

Shire of Lake Grace



# ***Minutes***

Ordinary Council Meeting

23 September 2009

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## **SHIRE OF LAKE GRACE**

Minutes of the Ordinary Meeting of Council held at the Lake King Hall, Lake King on Wednesday 23 September 2009.

### **1.0 OPENING & ANNOUNCEMENT OF VISITORS**

The Chairperson (President) opened the meeting at 1.07pm and welcomed new Chief Executive Officer, Mr Sean Fletcher to the meeting.

The President also noted the upcoming Local Government Elections in October, and that it is Cr Taylor's last meeting as he has not renominated for Council. On behalf of past and present Councillors, Cr Walker thanked Cr Taylor very much for the great support to his community, staff and fellow Councillors over his 11 years of service.

Cr Walker wished the Lake Grace Ward candidates all the best in the upcoming elections and congratulated both Cr Chamberlain, Newdegate Ward and Cr Sinclair, Lake King Varley Ward on being re-elected unopposed.

### **2.0 ATTENDANCE RECORD**

#### **2.1 PRESENT**

Cr AJ Walker	Shire President
Cr IG Chamberlain	Deputy Shire President
Cr JF De Landgraftt	
Cr AJ Dunkeld	
Cr AI Milton	
Cr WA Newman	
Cr OP Farrelly	
Cr DP Sinclair	
Cr RP Taylor	
Mr SK Fletcher	Chief Executive Officer
Mr MW Burbridge	Manager Corporate Services
Mrs NY Owen	Manager Community Services
Mrs J Bennett	Executive Assistant
Mrs J Morgan	Community Services Assistant
Ms M Slarke	Development Officer

#### **2.2 APOLOGIES**

None.

#### **2.3 LEAVE OF ABSENCE PREVIOUSLY GRANTED**

None.

### **3.0 PUBLIC QUESTION TIME**

No members of the public present.

### **4.0 APPLICATIONS FOR LEAVE OF ABSENCE**

None

### **5.0 MINUTES OF PREVIOUS COUNCIL MEETINGS**

#### **5.1 ORDINARY MEETING – 26 AUGUST 2009**

Resolution

#### **MOTION 10868**

Moved Cr Milton  
Seconded Cr Taylor

That the minutes of the Ordinary Meeting of Council held on the 26 August 2009 be confirmed as a true and accurate record.

**MOTION CARRIED 9/0**

### **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 Newman declared an interest of impartiality in relation to Item 12.2.

### **7.0 NOTICES OF URGENT BUSINESS**

None.

### **8.0 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED**

None.

### **9.0 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

#### **9.1 DEPARTMENT OF AGRICULTURE – LOCUST UPDATE**

Adrian Chesson from the Department of Agriculture's Lake Grace Office was unable to attend in person – printed handouts were distributed on his behalf.

## **9.2 LAKE GRACE LOTTERYWEST FLOOD RECOVERY PROJECT - UPDATE**

Michelle Slarke, Development Officer and Lotterywest Flood Recovery Project Manager gave a detailed progress report on the status of the various projects in and around the Lake Grace townsite. The update included financial allocations for each component.

Ms Slarke also provided an update on other community development projects happening around the Shire including:

- Community Safety and Crime Prevention projects
- Lake Grace 100 Years Celebrations (coming up in 2011)
- Hainsworth Building Cultural Interpretation
- Lake Grace Story Trail

The President thanked Ms Slarke for her very informative update on the projects and congratulated her on a job well done.

*1.35pm Ms Slarke & Mrs Morgan left the meeting.*

## **10.0 MEMBERS' REPORTS**

### **10.1 CR FARRELLY**

Cr Farrelly advised Council that Lake Grace District High School has put its hand up to become an 'Independent Public School' and provided an information sheet which has been put out by the Department of Education and Training. Principal, John Boyland, is keen to come and make a presentation to Council at its October Meeting.

Cr Farrelly also made mention of the Recovery Catchment Annual General Meeting to be hosted by the Department of Environment and Conservation for the Lake Bryde Natural Diversity Recovery Catchment to be held in Lake Grace from 27 – 29 October 2009.

### **10.2 CR CHAMBERLAIN**

Cr Chamberlain attended the Newdegate Field Days, and was involved in the opening ceremony at which he gave an address on behalf of Council.

He also advised of his meeting with the incoming Chief Executive Officer on Friday 4<sup>th</sup> September in Lake Grace.

### **10.3 CR DE LANDGRAFFT**

Cr De Landgraft advised of her involvement in this morning's housing inspections in Lake King and Varley.

### **10.4 CR MILTON**

Cr Milton reported attendance at the following during September:

- Lake Grace Development Association
- CBH/Main Roads WA/Westnet Rail Meeting in Lake Grace re the trialling of trains not being split during loading, involves road closures – there is 'in principle' agreement between the parties.

- Newdegate Research Station Cropping Groups met with Ministers Redmond & Waldron at the Newdegate Field Day regarding the future of the leasing arrangement.
- Lake Grace Over 55's Housing Opportunity – meeting in Lake Grace between community and National Lifestyle Villages representative convened by the Wheatbelt Development Commission to explore opportunities for self funded retiree housing in Lake Grace.
- Lake Grace Housing Inspections.

#### **10.5 CR TAYLOR**

Cr Taylor gave a report on the Ongerup Football League Grand Final which was held in Lake Grace on 5 September 2009.

**11.0 MATTERS FOR CONSIDERATION – WORKS & SERVICES**

*No items for consideration.*



## 12.0 MATTERS FOR CONSIDERATION – TOWN PLANNING

### 12.1 PLANNING APPLICATION – PROPOSED NEWDEGATE MEDICAL CENTRE 32 MAY ST NEWDEGATE

<b>Applicant:</b>	Gary Batt & Associates on behalf of the Shire of Lake Grace (Landowner)
<b>File No.</b>	0455
<b>Attachments:</b>	Plans 1 to 5
<b>Authors:</b>	Mr Joe Douglas & Mr Carlo Famiano – Urban & Rural Perspectives Town Planning Consultants
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	15 September 2009
<b>Senior Officer:</b>	Mr Sean Fletcher Chief Executive Officer

#### Summary

This report recommends that the planning application submitted by Gary Batt & Associates on behalf of the Shire of Lake Grace to obtain approval to construct a new medical centre on Lot 195 (No.32) May Street, Newdegate be approved subject to conditions.

#### Background

The Lake Grace Shire Council has identified a need to construct a new medical centre in the Newdegate townsite for the benefit of the local community and has been developing plans for this new facility with the assistance of architects Gary Batt & Associates (i.e. the applicant).

The applicant has recently prepared and submitted an application seeking Council's planning approval to construct the proposed new medical centre on a portion of Lot 195 (No.32) May Street, Newdegate (see Plans 1 to 5).

The subject land comprises a total area of approximately 7,834m<sup>2</sup>, is located on the corner of May and Maley Streets and currently comprises the Newdegate town hall and associated car parking area.

The plans submitted in support of the application indicate that the proposed new medical centre will:

- i) be of brick and colorbond roof construction;
- ii) comprise a total floor area of approximately 158m<sup>2</sup>;
- iii) include a covered parking area for an ambulance;
- iv) have a maximum wall height of 3.2 metres and a ridge height of approximately 6.2 metres; and
- v) have a 12 metre setback to May Street and a 9 metre setback to Maley Street.

Comment**Current Zoning & Land Use Permissibility**

Lot 195 is classified 'Public Purpose' reserve under the Shire of Lake Grace's current operative Local Planning Scheme No.4 (LPS No.4) with the designated purpose 'Town Hall'.

Clause 3.4.2 of LPS No.4 states that in determining a planning application for the development of any land reserved under LPS No.4, Council must have due regard for the various general matters set out in clause 10.2 of LPS No.4 and the ultimate purpose intended by the land's reserve classification.

A detailed assessment of the proposal in the context of the specific requirements of LPS No.4 indicates that the proposed new medical centre:

- i) adequately addresses the general land use planning criteria contained in clause 10.2;
- ii) is unlikely to compromise the ultimate purpose intended by the land's current reserve classification in LPS No.4 (i.e. 'Town Hall') and will in fact complement the current development and use of the property for community purposes;
- iii) generally complies with the relevant development standards prescribed in Part 5 of LPS No.4 with the exception of car parking; and
- iv) is capable of being approved by Council subject to any conditions it considers appropriate.

**Car Parking**

Under the terms of the plans submitted in support of the application a total of approximately 41 on-site car parking bays are proposed to be provided.

In accordance with the specific requirements of LPS No.4 a total of 78 on-site car parking bays are required to be provided to accommodate the existing and proposed use of the land (i.e. town hall & medical centre) as illustrated by the following table:

LAND USE	Floor Area / No. of EMPLOYEES	IPS No.4 Car parking Ratio	No. of Bays Required
Town Hall	272 people	1 bay per every 4 persons whom the building is designed to accommodate	68 bays
Medical Centre ('consulting rooms')	158m <sup>2</sup> (approx) plus 5 employees	1 bay / 30m <sup>2</sup> GLA plus 1 bay for each person employed	10 bays
Total No. of Car Parking Bays Required (No concessions)			78 bays
Total No. of Car Parking Bays Proposed			41 bays
Proposed Car Parking Shortfall			37 bays

As can be seen from the above table the proposed development will result in a total shortfall of 37 car parking bays to that required by LPS No.4.

Notwithstanding this fact it should be noted that there are a number of existing on-street car parking bays along Maley Street (i.e. approximately 40 bays) which is considered sufficient to accommodate any potential overflow in car parking demand arising from the proposed development and use of the land. As such the current shortfall in on-site car parking is unlikely to have a detrimental impact on the amenity or safety of the immediate locality and may therefore be supported by Council.

It is noted that the application only proposes the construction of nine (9) new car parking bays as part of the medical centre development ('stage 1'), with the remaining car parking area to be constructed at some point in the future. It is recommended that Council impose a condition requiring the entire car parking area (i.e. all 41 bays) to be constructed immediately in order to provide sufficient on-site parking for both the town hall and new medical centre uses.

### **Conclusion**

It is concluded from an assessment of the application that the proposal to construct a new medical centre on Lot 195 (No.32) May Street, Newdegate will benefit the local community, is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be approved by Council subject to the imposition of a number of conditions to ensure that the development proceeds in a proper and orderly manner.

### Legal Implications

Planning and Development Act 2005

Shire of Lake Grace Local Planning Scheme No.4

### Policy Implications

Nil

### Consultation

Not required.

### Financial Implications

It is understood that the cost of constructing the new medical centre and associated car parking facilities will be met by the Shire of Lake Grace and that the cost of the project has been accounted for in Council's budget for the 2010/2011 financial year.

### Strategic Implications

The construction of a new medical centre in the Newdegate townsite is consistent with Council's strategic planning for Newdegate and will provide a much needed essential service which will be of great benefit to the local community.

### Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10869**

Moved Cr Chamberlain  
Seconded Cr Dunkeld

That Council resolve to approve the planning application submitted by Gary Batt & Associates on behalf of the Shire of Lake Grace (Landowner) to construct a new 'Medical Centre' on Lot 195 (No.32) May Street, Newdegate in accordance with the details of the plans submitted in support of the application subject to the following conditions:

1. The development is to be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. A completed building licence application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any earthworks or construction on the land.
3. The applicant shall prepare and lodge a landscaping plan with the Shire of Lake Grace for approval prior to the commencement of development.
4. All landscaping shall be completed in accordance with the approved plans prior to occupation of the proposed medical centre and maintained at all times to the satisfaction of the Shire of Lake Grace.
5. A total of 41 car parking bays shall be provided and clearly marked on the ground to the satisfaction of the Shire of Lake Grace.
6. All on-site vehicle access-ways and parking areas shall be constructed (including sealing) and maintained to the specifications and satisfaction of the Shire of Lake Grace with appropriate measures for drainage and disposal of surface water.
7. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Lake Grace.
8. Any proposed advertising signage must be provided in accordance with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4.

**MOTION CARRIED 9/0**

## 12.2 **PLANNING APPLICATION – PROPOSED UPGRADE LAKE GRACE CBH RECEIVAL POINT – LOT 11 KULIN LAKE GRACE ROAD, LAKE GRACE**

1.50pm *Cr Newman declared an interest of impartiality in Item 12.2 in that he is a Director of CBH and left the meeting.*

**Applicant:** Bulkwest Engineering (on behalf of CBH Ltd)  
**File No.** 0506 & 0365  
**Attachments:** Plans 6 to 16 and Attachments 1 & 2  
**Authors:** Mr Joe Douglas & Mr Steve Pandevski – Urban & Rural Perspectives  
 Town Planning Consultants  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 September 2009  
**Senior Officer:** Mr Sean Fletcher  
 Chief Executive Officer

### Summary

This report recommends that the planning application submitted by Bulkwest Engineering on behalf of CBH Ltd to undertake upgrade works to CBH's existing grain handling and storage facility on Lot 11 Kulin-Lake Grace Road, Lake Grace be approved subject to conditions.

### Background

Lot 11 is located at the northern entrance to the Lake Grace townsite with direct vehicle access from Kulin-Lake Grace Road. The land has been extensively developed and is currently used by CBH for grain handling and storage purposes (see Plan 6 – Location Plan & Plan 7 – Aerial Site Plan).

The applicant is seeking Council's planning approval for the following upgrade works to the facility on Lot 11:

- General drainage and pavement upgrades to the central - northern portion of the facility;
- Installation of a discharge pit and construction of a small operator shelter in the central portion of the facility;
- Construction of a 23m<sup>2</sup> colorbond tool shed located west of the proposed discharge pit; and
- Construction of a 9m<sup>2</sup>, two (2) pan, colorbond ablution structure, septic tanks and leach drain in proximity to the new tool shed (see Plans 8 to 16 – Submitted Site Development Plans).

The applicant advises that the works are required to be completed by November 2009 being the approximate start date for the 2009/2010 grain harvest.

The information and plans submitted by the applicant are detailed and provide sufficient information to enable Council to determine the application. To further assist Council's consideration of the application comments have also been sought from:

- i) Main Roads WA (MRWA) to determine any potential impacts of the proposed development on the existing drainage system in the Kulin-

Lake Grace Road reserve which is a major road controlled by MRWA;  
and

- ii) GHD to determine any potential impacts of the proposed development on the existing drainage system in the Lake Grace townsite and whether stormwater drainage management of the site ties into the recommendations of GHD's previous work for the Shire on the Lake Grace urban water management strategy.

The comments received as a result of these referrals are discussed in greater detail later in this report.

It should also be noted that a significant amount of discussion and negotiation between the applicant, its engineering consultant (CID), the Shire, the Shire's planning consultant (Urban & Rural Perspectives) and the Shire's engineering consultant (GHD) has taken place over the course of the last three weeks which have resulted in a number of modifications to the proposed on-site drainage works to better address down stream drainage issues.

Given CBH's need for the upgrade works to be completed by November 2009, the Shire has agreed to allow CBH to commence preliminary site works prior to obtaining Council's formal planning approval. This authority was conveyed to CBH Ltd by the Shire's Chief Executive Officer.

#### Comment

#### **Local Planning Scheme No.4 (LPS No.4)**

The southern half of Lot 11 is classified 'General Industry' zone whilst the northern half of the property, being the portion where the upgrade works are proposed to be undertaken, is classified 'General Agriculture' zone under the Shire of Lake Grace's current operative Local Planning Scheme No.4 (LPS No.4).

At the time of preparing Local Planning Scheme No.4 (circa 2005) CBH's grain handling and storage facility was contained wholly within the southern half of Lot 11. Expansions to the facility in 2007 have resulted in the use now occupying the northern portion of Lot 11 which is classified 'General Agriculture' zone. A suitable amendment to LPS No.4 dealing with this current zoning anomaly will be initiated in due course and will be funded by CBH as previously agreed.

The objectives and provisions applicable to the land's current 'General Agriculture' zoning classification under LPS No.4 are sufficiently flexible to enable Council to approve the proposed upgrade works.

LPS No.4 defines CBH's current activities on the land as a 'Rural Industry'. A 'Rural Industry' is a discretionary ('D') use on land classified 'General Agriculture' zone and one that is not permitted unless Council exercises discretion by granting planning approval.

In exercising discretion, and pursuant to clause 10.2 of LPS No.4, Council is required to be satisfied that the proposal is consistent with general principles of orderly and proper planning, the provisions and standards contained in LPS No.4 and any other planning consideration the local government considers relevant.

A detailed assessment of the proposal in the context of the specific requirements of LPS No.4 indicates that it is generally acceptable for the following reasons:

- The proposed works represent an upgrade and expansion of the existing land use activity on the site;
- The proposed scale of the works including the additional proposed building and fixed equipment is consistent with the existing development on the site;
- The buffer separation between the works, buildings and fixed equipment on the northern portion of Lot 11 and nearby existing sensitive land uses (e.g. residential dwellings) satisfies the Environmental Protection Authority's current planning guidelines;
- The proposed works will improve the operational efficiency of the existing use of the land for grain handling and storage purposes;
- On-site drainage management will be improved;
- Downstream drainage management (i.e. the discharge of stormwater into Council's established drainage network) will be improved; and
- Building setbacks satisfy the specific requirements of LPS No.4.

#### **Septic Tank & Leach Drain Location**

As previously mentioned the application proposes the construction of a 9m<sup>2</sup>, two (2) pan, colorbond ablution structure, septic tanks and leach drain in proximity to the tool shed and north of existing on-site drainage basins. The location of the proposed septic tanks and leach drain in close proximity to the existing drainage basins is of some concern, particularly if the soils allow nutrients to leach into the drainage basins which will then be carried downstream into the local catchment area.

To address this concern it is recommended, should Council resolve to grant planning approval, that the applicant be required to submit an application for a septic tank approval with details (i.e. a suitable soil analysis) confirming that nutrients will not leach into on-site drainage basins.

#### **Stormwater Drainage**

At its Ordinary Meeting held on 25 February 2009, Council adopted the content and recommendations of the 'Lake Grace Townsite Flood Study' and the 'Avon Catchment Council's Lake Grace Stormwater Investigation'.

These reports were prepared by GHD at the request of the Shire of Lake Grace and the Avon Catchment Council respectively. The reports investigated issues relating to stormwater drainage within the Avon Catchment and the Lake Grace townsite, discussed options and made recommendations with respect to future drainage management.

Both reports made specific recommendations for improving the performance of the existing urban stormwater system in the Lake Grace townsite, particularly the existing "bottleneck" situation downstream from the CBH facility on Lot 11. The 'Avon Catchment Council's Lake Grace Stormwater Investigation' recommended, amongst other things, the following action to improve the stormwater drainage system in the Lake Grace townsite:

*“The Shire should commence discussions with CBH to arrange for the re-design of basins [referring to the basins on the Lake Grace CBH grain handling facility] to provide peak flow attenuation to further improve stormwater system performance around the bottleneck. This re-design work should be based on detailed modeling of the CBH basins and within the overall context of the Water Management Plan for Lake Grace.”*

### **MRWA’s Comments**

As previously mentioned the Shire sought comment from Main Roads Western Australia (MRWA) to determine any potential impacts of the proposed development on the existing drainage system in the Kulin-Lake Grace Road reserve which is a major road controlled by MRWA. The comments provided by MRWA are provided at Attachment 1.

In summary, the only concern MRWA raised in relation to the proposal is the capacity for the existing stormwater drainage network to accommodate any additional stormwater discharge generated by the proposed development. MRWA also recommended that the proposal be subject to a suitable ‘Hydrological Analysis’.

### **GHD’s Comments**

As previously mentioned the Shire also sought comment from GHD consulting engineers to determine any potential impacts of the proposed development on the existing drainage system in the Lake Grace townsite and whether stormwater drainage management of the site ties into the recommendations of GHD’s previous work for the Shire on the Lake Grace urban water management strategy. The comments provided by MRWA are provided at Attachment 2.

In summary, following extensive discussions and negotiations with the applicant and the applicant’s engineering consultants, various modifications to the proposed drainage works have been agreed to.

The proposed new drainage works are considered to better address stormwater drainage management for the following reasons:

- Stormwater drainage discharge from the northern portion of the CBH catchment has been reduced to manageable levels;
- CBH has introduced additional stormwater compensation capacity on-site along with better management of discharges into the downstream drainage system; and
- The overall design is considered acceptable from a drainage perspective.

Furthermore, GHD has also recommended that:

- CBH supply the Shire with electronic copies of “as constructed” drawings of all stormwater drainage infrastructure constructed on Lot 11 following completion of the proposed new works;
- The Shire request that CBH develop a whole-of-site stormwater management plan which includes modelling of the site in a suitable program for various design storm events; and
- The Shire consider developing drainage design guidelines to assist both Council and developers’ with all future development in the Lake Grace townsite.



### **Conclusion**

It is concluded from an assessment of the application that the proposal to undertake various upgrade works to CBH's existing grain handling and storage facility on Lot 11 Kulin-Lake Grace Road, Lake Grace is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be approved by Council subject to the imposition of a number of conditions to ensure that the development proceeds in a proper and orderly manner.

### Legal Implications

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

### Policy Implications

Nil

### Consultation

Community consultation is not required however the application was referred to Main Roads Western Australia and GHD consulting engineers for review and comment to assist Council's consideration and determination of the application.

### Financial Implications

Nil

### Strategic Implications

The proposal submitted by Bulkwest Engineering on behalf of CBH is of strategic importance to the management of this and future years grain harvests 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 distribution thereafter.

### Voting Requirements

Simple majority required.

### Recommendation/Resolution

#### **MOTION 10870**

Moved Cr Farrelly  
Seconded Cr De Landgraft

That Council resolve to approve the planning application submitted by Bulkwest Engineering on behalf of CBH Ltd to undertake various upgrade works to the existing grain handling and storage facility on Lot 11 Kulin-Lake Grace Road, Lake Grace subject to the following conditions and advice notes:

**MOTION 10870 continued.**

**Conditions**

1. The development is to be substantially commenced within a period of twelve (12) months from the date of this approval. If the development is not substantially commenced 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. Revised engineering design plans providing specific details of all proposed on-site stormwater drainage works are required to be prepared and submitted to the Shire of Lake Grace for endorsement within twenty one (21) days of the date of this approval or such other period as agreed with the Shire.
3. The development is to be undertaken in a manner consistent with the details of the additional plan/s required by Condition No.2 above if and when these plans are approved by the Shire of Lake Grace.
4. Following completion of all works the applicant is to provide the Shire of Lake Grace with digital 'as constructed' drawings of all stormwater drainage infrastructure on Lot 11.
5. A completed building licence application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of development.
6. A completed septic tank application must be submitted to and approved by the Shire's Environment Health Officer with supporting information (i.e. a suitable soil analysis) confirming that nutrients will not leach into on-site drainage basins. If this information cannot be provided then the proposed septic tank and leach drains shall be located in a position on the land to ensure that nutrients from these facilities do not leach into the adjacent on-site stormwater drainage basins.
7. All new on-site vehicle access ways and parking areas shall be constructed (including sealing) and maintained to the specifications and satisfaction of the Shire of Lake Grace with appropriate measures for drainage and disposal of surface water.

**Advice Note**

1. No further development on Lot 11 Kulin-Lake Grace Road, Lake Grace will be approved by the Shire until such time as CBH prepares and submits a "whole-of-site stormwater drainage management plan" and that plan is endorsed by the Shire.
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.

**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 – AUGUST 2009

<b>Applicant:</b>	Shire of Lake Grace
<b>File No.</b>	0277
<b>Attachments:</b>	List of Creditors
<b>Author:</b>	Miss Jessica de Burgh Finance Officer
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	14 September 2009
<b>Senior Officer:</b>	Mr Mark Burbridge Manager Corporate Services

#### Summary

For Council to ratify expenditures incurred for the month of August 2009.

#### Background

List of payments for the month of August 2009 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 Management Regulations.

#### Legal Implications

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

#### Policy Implications

N/A

#### Consultation

N/A

#### Financial Implications

The list of creditors paid for the month of August 2009 from the Municipal Account totals \$742,518.52.

There were no Trust Account payments during August 2009.

Strategic Implications

**7. Organisational Excellence**

7.1 Develop systems compliant with various statutes, regulations and policies.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10871**

Moved Cr Farrelly  
Seconded Cr Dunkeld

That Municipal Account cheques 33673 to 33706, Electronic Funds Transfers EFT5514 to EFT5632, and direct debits to the Municipal Accounts totalling \$742,518.52; 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**

## 14.2 **FINANCIAL STATEMENTS – AUGUST 2009**

**Applicant:** Shire of Lake Grace  
**File No.** 0275  
**Attachments:** Financial Reports  
**Author:** Mrs Danielle Robertson  
Senior Finance Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 14 September 2009  
**Senior Officer:** Mr Mark Burbridge  
Manager Corporate Services

### Summary

Consideration of the financial statements for the month ending 31 August 2009.

### 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

#### **7. Organisational Excellence**

7.1 Develop systems compliant with various statutes, regulations and policies.

### Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10872**

Moved Cr Newman  
Seconded Cr Taylor

That the financial reports for the month ending 31 August 2009 as attached be received.

**MOTION CARRIED 9/0**

<b>15.0 MATTERS FOR CONSIDERATION – ADMINISTRATION</b>
--

**15.1 2009/10 CSRFF FUNDING APPLICATIONS – PRIORITISATION & SUPPORT OF PROJECTS**

*Manager Community Services advised of a change in the due date for applications – the Hockey Oval Lighting application is now due at the end of March 2010.*

<b>Applicant:</b>	Newdegate Hockey Club & Newdegate Country Club Inc
<b>File No.</b>	0286
<b>Attachments:</b>	Nil
<b>Author:</b>	Ms Michelle Slarke Development Officer
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	14 September 2009
<b>Senior Officer:</b>	Mrs Nadene Owen Manager Community Services

Summary

For Council to prioritise and support applications to the Community Sport and Recreation Facilities Fund (CSRFF) on behalf of:

- Newdegate Hockey Club to install three 18m floodlights at Newdegate Hockey Oval.
- Newdegate Country Club Inc. to replace the grass greens of the Newdegate Bowling Club with synthetic turf

Background

**NEWDEGATE HOCKEY OVAL FLOODLIGHTS**

Newdegate Hockey Club wishes to install three 18m floodlights at the Newdegate Hockey Oval and has sourced quotes for this purpose.

The total project cost is \$48,662 (GST inc) with one third funding being sought through CSRFF and two thirds being contributed by Newdegate Hockey Club (\$17,441.20) and Newdegate Field Day Committee (\$15,000.00). In-kind contributions include digging trenches and the provision of sand for concrete. The Club is requesting the Shire of Lake Grace provide blue metal for the cement footings.

**NEWDEGATE BOWLING CLUB SYNTHETIC TURF**

Newdegate Country Club has received a quote for the installation of synthetic turf (Drymax Pro) costed at \$250,000.

One third funding (\$83,000) for the project is being sought through CSRFF, \$120,000 contributed by Newdegate Country Club and the Newdegate community with the remaining \$47,000 contributed by the Shire of Lake Grace. The Newdegate Bowling Club is willing to contribute a cash component of \$60,000 and volunteer labour to assist in completing the proposed project.



Comment

Applications to CSRFF must be received at the Regional Office of the Department of Sport & Recreation by 30 October 2009. Successful applications will be notified in February/March 2010.

Bowling Green 30 October  
Hockey Lights – end of March 2010

A Department of Sport & Recreation CSRFF requirement is that Local Governments prioritise CSRFF applications within their district for each funding round.

**NEWDEGATE HOCKEY OVAL FLOODLIGHTS**

Newdegate Hockey Oval is currently unlit. As most senior players work office hours and cannot attend training until 5.30pm, this leaves a training period of approximately 30 minutes before sunset. This limits the length and quality of training possible and has serious safety implications.

The Newdegate hockey oval benefits members of the Newdegate Hockey Club, and members and players from hockey clubs throughout the region, particularly those in the shire and the Ongerup Hockey Association. Other beneficiaries of flood light installation are the Newdegate Football Club who uses the hockey oval for training sessions during the Newdegate Machinery Field Day and Field Day exhibitors.

**NEWDEGATE BOWLING CLUB SYNTHETIC TURF**

The Newdegate Country Club facility benefits members of the Newdegate Bowling and Golf Clubs, and members and players from sporting clubs throughout the region, particularly those geographically closer.

Newdegate Bowling Club estimate their current water use to be 1400 – 2000 kilolitres per year. The Club estimates, by installing the synthetic turf, water savings will be approximately 75% at 1050 – 1500 kilolitres per year. Additional savings in energy use, maintenance, chemicals and wages are expected. The cost of grass green maintenance at the existing facility is estimated at \$13,640 per annum.

The Shire of Lake Grace is committed to the implementation of water wise efficiency measures and, in installing the preferred synthetic green, will address the issue of excessive water use for irrigation and maintenance.

Varley Bowling Club received CSRFF funding in the 2007/08 round and replaced its grass greens with synthetic turf. Lake Grace Sportsman's Club application to CSRFF in 2008 to replace the grass greens with synthetic turf was unsuccessful. The Club has since funded the project with the assistance of a Shire loan. The number of existing synthetic turf projects in the Shire, one funded by CSRFF, may impact on the success of Newdegate Country Club's application.

Legal Implications

N/A

### Policy Implications

#### Policy 3.3 Specified Area Rating

Policy 7.9 Asset Management – **Note:** Although this policy has been adopted, the underpinning processes for evaluation of ‘whole of life’ asset costings have yet to be developed and therefore have not been considered for these projects.

### Consultation

#### **NEWDEGATE HOCKEY OVAL FLOODLIGHTS**

Newdegate Hockey Club has held discussions within the Club and with the Newdegate Recreation Council and Department of Sport & Recreation staff. The club has researched the lighting options and needs, and consulted various lighting suppliers and local contractors. Newdegate Hockey Club committee member and coach Kelly Barr met with Development Officer Michelle Slarke on 29 July 2009.

The Newdegate Machinery Field Days Committee has confirmed funding of \$15,000. A local contractor has offered to dig the trenches for the footings free of charge. Newdegate Football Club, Esperance Helitours, Lakes Winter Sports Club (Lake King) and Lake Grace Hockey Club have provided letters of support for the project.

#### **NEWDEGATE BOWLING CLUB SYNTHETIC TURF**

In planning the greens upgrade, Newdegate Bowling Club consulted Bowls WA, Lake Grace Bowling Club, various retailers of synthetic surfaces and Shire of Lake Grace staff.

Committee members from the Newdegate Bowling Club met with Chief Executive Officer Jim Fraser on 17 April 2009 and with Development Officer Michelle Slarke on 7 September 2009.

The Club has approached Newdegate Machinery Field Days Committee and the Newdegate Community Cropping Committee for funding. Newdegate Primary School utilise the Bowling Green and has provided a letter of support for the project.

### Financial Implications

#### **NEWDEGATE HOCKEY OVAL FLOODLIGHTS**

The financial implications for Council in relation to the Newdegate Hockey Oval project are minimal: the provision of blue metal and the administration of the grant funds.

The break up of funding for the Newdegate Hockey Club project is as follows:

- CSRFF: \$16,220
- Newdegate Hockey Club: \$17,442
- Newdegate Field Day Committee: \$15,000
- Newdegate Community: in-kind labour and materials
- Shire of Lake Grace: supply of blue metal

### **NEWDEGATE BOWLING CLUB SYNTHETIC TURF**

Should Council be requested to part fund the Newdegate Bowling Green project then the project has implications for specified area rates. The Shire of Lake Grace's contribution to the project would be covered through Council's Specified Area Rating (SAR) programme for the Newdegate area. In accordance with Council Policy 3.3 Specified Area Rates, a community survey is not required as the amount requested is less than \$50,000.

The break up of funding for the Newdegate Bowling Club project is as follows:

- CSRFF: \$83,000
- Newdegate Bowling Club: \$60,000 plus in-kind labour
- Newdegate Field Day Committee: \$30,000
- Newdegate Community Cropping: \$30,000
- Shire of Lake Grace: \$47,000

#### Strategic Implications

#### **Strategy 5 Infrastructure (other than Roads)**

Maintaining assets and infrastructure forms part of Council's strategic planning process.

A proportion of maintenance costs will perhaps be financed by Council's Specified Area Rating programme for the Newdegate area, in consultation with Newdegate Country Club and Newdegate Hockey Club.

#### Recommendation

That Council (in order of priority):

1. Proceed with, and support an application to the Department of Sport and Recreation for CSRFF funding in the 2009/2010 Funding Round purchase and install floodlights at the Newdegate Hockey Oval. to
2. Proceed with, and support an application to the Department of Sport and Recreation for CSRFF funding in the 2009/2010 Funding Round to replace the grass greens with synthetic greens at the Newdegate Bowling Club.

#### Voting Requirements

Simple majority required.

#### Resolution

#### **MOTION 10873**

Moved Cr Dunkeld  
Seconded Cr De Landgraft

That Council:

1. Proceed with, and support an application to the Department of Sport and Recreation for CSRFF funding in the 2009/2010 Funding Round purchase and install floodlights at the Newdegate Hockey Oval. to

**MOTION 10873 continued.**

2. Proceed with, and support an application to the Department of Sport and Recreation for CSRFF funding in the 2009/2010 Funding Round to replace the grass greens with synthetic greens at the Newdegate Bowling Club.

**MOTION CARRIED 9/0**

***Reason for Change:***

***Reflects the information provided by the Manager Community Services re change in funding rounds i.e. applications are now due on separate dates.***

## 15.2 CENTRAL COUNTRY ZONE (WALGA)

<b>Applicant:</b>	Central Country Zone (WALGA)
<b>File No.</b>	0030
<b>Attachments:</b>	Zone Agenda (Not Available)
<b>Author:</b>	Mr Sean Fletcher Chief Executive Officer
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	15 September 2009
<b>Senior Officer:</b>	Mr Sean Fletcher Chief Executive Officer

### Summary

The purpose of this report is for Council to consider issues raised through the Central Country Zone meeting to be held at the Eric Farrow Pavilion on 25 September 2009 in Wagin.

### Background

The Shire of Lake Grace is a member of the Central Country Zone. The purpose of the Zone is to provide feedback to WALGA (Local Government's peak body in Western Australia) and other stakeholders on key issues faced by Local Government. Members of WALGA State Council are also selected from each of the Zones.

Members of the group include:

- Beverley;
- Brookton;
- Corrigin;
- Cuballing;
- Dumbleyung;
- Kulin;
- Lake Grace;
- Narrogin Shire;
- Narrogin Town;
- Pingelly;
- Quairading;
- Wagin;
- Wandering;
- West Arthur;
- Wickepin; and
- Williams.

Under the List of Committees, the Shire of Lake Grace Zone representatives are the Shire President and Deputy Shire President. The CEO also attends these meetings and has voting rights in the absence of one or both representatives.

The Zone also considers matters before State Council and a copy of this agenda is available at the Shire Office should you wish to review it.

The Executive Officer is Bruce Wittber of BHW Consulting and can be contacted on 9313 5761 should you have further queries regarding matters under discussion by the Zone.

Comment

At this point in time the agenda is not available. However, the author understands that after discussions with the Executive Officer, the two main issues will be:

1. Local Government Reform. Max Trenorden MLC will be attending the Zone meeting to provide a briefing on his visit to South Australia and Queensland last week regarding his thoughts on the reform process and the similarities and differences with the WA process.
2. Development Assessment Panels. The Minister for Planning recently announced the establishment of assessment panels to consider large development applications instead of local government.

Other visitors will be Brian Ellis MLC and WALGA CEO Ricky Burgess and Manager Governance and Compliance James McGovern.

Legal Implications

Nil

Policy Implications

Nil

Consultation

External: Bruce Wittber – Executive Officer Central Country Zone

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10874**

Moved Cr Taylor  
Seconded Cr Milton

That Council receive the Chief Executive Officer's report regarding the Central Country Zone.

**MOTION CARRIED 9/0**

### 15.3 LAKES VOLUNTARY REGIONAL ORGANISATION OF COUNCILS

**Applicant:** Lakes Voluntary Regional Organisation of Councils  
**File No.** 0031  
**Attachments:** Nil  
**Author:** Mr Sean Fletcher  
Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 September 2009  
**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

Council, at its Ordinary Meeting held on Wednesday 22 July 2009 as per resolution 10841 resolved as follows:

*That Council sign a Certificate of Agreement to enter into a Memorandum of Understanding with the Shires of Dumbleyung and Kent with the intent of developing an alliance that responds proactively to the changing environment whilst maintaining individuals identities.*

Accordingly, the former CEO wrote to the Shire of Dumbleyung on 23 July 2009 advising Council's resolution to enter into a memorandum of understanding which was signed on 19 August 2009.

The Shire as required advised the Department of Local Government by 1 September 2009 that the Lakes VROC was its preferred grouping to receive the Country Local Government Fund (Royalties for Regions) regional component. For 2009/10 this will be \$690 000 rising to \$980 000 in 2010/11.

#### Comment

At Local Government Week this year, the Minister for Regional Development advised that the Country Local Government Fund guidelines including the regional funding component were currently under revision. This may or may not have an impact on the funding that the Lakes VROC will receive for 2009/10.

The author has discussed the thrust of the Lakes VROC with the CEO of Dumbleyung including formalisation in 2011 and key objectives in the interim. Mr Van der Ende has indicated that the three CEOs had discussed previously the establishment of common back end processing as the three shires have the same financial management system. This would include setting up a common chart of accounts, one shire to do the rates, another to do payroll and so on.

However, the author has noted that Lake Grace is perhaps the most advanced in terms of utilising the Synergy Soft System.

Mr Van der Ende has indicated that Dumbleyung would use some of the regional funding towards roads highlighted in the Grain Infrastructure Taskforce Report. The author's comment is that this is not the intent of the regional funding unless it was for a regional purpose and would certainly impact on any FAGS or regional road group funding for Dumbleyung.

Council should also note that the Kent CEO has resigned and will finish before the end of the year. This may also have some bearing on the reform process regarding Lake Grace and the Shire of Kent.

At this point the author has advised the CEO at the Shire of Dumbleyung that he would be happy for the Shire of Lake Grace to administer the regional funding that will be received under the Country Local Government Fund.

Legal Implications

Nil

Policy Implications

Nil

Consultation

External: CEO Shire of Dumbleyung  
CEO Shire of Kent

Internal: Manager Corporate Services

Financial Implications

Nil

Strategic Implications

**Shire of Lake Grace Strategic Plan - Item 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 10875**

Moved Cr Farrelly  
Seconded Cr De Landgraft

That Council receive the Chief Executive Officer's report.

**MOTION CARRIED 9/0**



15.4 **ALGA NATIONAL LOCAL ROADS AND TRANSPORT CONGRESS 2009 - REPRESENTATION**

**Applicant:** Council  
**File No.** 0044  
**Attachments:** Conference Program  
**Author:** Mrs Jeanette Bennett  
Executive Assistant  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 September 2009  
**Senior Officer:** Mr Sean Fletcher  
Chief Executive Officer

Summary

The purpose of this report is to confirm Council's representation at the Australian Local Government Association (ALGA) National Local Roads and Transport Congress to be held from 8 -10 November 2009.

Background

Council has been well represented at this Congress over the past seven years with Councillors attending considering it a very worthwhile exercise.

This year's Congress is to be held in Mackay, Queensland at the Mackay Entertainment & Convention Centre from the 8 - 10 November 2009. As in previous years Council has made allowance in its 2009/10 budget for two delegates to attend.

Last year the Congress was held in Shepparton, Victoria – Crs Walker, Chamberlain and Sinclair were the delegates.

Comment

The theme for the 2009 Congress is '*Road to the Future*'. The Mackay Congress will be the tenth time that local government has gathered together to consider a national approach to issues concerning roads and transport. At that first Congress held in Moree in 2000, the then Deputy Prime Minister Hon John Anderson was instrumental in the success of the event and he returns this year as a keynote speaker.

The first Congress is credited with being the catalyst for the establishment of the Roads to Recovery Program, and since then the Congress has evolved from having a pure roads focus to now having a wider focus on the broader transport challenges facing local government.

One of the key outputs of this year's Congress will be to recommend to the ALGA Board the focus of local government's road and transport lobbying priorities for the next Federal election.

Legal Implications

N/A

Policy Implications

N/A

Consultation

N/A

Financial Implications

Early Bird Registration fees of \$845 per person	\$1,690.00
Accommodation 5 nights @ \$180.00 per night	\$1,800.00
Return airfares x 2 @ approx \$850 each	<u>\$1,700.00</u>
Total	<u>\$5,190.00</u>

Account E041030 Conference Expenses has sufficient funds to cover all expenses. The cost of additional meals is not included.

Strategic Implications

**4. Roads**

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

The success of the Roads to Recovery Program (an inaugural Congress initiative) and National Local Roads and Transport Congresses held so far recognise what can be achieved by local government around Australia when there is a co-ordinated and co-operative approach.

Recommendation

That Council confirm the registration of two delegates' \_\_\_\_\_ and \_\_\_\_\_ to attend the National Local Roads and Transport Congress 2009 from Sunday 8 November to Tuesday 10 November 2009 in Mackay and cover all associated accommodation and travel costs.

Voting Requirements

Simple majority required.

Resolution

**MOTION 10876**

Moved Cr Newman  
Seconded Cr Taylor

That Council endeavour to send two delegates to attend the National Local Roads and Transport Congress 2009 from Sunday 8 November to Tuesday 10 November 2009 in Mackay and cover all associated accommodation and travel costs.

**MOTION CARRIED 9/0**

**15.5 LOCAL GOVERNMENT REFORM UPDATE AND DRAFT SUBMISSION**

**MOTION 10877**

Moved Cr Chamberlain  
Seconded Cr Newman

That Standing Orders be suspended for the purpose of discussion of the Local Government Reform Submission.

**MOTION CARRIED 9/0**

3.40pm Cr Chamberlain put in his apologies and left the meeting.  
Meeting adjourned for afternoon tea.

**MOTION 10878**

Moved Cr Newman  
Seconded Cr De Landgraft

That Standing Orders be resumed.

**MOTION CARRIED 8/0**

<b>Applicant:</b>	Local Government Reform Update
<b>File No.</b>	0552
<b>Attachments:</b>	Draft Submission
<b>Author:</b>	Mr Sean Fletcher Chief Executive Officer
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	15 September 2009
<b>Senior Officer:</b>	Mr Sean Fletcher Chief Executive Officer

Summary

The purpose of this report is to keep Council abreast of matters regarding Local Government Reform and to adopt the Lake Grace reform report prepared by Tony Cooke.

Background

**January 2009**

The then CEO and Cr De Landgraft met with representatives from the Shires of Ravensthorpe, Kent and Jerramungup in Ravensthorpe to discuss resource sharing and the possible formation of a VROC. This was in response to WALGA's SSS report.

### **February 2009**

The Minister for Local Government, the Hon John Castrilli MLA, at a combined Zone Meeting held in Exmouth on 5 February announced the need for Local Government Reform.

Guidelines were issued including the need to undertake a Sustainability Checklist, consultation with neighbours, community consultation and then prepare a report regarding the impacts of reform on the Shire. This was to include a number of resolutions on the reform process regarding regional councils, elected member numbers and whether it will undergo an amalgamation.

### **April 2009**

The Shire of Jerramungup wrote to Council requesting consideration of a proposal to join with them in the preparation of a report into amalgamation.

Council, at its Ordinary Meeting held on Wednesday 22 April 2009 as per resolution 10 780 resolved as follows:

*That Council continues to liaise with the Shires of Kent and Dumbleyung for the possible formation of a Voluntary Regional Organisation of Councils.*

The former CEO subsequently submitted the Reform Checklist for Lake Grace.

### **May 2009**

A proposal was received from Mr Tony Cooke regarding the community consultation phase.

The former CEO submitted an application to the Department of Local Government seeking funding of \$10 000 towards the development of a reform submission. Mr Tony Cooke was nominated as the consultant to undertake the report.

### **June 2009**

Round One was subsequently conducted on 4 June 2009 with community members invited to meet Mr Cooke.

Under the outcome of the Checklist Assessment, the Shire received a rating of Category Three: significant structural reform including amalgamation and formalisation of regional groupings is required to ensure long term community and organisational benefit in order that the needs of the current and future generations are met.

Particular strengths noted were identification of community areas of interest and high levels of participation at local elections. Areas of improvement required include greater evidence of financial viability and demonstrated organisational capacity to undertake services.

### **July 2009**

Round Two of the community consultations were undertaken on 27 and 28 July including consideration of the following:

- No change (Status Quo)
- Community member ideas;
- Boundary realignments (Pingaring/Varley/Pingrup)
- Amalgamations (Shires of Kent and Dumbleyung plus boundary change for Pingaring and Varley).

The former CEO wrote to the Shire of Dumbleyung on 23 July 2009 advising of Council's resolution to enter into a memorandum of understanding which was subsequently signed on 19 August 2009.

The various Department of Local Government workshops held through WA emphasised the need for population centres of 5 000 and 10 000 to address the future funding requirements set by the Federal Government.

### **August 2009**

At Local Government Week, Ministers Grylls, Castrilli and the Premier made it very clear that the "Status Quo" was not an option. The Premier spoke about there being a need to reduce the number of local governments in WA to well under 100 within the next five years. He also made comment that there was 37 local governments servicing districts of populations of 1 000 or less and another 45 of less than 2 000.

Minister Castrilli advised that submissions could be extended until 30 September 2009. The author subsequently wrote to the Department of Local Government seeking the extension of time.

The Shire as required advised the Department of Local Government by 1 September 2009 that the Lakes VROC was its preferred grouping to receive the Country Local Government Fund (Royalties for Regions) regional component. For 2009/10 this will be \$690 000 rising to \$980 000 in 2010/11.

### Comment

#### **Final Report**

The author spoke to Mr Cooke on 8 September to establish when the draft report would be available for comment. Mr Cooke advised the author he would be able to review the report on 16 September 2009 once he had received additional information from the Executive Assistant regarding businesses in the Shire and post codes delineating the customer base.

Following further discussions on 16 September 2009, Mr Cooke has identified the following:

#### **Preferred Option**

It is proposed that the portion of the Shire of Kulin eastward of the Lake Grace – Karlgarin Road be annexed to the Shire of Lake Grace. The boundary to the north between Lake Grace and Kulin Shires would then be the Lake Grace – Karlgarin Road and the northern boundary of Lake Grace

would then abut the existing Shire of Kondinin. This is a reduction of about 50% in the land mass of the Shire of Kulin and an increase of about 25% in the size of the Shire of Lake Grace.

#### **Alternative A**

It is proposed that the change to the northern boundary under the Preferred Option proceed; along with the annexing of that portion of the existing Shire of Dumbleyung lying eastward of Fence Road; and, the portion of the existing Shire of Kent east of Fence Road and then east of a line due south of the intersection of Fence Road and the Nyabing – Pingrup Road and extending to the existing southern boundary of the Shire of Kent.

This entails reductions of about 50% of the area of the existing Shire of Kulin; about 50% of the Shire of Dumbleyung; and, 80% of the Shire of Kent. It represents about a 50% increase in the size of the Shire of Lake Grace. A name change to the expanded Shire would accompany this option.

This extended boundary change would incorporate the localities of Kukerin, Nyabing and Pingrup into the expanded Shire.

#### **Alternative B**

The full amalgamation of the existing Shires of Lake Grace, Dumbleyung and Kent; with the adjustment to the northern boundary of Lake Grace as advanced in the Preferred Option and Alternative A.

#### **Author's Comments**

The author has now reviewed the draft and made a number of comments for Mr Cooke's consideration including the need for him to emphasise more strongly Lake Grace as a sub-regional centre. Also reform for Lake Grace is very much a work in progress. This would appear to be due to the cautious nature of the Shire's neighbours and difficulty accessing certain data and information.

The other issue that requires further digestion is the proposed change in land mass regarding each of the proposals and whether this is accurate. Certainly, each of the proposals would appear to lift the new Shire's population to over 2,000.

Should any of the proposals proceed, extensive consideration regarding infrastructure (roads, facilities, housing, shire office, depots), resources (financial/staff/information technology/plant and equipment) will need to be accurately defined.

As a result, the final draft will be issued to elected members as soon as it is available. The author will then make some further comments and Council will need to make the appropriate resolutions regarding the report at the meeting. A copy will also be released to the Shire's neighbours.

The recommendation has been left blank until the author has the chance to review Mr Cooke's final draft.

### **Other Issues**

Of interest is the ongoing debate for forced amalgamations regarding Narrogin and Katanning and also Albany. This is of interest to Council as there has been significant local media coverage both through the local newspapers and ABC Local Radio.

In the West Australian on 16 September 2009, it was reported that the first series of amalgamations will move forward:

- Shires of Morawa, Perenjori, Three Springs and Mingenew (population 2,905);
- Shires of Plantagenet, Kojonup, Broomehill-Tambellup and Cranbrook (population just under 10,000).

It has always been the author's view that once this level of amalgamation was announced, then it would be difficult for the Wheatbelt not to follow suit.

At the end of the day, what this highlights is that the Shire of Lake Grace has the opportunity to be the voice of reason in the debate and look at how it can reasonably move forward regarding the reform issue.

### Legal Implications

Nil

### Policy Implications

Nil

### Consultation

External: CEO of Dumbleyung  
CEO of Kent  
CEO of Koorda  
Mr Tony Cooke  
Mr Bruce Whittber Executive Officer Central Country Zone

Internal: Manager Corporate Services  
Executive Assistant  
Deputy Shire President - Cr Ian Chamberlain

### Financial Implications

Nil

### Strategic Implications

#### **Shire of Lake Grace Strategic Plan:**

##### **Goal 3 Financial Sustainability**

3.2.6 Investigate sources of funding that could support resource sharing.

##### **Goal 6 Leadership**

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

### Recommendation

That Council:

Voting Requirements

Simple majority required.

Resolution

**MOTION 10879**

Moved Cr Newman  
Seconded Cr De Landgraft

The Shire of Lake Grace resolves:

1. To advise the Minister for Local Government of its willingness for the Shire of Lake Grace to partially amalgamate in cooperation with other local governments on the basis of community of interest including social fall.

**Preferred Option**

2. To advise the Minister that, as its preferred option, the pursuit of partial amalgamation in cooperation with other local governments on the basis of community of interest including social fall would encapsulate a boundary adjustment as follows:

- a. Expansion of the Shire of Lake Grace to the north of the existing shire boundary that includes annexing the portion of the Shire of Kulin bounded by the Lake Grace - Karlgarin Road and the Kulin - Holt Rock Road and includes the locality of Pingaring.
- b. Expansion of the Shire of Lake Grace to the west of the existing shire boundary that includes annexing the portion of the existing Shire of Dumbleyung lying eastward of Rabbit Proof Fence Road and would incorporate the existing locality of Kukerin.
- c. Expansion of the Shire of Lake Grace to the south of the existing shire boundary that includes annexing the portion of the existing Shire of Kent:
  - i. East of Rabbit Proof Fence Road;
  - ii. Then east of a line due south of the intersection of Chester Pass Road and the Nyabing – Pingrup Road extending to the existing southern boundary of the Shire of Kent; and
  - iii. Would incorporate the locality of Pingrup.
- d. This entails reductions of approximately 50% of the area of the existing Shire of Kulin; about 50% of the Shire of Dumbleyung; and, 50% of the Shire of Kent. It represents about a 50% increase in the size of the Shire of Lake Grace. A name change to the expanded Shire would be required.



**MOTION 10879 continued.**

**Option Two**

3. To advise the Minister for Local Government that the Shire of Lake Grace is prepared to amalgamate with the Shires of Kent and Dumbleyung as well as annexing the portion of the Shire of Kulin bounded by the Lake Grace - Karlgarin Road and the Kulin – Holt Rock Road. This annexure includes the locality of Pingaring. This resolution should only be considered if the proposed boundary adjustment in Resolution 2 does not meet the local government reform requirements.

**Option Three**

4. To advise the Minister for Local Government that it would be prepared to consider an amalgamation with the Shires of Kent, Dumbleyung and Kulin as the option of last resort providing:

- a. it is viable to do so; and
- b. If Resolution 2 and Resolution 3 do not meet the local government reform requirements.

5. To advise the Minister of its intention not to seek an adjustment to the number of elected members currently in the Shire of Lake Grace.

6. To advise the Minister that it is willing to work collaboratively within a regional grouping consisting of other local governments once the final form of these other local governments is known.

7. To endorse the submission prepared by Mr Tony Cooke with the following amendments:

- a. To reflect resolutions 1-4;
- b. Reworking of the information regarding specified area rating including its history and benefits regarding the preservation of local identity and inclusion of a specific example regarding one of the Lake Grace communities. Also the importance of specified area rating to be included in the executive summary;
- c. To include a definition of “social fall” as it relates to community of interest and a map or maps that show this;
- d. To provide a greater emphasis regarding the commercial activity of the shire including the introduction of an international bank and consistency of enterprise regarding agricultural including the type and size of production; and
- e. To clarify further the post code data including the naming of the post code areas and the inclusion of a map that shows the post codes against the social fall of the shire and its neighbours.

**MOTION CARRIED 8/0**

**16.0 URGENT BUSINESS BY DECISION OF THE MEETING**

None.

**17.0 SCHEDULING OF MEETING**

**17.1 OCTOBER 2009 ORDINARY MEETING**

**Motion 10720 December 2008 states:**

An Ordinary Meeting of Council will be held on Wednesday 28 October 2009, 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 10880**

Moved Cr Dunkeld  
Seconded Cr Taylor

That Council close the meeting to the public at this time, being 5.15pm, to discuss the sale of 74 Stubbs St Lake Grace.

**MOTION CARRIED**

**18.1 SALE OF 74 STUBBS ST LAKE GRACE**

*Item forwarded under separate cover - item is subject to Local Government Act 1995 s 5.23 2 (c).*

**MOTION 10881**

Moved Cr Taylor  
Seconded Cr Farrelly

That:

1. The offer to purchase 74 Stubbs St Lake Grace from Marcus Robert Argent for the consideration of \$92,000 be accepted;
2. The Use of the Common Seal on the relevant Appointment of Settlement Agent and Transfer of Land documentation be approved.
3. The 2009/10 budget be amended to include funds from the sale of 74 Stubbs St Lake Grace as follows:
  - i) Income account I137911 – Proceeds from Sale of Staff Housing - \$92,000.00, and that the funds be transferred to the Staff Housing Reserve as follows:
  - ii) Expenditure account E137650 – Staff Housing – Transfer to Reserve - \$92,000.00.

**MOTION CARRIED 8/0**

**MOTION 10882**

Moved Cr Milton  
Seconded Cr Sinclair

That Council re-open the meeting to the public at this time, being 5.17pm.

**MOTION CARRIED 8/0**

**19.0 CLOSURE**

There being no further business, the Chairperson closed the meeting at 5.18pm.

**20.0 CERTIFICATION**

I Andrew James Walker certify that the minutes of the meeting held on the 23 September 2009 as shown were confirmed as a true record at the meeting held on the 22 October 2009.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date