3.4 – Subdivision of Rural Land

Community Consultation

Not required.

Financial Implications

Nil

Strategic Implications

The proposal is of strategic importance to the future management of grain harvests within the region and could be expected to have a number of important benefits to local grain producers in terms of the efficiency of delivery of grain to the Lake Grace receival facility and its bulk storage and distribution thereafter.

Cultural Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10422

Moved Cr Bennett
Seconded Cr Farrelly

That Council advise the Western Australian Planning Commission that it unconditionally supports the application submitted by Crossland and Hardy Pty Ltd on behalf of the current landowners, James Carruthers, (the late) Margaret Carruthers and Co-operative Bulk Handling Limited to subdivide Lot 3 and Lot 100 Kulin-Lake Grace Road, Lake Grace in accordance with the details of the plan submitted in support of the application.

MOTION CARRIED 8/0

2.39pm Cr Newman re-entered the meeting and the President advised the outcome.

12.0 MATTERS FOR CONSIDERATION – HEALTH & BUILDING

No items for consideration.

13.0 MATTERS FOR CONSIDERATION – FINANCE

2.39pm Cr Bennett left the meeting and re-entered at 2.40pm.

13.1 ACCOUNTS FOR PAYMENT – MAY 2007

Applicant: Shire of Lake Grace
File No: 0277
Attachments: List of Creditors
Author: Miss Rysha Bird
Finance Officer
Disclosure of Interest: Nil
Date of Report: 19 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

For Council to ratify expenditures incurred for the month of May 2007.

Background

List of invoices paid for the month of May 2007 through the Municipal Account is 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 Regulations.

Legal Implications

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

Policy Implications

N/A

Community Consultation

N/A

Financial Implications

The list of creditors paid for the month of May 2007 from the Municipal Account amounts to \$1,712,971.79

Strategic Implications

N/A

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10423

Moved Cr Taylor
Seconded Cr Stewart

That Municipal Account cheques 32552 to 32621, Electronic Funds Transfers EFT2834 to EFT2966 and direct debits to the Municipal Accounts totalling \$1,712,971.79 having been checked and certified in accordance with the Financial Management Regulation 12, be confirmed, and passed for payment against the respective accounts as shown on the summary of Accounts for Payment schedule.

MOTION CARRIED 9/0

13.2 FINANCIAL STATEMENTS – MAY 2007

Applicant: Shire of Lake Grace
File No. 0275
Attachments: Financial Reports
Author: Ms Leonie McIlree
Manager Corporate Services
Disclosure of Interest: Nil
Date of Report: 18 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

Consideration of the financial statements for the month ending 31 May 2007.

Background

The following financial reports are included for your information:

- Monthly Statement of Financial Activity
- Summary of Net Current Assets
- Operating Statement by Programme
- Balance Sheet
- Assets Purchased and Sold
- Bank Reconciliation

Legal Implications

Local Government Act 1995 – section 6.4

Local Government (Financial Management) Regulations 1996

Policy Implications

N/A

Community Consultation

N/A

Financial Implications

Nil.

Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10424

Moved Cr Walker
Seconded Cr Farrelly

That the financial reports for the month ending 31 May 2007 as attached be received.

MOTION CARRIED 9/0

**13.3 LOT 41 CNR MORRISON AVENUE & GRIFFIN ST LAKE GRACE –
LIFTING OF CAVEAT**

Applicant: RW & PM Taylor
File No. 0358
Attachments: Letter, Contract of Sale
Author: Mrs Danielle Robertson
Senior Finance Officer
Disclosure of Interest: Nil
Date of Report: 15 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

For Council to consider lifting of the caveat on Lot 41 cnr Morrison Avenue and Griffin Street Lake Grace.

Background

Mr Ross & Mrs Pauline Taylor have written to Council advising that they wish to sell the land at Lot 41 cnr Morrison Avenue and Griffin St Lake Grace to Mark Newton who owns the property next door, and have requested that Council lift the caveat that has been placed on the property.

Mr & Mrs Taylor wrote to Council in November 2003 to request that the restrictive covenant be lifted on the property.

Restrictive covenants were placed on all building blocks within the subdivision and are:

1. To restrict the total number of dwellings permitted to be constructed on the land to one (1) only; and,

2. To ensure that any dwelling or other permanent structure constructed on the land is undertaken using materials, which comply with the Building Code of Australia.

The restrictive covenants will run with the land upon its sale to a new owner to ensure that the burdens prescribed will remain in place until lawfully lifted.

This request was denied as it did not preclude the sale of the property.

The caveat was placed on the land at subdivision on 28 May 1998 and states that the property must be built on within a three year period. The rates were first paid on the property in 2001.

Comment

The caveat has not been adhered to as the land currently remains vacant. It is unknown what plans the buyers have for the property.

Legal Implications

As per Contract of Sale, refer attachment.

Policy Implications

N/A

Community Consultation

N/A

Financial Implications

Nil.

Strategic Implications

Nil.

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10425

Moved Cr Newman
Seconded Cr Sinclair

That:

1. Council lift Caveat No H122193 placed on the land being Lot 41 cnr Morrison Avenue and Griffin St Lake Grace to enable sale of the property to Mr Mark Newton.
2. Following settlement Council establish a new caveat with the same conditions:
 - To restrict the total number of dwellings permitted to be constructed on the land to one (1) only; and,
 - To ensure that any dwelling or other permanent structure constructed on the land is undertaken using materials, which comply with the Building Code of Australia.

MOTION CARRIED 9/0

13.4 LGMA EVENT – LOCAL GOVERNMENT IN 2027: A SYMPOSIUM ON THE FUTURE - DELEGATES

Applicant: Mr Chris Jackson
File No. 0008
Attachments: Event flyer
Author: Mrs Jeanette Bennett
 Executive Assistant
Disclosure of Interest: Nil
Date of Report: 20 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

This report recommends attendance of Councillors and Senior Staff at the LGMA Futures Symposium to be held in September 2007.

Background

Correspondence has been received from the Local Government Managers Association (LGMA) WA Division, advising they are conducting an event titled 'Western Australian Local Government in 2027 – A Symposium on the Future' to be held at the Rendezvous Observation City Hotel Perth from 11 to 13 September 2007.

LGMA has the strong view that the WA Local Government sector needs to become serious and proactive about long term planning and believes it needs to look at the world around it and in its own environment.

They are therefore presenting this symposium and believe it is most important that elected members and senior managers attend.

The concept of regional group discussions will be an important element of the Symposium. Delegates will be allocated to regional groupings at the commencement of the Symposium and will have the opportunity at various times throughout the event to discuss the information given and how their region should plan and respond.

Another significant component of the Symposium is the session on the final day involving the presentation of findings of a panel of experts who have been assigned the task of assessing what Local Government boundaries may look like in 2027.

The President of LGMA Queensland will attend and talk about the current restructuring of Local Government in his State.

Comment

The importance of planning for the future and the sustainability of our communities is most important and cannot be underestimated.

Attendance at these types of events open doors and assists in being able to effectively look at and manage our future.

Legal Implications

N/A

Policy Implications

N/A

Community Consultation

N/A

Financial Implications

Cost is \$748 (includes GST) for LGMA and \$825 for non members. A special accommodation rate is offered at Observation City Hotel Perth of \$124.00 per night for a standard room.

Account E041030 covers elected member conference expenses. Funds will not be required until the 2007/08 financial year.

Strategic Implications

Planning for the future and regional liaisons are vitally important for Local Governments to succeed in rural WA.

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10426

Moved Cr Bennett
Seconded Cr Walker

That Council approve the registration of Shire President Darcy Roberts, Deputy Shire President Andrew Walker, CEO Chris Jackson and Manager Community Services Jim Fraser to attend the LGMA Symposium for the Future from 11 to 13 September 2007.

MOTION CARRIED 9/0

13.5 **LOCAL GOVERNMENT MANAGERS ASSOCIATION WA (LGMA)–
COUNCIL CORPORATE MEMBERSHIP 2007/08**

Applicant: Local Government Managers Australia WA Division
File No. 0585
Attachments: LGMA report
Author: Mrs Jeanette Bennett
Executive Assistant
Disclosure of Interest: Nil
Date of Report: 20 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

This report recommends Council's participation in Council Corporate Membership of the Local Government Managers Australia WA Division Inc (LGMA).

Background

Correspondence has been received from LGMA WA Division, noting the Shire of Lake Grace's non participation in Council Corporate Membership (CCM) of the LGMA and is actively canvassing membership.

In the coming financial year the LGMA plans to use CCM funds to address major concerns in the sector including skills shortage, branch support and administrative support – refer attachment for more detail.

Comment

The shortage of skills and attracting and keeping suitably skilled staff is an increasing problem which affects our operations on a daily basis.

Any opportunity to work collectively and with a group of professionals to address the problem for our area is a way forward.

Legal Implications

N/A

Policy Implications

N/A

Community Consultation

N/A

Financial Implications

Membership is in three divisions – large, medium and small local governments.

Lake Grace is classified in the medium bracket – annual fee of \$1,100.00 (including GST) applies.

Account E041160 Subscriptions is specifically for Council's membership to various organisations and has sufficient funds to cover the expense.

Strategic Implications

Networking with other local governments and being part of the bigger picture is of benefit to Council.

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10427

Moved Cr Walker
Seconded Cr Farrelly

That Council take up Council Corporate Membership of the Local Government Managers Australia WA Division Inc for the 2007/08 financial year.

MOTION CARRIED 9/0

13.6 LOTTERYWEST FLOOD RECOVERY COMMUNITY PACKAGE

Applicant: Community of Lake Grace
File No. 0292
Attachments: Project Budget
Author: Ms Michelle Slarke
Development Officer
Disclosure of Interest: Nil
Date of Report: 19 June 2007
Senior Officer: Mr Chris Jackson
Chief Executive Officer

Summary

This report recommends Council endorsement of the Lotterywest Flood Recovery Community Package.

Background

Following the January 2006 flood, Lotterywest invited the Shire of Lake Grace to apply for Special Initiatives funding to a maximum of around \$500,000 for a Flood Recovery Community Package.

The initial part of the grant (\$64,880) funded the restoration of Lake Grace cemetery and the position of a local project officer to coordinate the community package.

The community package applies to thirteen existing, planned and/or flood recovery projects identified and prioritised by community groups and individuals, and Shire staff. Community consultation included community meetings with six local groups (providing a cross-section of the community), input from relevant committees and regular updates in local print media.

The Project Officer outlined the projects and gave a progress report to Council at its December 2006 meeting.

Comment

Shire staff and local community representatives met in Lake Grace with Lotterywest staff in March 2006 to discuss funding options for existing, planned and flood recovery community projects.

A preliminary community plan was drawn up from that meeting and discussed at a Lake Grace Development Association meeting and with Shire staff.

The restoration of the Lake Grace Cemetery was seen as a major priority and work commenced when Phase One of the Lotterywest application was approved.

A total of 29 projects were identified and prioritised in workshops with the various community groups. Individuals were given six dot stickers each and asked to place these next to projects that would benefit the community.

Major projects include:

- **Lake Grace Cemetery**
- **Lake Grace Shire Visitor Centre** - accessible toilet, ramp, various tourist booklets/pamphlets, amenities, signage, air-conditioning and short term employment of local person to set up operation and train volunteers
- **Street furniture and shade structures** for Lake Grace town centre
- **Tree Planting/Conservation/Re-vegetation** of Shire gravel pits, Lake Grace townsite remnants and re-vegetated areas

The Cemetery Restoration Group, comprising community members and shire staff, recommend a number of improvements including an outdoor memorial service area, memorial garden with gazebo, planting trees for windbreaks and other potted plants, reticulation and a water tank.

All cemetery records are currently paper-based and so the group recommend new software, training and data entry to manage all Shire cemeteries.

Works recommended at the Lake Grace Cemetery are: kerbing (north side of central entrance road) to reduce drainage problems, and the extension and levelling of the parking area with gravel. The group also recommend the installation of a toilet at the south-west corner of the cemetery (outside the fence) to cater for people attending funerals.

The funding would also allow the completion of a number of current community projects while employing local people and significantly reducing the workload of volunteers. The budget includes an amount towards the Shire's administration costs. Other projects include:

- **Playground seating**
- **Town Entry statements** – design, manufacture and installation
- **Men's Shed** - development
- **Community website (lakegrace.com.au)** – research and development, survey community, training, set up and design
- **Pathway/ link AIM pathway to Mosaic Garden Gallery** - install pavers on pathway, create and install bollards, print guide to Mosaic Garden Gallery, install plumbing and pump in fountain.
- **On the Sheep's Back Project** - installation of sculptures in streetscape
- **Improve acoustics in Lake Grace Hall** – assessment and renovations
- **Flood Markers** - design, manufacture and installation
- **RSL building** - replace roofing tiles

- **Folding Machine** – for use by Shire staff and hire by community to fold surveys, pamphlets and brochures

Lotterywest staff advised that some projects identified eg. Gregson Meston's photography collection, Play Group, Day Care and the Toy Library Facilities, Bennett Street house demolition, Preservation of Shire of Lake Grace Oral History tapes, Community Archives should be the subjects of separate applications and community consultation or could not be supported by Lotterywest.

Two projects – a Community Radio Station and a Hydrotherapy Pool – are not recommended for inclusion in the funding package.

Legal Implications

Cemeteries Act 1986

Policy Implications

Not Applicable

Community Consultation

Consultation has occurred throughout the project and will be ongoing, particularly with relevant committees and community groups.

Financial Implications

The 2007/2008 Draft Budget will reflect the range of projects.

Strategic Implications

Some projects may impact on the development of the Strategic Plan.

Cultural Implications

The involvement of community, support of volunteer groups, fostering well-being and environmental sustainability and promotion of economic growth and tourism development are identified in the Shire of Lake Grace Cultural Plan (2007-2009).

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10428

Moved Cr Taylor
Seconded Cr Bennett

That the Lotterywest Flood Recovery Community Package be endorsed and included for consideration in the 2007/08 Budget.

MOTION CARRIED 9/0

14.0 MATTERS FOR CONSIDERATION – ADMINISTRATION

14.1 AUTHORISED OFFICERS - APPOINTMENTS

Applicant:	Chief Executive Officer
File No:	0052
Attachments:	Correspondence – WA Ranger Services Cemeteries Act 1986 s64
Author:	Mrs Jeanette Bennett Executive Assistant
Disclosure of Interest:	Nil
Date of Report:	18 June 2007
Senior Officer:	Mr Chris Jackson Chief Executive Officer

Summary

The purpose of this report is for Council to appoint Authorised Persons to exercise power under the Local Government Act 1995, associated legislation and other Acts, on behalf of the Shire of Lake Grace.

Background

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

A letter has also been received from WA Ranger Services requesting authorisation of an additional Ranger to work within the Shire. The existing authorised Ranger is Mr Geoff Copley and it is proposed Mr Paul Reece also be appointed – refer attached correspondence.

Authorisations are reviewed on an annual basis and updated to reflect staff changes. Following approval by Council the authorisations are gazetted and published in the Government Gazette.

Comment

Section 3.24 of the Local Government Act 1995 enables a local government to expressly authorise a person(s) to exercise its executive powers under Division 3 of the Act.

These authorisations relate to certain provisions about land, including issuance of notices requiring certain things to be done

by an owner or occupier of land in accordance with Schedule 3.1 of the Act.

These can include matters relating to drainage requirements, safety issues and unsightly land. It is proposed to appoint Mr Chris Jackson, Ms Leonie McIlree Mr Glen Brigg and Mr Jim Fraser.

Section 3.39 of the Local Government Act 1995 enables Council to appoint an authorised person for the purpose of removing or impounding of goods that are involved in a contravention, as prescribed by regulation or local law, that can lead to impounding. Mr Chris Jackson is the authorised officer and it is proposed to include Mr Geoff Copley and Mr Paul Reece of WA Ranger Services.

For the purposes of s37 of the Control of Vehicles (Off-road Areas) Act 1978 the following staff members are designated as Authorised Officers – Mr Chris Jackson, Ms Leonie McIlree, Mr Glenn Brigg and it is proposed to include Mr Jim Fraser, Mr Geoff Copley and Mr Paul Reece.

For the purposes of s26 of the Litter Act 1979, all Councillors and Staff are deemed to be authorised officers. It is also proposed to include Mr Geoff Copley and Mr Paul Reece.

Section 9.10 of the Local Government Act 1995 provides for the appointment of authorised persons for the purpose of investigating the suspected commission of an offence against the Local Government Act 1995 and or the Shire's local laws (s9.11 & s9.15). Mr Chris Jackson, Ms Leonie McIlree and Mr Glen Brigg are the appointed officers. It is proposed to include Mr Jim Fraser, Mr Geoff Copley and Mr Paul Reece.

For the subsequent issue of infringement notices in accordance with s9.13, s9.16 and 9.17 of that Act, Mr Chris Jackson and Ms Leonie McIlree are appointed and it is proposed to include Mr Geoff Copley and Mr Paul Reece.

The extension of the payment period (s9.19) and/or the withdrawal of the notice (s9.20) is to be authorised by the Chief Executive Officer Mr Chris Jackson.

Furthermore, in accordance with s449 of the Local Government (Miscellaneous Provisions) Act 1960, a local government may establish and maintain one or more public pounds and may appoint persons to be keepers of those pounds so as to have care, control and management of those pounds. Mr Gary Seward and Mr Wayne Trawinski are appointed as Pound Keepers. Geoff

Copley and Paul Reece of WA Ranger Services are appointed as Rangers.

Pursuant to the Dog Act 1976 the Shire is required to appoint “Registration Officers” to effect the registration of dogs pursuant to the requirement of the Act. The following staff members are appointed as authorised “Registration Officers” and it is proposed to include Mr Geoff Copley and Mr Paul Reece:

- Chris Jackson
- Leonie McIlree
- Mark Burbridge
- Danielle Robertson
- Rysha Bird
- Skye Gambuti

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. Mr Maurice Walsh is the appointed Environmental Health Officer.

Pursuant to s59(2)(a) of the Bush Fires Act 1954 a local government may institute or carry on proceedings, including the issue of infringement notices, against a person for an offence alleged to have been committed against the Act. For the purposes of proceedings, Council has delegated its authority to the Chief Executive Officer (s59(3)) who has on-delegated (see Delegations Register – Other 03) to the Manager of Corporate Services. It is proposed to include Mr Geoff Copley and Mr Paul Reece of WA Ranger Services.

Pursuant to s17 of the Caravan Parks and Camping Grounds Act 1995 the Chief Executive Officer may appoint such persons to be authorised persons for the purposes of the Act. An authorised person may enter and inspect premises to ensure compliance with the requirements of the Act. The Chief Executive Officer has appointed Mr Maurice Walsh as an authorised person for the purposes of the Caravan Parks and Camping Grounds Act 1995.

As per the letter of request (refer attachment) from WA Rangers it is also proposed to authorise Mr Geoff Copley and Mr Paul Reece pursuant to the following:

- Cemeteries Act 1986 Section 64 (1) which allows authorised persons to give infringement notices
- Local Government Act 1995 Part 3 Division 3 Section 3.28 & 3.29 which provides for Power of Entry eg. abandoned vehicles or home industry.

Community Consultation

N/A

Legal Implications

Local Government Act, 1995

Local Government (Miscellaneous Provisions) Act 1960

Bush Fires Act 1954

Dog Act 1976

Health Act 1911

Litter Act 1979

Control of Vehicles (Off-Road Areas) Act 1978

Caravan Parks and Camping Grounds Act 1995

Cemeteries Act 1986

Policy Implications

N/A

Financial Implications

N/A

Strategic Implications

Provides for the good governance of the Shire.

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10429

Moved Cr Stewart
Seconded Cr Bennett

That Council appoint the following persons as “Authorised Officers” in respect to the requirements of the specified Acts:

Local Government Act 1995, Part 3, Division 3, Subdivision 2, Certain provisions about land - s3.24 (relates to the issuing of notices):

Chris Jackson, Leonie McIlree, Glen Brigg, Jim Fraser.

MOTION 10429 continued

Local Government Act 1995, Part 3, Division 3, Subdivision 4, impounding goods involved in certain contraventions – s3.39 (relates to the power to remove and impound):

Chris Jackson
Geoff Copley
Paul Reece

Local Government Act 1995, Part 9, Division 2, Subdivision 1, Miscellaneous provisions about enforcement – s9.10, s9.11 and s9.15; and **Control of Vehicles (Off-Road Areas) Act 1978** – s37 (relates to the fining of a person committing an offence):

Chris Jackson
Leonie McIlree
Glen Brigg
Jim Fraser
Geoff Copley
Paul Reece

Local Government Act 1995, Part 9, Division 2, Subdivisions 1 & 2, Miscellaneous provisions about enforcement and infringement notices – s9.13, s9.16 and s9.17: (relates to the issuing of notices):

Chris Jackson
Leonie McIlree
Mr Geoff Copley
Mr Paul Reece

Local Government Act 1995, Part 9, Division 2, Subdivision 2, Miscellaneous provisions about enforcement – s9.19 and s9.20 (relates to amendment of notices):

Chris Jackson

Local Government (Miscellaneous Provisions) Act 1960 – s449 Local governments may establish pounds, appoint pound keepers and Rangers:

Wayne Trawinski (Pound Keeper)
Gary Seward (Pound Keeper)
Geoff Copley (WA Ranger Services)
Paul Reece (WA Ranger Services)

Dog Act 1976 – Registration Officers

Chris Jackson
Leonie McIlree
Mark Burbridge
Danielle Robertson
Rysha Bird
Skye Gambuti
Geoff Copley
Paul Reece

MOTION 10429 continued

Health Act 1911 – s27 Appointment of Environmental Health Officer
Maurice Walsh

Bush Fires Act 1954 – s59(2)(a) and (3) – Issue of infringement notices,
Council Delegation – Other 03
Leonie McIlree
Geoff Copley
Paul Reece

Caravan Parks and Camping Grounds Act 1995 – s17 Authorised Persons
Maurice Walsh

Cemeteries Act 1986 - s 64 (1) Authorised Persons
Geoff Copley
Paul Reece

MOTION CARRIED 9/0

14.2 DELEGATION OF POWERS TO THE CHIEF EXECUTIVE OFFICER AND THE DELEGATION REGISTER

Applicant: Chief Executive Officer
File No. 0052
Attachments: Register of Delegations
Author: Mrs Jeanette Bennett
 Executive Assistant

Disclosure of Interest: Nil
Date of Report: 19 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

The purpose of this report is for Council to review its delegation of powers and duties performed by the CEO and other staff.

Background

In accordance with the requirements of section 5.46 of the Local Government Act 1995 every Council is to register and annually review its delegations to the Chief Executive Officer.

Comment

The attached Delegation Register where the Chief Executive Officer has delegated powers and duties, is presented to Council with the following changes recommended since the previous review in May 2006

- Changes to officer titles due to the new management structure i.e. Managers of Corporate & Community Services
- Delegation E01 relating to road train permits is subject to further review pending new Main Roads WA regulations
- Increase in value of monies for determining requests for community donations
- Updating tender threshold to \$100,000.00 in line with March 2007 legislation

Legal Implications

Local Government Act, 1995 - s5.16 Delegations to committees
 - s5.42 Delegations to the CEO
 - s5.43 Limits on delegations
 - s5.44 CEO may delegate

Town Planning and Development Act 2005

Bush Fires Act 1954

Dog Act 1976

Health Act 1911

Local Government (Miscellaneous Provisions) Act 1960

Policy Implications

Clarification of existing delegations.

Community Consultation

N/A

Financial Implications

N/A

Strategic Implications

Provides for the improved documentation of Council operations.

Voting Requirements

Absolute majority (5) required.

Recommendation/Resolution

MOTION 10430

Moved Cr Farrelly
Seconded Cr Taylor

That Council, in accordance with s5.42 of the Local Government Act 1995, delegate to the Chief Executive Officer the discharge of duties and powers as detailed in the attached Register of Delegations noting that the Chief Executive Officer has on-delegated some of his powers and duties to other staff.

MOTION CARRIED BY ABSOLUTE MAJORITY 9/0

14.3 BROOKTON HIGHWAY – RENAMING PROPOSAL

Applicant: Shire of Kondinin
File No: 0357
Attachments: Correspondence - Mr Steve Tilbrook
Author: Mr Jim Fraser
 Manager Community Services
Disclosure of Interest: Nil
Date of Report: 6 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

This report recommends the Shire of Kondinin be advised that there is no support for a name change for Brookton Highway.

Background

The Shire of Kondinin has written to Council as follows:

At a recent The Shire of Kondinin Tourist Advisory Committee Meeting the name "Brookton Highway" was raised.

The committee, together with the Shire of Kondinin; is proposing to approach Main Roads of WA with the idea of having the Brookton Highway, from Armadale to Ravensthorpe, renamed to the Wheatbelt Highway.

The reason for this is that a number of people are surprised when they come to the Kondinin Shire area that the road is still referred to as the Brookton Highway. A number of people believe that the Brookton Highway exists between Perth and Brookton only.

Wheatbelt Highway was chosen because all the Shires this road crosses, grow wheat and is more reflective of the entire area.

Your support in having this road renamed would be greatly appreciated and should there be enough support, the Shire of Kondinin will be approaching Main Roads in an effort to have this road renamed.

The correspondence was forwarded to various Progress Associations to seek their input in the proposal to change the name of the Brookton Highway to the Wheatbelt Highway. There was little support for the proposal from the various Associations. In most instances it was considered that the nomenclature "Wheatbelt Highway" was not appropriate as the Wheatbelt has the connotation of being far more extensive than the affected area.

Minutes received of the Newdegate Community Development Association's May meeting (copy in May 2007 Information Bulletin) show a resolution that the suggestion is not supported.

Comment

Staff support the position taken by the various Development/Progress Associations. The term “Wheatbelt” is not considered specific enough for the area through which the Brookton Highway traverses. The correspondence from Mr Steve Tilbrook raises some interesting issues particularly in relation to the recognition of pioneering families.

In further consideration of the proposal it is also noted that there would be significant costs associated with any successful proposal to rename the Highway. As there is little support staff have not tried to quantify the costs.

Legal Implications

The naming of streets, roads, features, etc. is the responsibility of the Geographic Names Committee.

Policy Implications

N/A

Community Consultation

Input has been sought from the various Community Development and Progress Associations.

Financial Implications

N/A

Strategic Implications

N/A

Cultural Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10432

Moved Cr Chamberlain
Seconded Cr Walker

That the Shire of Kondinin be advised that the Shire of Lake Grace does not support the proposed name change for the Brookton Highway to the Wheatbelt Highway.

MOTION CARRIED 9/0

14.4 LAKE GRACE PROJECT - REGIONAL AGEING LIFESTYLE ACCOMMODATION GROUP

Applicant: Returned Services League (RSL)
File No: 0099
Attachments: Draft Lease for Life Agreement
 Schematic drawing
 Notes from meeting – 8 May 2007
Author: Mr Jim Fraser
 Manager Community Services
Disclosure of Interest: Nil
Date of Report: 19 June 2007
Senior Officer: Mr Chris Jackson
 Chief Executive Officer

Summary

This report recommends acceptance of the Lease for Life Agreement document for the self funded retiree housing project being considered for Lake Grace.

Background

The Regional Ageing Lifestyle Accommodation Group, a sub committee of the Lake Grace Development Association has been meeting on a regular basis to progress the provision of self funded retiree housing for Lake Grace.

Architect, Mr Gary Batt, has been retained to develop the concept and has provided a schematic design for six residences.

The committee also requested assistance from RSL Care WA in assisting with development of guidelines for a village scheme and for the provision of advice and assistance. A Management Services Agreement was subsequently entered into between RSL Care WA and the Shire of Lake Grace dated 4 April 2007.

The committee most recently met on 8 May 2007 and notes from the meeting are attached.

Comment

The assistance of Mr Ken Hamilton from RSL Care has been sought to draft a Lease for Life document that fully reflects the Lake Grace Self Funded Retiree Project for Lake Grace.

Should Council endorse the documentation public consultation can be carried out to determine if the project has community support and is therefore viable.

Legal Implications

There are several pieces of legislation that currently affect the project.

Policy Implications

Nil.

Community Consultation

The endorsement of a draft agreement will allow community consultation to continue.

Financial Implications

The likely effects on Council's finances are contained within a report previously provided to Council.

Strategic Implications

The retention of population will be included in the proposed strategic plan.

Cultural Implications

Nil.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 10433

Moved Cr Bennett
Seconded Cr Walker

That the draft Lease for Life Agreement for the Lake Grace Self Funded Retiree Housing Project be endorsed.

MOTION CARRIED 9/0

15.0 URGENT BUSINESS BY DECISION OF THE MEETING

15.1 STOCKPILING OF GRAVEL – POLICY

MOTION 10434

Moved Cr Newman
Seconded Cr Sinclair

That Cr Chamberlain's urgent item of business regarding development of a policy for stockpiling of gravel be discussed.

MOTION CARRIED 9/0

Councillor Chamberlain provided background information on the benefits of forward planning for the stockpiling of gravel, the matter was discussed and the following resolved:

MOTION 10435

Moved Cr Chamberlain
Seconded Cr Newman

That:

As policy the Shire of Lake Grace stockpile one year's supply of gravel in advance - this should be strategically placed throughout the district - the purpose of this policy is to allow moisture to impregnate the gravel - and usage can be acquired from the inventory and allocated to road works.

MOTION CARRIED 9/0

3.00pm Meeting adjourned for afternoon tea.

16.0 SCHEDULING OF MEETING

3.25pm Meeting reconvened with all those previously in attendance present with the exception of Ms McIlree.

16.1 JULY 2007 ORDINARY MEETING

Motion 10319 November 2006 states:

An Ordinary Meeting of Council will be held on Wednesday 25 July 2007, commencing at 1.00pm at Council Chambers, Bishop St Lake Grace.

17.0 CONFIDENTIAL BUSINESS – As per Local Government Act s.5.23 (2)

MOTION 10436

Moved Cr Stewart
Seconded Cr Bennett

That Council close the meeting to the public at this time, being 3.27pm, to discuss a staff restructuring proposal.

MOTION CARRIED

17.1 STAFF RESTRUCTURE

4.08pm Mr Fraser, Mr Brigg and Mrs Bennett left the Meeting.

MOTION 10439

Moved Cr Stewart
Seconded Cr Taylor

That Council approve the staff restructure and not make public the decisions as per Motions 10437 & 10438 until those staff affected are advised.

MOTION CARRIED 9/0

MOTION 10440

Moved Cr Newman
Seconded Cr Farrelly

That Council re-open the meeting to the public at this time,
being 5.00 pm.

MOTION CARRIED 9/0

5.03pm Mr Fraser, Mr Brigg and Mrs Bennett re-entered the Meeting.

The Chief Executive Officer read aloud Motion 10439

18.0 CLOSURE

There being no further business, the Chairperson closed the meeting
at 5.05 pm.

19.0 CERTIFICATION

I Gary Ernest John Roberts certify that the minutes of the meeting held on the
27 June 2007 as shown were confirmed as a true record at the meeting held on
the 23 July 2007.

Chairman

Date