

# SHIRE OF LAKE GRACE



## *Minutes*

Ordinary Council Meeting

23 August 2006

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## **SHIRE OF LAKE GRACE**

### **MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD AT THE LAKE KING TOWN HALL, LAKE KING, ON WEDNESDAY, 23 AUGUST 2006.**

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

The Chairperson (President) opened the meeting at 1.38pm.

#### **2.0 ATTENDANCE RECORD**

##### **2.1 PRESENT**

Cr G.E.J. Roberts	Shire President
Cr A.J. Walker	Deputy Shire President
Cr H.R. Bennett	
Cr I.G. Chamberlain	
Cr O.P. Farrelly	
Cr W.A. Newman	
Cr D.P. Sinclair	
Cr D.M.McL. Stewart	
Cr R.P. Taylor	
Mr C.G. Jackson	Chief Executive Officer
Ms L.I. McIlree	Deputy Chief Executive Officer
Mr G. Moulds	Manager of Works
Mr J. Fraser	Project Officer
Mrs J. Bennett	Executive Assistant
_____	Observer

##### **2.2 APOLOGIES**

##### **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**

No applications received.

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

#### **5.1 ORDINARY MEETING – 26 JULY 2006**

##### Resolution

#### **MOTION 10252**

Moved Cr Bennett  
Seconded Cr Newman

That the minutes of the Ordinary Meeting of Council held on the 26 July 2006 be confirmed as a true and accurate record.

**MOTION CARRIED 9/0**

### **6.0 NOTICES OF URGENT BUSINESS**

Cr Chamberlain requested the matter of the Newdegate Waste Disposal Site be raised as urgent business so immediate action can be commenced.

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

None.

### **8.0 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

The President advised that Telstra Countrywide Customer Service Manager, Mr John Morgan will be in attendance later to address Council with regard to future plans for mobile phone coverage and broadband roll out.

## **9.0 MEMBERS' REPORTS**

### **9.1 CR ROBERTS**

Cr Roberts reported himself, Cr Walker & the Chief Executive Officer recently met with our new general practitioner, Dr Mervyn Naidoo over lunch at the Lake Grace Hospital. Health Services Manager, June McEncroe also attended.

It was a great opportunity to network and further regular meetings are planned. It is intended to invite Dr and Mrs Naidoo to share tea with Council at its next meeting in Lake Grace.

## 10.0 MATTERS FOR CONSIDERATION – FINANCE

### 10.1 ADOPTION OF 2006/07 BUDGET

#### MOTION 10253

Moved Cr Newman  
Seconded Cr Chamberlain

That the \$200,000 set aside for Underground Power in Stubbs St Lake Grace be rated on general rate with options to come back to Council on how these funds can be recouped from alternative rating means.

#### MOTION LOST 3/6

*Voting for the motion:* Crs Newman, Sinclair and Chamberlain  
*Voting against the motion:* Crs Taylor, Bennett, Walker, Farrelly, Stewart and Roberts

**Applicant:** Shire of Lake Grace  
**File No.** 0273  
**Attachments:** 2006/07 Draft Budget and supporting information  
**Author:** Ms Leonie McIlree  
Deputy Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 3 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

#### Summary

The purpose of this item is for Council to adopt the 2006/07 Budget in accordance with the requirements of the Local Government Act 1995.

#### Background

The Act requires Council, by 31 August each financial year, to prepare and adopt in the form and manner prescribed, a financial budget for the financial year ending 30 June.

Two draft budget sessions were held on the 19 July 2006 and 23 August 2006.

#### Comment

The 2006/07 Budget has been prepared on the basis of an overall rate increase of 6.06%.

**Note: - Following amendments to the presented budget the percentage increase was revised down to 2.82%.**

The carried forward surplus of \$2.2M can be directly attributed to various uncompleted capital works, prepayment of Auslink Roads to Recovery Funds and loan funds raised for the administration office upgrade. All of these works have been included in the 2006/07 Budget.

The 2006/07 budget is presented for adoption in the Statutory Format as required by regulation and is made up of the following statements:

- Income Statement by Nature or Type
- Operating Statement
- Statement of Cash Flows
- Rate Setting Statement
- Notes to and forming part of the Budget:
  - Note 1 – Significant Accounting Policies
  - Note 2 – Revenue and Expenses
  - Note 3 – Acquisition of Assets
  - Note 4 – Disposal of Assets
  - Note 5 – Information on Borrowings
  - Note 6 – Reserves
  - Note 7 – Net Current Assets
  - Note 8 – Rating Information
  - Note 9 – Specified Area Rates
  - Note 10 – Service Charges
  - Note 11 – Fees & Charges Revenue
  - Note 12 – Discounts, Incentives, Concessions & Write-offs
  - Note 13 – Interest Charges and Instalments
  - Note 14 – Councillor’s Remuneration
  - Note 15 – Notes to the Statement of Cash Flows
  - Note 16 – Trust Funds
  - Note 17 – Major Land Transactions
  - Note 18 – Trading Undertakings and Major Trading Undertakings

The following supporting information is also presented as part of the 2006/07 Budget:

- Specified Area Rate calculations for the areas of Lake Grace, Newdegate, Lake King and Varley;
- 2006/07 Roadworks Program
- Loan Repayment Program
- Capital Works Program

#### Legal Implications

Local Government Act 1995 – section 6.2

Local Government (Financial Management) Regulations – Part 3

#### Policy Implications

N/A



### Community Consultation

Community groups and Councillors have had the opportunity to submit Budget requests.

### Financial Implications

The Budget document outlines Council's revenues and expenditure for the financial year ending 30 June 2007 and establishes what activities Council will pursue during the 2006/07 financial year.

### Strategic Implications

Nil.

### Recommendations

#### **1. Budget Adoption**

That Council, in accordance with the requirements of section 6.2 of the Local Government Act 1995, adopt it's 2006/07 Budget as presented.

#### **2. Adoption of Valuations**

That the Gross Rental Values of \$2,383,731 excluding exempt properties valued at \$307,424 and Unimproved Values of \$136,469,572 excluding exempt properties valued at \$36,300, as advised by the Valuer General applicable as from 1 July 2006 be adopted by Council for the purpose of levying rates and charges.

#### **3. Minimum Rates**

That the minimum rate for Gross Rental Value Assessments be \$272.00 and for Unimproved Value Assessments be \$174.00 for the 2006/07 rateable year.

#### **4. Rate in the Dollar Gross Rental Value and Unimproved Value**

That the rate in the dollar for 2006/07 be set at 9.4999 cents in the dollar for Gross Rental Value properties and 1.0859 cents in the dollar for Unimproved Value properties for the 2006/07 rateable year.

#### **5. Discount**

That no discount be offered for the 2006/07 rating year in respect to rates paid within the 35 days after the date of issue of the rates notice.

#### **6. Penalty on Rates**

##### a) Rates by Instalment:

Rate instalments not paid by the due date of the instalment be subject to a simple interest penalty calculation of 10% per annum calculated daily.

##### b) All Other Rates and Charges:

All rates outstanding (with the exception of rates being paid by instalments) to incur a 10% penalty after the expiration of 70 days from the date of issue of the rate notice.

#### **7. Instalment Dates**

That Council offer the options of one (1) payment due in full by 6 October 2006 or 35 days after the date of service appearing on the rate notice, whichever is the later, or two (2) or four (4) equal or nearly equal instalments.

That the following instalments dates be set:

For two (2) instalments:

- 1<sup>st</sup> instalment 6 October 2006
- 2<sup>nd</sup> instalment 25 January 2007

For four (4) instalments

- 1<sup>st</sup> instalment 6 October 2006
- 2<sup>nd</sup> instalment 1 December 2006
- 3<sup>rd</sup> instalment 25 January 2007
- 4<sup>th</sup> instalment 30 March 2007

The administration charge imposed where payment is made by instalments be set at \$10.00 per instalment.

The interest rate imposed where payment is made by instalments be set at 5.5%pa, calculated from the date the instalment is due.

#### **8. Specified Area Rate – Resource Centre Loans 168 (Lake Grace) and 169 (Newdegate)**

That in accordance with section 6.37 of the Local Government Act 1995 the specified area rate to service Loans 168 and 169 for the Lake Grace and Newdegate Resource Centres for the 2006/07 rating year be raised on those properties identified as being within the specified area as follows:

- Lake Grace Gross Rental Valuation properties 0.2294 cents in the dollar;
- Lake Grace Unimproved Valuation properties 0.0173 cents in the dollar;
- Newdegate Gross Rental Valuation properties 0.2603 cents in the dollar and;
- Newdegate Unimproved Valuation properties 0.0140 cents in the dollar.

#### **9. Specified Area Rate - Newdegate Indoor Recreation Centre – Loan 170**

That in accordance with section 6.37 of the Local Government Act 1995 the specified area rate to service Loan 170 for the Newdegate Indoor Recreation Centre for the 2006/07 rating year be raised on those properties identified as being within the specified area, as follows:

- Newdegate Gross Rental Valuation properties 0.6022 cents in the dollar and;
- Newdegate Unimproved Valuation properties 0.0536 cents in the dollar.

### **10. Specified Area Rate – Recreation & Culture Operating Costs**

That in accordance with section 6.37 of the Local Government Act 1995 the specified area rates to recoup costs of recreation and culture operating expenses for the Lake Grace, Newdegate, Lake King and Varley areas being \$347,882, \$164,426, \$44,404 and \$27,328 respectively for the 2006/07 rating year be raised on those properties identified as being within the specified area as follows:

- Lake Grace Gross Rental Valuation properties 6.3379 cents in the dollar;
- Lake Grace Unimproved Valuation properties 0.5257 cents in the dollar;
- Newdegate Gross Rental Valuation properties 3.8670 cents in the dollar;
- Newdegate Unimproved Valuation properties 0.2847 cents in the dollar;
- Lake King Gross Rental Valuation properties 2.0858 cents in the dollar;
- Lake King Unimproved Valuation properties 0.1709 cents in the dollar;
- Varley Gross Rental Valuation properties 1.9275 cents in the dollar and;
- Varley Unimproved Valuation properties 0.1601 cents in the dollar.

### **11. Television Service Charges**

That in accordance with section 6.32 and 6.38 of the Local Government Act 1995, Council levy a television service charge for the 2006/07 rating year of:

- \$7.00 per service on properties within the Lake Grace townsite;
- \$33.00 per service on properties within the Newdegate townsite and;
- \$110.50 per service on properties within the Lake King townsite.

### **12. Lake Grace Sewerage Rates**

That the rates for the Lake Grace Sewerage Scheme for 2006/07 rating year be based on the schedule of rates approved by Cabinet in respect to subsidised sewerage schemes, being:

Sewerage Rate to be 2.00 cents in the dollar on rateable properties within the Lake Grace Townsite;

Minimum rates to be:

- Residential properties      \$250.00
- Commercial properties      \$551.10
- Vacant Land properties      \$164.60

Maximum rate: \$634.40 (on properties with a GRV greater than \$31,720).

Non rateable properties connected to the sewer:

Class 1 – Institutional, Recreational, Cultural, Education, Religious or Public Amenities:

For each property:

- First major fixture                 \$148.00 per annum.
- Each additional fixture         \$65.10 per annum.

Class 2 & 3 – CBH, State and Local Government Properties of a commercial nature:

- Each connection \$822.70 per annum.

### **13. Waste Collection Service Charges**

That waste collection service charges be imposed for the 2006/07 rating year in each town as follows:

- Lake Grace \$67.60, Additional Service \$67.60 + GST, Recycling Collection Charge \$77.00
- Newdegate \$118.04, Additional Service \$118.04 + GST, Recycling Collection Charge \$77.00
- Lake King \$118.04 Additional Service \$118.04 + GST
- Varley \$118.04 Additional Service \$118.04 + GST

And that Council provide a 50% discount to pensioners as determined by the Pensioners (Rates, Rebates and Deferments) Act 1995 as amended.

### **14. Setting of President's Allowance, Deputy President's Allowance and Sitting Fees**

- President's Allowance                 \$6,300
- Deputy President's Allowance         \$2,100
- Council Meeting Sitting Fee             President \$280.00
  - Councillors \$140.00 per meeting
- Committee Meeting Sitting Fee         \$70.00 per meeting

*The Committee Meeting Sitting Fee only applies if the committee is a committee of Council.*

15. That the 2006/07 Schedule of Fees and Charges be accepted.

### Voting Requirements

Absolute majority required (5).

Recommendation/Resolution**MOTION 10254**

Moved Cr Bennett  
Seconded Cr Newman

**1. Budget Adoption**

That Council, in accordance with the requirements of section 6.2 of the Local Government Act 1995, adopt it's 2006/07 Budget as presented with the following changes:

- E042140 Computer Operating Expenses – reduce by \$5,000
- E053500 Emergency Services Reserve – delete \$15,000
- E113192 Ngt Rec Centre Rendering Internal Walls – delete \$10,505
- E113191 Ngt Rec Reserve Garden Shed – delete - \$2,682
- E132024 Tourism Signage – reduce by \$6,000
- E123054 Low Loader- delete \$35,000

**2. Adoption of Valuations**

That the Gross Rental Values of \$2,383,731 excluding exempt properties valued at \$307,424 and Unimproved Values of \$136,469,572 excluding exempt properties valued at \$36,300, as advised by the Valuer General applicable as from 1 July 2006 be adopted by Council for the purpose of levying rates and charges.

**3. Minimum Rates**

That the minimum rate for Gross Rental Value Assessments be \$272.00 and for Unimproved Value Assessments be \$174.00 for the 2006/07 rateable year.

**4. Rate in the Dollar Gross Rental Value and Unimproved Value**

That the rate in the dollar for 2006/07 be set at 9.1401 cents in the dollar for Gross Rental Value properties and 1.0473 cents in the dollar for Unimproved Value properties for the 2006/07 rateable year.

**5. Discount**

That no discount be offered for the 2006/07 rating year in respect to rates paid within the 35 days after the date of issue of the rates notice.

**6. Penalty on Rates**

a) Rates by Instalment:

Rate instalments not paid by the due date of the instalment be subject to a simple interest penalty calculation of 10% per annum calculated daily.

b) All Other Rates and Charges:

All rates outstanding (with the exception of rates being paid by instalments) to incur a 10% penalty after the expiration of 70 days from the date of issue of the rate notice.

**MOTION 10254 continued**

**7. Instalment Dates**

That Council offer the options of one (1) payment due in full by 6 October 2006 or 35 days after the date of service appearing on the rate notice, whichever is the later, or two (2) or four (4) equal or nearly equal instalments.

That the following instalments dates be set:

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- and;
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- Newdegate Gross Rental Valuation properties 0.6022 cents in the dollar
- and;
- Newdegate Unimproved Valuation properties 0.0536 cents in the dollar.

**MOTION 10254 continued**

### **10. Specified Area Rate – Recreation & Culture Operating Costs**

That in accordance with section 6.37 of the Local Government Act 1995 the specified area rates to recoup costs of recreation and culture operating expenses for the Lake Grace, Newdegate, Lake King and Varley areas being \$347,882, \$151,240, \$44,404 and \$27,328 respectively for the 2006/07 rating year be raised on those properties identified as being within the specified area as follows:

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 Newdegate Gross Rental Valuation properties 3.5271 cents in the dollar;  
 Newdegate Unimproved Valuation properties 0.2622 cents in the dollar;  
 Lake King Gross Rental Valuation properties 2.0858 cents in the dollar;  
 Lake King Unimproved Valuation properties 0.1709 cents in the dollar;  
 Varley Gross Rental Valuation properties 1.9275 cents in the dollar and;  
 Varley Unimproved Valuation properties 0.1601 cents in the dollar.

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Vacant Land properties	\$164.60

Maximum rate: \$634.40 (on properties with a GRV greater than \$31,720).

Non rateable properties connected to the sewer:

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For each property: First major fixture	\$148.00 per annum.
Each additional fixture	\$65.10 per annum.

**MOTION 10254 continued**

Class 2 & 3 – CBH, State and Local Government Properties of a commercial nature:

Each connection \$822.70 per annum.

### **13. Waste Collection Service Charges**

That waste collection service charges be imposed for the 2006/07 rating year in each town as follows:

Lake Grace \$67.60, Additional Service \$67.60 + GST, Recycling Collection Charge \$77.00

Newdegate \$118.04, Additional Service \$118.04 + GST, Recycling Collection Charge \$77.00

Lake King \$118.04 Additional Service \$118.04 + GST

Varley \$118.04 Additional Service \$118.04 + GST

And that Council provide a 50% discount to pensioners as determined by the Pensioners (Rates, Rebates and Deferments) Act 1995 as amended.

### **14. Setting of President's Allowance, Deputy President's Allowance and Sitting Fees**

President's Allowance \$6,300

Deputy President's Allowance \$2,100

Council Meeting Sitting Fee President \$280.00

Councillors \$140.00 per meeting

Committee Meeting Sitting Fee \$70.00 per meeting

*The Committee Meeting Sitting Fee only applies if the committee is a committee of Council.*

That the 2006/07 Schedule of Fees and Charges be accepted.

### **MOTION CARRIED BY ABSOLUTE MAJORITY 8/1**

Voting for the motion:	Crs Bennett, Chamberlain, Farrelly, Roberts, Stewart, Sinclair, Taylor & Walker
Voting against the motion:	Cr Newman

### ***REASON FOR CHANGE***

***Council had reviewed the budget during its morning workshop session prior to the Council Meeting and agreed to reduce expenditure as detailed at the beginning of the Motion.***



## 10.2 ACCOUNTS FOR PAYMENT – JULY 2006

**Applicant:** Shire of Lake Grace  
**File No.** 0277  
**Attachments:** List of Creditors  
**Author:** Ms Leonie McIlree  
Deputy Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

### Summary

For Council to ratify expenditures incurred for the month of July 2006.

### Background

List of invoices paid for the month of July 2006 through the Municipal and Trust Account is attached.

### Comment

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

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

The attached list meets the requirements of the Financial Regulations.

### Legal Implications

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

### Policy Implications

N/A

### Community Consultation

N/A

### Financial Implications

The list of creditors paid for the month of July 2006 from the Municipal account amounts to \$808,285.68.

### Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10255**

Moved Cr Cr Taylor  
Seconded Cr Farrelly

That Municipal Account cheques 32031 to 32080, Electronic Funds Transfers EFT1784 to EFT1898, totalling \$808,285.68, 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**

**10.3**

## **DUNN ROCK COMMUNITY DAM PROJECT - POWER CHARGES**

**Applicant:** Peter Roberts, Team Leader Dunn Rock Community Dam Project  
**File No.** 0531  
**Attachments:** Letter  
**Author:** Mr Jim Fraser  
Project Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

### Summary

This report recommends Council becoming responsible for the power charges at the Dunn Rock Community Dam Project.

### Background

Council has played a significant role in the planning and implementation of the Dunn Rock Community Dam project. Mr Peter Roberts, the Team Leader for the Dunn Rock Community has recently written to Council requesting that the Shire of Lake Grace pay for the ongoing power charges.

Mr Roberts indicates in his correspondence that:

**During the planning phase for the project various methods were assessed to transfer the water from the catchment dam to the holding dam. The Community Group agreed that a main power pumping system would provide the most efficient system. Our investigations have resulted in the need for a 5.5kw motor with appropriate switching gear to operate a pump capable of delivering water into the holding dam at a rate of approximately 5 litres/second.**

Council has previously resolved to accept a lease over the land relative to the project. An Application for Supply in the name of the Shire of Lake Grace has recently been forwarded to Western Power to provide power to the site. Staff are still waiting for the quotation. Grant funds are available to pay for this.

### Comment

There appears to be a community expectation that Council will continue to play an important role in the provision of community water supplies. Mr David Hillier from the Department of Water recently met with some Councillors and the Project Officer during an inspection of key AA dam sites throughout the Shire. There are other community dam projects being progressed throughout the Shire and Council is continuing its programme installing tanks and standpipes at strategic locations on the Water Corporation system.

There are 13 tanks and standpipes on the Water Corporation system for which Council pays an annual fee and charges taken from the standpipes. There are no other instances within the Shire where Council is responsible for power charges associated with the provision of community water supplies. For that reason the request from Mr Roberts is submitted to Council for consideration.

Mr Roberts has also indicated in his correspondence an estimate of the type of costs that maybe expected to be borne by Council.

Expenses associated with the standpipes are included in the normal budget process. As Council becomes more involved in the provision of community water supplies, in the ongoing programme to drought proof the Shire, it is expected that these ongoing costs will increase.

Legal Implications

Section 3.1 of the Local Government Act 1995 General Provisions.

Policy Implications

Nil.

Community Consultation

The Community Dam Projects are initiated and managed by community groups.

Financial Implications

Council's ongoing commitment to the Community Dam Projects will impact on Council's budget processes.

Strategic Implications

There is a need to closely examine the involvement of Council in the provision of community water projects and to develop a strategic approach to the issues.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10256**

Moved Cr Walker  
Seconded Cr Stewart

That the payment of power costs associated with the Dunn Rock Community Dam Project be accepted as a cost to Council and the matter be considered as part of the normal budget process.

**MOTION CARRIED 9/0**

## 10.4 INVESTMENTS – NEW POLICY

**Applicant:** Project Officer  
**File No.** 0050  
**Attachments:** Nil  
**Author:** Mr Jim Fraser  
Project Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 16 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

### Summary

This report recommends the adoption of a new policy to formalize a system for the investment of Council finances.

### Background

Council operates a number of Reserve Accounts for various purposes which by their nature have minimal transactions during the course of a financial year. Council staff regularly invests these funds with the interest being allocated on a proportional basis.

There are also occasions during the financial year, particularly after the receipt of rates, that there are surplus funds in the Municipal account available for investments.

### Comment

Whilst staff exercise extreme caution when making decisions on where and how excess and reserve funds are invested there is no policy in place to assist staff in their decision making.

The Project Officer has examined several policies in place in other local authorities. Being mindful of the often quoted ‘the higher the return; the higher the risk’, a conservative approach has been taken to the development of a policy.

The requirement to ensure support for Council’s current bankers and the comments made during budget discussions relative to Landmark and Elders has also been considered.

The Project Officer has ascertained that the type of investment available in Landmark are unsecured deposit notes guaranteed by AWB Ltd and their current Standard and Poors Australian rating is BB+. The policy as drafted would therefore preclude Council from investing in Landmark.

The Project Officer was advised by a representative of Elders that Elders Rural Bank is a bank in accordance with the Banking Act 1959.

## **Policy 3.5 – Investments**

### **Policy**

Council delegates to the Chief Executive Officer to ensure that Council is obtaining the best return for its investments having regard to:

- Maintaining an appropriate cash flow for the continued good management of Council.
- Maintaining records of investment particulars in line with the Local Government (Financial Management) Regulations 1996.
- Recognising the advantage of diversifying investments; and
- Assessing the risk, income return and length of investment(s).
- No funds will be invested with organizations with a Standard & Poors rating below A.

In recognizing the advantages of diversifying investments, with the exception of the bank which operates Council's municipal fund, no more than 75% of funds may be invested in one organisation without Council approval.

### **Objectives**

- To provide guidelines for investment of Council's funds which are surplus to immediate requirements.
- To have access to funds for any day to day requirements without penalty.

### **Guidelines**

In ensuring that Council conforms to its fiduciary responsibilities under Section 6.14 of the Local Government Act 1995, Staff and Councillors will act in accordance with the Prudent Person Rule.

The main features of the Prudent Person Rule include:

- Exercising care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.
- A duty to invest funds in investments that are not speculative or hazardous.
- To take a conservative approach to investments but with a focus to add value through prudent investment of funds.
- There is a need to minimize risks through consideration of:
  - a) the purpose of the investment and the needs and circumstances.
  - b) the need to maintain the real value of the capital and income.
  - c) the length of the term of the proposed investment.
  - d) the nature and risk associated with existing investments.
  - e) the aggregate value of investment.
  - f) A monthly management report outlining current investments will be presented to council including total funds invested by account type.
  - g) Authorized investments include but are not necessarily limited to:
    - Total funds invested by institution
    - Bank accepted/endorsed bank bills
    - Bank negotiable Certificates of Deposit
    - Bank interest bearing deposits

- Managed funds having a credit rating of A or better (based on Standard and Poors Australian Ratings).

Notwithstanding the introduction of this Policy Document, the General Financial Management obligations imposed on Chief Operating Officers under the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996 should at all times be complied with.

Legal Implications

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Policy Implications

When adopted by Council the policy will be included in the Manual under Section 3 Finance/Accounting – Policy 3.5 Investments.

Community Consultation

There has not been any community consultation.

Financial Implications

The draft policy may impact on Council Operations.

Strategic Implications

Nil.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10257**

Moved Cr Newman  
Seconded Cr Sinclair

That Policy 3.5 Investments be adopted and the Policy Manual updated accordingly.

**Policy 3.5 – Investments**

**Policy**

Council delegates to the Chief Executive Officer to ensure that Council is obtaining the best return for its investments having regard to:

- Maintaining an appropriate cash flow for the continued good management of Council.
- Maintaining records of investment particulars in line with the Local Government (Financial Management) Regulations 1996.
- Recognising the advantage of diversifying investments; and
- Assessing the risk, income return and length of investment(s).
- No funds will be invested with organizations with a Standard & Poors rating below A.

**MOTION 10257 continued**

In recognizing the advantages of diversifying investments, with the exception of the bank which operates Council's municipal fund, no more than 75% of funds may be invested in one organisation without Council approval.

**Objectives**

- To provide guidelines for investment of Council's funds which are surplus to immediate requirements.
- To have access to funds for any day to day requirements without penalty.

**Guidelines**

In ensuring that Council conforms to its fiduciary responsibilities under Section 6.14 of the Local Government Act 1995, Staff and Councillors will act in accordance with the Prudent Person Rule.

The main features of the Prudent Person Rule include:

- Exercising care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.
- A duty to invest funds in investments that are not speculative or hazardous.
- To take a conservative approach to investments but with a focus to add value through prudent investment of funds.
- There is a need to minimize risks through consideration of:
  - a) the purpose of the investment and the needs and circumstances.
  - b) the need to maintain the real value of the capital and income.
  - c) the length of the term of the proposed investment.
  - d) the nature and risk associated with existing investments.
  - e) the aggregate value of investment.
  - f) A monthly management report outlining current investments will be presented to council including total funds invested by account type.
  - g) Authorized investments include but are not necessarily limited to
    - Total funds invested by institution
    - Bank accepted/endorsed bank bills
    - Bank negotiable Certificates of Deposit
    - Bank interest bearing deposits
    - Managed funds having a credit rating of A or better (based on Standard and Poors Australian Ratings).

Notwithstanding the introduction of this Policy Document, the General Financial Management obligations imposed on Chief Operating Officers under the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996 should at all times be complied with.

**MOTION CARRIED 9/0**



**10.5 INVESTMENT OF SURPLUS FUNDS**

**Applicant:** Deputy CEO  
**File No.** 0267  
**Attachments:** Nil  
**Author:** Leonie McIlree  
 Deputy Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 3 August 2006  
**Senior Officer:** Chris Jackson  
 Chief Executive Officer

Summary

Report on the investment of surplus funds for the Reserve and Municipal Funds.

Background

In accordance with Council's proposed new Investment Policy 3.5, the following detail is provided to Council.

Comment

The following surplus funds have been invested during the month of August 2006:

<b>Bank</b>	<b>Fund</b>	<b>Term</b>	<b>Amount</b>	<b>Interest Rate</b>
Westpac	Municipal	30 days	\$500,000	5.90%
Westpac	Municipal	90 days	\$500,000	6.02%
Elders Rural Bank	Reserve	6 months	\$1,600,000	6.40%

Legal Implications

Nil.

Policy Implications

As per Council's new policy.

Community Consultation

N/A

Financial Implications

N/A

Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10258**

Moved Cr Talyor  
Seconded Cr Stewart

That the investment report for the month of August 2006 be approved.

**MOTION CARRIED 9/0**

## 10.6 NEWDEGATE SWIMMING POOL

<b>Applicant:</b>	Department of Education and Training
<b>File No.</b>	00412
<b>Attachments:</b>	Letter & Sample Agreement
<b>Author:</b>	Mr Chris Jackson Chief Executive Officer
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	15 August 2006
<b>Senior Officer:</b>	Mr Chris Jackson Chief Executive Officer

### Summary

To discuss the future of the Newdegate Swimming Pool.

### Background

The Department of Education and Training has written to the Shire regarding the Newdegate Primary School swimming pool which is currently used for both school and community use. The Department has advised that they would like to enter into an agreement with the Shire of Lake Grace to formalise community use of the pool.

The Department also points out that “it appears that the pool is currently in need of repair estimated at between \$50,000 and \$70,000 for the coming swimming season. The Department is seeking a joint 50/50 contribution for these and any future major operational repairs such as those referred to in Clause 5.2 (i) of the sample agreement.

This section of the sample agreement relates to the replacement and or major operational repairs of pumps, motors, the pool liners, the pool walls, the ablution building and fittings, pool surrounds, fences and gates comprising the facilities.

### Comment

The pool is located on Education Department land and is managed by the school and the Newdegate P&C Pool Committee. The current pool arrangement operates without a suitably qualified manager or attendant with users of the facility required to undertake a first aid course prior to being issued with access keys. The sample agreement proposes that the Shire be granted a licence for the facilities to be used for community purposes. Shire responsibilities would include maintenance costs such as chemicals and repairs, cleaning and compliance with other legislation.

There are various issues associated with both entering into an agreement for use by the community and for a contribution towards both operating expenditure and major repairs to the facility and each needs careful consideration. The legal implications as listed below and the need to consider any expenditure in terms of Specified Area Rating require further research and discussion with all relevant parties including the community.

Legal Implications

At present the Health Department provides the Education Department with an exemption from the requirement for a qualified manager under Health (Swimming Pool) Regulations 1964. The Shire would be required to also obtain this exemption, as under the licence agreement responsibility for the community use would fall to the Shire. The proposed new Aquatic Facilities Regulations will make it even more difficult for an exemption to be obtained.

Policy Implications

Specified Area Rating

Community Consultation

Council may consider that discussion be held with the Newdegate P&C Pool Committee and other members of the community prior to entering into an agreement.

Financial Implications

Council currently contributes \$8,000 each year towards the operation of the pool with the payment being made to the Newdegate P&C Pool Committee. A future agreement may increase this contribution.

Strategic Implications

The Newdegate Swimming Pool is an important community asset.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10259**

Moved Cr Bennett  
Seconded Cr Farrelly

That:

- 1) A representative from the Department of Education and Training be invited to meet with Council, the Newdegate P&C Pool Committee and other community members to discuss the proposal for the Shire of Lake Grace to enter into a Licence Agreement for the Newdegate School Swimming Pool.
- 2) The legislative requirements of the proposed Aquatic Facilities Regulations and how they will effect the future operation of the Newdegate School Swimming Pool be discussed with the West Australian Health Department and other relevant parties; and'
- 3) A report outlining the outcomes from the above discussion be presented to Council for consideration.

**MOTION CARRIED 9/0**

## 11.0 MATTERS FOR CONSIDERATION – TOWN PLANNING

### 11.1 NEWDEGATE INDUSTRIAL LAND

**Applicant:** Project Officer  
**File No.** 0360  
**Attachments:** Attachments 1, 2 & 3, Extract Council Minutes – August & Sept 2005  
**Author:** Mr Jim Fraser  
 Project Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 August 2006  
**Senior Officer:** Mr Chris Jackson  
 Chief Executive Officer

#### Summary

This report recommends that the development of industrial land in Newdegate be held in abeyance at this stage.

#### Background

The Chief Executive Officer requested the Project Officer to carry out an assessment of the proposed development of industrial land in Newdegate.

The Project Officer has had an opportunity to assess the files available and to discuss relevant issues with the CEO and Council's Consultant Town Planner, Mr Joe Douglas. Refer also to attached Items to Council 28 September 2005 and 24 August 2005.

There has been an assessment made of a number of sites over many years and that despite this the selection of a suitable site still remains an issue

As part of the review the Project Officer has been guided by Council's Local Planning Strategy which provides in part, *plans for residential commercial and industrial land requirements.*

The Project Officer has also relied on a statement within the document as follows: *The success of implementation of the Strategy lies in its acceptance by the local community and a commitment from the local government to implement the guidance. As such preparation of the Strategy has been guided by the outcomes of a programme of community consultation over an extended period.*

Early examination of sites was obviously influenced by an acknowledgement that the most appropriate location for a consolidated industrial area was generally adjacent to and north of the railway line. This has resulted in

previous proposals for the creation of lots being considered but generally not pursued.

There has also been extensive investigation of land parcels adjacent to the North Newdegate Road. These areas have not been developed for a number of reasons including land ownership and remnant vegetation issues.

Whilst land within Reserve No 20531 was apparently considered in 1999 there does not appear to be any recent assessments of this site. The development of this site would achieve a degree of consolidation.

Most recent effort has been directed at the proposed development of land adjacent to the Lake Grace Newdegate Road within Reserve 29080. The project has the support of Landcorp Funding of \$375,563.00 may also be available from the Department of Local Government and Regional Development under the Regional Headworks Development Scheme (RHDS).

An application for subdivision has been lodged with the Western Australian Planning Commission and is in a position to proceed pending a decision of Council.

It is acknowledged that there have been expenses incurred by various parties to get the project to the application stage. It is also acknowledged that should the proposal not proceed then the support of Landcorp and the Department of Local Government and Regional Development may be withdrawn.

#### Comment

The Project Officer is not aware of any applications or expressions of interest current for industrial land in Newdegate. Whilst it is recognised that requests may be made at any time there are options available to Council should a situation arise.

During a recent visit to the Shire by Mr Ken McCrackan from the State Land Services section of the Department for Planning and Infrastructure the tenure to Lots 209 and 210 Newdegate was raised. The land was apparently released as Conditional Purchase subject to certain development requirements. Mr McCrackan will investigate the tenure of the lots and will advise if they are available for re-selection – refer attached plans.

Anecdotal evidence also indicates that there are other lots available for sale within the current industrial area.

Another parcel of land that could be made available is within the former railway reserve now under the control of the Public Transport Authority. A recent amendment to a Council lease in this area has substantially increased the size of the land available to Council. It is acknowledged that tenure to this land maybe an impediment however this is offset by the availability factor.

With the apparent lack of demand and the availability of other land within the current industrial area it is difficult to build a case for the development of other proposed subdivisions. An exception may be the need for a larger site for a project. Should this arise the land adjacent to the Lake Grace Newdegate Road could be fast tracked for development.

Legal Implications

Section 3.1 of the Local Government Act 1995 General Provisions  
Shire of Lake Grace Town Planning Scheme No 4 (Adopted by Council March 2005)  
Planning and Development Act 2005

Policy Implications

Nil

Community Consultation

There has not been any recent community consultation.

Financial Implications

The 2006/07 Draft Budget contains an allocation of \$60,000 from the Works and Services Reserve Fund.

Strategic Implications

The availability of a land bank for various uses is necessary to ensure the ongoing development of the Shire.

Recommendation

That:

1. The application for subdivision lodged with the Western Australian Planning Commission for the development of industrial land on Part Reserve 29080 and Part Reserve 39314 be withdrawn.
2. The Department of Local Government and Regional Development be advised that Council will not be pursuing the subdivision of industrial land on Part Reserve 29080 and Part Reserve 39314 Newdegate, and will not require their funds allocated to the project at this time.
3. Landcorp be advised that Council will not be pursuing the subdivision of industrial land in Newdegate on Part Reserve 29080 and Part Reserve 39314.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10260**

Moved Cr Newman  
Seconded Cr Chamberlain

- 1) The application for subdivision lodged with the Western Australian Planning Commission for the development of industrial land on Part Reserve 29080 and Part Reserve 39314 be withdrawn.
- 2) The Department of Local Government and Regional Development be advised that Council will not be pursuing the subdivision of industrial land on Part Reserve 29080 and Part Reserve 39314 Newdegate, and will not require their funds allocated to the project at this time.
- 3) That Landcorp be advised that Council will not be pursuing the subdivision of industrial land in Newdegate on Part Reserve 29080 and Part Reserve 39314.
- 4) That Landcorp be advised that Council will be pursuing alternative provision of industrial subdivision in Newdegate.
- 5) That further consultation with the community be undertaken to determine a suitable location.

**MOTION CARRIED 8/1**

***REASON FOR CHANGE***

***Council added points 4 & 5 to the motion to further clarify its position on the matter.***



## 11.2 PLANNING APPLICATION – LOT 209 (84) BENNETT ST LAKE GRACE – PROPOSED GROUP DWELLINGS

**Applicant:** Iliadis & Associates Architects Pty Ltd on behalf of the Department of Housing and Works  
**File No.** 0454  
**Attachments:** Plans 1, 2 and 3  
**Author:** Mr Joe Douglas & Mr John Culmer  
 Town Planning Consultants  
**Disclosure of Interest:** Nil  
**Date of Report:** 9 August 2006  
**Senior Officer:** Mr Chris Jackson  
 Chief Executive Officer

### Summary

This report provides details and recommendations in respect of an application for Council's planning consent submitted by Iliadis and Associates Architects Pty Ltd on behalf of the Department of Housing and Works to construct two (2) new grouped dwellings on Lot 209 (No. 84) Bennett Street, Lake Grace.

### Background

The Department of Housing and Works is proposing to construct two (2) new single storey grouped dwellings on Lot 209 (No. 84) Bennett Street, Lake Grace and has engaged Iliadis and Associates Architects Pty Ltd to prepare the required plans and secure the necessary approvals from the Shire. Council's planning approval is required as a first step after which a building license application is required to be submitted to and approved by the Shire's building surveyor.

It is understood from the details submitted in support of the planning application that the proposed grouped dwellings will be of masonry veneer construction with face brick external walls on a concrete slab and a colorbond roof. A summary of the details of the proposed grouped dwellings is provided as follows:-

	Proposed Grouped Dwelling 1	Proposed Grouped Dwelling 2
<b>Total Habitable Area</b>	92m <sup>2</sup>	92m <sup>2</sup>
<b>No Bedrooms</b>	Three (3)	Three(3)
<b>Courtyard Area</b>	132m <sup>2</sup>	231m <sup>2</sup>
<b>Wall Height</b>	2.4 metres	2.4 metres
<b>Roof Apex Height</b>	4.5 metres	4.7 metres
<b>Roof Pitch</b>	26°	26°

Lot 209 (No. 84) Bennett Street, Lake Grace is located in a designated residential area in the eastern half of the Lake Grace townsite (see Plan

1). The subject land comprises a total area of 1,071m<sup>2</sup> and has a direct frontage of 20.12 metres to Bennett Street along its front boundary and a dedicated right-of-way along its rear boundary (See Plan 2).

An assessment of the site feature survey submitted as part of the application has revealed that the subject land is currently vacant and relatively flat.

### Shire of Lake Grace Town Planning Scheme No. 3

Lot 209 Bennett Street is currently classified 'Residential' zone under the Shire of Lake Grace Town Planning Scheme No.3 (TPS No.3) with a residential density coding of R12.5/30. The land is proposed to retain this zoning classification in the Shire's proposed new Town Planning Scheme No.4 however the density coding is proposed to be decreased to R20 which is consistent with the density of development proposed by this application.

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

The proposed grouped dwelling development is a use that the Council may, at its discretion, permit.

The split density coding of the site is clarified under Clause 5.3.4 of TPS No.3 which states:-

*"In areas coded R12.5/30, the development standards of the R12.5 Code shall apply, except that Council may permit Grouped Dwellings to standards of the R30 Code if the development can be connected to a reticulated sewerage system."*

The subject land has access to and can be connected to a wide range of essential services including reticulated sewerage. Furthermore the proposed grouped housing development generally complies with the R30 density code provisions of the Residential Design Codes of Western Australia.

The streetscape appearance of the proposed grouped dwellings is considered to be of a reasonable standard and will blend and harmonise with the existing streetscape.

### **Conclusion**

Following a detailed assessment of the application in the context of the Shire's current Town Planning Scheme No. 3 and the Residential Design

Codes of Western Australia it is concluded that the proposal to construct two (2) new grouped dwellings on Lot 209 Bennett Street, Lake Grace is capable of being implemented in a proper and orderly manner subject to compliance with a number of standard conditions. The conditions recommended to be imposed will ensure that the proposed development proceeds generally in accordance with the details of the plans submitted with the planning application and does not have a negative impact upon the general amenity, character, functionality and safety of the immediate locality.

It is recommended that Council consider imposing the following conditions and footnotes should it resolve to approve the application:-

Conditions

- The development is to be substantially commenced within two (2) years from the date of approval to commence development.
- A planning consent is not an approval to commence any works. A building licence must be obtained for all works. The application for building licence shall generally be in accordance with the approval to commence development issued by the Shire.
- Vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed and kerbed in accordance with the approved plan and shall be designed, paved (brick) and clearly marked in accordance with the Shire's engineering requirements and design guidelines.
- All accessways, parking areas and hard stand areas shall be maintained to the satisfaction of the Shire. If not so maintained, the Shire may require by notice, in writing that the area be brought up to a satisfactory standard within a specified period of time and the notice shall be complied with within that period.
- Vehicle crossovers shall be constructed in coloured concrete/brick paving in accordance with the Shire's specifications.
- The development shall be connected to the reticulated sewerage system.
- All stormwater from roofed and paved areas shall be collected and disposed of off-site onto road reserves in accordance with the Shire's engineering requirements and design guidelines.
- No clothes drying devices shall be erected or clothes dried outside any private courtyard, which is visible from a street or public place. Areas that are visible are to be screened to the satisfaction of the Shire.

- The applicant is advised that any front fencing must comply with the provisions of the Residential Design Codes of Western Australia which requires front walls and fences to be visually permeable above 1.2 metres.

#### Footnotes

- As of the 1 July 2003, energy efficiency requirements were implemented via the Building Code (BCA) of Australia Volume 2 and all residential buildings need to comply with the ‘deemed to satisfy’ requirements, or alternatively an Energy Audit Report can be submitted by an accredited person. Please be advised that the granting of planning approval from the Shire is no indication that the approved plans conform to the BCA Volume 2.
- The applicant is advised that dividing fences are controlled through the Dividing Fences Act. Accordingly owners should liaise with the adjoining landowner if there is an intention to remove or replace any portion of fencing.

#### Legal Implications

- Planning and Development Act 2005 (As Amended)
- Shire of Lake Grace Town Planning Scheme No. 3
- Shire of Lake Grace Town Planning Scheme No. 4 (Draft)

#### Policy Implications

Nil

#### Community Consultation

Not Required under Town Planning Scheme No.3

#### Financial Implications

Nil

#### Strategic Implications

Nil

#### Recommendation

#### Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10261**

Moved Cr Farrelly  
Seconded Cr Chamberlain

That the application for two (2) single storey grouped dwellings on Lot 209 (No. 84) Bennett Street, Lake Grace submitted by Iliadis & Associates Architects Pty Ltd on behalf of the Department of Housing and Works be **APPROVED** in accordance with the details of the plans submitted in support of the application and subject to the following conditions and footnotes:

- 1) The development is to be substantially commenced within two (2) years from the date of approval to commence development.
- 2) A planning consent is not an approval to commence any works. A building licence must be obtained for all works. The application for building licence is to generally be in accordance with the approval to commence development issued by the Shire.
- 3) Vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed and kerbed in accordance with the approved plan and shall be designed, paved (brick) and clearly marked in accordance with the Shire's engineering requirements and design guidelines.
- 4) All access ways, parking areas and hard stand areas shall be maintained to the satisfaction of the Shire. If not so maintained, the Shire may require by notice, in writing that the area be brought up to a satisfactory standard within a specified period of time and the notice shall be complied with within that period.
- 5) Vehicle crossovers shall be constructed in coloured concrete/brick paving in accordance with the Shire's specifications.
- 6) The development shall be connected to the reticulated sewerage system.
- 7) All stormwater from roofed and paved areas shall be collected and disposed of off-site onto road reserves in accordance with the Shire's engineering requirements and design guidelines.
- 8) No clothes drying devices shall be erected or clothes dried outside any private courtyard, which is visible from a street or public place. Areas that are visible are to be screened to the satisfaction of the Shire.

**MOTION 10261 continued:**

9) The applicant is advised that any front fencing must comply with the provisions of the Residential Design Codes of Western Australia which requires front walls and fences to be visually permeable above 1.2 metres.

Footnotes:

- As of the 1 July 2003, energy efficiency requirements were implemented via the Building Code (BCA) of Australia Volume 2 and all residential buildings need to comply with the 'deemed to satisfy' requirements, or alternatively an Energy Audit Report can be submitted by an accredited person. Please be advised that the granting of planning approval from the Shire is no indication that the approved plans conform to the BCA Volume 2.
- The applicant is advised that dividing fences are controlled through the Dividing Fences Act. Accordingly owners should liaise with the adjoining landowner if there is an intention to remove or replace any portion of fencing.

**MOTION CARRIED 9/0**

## **12.0 MATTERS FOR CONSIDERATION – HEALTH & BUILDING**

*No items for consideration.*

## 13.0 MATTERS FOR CONSIDERATION – WORKS

### 13.1 GORDON ROAD LAKE GRACE – PROPOSED ROADWORKS AND ACCESS TO ROE LOCATION 24

<b>Applicant:</b>	Project Officer
<b>File No.</b>	0476
<b>Attachments:</b>	Plans 1 & 2, Minute 28 June 2006, hand out to Shire Meeting 26 July 2006
<b>Author:</b>	Mr Jim Fraser Project Officer
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	14 August 2006
<b>Senior Officer:</b>	Mr Chris Jackson Chief Executive Officer

#### Summary

This report recommends Council reiterates its decision taken at the 28 June 2006 Ordinary Meeting.

#### Background

Mr Peter Pelham attended the Ordinary Meeting held on the 26 July 2006 and addressed Council on the matter of access to Roe Location 24. Mr Pelham prepared a handout - see attached.

#### Comment

Staff have assessed the information provided by Mr Pelham and make the following comments.

It is acknowledged that some attempt has been made to provide alternative access to Lot 24 by following the road reserve as outlined in Plans 1 & 2.. This was not given serious consideration by staff as:

- The road reserve does not extend to Roe Location 24.
- Cost implications through the acquisition of land and dedication of the road to provide access to Roe Location 24.
- The issues associated with the current lake system extending onto sections of the surveyed road alignment.
- The costs associated with the requirement to fence the road reserve.

It is also acknowledged that Mr Pelham did not raise the issue of legal access to Roe Location 24. Staff provided the information in good faith to ensure all parties were aware of a course of action available to them.

Staff still retain the view that the most practical alternative to providing access to Roe Location 24 is via Gordon Road and an easement in gross (right of carriageway) through Roe Location 41.



It is acknowledged that there will still be occasions when the landowner will have to access the property via Pelham Road, however the use of alternative access is shared by many landholders throughout the Shire.

The point of view expressed by Mr Pelham relative to the need to be extremely careful when determining levels for the road works on Gordon Road has been conveyed to the Manager of Works and is clearly supported by him.

Legal Implications

Planning and Development Act 2005

Land Administration Act 1997

Transfer of Land Act 1893

Policy Implications

Nil.

Community Consultation

There has not been any formal community consultation.

Financial Implications

The repairs to Gordon Road have been assessed as part of the flood damage at \$27,050.00. Depending on the Shire's submission to the State Government, Council's commitment may be 25%.

Strategic Implications

Nil.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10262**

Moved Cr Newman  
Seconded Cr Stewart

1. That it be acknowledged that the preferred and most cost effective means of creating legal access to Roe Location 24 is for the current owner of Roe Location 24 to either:

a) make arrangements with a Licensed Surveyor to create an Easement in Gross (Right of Carriageway) over his adjoining Roe Location 41 which will provide legal access to Roe Location 24 via Gordon Road.

b) Prepare and lodge a suitable application with the Western Australian Planning Commission seeking approval to amalgamate Roe Locations 24 and 41 into one certificate of title which, if approved, will result in all land comprising the amalgamated lot having direct frontage access to Gordon Road.

2. Adjoining landowners being Mr P Pelham and Mr D Clarke be advised of the decision of Council.

**MOTION CARRIED 9/0**

## 14.0 MATTERS FOR CONSIDERATION – ADMINISTRATION

### 14.1 DUAL FIRE CONTROL OFFICER – SHIRE OF JERRAMUNGUP

**Applicant:** Shire of Jerramungup  
**File No.** 0177  
**Attachments:** Letter  
**Author:** Ms Leonie McIlree  
Deputy Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 10 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

#### Summary

For Council to consider the appointment of Mr John Mudie as a Dual Fire Control Officer for the Shires of Jerramungup and Lake Grace.

#### Comment

The appointment of Mr John Mudie is required to cover area adjacent to common boundary.

#### Community Consultation

N/A

#### Legal Implications

Section 40 of the Bush Fires Act 1954 states that two or more local governments may by agreement join in appointing, employing and remunerating bush fire control officers for the purposes of this Act.

#### Policy Implications

Nil.

#### Financial Implications

Nil.

#### Strategic Implications

Nil.

#### Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10263**

Moved Cr Stewart  
Seconded Cr Taylor

That Council appoint Mr John Mudie as Dual Fire Control Officer for the Shires of Jerramungup and Lake Grace.

**MOTION CARRIED 9/0**

**14.2 AVON CATCHMENT COUNCIL – COMMUNITY BOARD MEMBER ELECTIONS 2006**

**Applicant:** Avon Catchment Council  
**File No.** 0070  
**Attachments:** Letter & Resumes  
**Author:** Mrs Jeanette Bennett  
Executive Assistant  
**Disclosure of Interest:** Nil  
**Date of Report:** 14 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

Summary

The purpose of this item is for Council to consider for whom it wishes to vote in regard to the Avon Catchment Council Community Board vacancies.

Background

Nominations were previously called and closed 7 July 2006 for Community Board Members for the Avon Catchment Council.

The number of qualifying nominees within the Lockhart Sub Catchment has necessitated elections.

Three (3) nominations have been received. Each local authority and LCDC in the Sub Catchment now has the opportunity to vote in respect to the two vacancies on the Board.

Attached for Council's consideration are Resumes for the three (3) candidates. Ballot papers must be forwarded and received by the Avon Catchment Council by 4.00pm Thursday 7 September 2006.

Legal Implications

N/A

Policy Implications

N/A

Community Consultation

Land Conservation District Committees also have the opportunity to vote for Nominee Community Board Members.

Financial Implications

N/A

Strategic Implications

N/A

Recommendation

That Council select \_\_\_\_\_ and \_\_\_\_\_ as its preferred candidates for the Community Board Members for the Avon Catchment Council.

Voting Requirements

Simple majority required.

Resolution

**MOTION 10264**

Moved Cr Taylor  
Seconded Cr Bennett

That Council select Mr Colin Nicholl and Mr Don Woodcock as its preferred candidates for the Community Board Members for the Avon Catchment Council.

**MOTION CARRIED 9/0**

**14.3      NEWDEGATE GYM CLUB – MEMORANDUM OF UNDERSTANDING**

**Applicant:** Senior Administration Officer  
**File No.** 0076  
**Attachments:** Memorandum of Understanding  
**Author:** Mr Mark Burbridge  
Senior Administration Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 4 September 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

**Summary**

For Council to consider entering into a memorandum of understanding with the Newdegate Gymnastics Club Inc for the use of the Newdegate Town Hall.

**Background**

Council, at its April 2006 meeting, resolved to grant permission to the Newdegate Gymnastics Club to install Gymnastic Rings in the stadium at the Newdegate Community Recreation Centre, subject a number of conditions, including:

*That the Newdegate Gymnastics Club Inc enters into a Memorandum of Understanding with the Shire of Lake Grace to ensure that all gym equipment is stored in a safe manner in the Newdegate Community Recreation Centre.*

Subsequently, a request was received from the Newdegate Gymnastics Club to relocate its activities to the Newdegate Town Hall. This request was considered and approved by Council at its May 2006 meeting with the provision that it was a temporary arrangement to be reviewed 6 monthly.

Consultation between Shire staff and the Newdegate Gymnastics Club has resulted in the conclusion that it would be inappropriate for the installation of the Gymnastics Rings in the Newdegate Town Hall, given the temporary nature of the club's activities there. It would seem appropriate that Council's original motion, granting permission for the installation of the Gymnastics Rings in the Newdegate Community Recreation Centre, stands until such time as the Newdegate Gymnastics Club relocates back to the Recreation Centre on a permanent basis.

Comment

A draft copy of a Memorandum of Understanding between the Shire of Lake Grace and the Newdegate Gymnastics Club Inc is attached.

Notwithstanding the fact that the Newdegate Gymnastics Club has relocated to the Newdegate Town Hall and the installation of Gymnastics Rings has been postponed, it is recommended that Council continue to enter into a Memorandum of Understanding to document each party's rights, obligations and understanding and to detail the Gymnastics Club's insurance and equipment storage requirements.

The Newdegate Gymnastics Club have been consulted over the proposed agreement and have indicated they are happy with its contents. They are prepared to sign the agreement once it has received Council's approval.

It should be noted that Council staff maintain their position that the most suitable location for Gymnastics activities is the Newdegate Community Recreation Centre. As outlined previously, the construction of this centre and the surrounding infrastructure cost in excess of \$1,000,000 and ratepayers continue to fund the loan repayments of approx \$8,700 each year. Maintenance and operating costs have also exceeded \$30,000 in the past few years. The absence of sporting groups such as the Gymnastics Club which could be making use of the facilities and contributing towards the operating costs detracts from the ongoing viability of this purpose built facility, and every effort should be made to encourage the club to relocate activities back to the Recreation Centre during the six-monthly review process.

Community Consultation

Nil

Legal Implications

N/A

Policy Implications

N/A

Financial Implications

As per Council's Schedule of Fees and Charges there is no charge for local "not for profit" organisations and/or individuals within the Shire for use of the hall.

Strategic Implications

N/A



Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10265**

Moved Cr Walker  
Seconded Cr Newman

That Council approve the draft Memorandum of Understanding between the Shire of Lake Grace and the Newdegate Gymnastics Club Inc, and authorise the President and the Chief Executive Officer to execute the agreement.

**MOTION CARRIED 9/0**

#### **14.4      ANNUAL REPORT 2005/06**

**Applicant:** Shire of Lake Grace  
**File No.** 0202  
**Attachments:** Annual Report and Minutes  
**Author:** Ms Leonie McIllree  
Deputy Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 16 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

##### Summary

The purpose of this report is for Council to accept the Annual Report for the 2005/06 financial year and approve the Minutes of the Audit Committee Meeting held on 16 August 2006.

##### Background

In accordance with the Local Government Act 1995, Council is to adopt the Annual Report for the financial year no later than 31 December.

The Audit Committee meeting held on 16 August 2006 recommended the annual financial statements, Auditors Report and Management Report be adopted.

##### Comment

The Annual Report, including the Auditors Report and Management Report is included with the Agenda papers.

##### Legal Implications

Local Government Act 1995, section 5.54 (1) states that the annual report for a financial year is to be accepted by the local government no later than 31 December after that financial year.

##### Policy Implications

N/A

##### Community Consultation

Nil.

##### Financial Implications

N/A

Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10266**

Moved Cr Farrelly  
Seconded Cr Taylor

That Council:

- 1) Approve the 2005/06 Annual Report and audited financial statements,
- 2) Approve the 2005/06 Independent Audit Report and Management Report provided by Horwath Perth, Chartered Accountants; and,
- 3) Approve the Minutes of the Audit Committee Meeting held on 16 August 2006.

**MOTION CARRIED 9/0**

## 14.5 **ANNUAL ELECTORS MEETING**

**Applicant:** Deputy Chief Executive Officer  
**File No.** 0042  
**Attachments:** Nil  
**Author:** Ms Leonie McIllree  
Deputy Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 14 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

### Summary

The purpose of this report is for Council to set a date for the 2005/06 Annual Electors Meeting.

### Background

An annual electors meeting is to be held once every financial year, on a day not more than 56 days after Council has accepted the Annual Report

### Comment

Council rotates the Annual Electors Meeting between Varley, Lake King, Newdegate and Lake Grace. To be consistent the next meeting is scheduled to be held in Varley.

The Audit Committee has recommended that the Annual Electors Meeting be held on the 10 October 2006 in Varley.

The Local Government Act 1995 section 5.27 (1) states that a general meeting of the electors of a district is to be held once every financial year and (2) a general meeting is to be held by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.

### Legal Implications

Local Government Act 1995 section 5.27 and section 5.29

### Policy Implications

N/A

### Community Consultation

The Chief Executive Officer is required to give appropriate local public notice of the date, time and purpose of the annual electors meeting.

Financial Implications

N/A

Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10267**

Moved Cr Newman  
Seconded Cr Sinclair

That the Annual Meeting of Electors be held on 10 October 2006 in the Varley Sports Pavilion, Varley commencing at 7.30pm and that it be advertised accordingly

**MOTION CARRIED 9/0**

**14.6 DEMOLITION LICENCE FOR CBH FACILITIES – NEW POLICY**

*2.50pm Cr Newman declared an interest of impartiality in Item 14.6 as he is a Director of Co-operative Bulk Handling and left the meeting.*

**Applicant:** Project Officer  
**File No.** 0050  
**Attachments:** Section 374A Local Government  
(Miscellaneous Provisions) Act 1995  
Regulation 30 & 31 of the Building Regulations  
1989.  
**Author:** Mr Jim Fraser  
Project Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 16 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

**Summary**

This report recommends the adoption of a policy pertaining to the issue of demolition licences for Co-Operative Bulk Handling Ltd (CBH) facilities.

**Background**

There is widespread community concern with the actions of CBH in relation to the decommissioning and demolition of their Mt Sheridan grain receipt and storage facility.

A demolition licence was issued in April 2006. Concerns expressed by councillors and the community include:

- the effect on the user group relative to increased transport charges,
- the effects on Councils road network from both a local and regional perspective; and,
- the possible reuse of the facility for other purposes eg. machinery and hay storage.

CBH is introducing a new concept of categorising their facilities into Primary, Secondary and Satellite Sites therefore there is the real possibility that more sites may be demolished.

**Comment**

Council has directed staff to prepare a policy to ensure that the issue of a demolition licence relating to any CBH facilities is referred to Council for determination.

Whilst the intent is clear and the introduced policy will ensure Councillors input into the decision making process, the provisions of Section 374A(2) are noted in part.

**“Subject to subsection (2a) the local government shall not refuse application made under subsection (1).”**

Subsection (2a) refers to the Heritage of Western Australia Act 1990 and is unlikely to provide any assistance to Council in their determination and decision making.

Another option which may be available to Council is the development of a Local Planning Policy under Council’s Town Planning Scheme No 4. There is no reference to demolition in the new Scheme.

The Town Planning Scheme has provisions for the development of Local Planning Policies and a mechanism for their adoption. Due to expediency and the need to have a system in place as soon as possible, staff have not pursued this course of action at this time relying on the introduction of a referral type policy.

The matter of a Local Planning Policy will be investigated and if effective will be referred to Council at a later date.

## **Policy 6.6 Consideration of an Application for a Demolition Licence.**

### **Policy**

Applications in the prescribed form submitted to the Shire of Lake Grace for the demolition of any Co operative Bulk Handling Ltd grain receipt and storage facilities shall be referred to Council for determination.

### **Objectives**

To ensure that applications for the demolition of CBH facilities within the Shire of Lake Grace are subject to community scrutiny.

### **Guidelines**

In assessing the applications matters for consideration will include possible alternative uses for the facility and the effects of the decisions on both the local and regional roads network.

### Legal Implications

Local Government (Miscellaneous Provisions) Act 1960 Regulations 30 & 31 of the Building Regulations 1989.

Policy Implications

When adopted by Council the Policy will be included in the Manual.

Community Consultation

There has not been any community consultation. The matter has been discussed with Councils Building Surveyor Mr Darryle Baxter

Financial Implications

There are no financial implications.

Strategic Implications

Nil.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10268**

Moved Cr Walker  
Seconded Cr Farrelly

That policy 6.6 Consideration of an Application for a Demolition Licence be adopted and the Policy Manual updated accordingly.

**Policy 6.6**

**Consideration of an Application for a Demolition Licence.**

**Policy**

Applications in the prescribed form submitted to the Shire of Lake Grace for the demolition of any Co operative Bulk Handling Ltd grain receipt and storage facilities shall be referred to Council for determination.

**Objectives**

To ensure that applications for the demolition of CBH facilities within the Shire of Lake Grace are subject to community scrutiny.

**Guidelines**

In assessing the applications matters for consideration will include possible alternative uses for the facility and the effects of the decisions on both the local and regional roads network.

**MOTION CARRIED 8/0**



## 14.7 **ACTING CHIEF EXECUTIVE OFFICER - APPOINTMENT**

2.52 pm *Cr Newman re-entered the meeting.*

**Applicant:** Mr Chris Jackson  
**File No.** 0012  
**Attachments:** Nil  
**Author:** Mr Chris Jackson  
Chief Executive Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

### Summary

To approve Acting Chief Executive Officer arrangements during September 2006

### Background

The Chief Executive Officer, Chris Jackson will be attending the Pacific Edge Regional Arts Australia Conference from Friday 15 September to Sunday 17 September 2006 in Mackay, Queensland to present an item on Cultural Planning. This was confirmed by Council at its June 2006 Ordinary meeting.

The CEO also plans to take annual leave following the conference for the period commencing Monday 18 September, returning to work on Monday 9 October 2006. Sufficient annual leave has been accrued by the CEO.

### Comment

It is recommended that Mr Jim Fraser, currently employed as a Project Officer and who has previously been appointed as Acting CEO during April 2006, be appointed for the period the CEO is absent.

### Legal Implications

N/A

### Policy Implications

N/A

### Community Consultation

N/A

Financial Implications

Funds have been budgeted for Annual Leave requirements.

Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 10269**

Moved Cr Chamberlain  
Seconded Cr Stewart

That Mr Jim Fraser be appointed Acting CEO for the period  
11 September until the 8 October 2006 inclusive.

**MOTION CARRIED 9/0**

## **14.8 SOUTHWEST TO GOLDFIELDS ROAD NETWORK ANALYSIS STUDY**

**Applicant:** Project Officer  
**File No.** 0527  
**Attachments:** Extract from Study – Executive Summary  
**Author:** Mr Jim Fraser  
Project Officer  
**Disclosure of Interest:** Nil  
**Date of Report:** 15 August 2006  
**Senior Officer:** Mr Chris Jackson  
Chief Executive Officer

### Summary

This report recommends the President leads a deputation to Kalgoorlie-Boulder to discuss the establishment of a transport hub.

### Background

The Shire of Lake Grace has been involved in the Holland Way and Holland Track project for a number of years. The Holland Track was constructed from Broomehill to Coolgardie in 1893 allowing access to the Goldfields from the port of Albany. Portions of original track are now contained within farm land however much of the Track beyond the arable areas is still accessible to 4WD vehicles and is a developing tourist destination.

More recently there has been an emphasis developing the John Holland Way, which generally follows the original track, as a link from the Wheatbelt to the Goldfields.

Several reports have been produced which have focussed more on the road networks in the area rather than the financial benefits through an increase in tourism and the possibilities for industrial and commercial links between the resource industries and agriculture.

During March 2006 Council received correspondence from the Department for Planning and Infrastructure (DPI) relative to the Final Overview Report of the South West to Goldfields Road Network Analysis Study. The correspondence summarises the conclusions of this study as:

1. The capacity of the existing major road network is generally adequate to meet current and medium-term future demands.

2. Preservation and enhancement of the existing major road network should take precedence over development of new roads.
3. There is some latent demand for an improved central road link between the south-eastern Wheatbelt and southern Goldfields.
4. When decisions are taken regarding the development of a central route, priority should be given to the Norseman-Lake King route.

There are few generally north/south links in this part of the State and the John Holland Way provides an opportunity to develop such a road (refer item 3).

The Shire of Esperance submitted a funding application to Auslink, a federal government programme to upgrade the Lake King – Cascades Road. The Shire of Lake Grace provided in principle support to the Shire of Esperance as per the following resolution from the Ordinary Meeting Council held on 24 April 2006:

*That the Shire of Esperance be advised of the support of the Shire of Lake Grace in relation to a funding application to Auslink Strategic Regional Programme for the Lake King – Cascades Esperance road link.*

#### Comment

The Wheatbelt to the Goldfields road link utilising much of the John Holland Way has potential to impact favourably on the Shire of Lake Grace.

From a tourism aspect there is a natural link between the areas through the importance of the varieties of wildflowers that are featured through the ever changing country. The continuing development of adventure and tag-along tourist routes into pristine country also has the potential to impact on the region.

The Holland Way also provides a direct link to the North Eastern Goldfields and thus the Outback Road from Laverton in Western Australia and Winton in Queensland. The importance of this vital link has been recognised by all three tiers of Government with the Federal Government recently committing \$10M to the project.

The resource industries in the Goldfields continue to expand and Kalgoorlie-Boulder is developing into a major service centre. With more people residing in the area the need for a more direct route to access the coastal tourist attractions becomes more viable.

To fully enhance the opportunities for industrial and commercial development in the region there is a need to consolidate and develop Kalgoorlie-Boulder as a major transport hub. A very high proportion of

the freight coming into the State is transported direct to Perth/Fremantle then distributed throughout the State. The development of a transport hub in Kalgoorlie-Boulder could lead to firms such as John Deere establishing facilities assembling farm machinery from component parts and utilising the John Holland Way for their distribution into this region.

There has been renewed interest in the Goldfields for the transport hub concept. The Goldfields Esperance Development Commission recently sought the advice of an international transport expert, the General Manager of Australia Mr Bill Green.

Mr Green expressed the view that **“the fundamental issue was the need for industry representatives, transport companies, the Council and the community to develop a unified committed strategy for the whole region.”**

With the renewed interest being shown in the Goldfields there is an opportunity to meet with the various stakeholders to reconfirm the impact that a transport hub will have on adjoining regions in general and the Shire of Lake Grace in particular.

It is recognised that to survive and grow there is a need to expand the economic base within the Shire. Whilst tourism can help this process other innovative projects need to be examined. There is a broad base of skills available in Kalgoorlie-Boulder and there are research capabilities through Curtin University and the WA School of Mines. With the chain of salt lakes through the Shire there maybe opportunities to develop new industries.

A direct link to the Goldfields will be of economic benefit to the Shire and the region. From a report compiled by Scenic Spectrums in 2000 the economic benefit to the are was estimated at \$40M.

#### Section 6.3 Potential Commercial Activity States:

*Obviously if the potential tourist markets are attracted through appropriate marketing to the Holland Track area, if the necessary tourism facilities and services are in place, then there is considerable opportunity to bolster community activity in the small towns and service centres within the Holland Track corridor.*

*At this point in time, the value of the commercial activity cannot be estimated without a more rigorous economic evaluation. However, if Holland Track and its associated support services and facilities were able to attract 10% of the visitors to the three tourism regions surrounding the track, over \$40million would be generated annually in*

*the Holland Track area and surrounding areas. This would certainly be a worthwhile injection into the local economy.*

Legal Implications

Section 3.1 of the Local Government Act 1995 General Provisions

Policy Implications

Nil

Community Consultation

There has not been any formal community consultation.

Financial Implications

The estimated costs associated with sending a deputation to Kalgoorlie–Boulder for meeting with the various stakeholders is \$ \$1500.00.

Strategic Implications

The expansion of the economic base of the Shire will be an integral part of the new Strategic Plan. The development of strategic alliances is an ongoing process.

Voting Requirements

Simple majority required

Recommendation/Resolution

**MOTION 10270**

Moved Cr Newman  
Seconded Cr Stewart

That a deputation led by the Shire President travel to Kalgoorlie-Boulder to discuss with key stakeholders the development of a major transport hub for Kalgoorlie-Boulder and other issues that may benefit the ongoing development of the Shire of Lake Grace.

**MOTION CARRIED 9/0**

3.06pm *Meeting adjourned for afternoon tea.*

3.26pm *Meeting reconvened with all those previously present in attendance as well as Mr John Morgan from Telstra Countrywide.*

Mr Morgan gave an update on Telstra's roll out for its 3G 850 network, the third generation of mobile networks which replaces the CDMA & Digital network. The 3G network has a high data carriage and will be introduced in this area during the first quarter of 2007.

The CDMA network will be turned off once 3G 850 equals the current CDMA coverage – anticipated early 2008.

Lake Grace will get a full 3G 850 base – including a one metre plus high base to flood-proof the tower and prevent damage as was experienced during the January 2006 floods. Newdegate townsite will also receive a full 3G 850 base.

On receiving a query from Council as to the roll out of ADSL in Newdegate Mr Morgan advised that no date has been set as yet, he understands there have been capacity problems in putting in transmission and installation of optical fibre is still being investigated.

Mr Morgan also explained the new Telstra subscription based pricing strategies currently being offered for home and business lines.

The President thanked Mr Morgan for his informative presentation.

*4.12pm Mr Morgan left the meeting.*

## **15.0 URGENT BUSINESS BY DECISION OF THE MEETING**

### **15.1 NEWDEGATE WASTE DISPOSAL SITE**

#### Comment

Cr Chamberlain raised the matter of the imminent closure of the current Newdegate Waste Disposal Site and the urgent need to determine a location for the new site.

Cr Chamberlain advised Council of the importance of the matter in that there is money allocated in the 2006/07 budget and that guidance from Council and input from staff is needed to determine the best value for dollars spent.

Following contact with the landholder the preferred site on Bidy Road has been rejected, the reasons being unclear as the subject land has never been used as a farming enterprise.

It is in the best community and shire interest that we get a managed rubbish site and following assessment and viability of the Bidy Road site and identification of its suitability from the relevant environmental authorities Council needs to progress the matter.

#### **MOTION 10270**

Moved Cr Chamberlain  
Seconded Cr Walker

1) That staff initiate a preliminary investigation into suitable new landfill sites in the Newdegate area that includes the old Lake Bidy sportsground and townsite sites, the Lake Bidy/Watson Road and Newdegate Lake Grace Road sites, with a report to be presented to Council its October 2006 Meeting.

2) Further that preliminary investigation look into options for possible future extension of the Lake Grace and Lake King Land Fill sites.

**MOTION CARRIED 9/0**



**16.0 SCHEDULING OF MEETING**

**As per Motion 10131 December 2005:**

An Ordinary Meeting of the Council will be held on Wednesday 27 September 2006 at the Lake Grace Sportsmans Club Stubbs St, Lake Grace, commencing at 1.30 pm.

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

No Confidential Business.

**18.0 CLOSURE**

There being no further business, the Chairperson closed the meeting at 4.24pm.

**19.0 CERTIFICATION**

I \_\_\_\_\_ certify that the minutes of the meeting held on the 23 August 2006 as shown on page numbers \_\_\_\_\_ to \_\_\_\_\_ were confirmed as a true record at the meeting held on the 27 September 2006.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date