

Shire of Lake Grace



Minutes

Ordinary Council Meeting

26 May 2010

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SHIRE OF LAKE GRACE

Minutes of the Ordinary Meeting of Council held at the Newdegate Library Telecentre, Collier St Newdegate on Wednesday 26 May 2010.

1.0 OPENING & ANNOUNCEMENT OF VISITORS

The Chairperson (Shire President) opened the meeting at 6.02pm.

The President then made a statement to his fellow elected members on the requirements of being an effective Council with the best interests of the whole of the Shire as the priority.

2.0 ATTENDANCE RECORD

2.1 PRESENT

Cr AJ Walker	Shire President
Cr IG Chamberlain	Deputy Shire President
Cr LW Armstrong	
Cr R Chappell	
Cr JF De Landgraftt	
Cr AI Milton	
Cr WA Newman	
Cr DP Sinclair	
Mr SK Fletcher	Chief Executive Officer
Mr PW Dittrich	Manager Corporate Services
Mrs NY Owen	Manager Community Services
Mrs J Bennett	Executive Assistant
Mr Brad Boyce	Observer

2.2 APOLOGIES

Cr OP Farrelly

2.3 LEAVE OF ABSENCE PREVIOUSLY GRANTED

Motion 10938 24 February 2010

Cr De Landgraftt granted leave of absence – 25 July to 31 July 2010.

3.0 PUBLIC QUESTION TIME

3.1 MR BRAD BOYCE

Question: Mr Boyce, owner of a Newdegate business asked if Council was aware that there was an outside business trying to operate in the Shire selling “groceries” and does the business require a permit to do so?

He made the comment that local businesses pay rates, provide employment in the towns and sponsor many local community organizations.

Reply: The Chief Executive Officer advised he does need a permit, that the matter had already been raised and that the Environmental Health Officer has had the matter referred to him.

6.15pm Mr Boyce thanked the CEO for his reply and left the meeting.

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

None.

5.0 MINUTES OF PREVIOUS COUNCIL MEETINGS

5.1 ORDINARY MEETING – 28 APRIL 2010

Resolution

MOTION 10999

Moved Cr Chappell
Seconded Cr Sinclair

That the minutes of the Ordinary Meeting of Council held on the 28 April 2010 be confirmed as a true and accurate record.

MOTION CARRIED 8/0

6.0 DECLARATIONS OF INTEREST

6.1 DECLARATIONS OF FINANCIAL INTEREST – LOCAL GOVERNMENT ACT SECTION 5.60A

6.2 DECLARATIONS OF PROXIMITY INTEREST – LOCAL GOVERNMENT ACT 1995 SECTION 5.60B

6.3 DECLARATIONS OF IMPARTIALITY INTEREST – ADMINISTRATION REGULATION SECTION 34C

Cr Armstrong declared an interest of impartiality in Item 18.1 – Newdegate Medical Centre.

7.0 NOTICES OF URGENT BUSINESS

None.

8.0 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED

None.

9.0 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

None.

10.0 MEMBERS' REPORTS

10.1 CR MILTON

Reported attendance at:

- Lake Grace Development Association Meeting
- Community Cropping Meetings x 2
- Off Road Vehicle Workshop held at the Lake Grace Telecentre and which was very well attended

10.2 CR CHAPPELL

Reported attendance at:

- Lake Grace Development Association Meeting
- Off Road Vehicle Workshop

10.3 CR WALKER

Reported attendance at:

- Regional Road Group Meeting in Wickopin with the CEO
- Lakes VROC Meeting at Dumbleyung with the Deputy President and the CEO

11.0 MATTERS FOR CONSIDERATION – WORKS & SERVICES

11.1 WHEATBELT SOUTH REGIONAL ROAD GROUP

Applicant:	Wheatbelt South Regional Road Group
File No.	0484
Attachments:	Minutes (Have yet to be released) Regional Manager's Report Spreadsheet State Blackspot Program – Local Roads WALGA Media Statement – Grain Rail Concerns Supported Proposal to combine Metropolitan and Regional Road Hierarchy
Author:	Mr Sean Fletcher Chief Executive Officer
Disclosure of Interest:	Nil
Date of Report:	10 April 2010
Senior Officer:	Mr Sean Fletcher Chief Executive Officer

Summary

The purpose of this report is for Council to consider issues raised through the Wheatbelt South Regional Road Group and the Lakes Sub Regional Road Group.

Background

The Shire of Lake Grace is a member of the Wheatbelt South Regional Road Group (WSRRG) and the Lakes Sub Regional Road Group. The purpose of the WSRRG is to consider funding for the Roads 2025 program and resolve matters that impact on roads in the region.

Members of the group include:

- Beverly;
- Brookton;
- Bruce Rock;
- Corrigin;
- Cuballing;
- Dumbleyung;
- Kondinin
- Kulin;
- Lake Grace;
- Narembeen
- Narrogin Shire;
- Narrogin Town;
- Pingelly;
- Quairading;
- Wagin;
- Wandering;
- West Arthur;
- Wickepin; and
- Williams.

Under the List of Committees, the Shire of Lake Grace representatives are the Shire President and Deputy Shire President. The CEO also attends these meetings. Voting rights are based on each of the sub regional road groups.

The administrative support to the group is provided by Main Roads through the Regional Manager, Bernie Miller and the Acting Customer Services Manager Megan Holding.

The Shire's current 2025 project is the North Lake Grace Kalgarin Road.

Comment

The Shire President and the author attended the meeting of the WSRRG held in Wickepin on 4 May 2010 @ 10:00AM.

In summary the issues considered by the Regional Road Group included:

State Roads Fund to Local Government Agreement

The Minister for Transport has agreed to extend the current agreement by a further 12 months. The current funding arrangement is 27% of licensing fees go to local government. This may go up to 29% in future.

Flood Damage Claims

The Shire of Narrogin submitted a claim of \$278,263.68 for damages to 10 of its roads as a result of the storm event on 22 March 2010. Shires of Brookton (\$25,000) and West Arthur (\$25,000 - \$60,000) advised that they had claims coming. The group agreed to support out of session once the quantum was identified.

Grain Freight Review

A number of workshops based on the port zones are now being organised across the Wheatbelt to develop an overall position or level playing field regarding heavy vehicle access on rural roads. This includes taking into account:

- The role and commitment CBH plays in this process. CBH is now looking to move grain out over 4-5 months each year instead of 9-10 months. This means that there will be a significant increase in the dual demand for the use of rail and road at the same time. This will include the mapping of strategic pathways;
- The main roads or those under the State's jurisdiction taking the bulk of the freight task;
- The need for access to the quickest routes and the quality or increased capacity of these routes but not at the expense of local rate payers.

It should be noted that the WA Farmers Federation subsequently presented a petition to Parliament on this matter. A copy of WALGA's media statement is attached.

Wheatbelt Integrated Services Arrangements

The shortlisted proponents for the Wheatbelt ISA are:

- BGC Cardno
- Leighton Opus
- Macmahon
- Roadcare

The author has already met with BGC Cardno about potential partnership/support arrangements. This matter is also listed in the Shire's draft strategic action plan.

Blackspot Funding

As advised at the Information Session on 28 April 2010, the Shire of Lake Grace was successful in receiving funding for three projects for 2010/11. However, four projects on the Blackspot Program were changed by the group:

- Project 15 was brought forward to 09/10;
- Project 9 was deferred; and
- Projects 16 and 18 were moved from reserve status to funded project status

Proposal to Combine Metro & Regional Road Hierarchy Tables

Ray Tollefsen, the Roads Classification Manager with Main Roads is seeking feedback from WSRRG members on changes to the Road Hierarchy. In part he has advised that as part of the overall project to improve Road Hierarchy data prior to the implementation of ROMAN II, Main Roads has been examining ways to overcome a problem with the allocation of Distributor categories in rural cities and larger towns, as well as overcoming anomalies in outer Metro areas.

The Road Hierarchy was developed initially in the 1990s to enhance Perth metropolitan categorisation of local government roads. However, since this time it has been applied to all roads and is used to determine distribution of the Financial Assistance Grants (FAGs) Untied Road component via the ROMAN system. In order for this to occur effectively, it is important that all local roads (i.e. local government roads) are allocated their correct hierarchy classification which in turn is then maintained in ROMAN. The ROMAN system will be replaced from February 2011 with ROMAN II.

Mr Tollefsen emphasizes that the proposed change will have no impact on the distribution of funding through the WA Local Government Grants Commission. It merely allows for a more logical allocation of distributor type roads in rural cities and larger towns. Two options are being considered:

Option A – include specified cities and towns in the Metro criteria

Redefine the area covered by the present Perth Metropolitan criteria to include specified regional cities and larger towns.

Option B – Future Proof the Urban area criteria (Preferred Option)

Replacing the Perth and Regional tables with a single set of criteria based on whether the road is in a built up area is a workable solution which will “future proof” the criteria as Western Australia’s urban areas grow around the State.

The advantages of a single set of criteria based on “Built Up Area” are:

- no need to continually redefine the cities and towns covered by the “urban” criteria;
- a definition of “Built Up Area” already exists that is accepted by the Grants Commission, refer to Appendix 2, Note 3;
- “Built Up Area” is already one of the criteria used by WA Local Government Grants Commission;
- “Built Up Area” is already a field in ROMAN and Main Roads IRIS database;
- a combined road type table can retain the basic existing, well known and tested criteria; and
- provision of uniform traffic management criteria for similar roads in cities and larger towns throughout the State;

The proposed combined table is shown in Appendix 2 of the attachment: Proposal to combine Metropolitan and Regional Road Hierarchy.

The Group believed that there would be no impact regarding the proposed changes. The author believes that Option B provides greater clarity on the function and purpose of roads for funding purposes.

Next Meeting

The next meeting of the WSRRG is: TBA

Legal Implications

Nil

Policy Implications

Nil

Consultation

Internal: Manager Works
Shire President

External: Wheatbelt South Regional Manager: Bernie Miller
Members of the Wheatbelt South Regional Road Group

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan Focus 6 – Leadership

Goal: Provide a visionary and proactive approach to leadership at an operational and strategic level

Shire of Lake Grace Strategic Plan Focus 4 – Roads

Goal: Plan, construct and maintain a safe and efficient network which reflects the importance of roads to the social and economic development of the Shire and the region.

Strategy 4.3 - Establish a Forward Works Program in accordance with projected funding opportunities and changing community needs (2010 – 2015).

Action 4.3.3 - Grain Freight Taskforce - Monitor Outcomes.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11000

Moved Cr Armstrong
Seconded Cr Sinclair

That Council receive the Chief Executive Officer's report regarding the Wheatbelt South Regional Road Group.

MOTION CARRIED 8/0

12.0 MATTERS FOR CONSIDERATION – PLANNING
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12.1 PLANNING APPLICATION – PROPOSED MOTEL ADDITIONS – LOT 166 CRITCHLEY AVENUE LAKE KING

Applicant:	TG & JM McLean
File No.	0506
Attachments:	Plans 1 to 6
Authors:	Mr Joe Douglas & Ms Melanie Conn – Urban & Rural Perspectives Town Planning Consultants
Disclosure of Interest:	Nil
Date of Report:	17 May 2010
Senior Officer:	Mr Sean Fletcher Chief Executive Officer

Summary

This report recommends that the planning application submitted by TG & JM Mclean to construct (3) new additional short-stay accommodation units comprising nine (9) new motel rooms to provide for the expansion of the existing motel on Lot 166 Critchley Avenue, Lake King be approved subject to conditions.

Background

The applicant is seeking Council's planning approval to construct (3) new additional short-stay accommodation units on Lot 166 Critchley Avenue, Lake King to increase the amount of short-stay accommodation currently available at the Lake King Motel.

Lot 166 comprises a total area of approximately 7,850m² and is located centrally in the Lake King townsite in the town's designated commercial area with direct frontage to Critchley Avenue along its northern boundary, Hetherington Way along its eastern boundary and Hyden – Lake King Road along its western boundary (see Plans 1 & 2).

The land has previously been developed and is currently used for the purposes of a motel which complements the existing approved tavern use on the adjoining Lot 165 (see Plan 3).

The information and plans submitted in support of the application (i.e. see Plans 4 to 6) indicate the following:

- i) The placement of three (3) new 14.4 metre long and 3.3 metre wide colorbond clad transportable buildings adjacent to the existing motel on Lot 166 comprising a total of nine (9) individual motel rooms to be constructed in Perth and shipped to Lake King;
- ii) The proposed buildings will each have a total floor area of approximately 47.5m² inclusive of all wet areas (i.e. toilets & bathrooms) but not including any front verandas with the final finished floor level to be approximately 150mm above the natural ground level;

- iii) The construction of a new 2 metre wide brick and zincalume veranda along the front facade of each building comprising a total area of approximately 28.8m²;
- iv) The construction of new concrete pathways for pedestrian access purposes to and from the car parking area;
- v) The provision of new vehicle access ways and 12 on-site car parking bays adjacent to the new buildings using compacted gravel;
- vi) The retention of large stands of existing native vegetation around the periphery of the site and the planting of some additional vegetation for aesthetic and screening purposes;
- vii) Connections to existing essential service infrastructure including power, water and stormwater drainage; and
- viii) Construction of a new on-site effluent disposal system to service the new units (i.e. septic tanks & leach drains).

Comments

Lot 166 is currently classified 'Commercial' zone in the Shire of Lake Grace Local Planning Scheme No 4 (LPS No.4).

A key objective of the land's current 'Commercial' zoning classification is to ensure that the zone develops and continues to function effectively as the principal place for retail shopping, commercial, civic and administrative activity and to encourage a high standard of development which serves to enhance the character of the zone. It is also significant to note that all new developments within the zone are required to be compatible with the general streetscape in terms of scale, height, style, materials, street alignment and design of facades.

Under the terms of LPS No.4 the development and use of land in the 'Commercial' zone for the purposes of a 'motel' is classified as an 'A' use, which means that the use is not permitted unless the Council has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4.

Notwithstanding the above, given that the 'motel' use has already been established on the subject land with Council's approval, the requirement to advertise this application could be waived (i.e. Council may consider and determine the application on its merits).

An assessment of the proposal against the development standards contained in LPS No.4 has confirmed that it satisfies the majority of standards except for the following:

- i) The provision of on-site car parking bays;
- ii) The front façade of the proposed accommodation units are required to be of brick, concrete or masonry construction unless otherwise approved by Council;
- iii) The provision of a minimum landscaping area of 15% of the total site area; and
- iv) The enclosure of the sub-floor area of all transportable buildings.

The following is a brief discussion of these non-compliance issues:

Vehicle Access & Parking

Clause 5.26 states:

“A person shall not develop or use any land or erect, use or adapt any building unless a suitable number of car parking spaces are provided in accordance with the requirements specified in Table 2.”

Table 2 of LPS No.4 requires that a minimum of one (1) car parking bay be provided per motel unit plus 3 car parking bays per 25m² of services area plus one car parking bay per two (2) employees.

The information and plans submitted in support of the application do not accurately show the number and location of all existing and proposed on-site car parking bays. As such it is recommended that Council require the submission of more detailed plans prior to the commencement of development showing the location of all car parking bays as well as additional information regarding service areas and the total number of employees.

Council should also note that LPS No.4 requires all proposed new on-site car parking and vehicles access ways to be sealed and drained to the specifications and satisfaction of the local government. Having regard for this particular requirement it is recommended that Council impose a suitable condition on any planning approval issued to ensure that these areas are sealed and drained to acceptable standards.

Building Façade

Clause 5.8.2 of LPS No.4 states:

“The front façade of all buildings in the Commercial and Service Commercial zones shall be orientated to the street and constructed in brick, concrete or masonry, provided however, that an owner or his/her agent may apply to the local government for permission to vary these requirements where the local government is satisfied that such variation will not detract from the amenity of the area.”

Under the terms of the planning application the proposed new accommodation units will:

- i) have a 25 metre setback from Critchley Avenue, an 18 metre setback from Hetherington Way and a 45 metre setback from the Hyden-Lake King Road;
- ii) not be orientated towards the street frontages;
- iii) not be provided with any windows/openings orientated towards the street frontage; and
- iv) be constructed using colorbond wall cladding and zincalume roofing and not be of brick, concrete or masonry construction as normally required by LPS No.4.

In considering the issue of building facades and orientation it is significant to note that the subject land contains large stands of existing native vegetation around its periphery which will help to screen the proposed buildings from the adjoining streets. Having regard for the applicant's intention to retain this existing vegetation and provide substantial building setbacks to the adjoining property boundaries, it is concluded that the proposed development will not

have a detrimental impact on the local streetscape or any existing adjoining land uses and will complement the existing improvements on the land. As such it is recommended that Council support the front facade and orientation of the proposed buildings as illustrated on the plans submitted in support of the application.

Landscaping

Clause 5.8.8 of LPS No.4 states:

“Landscaping shall be provided generally in accordance with the requirements of Table 2 and should be located in such positions on a site so as to enhance the appearance of any development or screen from view any open storage area, drying areas and any other space which, by virtue of its use, is likely to detract from the visual amenity of the surrounding area.”

Table 2 of LPS No.4 specifies that a minimum of 15% of the total site area shall be suitably landscaped. Whilst it appears that the requirements of LPS No.4 can easily be satisfied, the plans submitted in support of the application do not provide any details regarding the nature and extent of the additional landscaping proposed to be provided by the applicant to help screen the new buildings from public view. As such it is recommended that Council require the submission of a detailed landscaping plan prior to the commencement of development.

Transportable Buildings

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

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

Given that the buildings proposed by the application are brand new structures that will be located centrally on the land and screened by existing on-site vegetation, it is considered unlikely that they will have a detrimental impact upon the amenity and/or character of the immediate locality.

Notwithstanding this conclusion it is noted that the proposed buildings will be sited on 300mm high concrete blocks which, if not dug into the ground, will result in the finished floor level of the buildings being at least 400mm above the natural ground level. Whilst the applicant intends constructing a new brick veranda long the front facade of each building, no details regarding how the sub-floor area of the side and rear facades will be treated. As such it is recommended that Council impose a suitable condition on any planning approval issued requiring the sub-floor areas along the side and rear facades of each new building to be enclosed in accordance with the specific requirements of LPS No.4.

Conclusion

It is concluded from a detailed assessment of the application in the context of the shire's current LPS No.4 that the proposed expansions to the existing motel on Lot 166 Critchley Avenue, Lake King 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.

Legal Implications

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

Policy Implications

Nil

Community Consultation

Not required given that the 'motel' use on Lot 166 has already been established on the land with Council's formal planning approval.

Financial Implications

Nil

Strategic Implications

Nil

Recommendation

That Council resolve to approve the application for planning consent submitted by TG and GM McLean to construct (3) new additional short-stay accommodation units comprising nine (9) new motel rooms to provide for the expansion of the existing motel on Lot 166 Critchley Avenue, Lake King in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. Additional plans are required to be prepared and submitted to the Shire of Lake Grace, to the specifications and satisfaction of the shire, for consideration and approval by the shire's Chief Executive Officer prior to the commencement of any development on the land. The additional plans are to be suitably scaled and are required to clearly illustrate the following:
 - i) The location and dimensions of all on-site car parking bays including information justifying the number of bays proposed to be provided so as to demonstrate compliance with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4 where a minimum of one (1) car

parking bay must be provided per motel unit plus 3 car parking bays per 25m² of services area plus one car parking bay per two (2) employees; and

- ii) The type, location and extent of all proposed landscaping.
3. The development is to be undertaken in a manner consistent with the details of the additional plan/s required in Condition No.2 above if and when these plans are approved by the Shire of Lake Grace.
4. A completed building licence application must be submitted to and approved by the Shire's Building Surveyor following approval to the additional plan/s required by Condition No.2 above and prior to the commencement of any earthworks or construction on the land.
5. All stormwater drainage discharge generated by the approved structures shall be managed to the specifications and satisfaction of the Shire of Lake Grace.
6. The development must be provided with an adequate on-site effluent disposal system to the specifications and satisfaction of the Shire of Lake Grace.
7. All on-site vehicle access ways and parking areas shall be constructed (including sealing) and maintained in accordance with the internal road layout depicted on the approved 'site development plan' to the specifications and satisfaction of the Shire of Lake Grace with appropriate measures for drainage and disposal of surface water.
8. All landscaping depicted on the plans endorsed by the Shire's Chief Executive Officer shall be installed prior to occupation of the buildings and maintained at all times to the satisfaction of the Shire of Lake Grace.
9. The sub-floor area of the proposed 'additional accommodation units' shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Lake Grace.
10. All advertising signage shall be provided in accordance with the requirements specified in Schedule 5 of Local Planning Scheme No.4 unless otherwise approved by Council.

Advice Notes

1. The proposed development is required to comply in all respects with the Building Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the Building Licence application.
2. The noise generated by any activities on-site, including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
3. No works shall commence prior to 7.00 am without the Shire's approval.

Voting Requirements

Simple majority required.

Resolution**MOTION 11001**

Moved Cr Chamberlain
Seconded Cr De Landgraftt

That Council approve the application for planning consent submitted by TG and GM McLean to construct (3) new additional short-stay accommodation units comprising nine (9) new motel rooms to provide for the expansion of the existing motel on Lot 166 Critchley Avenue, Lake King in accordance with the details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. Additional plans are required to be prepared and submitted to the Shire of Lake Grace, to the specifications and satisfaction of the shire, for consideration and approval by the shire's Chief Executive Officer prior to the commencement of any development on the land. The additional plans are to be suitably scaled and are required to clearly illustrate the following:
 - i) The location and dimensions of all on-site car parking bays including information justifying the number of bays proposed to be provided so as to demonstrate compliance with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4 where a minimum of one (1) car parking bay must be provided per motel unit plus 3 car parking bays per 25m² of services area plus one car parking bay per two (2) employees; and
 - ii) The type, location and extent of all proposed landscaping.
3. The development is to be undertaken in a manner consistent with the details of the additional plan/s required in Condition No.2 above if and when these plans are approved by the Shire of Lake Grace.
4. A completed building licence application must be submitted to and approved by the Shire's Building Surveyor following approval to the additional plan/s required by Condition No.2 above and prior to the commencement of any earthworks or construction on the land.
5. All stormwater drainage discharge generated by the approved structures shall be managed to the specifications and satisfaction of the Shire of Lake Grace.
6. The development must be provided with an adequate on-site effluent disposal system to the specifications and satisfaction of the Shire of Lake Grace.

MOTION 11001 continued

7. All on-site vehicle access ways and parking areas shall be constructed and maintained in accordance with the internal road layout depicted on the approved 'site development plan' to the specifications and satisfaction of the Shire of Lake Grace with appropriate measures for drainage and disposal of surface water.

8. All landscaping depicted on the plans endorsed by the Shire's Chief Executive Officer shall be installed prior to occupation of the buildings and maintained at all times to the satisfaction of the Shire of Lake Grace.

9. The sub-floor area of the proposed 'additional accommodation units' shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Lake Grace.

10. All advertising signage shall be provided in accordance with the requirements specified in Schedule 5 of Local Planning Scheme No.4 unless otherwise approved by Council.

Advice Notes

1. The proposed development is required to comply in all respects with the Building Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the Building Licence application.

2. The noise generated by any activities on-site, including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.

3. No works shall commence prior to 7.00 am without the Shire's approval.

MOTION CARRIED 8/0

REASON FOR CHANGE

Council considered that by specifying a 'sealed surface' for access ways and car parking bays it was not in-keeping with the general streetscape other car parks within the townsite and removed the requirement – refer point 7.

12.2 PLANNING APPLICATION FEES

Applicant:	Shire of Lake Grace
File No.	0412
Attachments:	Attachment 1
Authors:	Mr Joe Douglas & Ms Elle O'Connor – Urban & Rural Perspectives Town Planning Consultants
Disclosure of Interest:	Nil
Date of Report:	17 May 2010
Senior Officer:	Mr Sean Fletcher Chief Executive Officer

Summary

This report provides details and recommendations regarding recent amendments to the Planning and Development (Local Government Planning Charges) Regulations 2009 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 Charges) Regulations 2009 for the following purpose:

- i) To account for increases in the cost of town planning services provided by local governments to reflect inflationary movement under the Consumer Price Index (CPI) of approximately 2.1% during the 2009/2010 financial period.

The recommended revised schedule of planning fees can be viewed in Attachment 1.

Comment

The modifications to the Planning and Development (Local Government Planning Charges) Regulations 2009 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.

As a result of the of the review undertaken by the Western Australian Planning Commission, Part 1 (Items 1 to 17) of the recommended fee schedule has been adjusted to reflect the inflationary movement experienced during the 2009/2010 financial year.

Legal Implications

Planning and Development Act 2005
Planning and Development (Local Government Planning Charges) Regulations 2009
Shire of Lake Grace Local Planning Scheme No.4

Policy Implications

Nil

Community Consultation

Not required.

Financial Implications

Adoption of the recently amended Planning and Development (Local Government Planning Charges) Regulations 2010 prepared by the Western Australian Planning Commission with a number of minor recommended modifications will help to ensure that the Shire recovers some of the costs associated with processing planning applications.

Strategic Implications

Shire of Lake Grace Strategic Plan – Focus 7 Organisational Excellence
Strategy 7.1 Develop systems to ensure compliance with various statutes, regulations and policies.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11002

Moved Cr Armstrong
Seconded Cr De Landgraft

That Council adopt the recently amended Planning and Development (Local Government Planning Charges) Regulations 2009 for Part 1 (Items 1 to 17) with various minor modifications as depicted in Attachment 1 to this report and authorise the new fees to be applied by the Shire administration from 1 July 2010.

MOTION CARRIED 8/0

13.0 MATTERS FOR CONSIDERATION – HEALTH & BUILDING

No items for consideration.

14.0 MATTERS FOR CONSIDERATION – FINANCE

14.1 ACCOUNTS FOR PAYMENT – APRIL 2010

Applicant:	Corporate Services Section
File No.	0277
Attachments:	List of Creditors
Author:	Miss Jessica de Burgh Finance Officer
Disclosure of Interest:	Nil
Date of Report:	13 May 2010
Senior Officer:	Mr Peter Dittrich Manager Corporate Services

Summary

For Council to ratify expenditures incurred for the month of April 2010.

Background

List of payments for the month of April 2010 through the Municipal and Trust accounts are attached.

Comment

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

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

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

Legal Implications

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

Policy Implications

N/A

Consultation

N/A

Financial Implications

The list of creditors paid for the month of April 2010 from the Municipal Account totals \$614,878.74.

Strategic Implications

Shire of Lake Grace Strategic Plan – Focus 7. Organisational Excellence
Strategy 7.1 Develop systems compliant with various statutes, regulations and policies.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11003

Moved Cr Chamberlain

Seconded Cr Newman

That Municipal Account Cheques 33966 to 33986, Electronic Funds Transfers EFT6397 to EFT6472, and direct debits to the Municipal Account totalling \$614,878.74, 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 8/0

14.2 FINANCIAL STATEMENTS – APRIL 2010

Applicant: Corporate Services Section
File No. 0275
Attachments: Financial Reports
Author: Mrs Danielle Robertson
Senior Finance Officer
Disclosure of Interest: Nil
Date of Report: 17 May 2010
Senior Officer: Mr Peter Dittrich
Manager Corporate Services

Summary

Consideration of the financial statements for the month ending 30 April 2010.

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
- Capital Road Works, Operating Revenue & Expenditure Graphs
- Bank Reconciliations
- Rates Summary Chart

Legal Implications

Local Government Act 1995 – section 6.4
Local Government (Financial Management) Regulations 1996

Policy Implications

N/A

Consultation

Nil

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan - Focus 7. Organisational Excellence
Strategy 7.1 - Develop systems to ensure compliance with various statutes, regulations and policies.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11004

Moved Cr Chappell
Seconded Cr Armstrong

That the financial reports for the months ending 30 April 2010 as attached be received.

MOTION CARRIED 8/0

14.3 2009/10 BUDGET AMENDMENT – NEWDEGATE SPORTS PAVILION KITCHEN FACILITIES UPGRADE

Applicant: Newdegate Winter Sports Auxiliary
File No. 0202
Attachments: Nil
Author: Mr Peter Dittrich
Manager Corporate Services
Disclosure of Interest: Nil
Date of Report: 17 May 2010
Senior Officer: Mr Sean Fletcher
Chief Executive Officer

Summary

For Council to approve the fully funded, un-budgeted expenditure of \$22,076.00, for the upgrade of kitchen facilities at the Newdegate Sports Pavilion.

Background

The Newdegate Winter Sports Auxiliary has asked the Shire to facilitate the ordering of cabinets and kitchen fittings in order to allow the upgrade of the kitchen facilities at the Newdegate Sports Pavilion.

Comment

The Newdegate Winter Sports Auxiliary has made a donation of \$22,076 to the Shire for the required equipment and as such there will be no impact on the Shire's budget.

Legal Implications

Local Government Act 1995 Section 6.8

Policy Implications

Nil

Consultation

Internal – Senior Management Team
External – Newdegate Winter Sports Auxiliary

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan – Focus 3. Financial Sustainability
Strategy 3.2 Source and secure funding for the implementation of services through diverse and innovative funding streams.

Voting Requirements

Absolute majority (5) required.

Recommendation/Resolution

MOTION 11005

Moved Cr Sinclair
Seconded Cr Newman

That Council:

1. Approve the fully funded, unbudgeted expenditure of \$22,076.00 for the upgrade of the Newdegate Sports Pavilion kitchen; and,
2. Amend the budgeted expenditure and income accounts as follows:
 - i) Account I1474900 increase income by \$22,076.00
 - ii) Account E113275 increase expenditure by \$22,076.00

MOTION CARRIED BY ABSOLUTE MAJORITY 8/0

14.4 2009/10 BUDGET AMENDMENT – NEWDEGATE RESEARCH STATION LEASE

Applicant: Manager Corporate Services
File No. 0202
Attachments: Nil
Author: Mr Peter Dittrich
Manager Corporate Services
Disclosure of Interest: Nil
Date of Report: 17 May 2010
Senior Officer: Mr Sean Fletcher
Chief Executive Officer

Summary

For Council to approve the fully funded, un-budgeted expenditure of \$48,799.54, for the lease of land from the Department of Agriculture and Food.

Background

The Shire entered into a lease with the Department of Agriculture and Food for the lease of 1,118ha of land to facilitate community cropping.

This land is sublet to the Lake Grace Development Association and the Newdegate Machinery Field Days Committee.

Comment

The Shire is required to pay the lease costs to the Department of Agriculture and Food. This will be funded from the lease income received from each of the development associations.

The Manager of Corporate services has had telephone discussions with representatives of both community cropping organizations, where they have agreed to pay the lease costs.

Legal Implications

Local Government Act 1995 Section 6.8

Policy Implications

Nil

Consultation

Internal – Senior Management Team
External – Lake Grace and Newdegate Field Day Committee

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan – Focus 3. Financial Sustainability
Strategy 3.2 Source and secure funding for the implementation of services through diverse and innovative funding streams.

Voting Requirements

Absolute majority (5) required.

Recommendation/Resolution

MOTION 11006

Moved Cr De Landgraft
Seconded Cr Newman

That Council:

1. Approve the fully funded, unbudgeted expenditure of \$48,799.54 for the payment of the lease fee associated with the land at the Newdegate Research Station; and,
2. Amend the budgeted expenditure and income accounts as follows:
 - i) Account I1474900 increase income by \$48,799.54
 - ii) Account E1472900 increase expenditure by \$48,799.54

MOTION CARRIED BY ABSOLUTE MAJORITY 8/0

15.0 MATTERS FOR CONSIDERATION – ADMINISTRATION
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15.1 LOCAL GOVERNMENT REFORM UPDATE – INTEGRATED STRATEGIC PLANNING

Applicant:	Local Government Reform Update
File No.	0552
Attachments:	DVD CEO Briefing Department of Local Government (available for viewing if required) Dept of Local Government Circular 03-2010 Ministerial Media Statement 7/5/10 WALGA Media Release Cooperative Approach for Better Local Government
Author:	Mr Sean Fletcher Chief Executive Officer
Disclosure of Interest:	Nil
Date of Report:	10 May 2010
Senior Officer:	Mr Sean Fletcher Chief Executive Officer

Summary

The purpose of this report is to keep Council abreast of matters regarding Local Government Reform. This includes outcomes from the Minister's briefing to Local Government CEOs on Forward Capital Works Plans, the Regional Business Planning Framework, legislation and guidelines for Integrated Strategic Planning and the provision of services to remote indigenous communities.

Background

The prior history to this item can be found in the report submitted to Council at the ordinary meeting held on 24 March 2010.

March 2010

In response to a request from the Shadow Minister for Local Government, the following information was provided regarding the cost of the Local Government Reform process to the Shire of Lake Grace:

Consultants:	\$11,000
In-kind:	\$24,000
Other:	<u>\$ 4,000</u>
Total:	<u>\$37,000</u>

Mr Papalia's media statement regarding the cost to Local Government was tabled at the March ordinary meeting. An Infopage from WALGA's Deputy CEO was also tabled saying if a Local Government was not genuinely committed to pursuing an amalgamation, then do not participate in the RTG process.

April 2010

The matter regarding Forward Capital Works plans was reviewed at the April meeting.

Comment

As stated in April's report to Council, although the amalgamation issue may be on hold for now, it is apparent that other reforms of the local government sector are continuing. A number of these reforms were raised by the author at the Strategic Planning Workshop including the need for 20 year plans underpinned by five year plans. It was also clear that the model that will be rolled out for local government in WA will be based on the process implemented in NSW.

As such the Minister and the Department has now briefed all CEO's on the following requirements:

1. Forward Capital Works Plans and regional infrastructure planning for expenditure of Country Local Government Fund (CLGF) by Country Local Governments.
2. Integrated Strategic Planning Asset and Financial Management.
3. Regional Business Plan Framework.
4. Local Government Services in Remote Indigenous communities

Forward Capital Works Plans and Regional Infrastructure Planning

In accordance with Council's resolution at the April meeting, the Manager Corporate Services has submitted the proposal to develop a Forward Capital Works Plans so that it is eligible to receive \$35,000 in planning funding from the Department of Regional Development and Lands.

In terms of regional infrastructure planning the Minister and Departmental staff confirmed the process already reported to Council on how the regional component of the program will work.

Integrated Strategic Planning, Asset and Financial Management

In no uncertain terms, the Minister and Senior Departmental Staff made it very clear that from July 2011, there will be a legislative requirement for all local governments to have integrated strategic plans in place. This will be based on the NSW model and there was mention that there will not be a requirement to have the full plans in place at this time. Further funding will be available to help put plans in place.

The equation for an integrated strategic plan is as follows:

<p>Integrated Strategic Plan =</p> <p>Community Strategic Plan (i.e. 20 Year Strategic Plan) + Forward Capital Works Plans</p> <p>that are aligned with:</p> <p>Human Resources Plan (Work Force Plan) + Financial Management Plan + Asset Management Plans</p>

The legislative requirement will be for a 20 year planning framework underpinned by five year core level plans. The framework will be according to guidelines developed by the Department based on what appears to be the NSW Planning and Reporting Manual.

Forward Capital Works Plans will clearly need to show how both the Country Local Government Fund and other sources of funding will be used each year to achieve the Shire's capital (infrastructure) projects. It was also made very clear that the Shire will need to risk manage the allocation of its Country Local Government Funding because it may not always be there!

In essence, the Shire's new strategic plan has been drafted with the above in mind. It is clear to the author that the CEO's time in future will be dominated by the Strategic Planning process.

Regional Business Plan Framework

Detailed plans based on community consultation are required to be in place by December 2010. This can be for local government assets, State and Federal assets and can be funded from a wide range of sources.

The Lakes VROC and 4WD have a key responsibility in this regard.

Local Government Services in Remote Indigenous Communities

This is not an issue for the Shire of Lake Grace.

Other Developments

The Minister for Local Government announced on 5 May 2010 that 65 local governments had responded positively to the State Government's local government reform process. He also commented that there are 22 local governments which support reform but are blocked from doing so because of a lack of support from their neighbours.

Of those advocating an amalgamation, the Minister highlighted SEAVROC (Beverley, Cunderdin, Quairading, Tammin and York) as forming a regional transition group leading to an amalgamation in 2013. Esperance and Ravensthorpe are also undergoing this process as well as Brookton and Pingelly and Claremont and Cottesloe.

WALGA has also released a media statement saying that Minister Castrilli stated to Parliament that the State Government wanted to work with WALGA to progress reform of the sector. In response President Pickard stated that WALGA supports those Councils who have embraced the need for change to continue their journey of reform. WALGA is also continuing to develop the Better Local Government Manual which will leverage best practice within the sector to assist provide better service delivery.

Legal Implications

Nil

Policy Implications

Nil

Consultation

External

- Minister for Local Government
- Wendy Murray Department of Local Government
- Mike Rowe Department of Regional Development and Lands

Internal

- Manager Corporate Services;
- Executive Assistant;
- Senior Management Team Information Sessions;
- Strategic Planning Workshop

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan - Focus 3 Financial Sustainability
Strategy 3.2.6 - Investigate sources of funding that could support resource sharing.

Shire of Lake Grace Strategic Plan - Focus 6 Leadership
6.1 Develop and implement through collaboration with other local state and federal government agencies resource sharing and regional service delivery.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11007

Moved Cr De Landgraft
Seconded Cr Armstrong

That Council receive the Chief Executive Officer's report regarding the current update on the Local Government Reform Process.

MOTION CARRIED 8/0

15.2 LAKES VOLUNTARY REGIONAL ORGANISATION OF COUNCILS (LAKES VROC)

Applicant:	Lakes Voluntary Regional Organisation of Councils
File No.	0031
Attachments:	Briefing Note (Without Attachments) Minutes (Have yet to be released)
Author:	Mr Sean Fletcher Chief Executive Officer
Disclosure of Interest:	Nil
Date of Report:	11 May 2010
Senior Officer:	Mr Sean Fletcher Chief Executive Officer

Summary

The purpose of this report is to keep Council abreast of matters regarding the Lakes Voluntary Regional Organisation of Councils (Lakes VROC) that consists of the Shires of Lake Grace, Dumbleyung and Kent.

Background

At the April 2010 Council meeting, it was suggested that the following be given priority as potential regional projects by the Lakes VROC:

- Communications - mobile phone towers, a footprint of the area would be required to determine the 'regional' aspect.
- Aged housing
- Water
- GP Services & Primary Health Care

Comment

The Shire President, Deputy President and the author attended a meeting on the Lakes VROC in Dumbleyung on 5 May 2010. The business of the meeting is discussed briefly as follows:

Update on Development Commissions meeting with Shire's and outcome

The Shire of Kent advised that it has already met with the Great Southern Development Commission regarding the regional funding process. The Shire of Lake Grace advised that the Wheatbelt Development Commission is meeting with Wheatbelt local governments in June/July.

The Lakes VROC may meet with WDC representatives prior to this time to discuss the process regarding regional projects.

Possible regional projects once the second round of funding is announced (regional submissions for R4R, or Wheatbelt/Great Southern Development Commissions).

The meeting discussed a range of issues including the intent of the funding and the process that will be involved. The consensus was that both water and power infrastructure was in a poor state of repair. The possible regional projects discussed were:

Mobile Phone Towers (With Self Correcting Signal)

This was considered an appropriate regional project. The matter is doing this project on a scale that will benefit all three local governments.

Aged Care

A possible project, but concerns were raised in how it could be done e.g. units in each shire instead of in one location. If this was to happen who would get the units first and so on. This was raised as a concern because the funding may be disrupted again in future.

Waste

Is currently covered by the Wagin Regional Refuse Group.

Water

Is an issue. Lake Grace explained the drought proofing process that it has been going through with the AA Dams and so on.

Extension of the Proposed Gas Project

Lake Grace commented that the VROC needed to get serious and that having “inland” cities that have gas, water and so on available is the sort of thinking that the Minister for Regional Development was really after.

Conclusion

At this point the group will pursue the mobile phone tower project. It should be noted that a business plan is required and that must be developed in conjunction with the development commissions. This is due by the end of the year and must include a process of community consultation.

CLGF funding of up to \$35,000 towards asset planning

The meeting agreed that each local government was responsible for how it would spend the \$35,000. The Shire of Lake Grace advised that it was splitting its allocation between consultants and staff. The Shire of Dumbleyung will be using consultants.

Regional roundup (current project completed, in progress, or proposed projects already identified for the near future)

Each member gave an update on their respective Country Local Government Fund projects.

Next Meeting

The next meeting of the Lakes VROC is:

In Person: TBC

Legal Implications

Nil

Policy Implications

Nil

Consultation

External: CEO Dumbleyung
CEO Kent

Internal: Manager Corporate Services
Shire President
Elected Member Updates

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan - Focus 6 Leadership

Strategy 6.1 - Develop and implement through collaboration with other local state and federal government agencies resource sharing and regional service delivery.

Voting Requirements

Simple majority required.

Resolution

MOTION 11008

Moved Cr Armstrong
Seconded Cr Chamberlain

That Council suspend Standing Orders to allow discussion on the varying synergies with neighbouring Shires.

MOTION CARRIED 8/0

Resolution

MOTION 11009

Moved Cr Newman
Seconded Cr Chappell

That Standing Orders be resumed.

MOTION CARRIED 8/0

Recommendation/Resolution

MOTION 11010

Moved Cr Chappell
Seconded Cr Sinclair

That Council receive the Chief Executive Officer's report on the latest developments regarding the Lakes VROC.

MOTION CARRIED 8/0

15.3 **SHIRE OF LAKE GRACE RECORDKEEPING PLAN – AMENDED PLAN**

Applicant: Senior Administration Officer
File No. 0027
Attachments: Amended Recordkeeping Plan 2009
Letter State Records Commission
Author: Mrs Lee-Anne Trevenen
Senior Administration Officer
Disclosure of Interest: Nil
Date of Report: 14 May 2010
Senior Officer: Mr Peter Dittrich
Manager Corporate Services

Summary

For Council to adopt the attached Shire of Lake Grace Amended Recordkeeping Plan RKP 2009026.

Background

Shire of Lake Grace Policy 7.6 requires Council to maintain a Recordkeeping Plan in accordance with the requirements of the State Records Act 2000.

The Shire of Lake Grace Recordkeeping Plan was originally adopted by the Director, State Records Commission on 30 August 2006. The submission of a recordkeeping plan is a requirement of section 28 of the State Records Act. A review of the recordkeeping plan was required by the State Records Commission in September 2007. The delay in submitting this review was due to staff changeovers and new staff not being trained in the recordkeeping function until May 2009.

The Shire of Lake Grace's reviewed Recordkeeping Plan was submitted to the State Records Commission office in June 2009. Following the submission of the plan, Shire staff worked with the State Records Commission to refine the document. The final review of the Recordkeeping Plan RKP 2009026 was submitted to the Commission on 7 January 2010 and was approved at the State Records Commission's 7 April 2010 meeting.

Comment

The Amended Recordkeeping Plan RKP 2009026 demonstrates progress towards best practice recordkeeping and compliance with the minimum requirements of State Record Commission Standard 2: Recordkeeping Plans and State Record Commission Standard: 6 Outsourcing.

In accordance with section 28 of the State Records Act 2000, the Recordkeeping Plan for the Shire of Lake Grace is to be reviewed within five years of its approval date and must be submitted to the State Records Office by 7 April 2015.

Legal Implications

State Records Act 2000

Policy Implications

Council Policy 7.6

Consultation

Internal: Former Manager Corporate Services
Executive Assistant

External: State Records Commission

Financial Implications

Nil

Strategic Implications

Shire of Lake Grace Strategic Plan – Focus 7 Organisational Excellence
Strategy 7.1 - Develop systems to ensure compliance with various statutes, regulations and policies.

Voting Requirements

Simple majority required.

Recommendation/Resolution

MOTION 11011

Moved Cr De Landgrafft
Seconded Cr Sinclair

That Council adopt the attached Shire of Lake Grace Amended Recordkeeping Plan RKP 2009026, as approved by the State Records Commission on 7 April 2010.

MOTION CARRIED 8/0

16.0 URGENT BUSINESS BY DECISION OF THE MEETING

None.

17.0 SCHEDULING OF MEETING

17.1 JUNE 2010 ORDINARY MEETING

Motion 10913 November 2009 states:

An Ordinary Meeting of Council will be held on Wednesday 23 June 2010, commencing at 1:00pm at Council Chambers, 1 Bishop St Lake Grace.

18.0 CONFIDENTIAL BUSINESS – As per Local Government Act s5.23 (2)

MOTION 11012

Moved Cr Armstrong
Seconded Cr Chappell

That Council close the meeting to the public at this time, being 7.05pm, to discuss the presentation of findings for the construction of the Newdegate Medical Centre.

MOTION CARRIED 8/0

18.1 NEWDEGATE MEDICAL CENTRE – PRESENTATION OF FINDINGS

Item forwarded under separate cover.

Cr Armstrong declared an interest in that one of the applicants who has submitted a quote to manage the Newdegate Medical Centre building project had employed his apprentice for a period of 8 months out of the last 12 months.

Recommendation/Resolution

MOTION 11013

Moved Cr Chamberlain
Seconded Cr De Landgraft

That Council endorses the plan to construct the Newdegate Medical Centre including:

- The engagement by the Chief Executive Officer of Mr Neil Tears trading as Countryside Homes to project manage the construction of the Newdegate Medical Centre for \$79,000; and

MOTION 11013 continued

- The Chief Executive Officer proceeding with the project on the basis of owner/builder for not more than \$760,000 in accordance with Council Resolution 10976.

MOTION CARRIED 8/0

MOTION 10114

Moved Cr Newman
Seconded Cr Chappell

That Council re-open the meeting to the public at this time, being 7.13pm.

MOTION CARRIED 8/0

19.0 CLOSURE

There being no further business, the Chairperson closed the meeting at 7.14pm.

20.0 CERTIFICATION

I Andrew James Walker certify that the minutes of the meeting held on the 26 May 2010 as shown were confirmed as a true record at the meeting held on the 23 June 2010.

Chairman

Date