

Shire of Lake Grace

# Ordinary Council Meeting

# Minutes

25 September 2013



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## **SHIRE OF LAKE GRACE**

Minutes of the Ordinary Meeting of Council held at the Lake King Hall, Newdegate-Ravensthorpe Road, Lake King WA on Wednesday 25 September 2013.

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

The Shire President opened the meeting at 2.00pm, welcomed members of the Lake King Community with a special welcome for Shire Honorary Freeman, Mrs Sylvia Brandenburg.

### **2.0 ATTENDANCE RECORD**

#### **2.1 PRESENT**

Cr LW Armstrong	Shire President
Cr R Chappell	
Cr JF De Landgraft	
Cr OP Farrelly	
Cr SG Hunt	
Cr DP Sinclair	
Cr AJ Walker	
Mr N Hale	Chief Executive Officer
Mr J Bingham	Manager Corporate Services
Mr M Harrop	Manager Infrastructure Services
Mrs L Holben	Manager Community Services
Mrs J Bennett	Executive Assistant
Sylvia Brandenburg	Honorary Freeman
Jodie Dunkeld	Lake King
Rachel Hardy	Lake King

#### **2.2 APOLOGIES**

Cr IG Chamberlain Deputy Shire President

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

##### **Cr Newman**

As per motion 11647 at the 24 July 2013 Ordinary Meeting, Cr Newman has approved leave of absence from 22 September 2013 to 28 October 2013.

### 3.0 PUBLIC QUESTION TIME

#### 3.1 MRS DI CONST – LAKE KING TRAFFIC IMPROVEMENT PROJECT

The following question on notice was received on 24<sup>th</sup> September 2013 from Di Const at Lake King Agencies.

*“Money was allocated in the 2012-13 budget and also in the 2011-2012 one for the development work on the parking area opposite the shop at Lake King. This parking bay was to service the Public Toilets and Information Bay.*

*How have these past funds allocated, been spent on, as there has been no money spent on this intended development use.*

*I will be attending the meeting at Lake King tomorrow to receive your answer.”*

*Mrs Const was unable to be present and Mrs Sylvia Brandenburg advised she would receive the response on Mrs Const’s behalf.*

**Reply:**

***The Manager of Infrastructure replied the funds allocated to the Lake King Traffic Management Project have been carried forward into the 2013-2014 budget.***

***The delay in carrying out the works was due to finalizing plans and obtaining Main Roads approval for the works. We now have Main Roads approval.***

***The works will commence early 2014.***

Mrs Brandenburg commented that it has been a long time to wait for Lake King to see this project started, it is still raining and the bog holes are still outside the Store.

The President assured Mrs Brandenburg that the staff have taken her comments on board.

#### 3.2 MRS JODIE DUNKELD – REMOVAL OF OLD CAR BODIES

Question: Mrs Dunkeld asked about the car bodies on the property at the entrance to Lake King on the Varley/Lake King Road and how untidy it looks. The Shire has been asked on numerous occasions to deal with this but nothing has happened as yet. What is being done?

***Reply: The Manger Infrastructure Services, Mr Martin Harrop advised that a letter has been sent to the property owner giving him 28 days to deal with the matter himself otherwise the Shire will arrange for their removal.***

Question: Mrs Dunkeld asked which budget would be used.

***Reply: Mr Harrop advised that the costs incurred can be recovered through the courts.***

Question: Mrs Brandenburg queried that the car bodies have been there so long and queried as to whether some had been carted away to a nearby lake?

Comment: Mrs Rachel Hardy advised that some of the car bodies have been carted to a lake near their farm.

***Reply: The CEO requested that Mrs Harvey send an email to the Shire advising of the illegal dumping and the location.***

***The Shire President apologised that the process has taken so long, it took some time for staff to eventually track down the property owner.***

### **3.3 MRS SYLVIA BRANDENBURG – HONORARY FREEMAN**

Mrs Brandenburg wished to thank the Shire for their efforts in Lake King and advised that she is in the process of moving house and will not be a permanent resident in Lake King for much longer.

The Lake King town however is looking run down and needs smartening up. The community housing that Lake King fought for, for so long need a coat of paint before they deteriorate completely. Also the situation with the 'come and go' gardeners means the gardens around town need cleaning up.

### **3.4 MRS JODIE DUNKELD – LAKE KING PLAYGROUND**

Mrs Dunkeld thanked the Shire, in particular Manager Community Services Lee Holben for her assistance with the new playground equipment at the playground adjacent to the Lake King Tavern.

The community has been asking for this for a long time and since Lee has come on board its there and its happened – thank you!

***The Shire President acknowledged the thank you.***

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

None received.

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

### **5.1 ORDINARY MEETING – 28 AUGUST 2013**

Resolution

#### **MOTION 11675**

Moved Cr Chappell  
Seconded Cr De Landgraft

That the minutes of the Ordinary Meeting of Council held on the 28 August 2013 be confirmed as a true and accurate record.

**MOTION CARRIED 7/0**

## **6.0 DECLARATIONS OF INTEREST**

### **6.1 DECLARATIONS OF FINANCIAL INTEREST – LOCAL GOVERNMENT ACT 1995 SECTION 5.60A**

None

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

None

### **6.3 DECLARATIONS OF IMPARTIALITY INTEREST – ADMINISTRATION REGULATION SECTION 34C**

None

## **7.0 NOTICES OF URGENT BUSINESS**

None

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

None

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

None

## **10.0 MEMBERS' REPORTS**

### **10.1 CR CHAPPELL**

Cr Chappell reported attendance at the following:

- 29 August 2013 - Attended Newdegate's public meeting to talk to the Minister of Education about Year 7 students going away a year earlier, fellow Councillors Armstrong, Chamberlain and Sinclair were also in attendance.
- 30 August 2013 - Drove the community bus for the Local Government Insurance Service Inter-municipal Golf Tournament participants to attend the Lake Grace Golf Club for the dinner and presentation of trophies.
- 4 September 2013 – Attended the Newdegate Field Day with Cr De Landgraftt and Manager Community Services Lee Holben to select the Shire's art acquisition prize. It was won by local artist Kerrie Argent for her work titled 'Natures Treasures'.
- 4 September 2013 - Attended Newdegate Field Day official luncheon and the Shire's display stand.
- 11 September 2013 - Attended the Varley Progress Association meeting.

**10.2 CR DE LANDGRAFFT**

Attended the official Newdegate Field Day Luncheon and the send off for Acting CEO Graeme Simpson

**10.3 CR SINCLAIR**

Attended the official Newdegate Field Day luncheon.

**10.4 CR FARRELLY**

- Attended the official Newdegate Field Day luncheon.
- Last week met with the group who are producing a promotional video clip for the Roe Tourism Association. The video clip is being funded through Tourism WA, the Roe Tourism Group, Shires each contributing \$200 and accommodation providers throughout the Roe district providing accommodation for the film crews. The video clip will be on 'Youtube' and will be available for Shires to have on their websites.

**10.5 CR ARMSTRONG**

On 30<sup>th</sup> August 2013, Sandy and I were guests at the 2013 Local Government Insurance Services Municipal Golf Tournament presentation dinner which was held at the Lake Grace Golf Club – a great night was had by all and congratulations to all those involved in the organising of the tournament.

4<sup>th</sup> and 5<sup>th</sup> September 2013 – Newdegate Field Days commitments, with some time spent at the Shire display booth.

11<sup>th</sup> September 2013 – Attended Graeme Simpson's farewell BBQ.

12<sup>th</sup> September 2013 – Attended the closing and announcements for the Local Government Councillor nominations.

18<sup>th</sup> September 2013 – Meeting with the Education Department / Shire reps at the Newdegate Swimming Pool.

18<sup>th</sup> September 2013 – Trip to Newdegate Research Station with the CEO.



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

*No items for consideration.*

<b>12.0 MATTERS FOR CONSIDERATION – PLANNING</b>
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**12.1 PLANNING APPLICATION - PROPOSED SHORT STAY ACCOMODATION (TRANSPORTABLE DWELLING) ON LOT 324 DEWAR STREET, LAKE GRACE**

<b>Applicant:</b>	PH & EAS Medlen & Sons (Landowners)
<b>File No.</b>	0506
<b>Attachments:</b>	Plans 1 to 5
<b>Authors:</b>	Mr Joe Douglas & Mr Carlo Famiano Urban & Rural Perspectives
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	17 September 2013
<b>Senior Officer:</b>	Mr Neville Hale

Summary

This report recommends that a planning application submitted by PH & EAS Medlen & Sons (Landowners) to place one (1) second-hand short-stay accommodation unit (i.e. transportable dwelling) on Lot 324 (No.11) Dewar Street, Lake Grace be approved subject to conditions.

Background

Lot 324 is located in the northern part of the Lake Grace townsite with direct frontage and access to Dewar Street along its southern boundary. The land is irregular in shape, comprises a total area of approximately 6,842m<sup>2</sup> and has been partially developed for the purposes of a caravan park including short stay accommodation facilities (see Plans 1 to 3).

At its Ordinary Meeting held on 23 February 2000 Council resolved to approve a planning application by the current landowners to extend the Lake Grace Caravan Park over Lot 324 subject to a number of conditions (Item 10.6). The approval also contained an overall site development plan for Lot 324 to guide the future staged development of the land.

The applicant is now seeking Council's planning approval to construct one (1) additional accommodation unit on Lot 324, being the next stage of development of the caravan park, to provide additional short stay accommodation in the Lake Grace Caravan Park (see plans 4 & 5).

The plans submitted by the applicant are very broad and do not provide all of the information typically required in support of planning applications (i.e. finished floor levels, dimensions of vehicle access ways & car parking, boundary setbacks, stormwater drainage & effluent disposal arrangements etc).

Notwithstanding this fact, given the nature and scale of the existing development and use of Lot 324, there is scope for Council to consider and grant approval to the application subject to any valid planning conditions it considers appropriate in the circumstances.

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

- i) The placement of a 48m<sup>2</sup> second-hand transportable building on Lot 324 comprising a width of 14.5 metres and a depth of 3.3 metres;
- ii) The building is a flat roof structure of steel frame construction with off-white coloured cool room panel wall and roof sheeting;
- iii) The building comprises four (4) bedrooms, four (4) bathrooms and will be placed on stumps so that it sits slightly above the natural ground level; and
- iv) The provision of four (4) on-site car parking bays immediately adjacent to the building to be constructed using grey concrete.

#### Comment

##### **Current Zoning & Land Use Permissibility**

Lot 324 is classified 'Special Use' zone under the Shire of Lake Grace's current operative Local Planning Scheme No.4 (LPS No.4).

Schedule 4 of LPS No.4 states that the current permitted use of Lot 324 is 'Caravan Park & Caretakers Dwelling' and includes a special provision stating that no extensions to or changes of use are permitted without Council's prior approval.

Short-stay accommodation is defined as a dwelling designed to be used for the purpose of human habitation on a temporary basis for a single person or a single family and does not include a residential building, hotel or motel.

Under the terms of LPS No.4 the proposed short stay accommodation unit is considered to be consistent with the provisions and permitted uses stated in Schedule 4 for Lot 324 and may therefore be supported and approved by Council.

##### **Compliance with Development Standards**

LPS No.4 does not contain any specific standards governing the development and use of land for Caravan Park and/or short stay accommodation purposes. As such any planning application received in this regard must be considered and determined on its merits with due regard for its potential impacts.

Clause 5.13 of LPS No.4 also states that Council may, at its discretion, impose one or more conditions relating to any development standard it considers relevant and appropriate in each particular case (i.e. setbacks, car parking, landscaping etc.).

An assessment of the proposal has confirmed that the location of the proposed short-stay accommodation unit is generally consistent with the overall site development plan previously approved by Council in February 2000 to guide the future staged development of Lot 324 and the Lake Grace caravan Park generally.

Having regard for the information submitted in support of the application, the reporting officers' have concluded that the proposal may be supported by Council subject to compliance with a number of conditions to ensure that the development proceeds in a proper and orderly manner and makes a positive contribution to the overall visual appearance of the Lake Grace Caravan Park.

##### **Relocated Second-Hand & Transportable Buildings**

Clause 5.21 of LPS No.4 contains a number of provisions governing the development and use of second-hand/transportable dwellings or structures on any land within the Shire. The clause specifically states that such buildings are not permitted unless:

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

Council has also adopted **Policy 6.3 - Relocated & Second Hand Transportable Dwellings** which aims to ensure that any relocated and/or second-hand transportable dwellings developed in the Shire do not have a detrimental impact on the visual amenity and character of the district.

Under the terms of the policy Council may, when determining applications for the development and use of any relocated and/or second-hand transportable dwellings,:

- i) *have regard to such things as, but not limited to, the age of the dwelling, its general overall condition and its impact on the character and amenity of the surrounding area; and*
- ii) *impose conditions requiring, but not limited to, repairs to the dwelling, internal and/or external painting, and where necessary the construction of verandas, awnings or other external features to enhance its overall finished appearance.*

In addition to the above, the policy requires that the applicant pay the Shire a bond of \$5,000.00 for the relocation of a second-hand transportable dwelling located within a townsite boundary or on land classified 'Residential' or 'Rural Residential' zone with the bond to be refunded when the applicant has satisfied Council's requirements.

The applicant has provided photographs of the proposed transportable building in support of the application (see Plan 10). Following a detailed review of all plans and photographs provided by the applicant, the reporting officers have formed the view that the proposed building is in a satisfactory condition and will not have a detrimental impact upon the amenity and/or character of the immediate locality provided the sub-floor area is suitably enclosed and a matching covered veranda is provided along the frontage comprising all major openings. It is therefore recommended that Council impose a number of conditions on any approval issued to ensure compliance with the specific requirements of Clause 5.21 of LPS No.4 and Local Planning Policy No.6.3.

### **Conclusion**

It is concluded from a detailed assessment of the application that the proposal to place one (1) second-hand short-stay accommodation unit on Lot 324 (No.11) Dewar Street, 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 and makes a positive contribution to the overall visual appearance of the Lake Grace Caravan Park.

### Legal Implications

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

Policy Implications

Policy No.6.3 – Relocated & Second Hand Transportable Dwellings

Consultation

Community consultation not required.

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11676**

Moved Cr Chappell  
Seconded Cr Walker

That the application for planning approval submitted by PH & EAS Medlen & Sons (Landowners) to place one (1) second-hand short-stay accommodation unit (i.e. transportable dwelling) on Lot 324 (No.11) Dewar Street, Lake Grace be approved in accordance with details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

**Conditions**

1. The development is to be undertaken in a manner consistent with the information and plans submitted in support of the application.
2. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Lake Grace.
3. The development shall be connected to the Lake Grace townsites existing reticulated sewerage disposal scheme or provided with an adequate on-site effluent disposal system as determined by the Shire's Environmental Health Officer with all such work to be undertaken to the specifications and satisfaction of the Shire of Lake Grace.
4. All on-site vehicle access ways and parking areas associated with the proposed new accommodation building shall be constructed and maintained in accordance with the internal road layout depicted on the previously approved site development plan to the specifications and satisfaction of the Shire's Manager Infrastructure Services with appropriate measures for drainage and disposal of surface water.
5. The existing driveway crossover to Lot 324 along Dewar Street shall be upgraded to the specifications and satisfaction of the Shire's Manager Infrastructure Services.
6. Suitable drought tolerant landscaping shall be provided adjacent to the new building within three (3) months of the building being sited on the land and maintained at all times to the satisfaction of the Shire.
7. The sub-floor area of the building shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Lake Grace.

**MOTION 1676 continued**

8. A covered veranda shall provide along the frontage comprising all major openings to the building using materials and colours that match the existing building.
9. A refundable cash bond of \$5,000.00 is payable to the Shire of Lake Grace prior to the issuance of a building permit by the Shire to ensure that the building and all associated works are completed in accordance with Conditions 1 to 8 above.

**Advice Notes**

1. The development shall be completed within a period of twelve (12) months from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The proposed development is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements shall be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence prior to 7.00am without the Shire's written approval.
6. With regard to Condition No.9 the cash bond will be refunded when the applicant has complied with Council's requirements and the Shire's Environmental Health Officer and Building Surveyor have inspected the building and are both satisfied that it has been constructed on the land to an acceptable standard and all conditions of planning approval have been satisfied.
7. The use of the building for the intended purpose is required to comply in all respects with the Caravan Parks and Camping Grounds Act 1995 & Regulations 1997.
8. Given that Lot 324 now forms an integral part of the Lake Grace Caravan Park it is strongly recommended that the applicant, in their capacity as the landowners, make arrangements to amalgamate Lot 324 with the adjoining Lot 247 Mather Street into one (1) new separately titled lot to allow for the coordination and integration of future access and essential servicing arrangements.
9. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Lake Grace Local Planning Scheme No.4 and may result in legal action being initiated by the local government.

**MOTION CARRIED 7/0**

## **12.2 PLANNING APPLICATION – PROPOSED SHORT STAY WORKERS ACCOMODATION (TRANSPORTABLE DWELLING) ON LOT 324 DEWAR STREET, LAKE GRACE**

<b>Applicant:</b>	Farmers Centre (1978) Pty Ltd on behalf of PH &EAS Medlen Sons (Landowners)
<b>File No.</b>	0506
<b>Attachments:</b>	Plans 1,2,6,7 & 8
<b>Authors:</b>	Mr Joe Douglas & Mr Carlo Famiano Urban & Rural Perspectives
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	17 May 2013
<b>Senior Officer:</b>	Mr Neville Hale

### Summary

This report recommends that a planning application submitted by Farmers Centre (1978) Pty Ltd on behalf of PH & EAS Medlen & Sons (Landowners) to place one (1) new short-stay accommodation unit (i.e. transportable dwelling) on Lot 324 (No.11) Dewar Street, Lake Grace be approved subject to conditions.

### Background

As mentioned in Report No.12.1 above, Lot 324 is located in the northern part of the Lake Grace townsite, comprises a total area of approximately 6,842m<sup>2</sup> and has been partially developed for the purposes of a caravan park including short stay accommodation facilities (see Plans 1, 2 & 6).

The applicant is seeking Council's planning approval to construct one (1) additional short-stay accommodation unit on Lot 324 to provide temporary accommodation for non-local employees and contractors (see plans 7 & 8).

The plans submitted by the applicant are very broad and do not provide all of the information typically required in support of planning applications (i.e. finished floor levels, dimensions of vehicle access ways & car parking, boundary setbacks, stormwater drainage & effluent disposal arrangements etc). Notwithstanding this fact, given the nature and scale of the existing development and use of Lot 324, there is scope for Council to consider and grant approval to the application subject to any valid planning conditions it considers appropriate in the circumstances.

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

- i) The placement of a new 61.3m<sup>2</sup> transportable building on Lot 324 comprising a width of 14.6 metres and a depth of 4.2 metres;
- ii) The building is a flat roof structure of steel frame construction with white coloured sandwich panel walls and cream coloured colorbond roof sheeting;
- iii) The dwelling will comprise two (2) bedrooms, one (1) bathroom and will be placed on stumps so that it sits slightly above the natural ground level; and
- iv) The provision of one (1) on-site car parking bay immediately adjacent to the building.

### Comment

#### **Current Zoning & Land Use Permissibility**

Lot 324 is classified 'Special Use' zone under the Shire of Lake Grace's current operative Local Planning Scheme No.4 (LPS No.4).

Schedule 4 of LPS No.4 states that the current permitted use of Lot 324 is 'Caravan Park & Caretakers Dwelling' and includes a special provision stating that no extensions to or changes of use are permitted without Council's prior approval.

Short-stay accommodation is defined as a dwelling designed to be used for the purpose of human habitation on a temporary basis for a single person or a single family and does not include a residential building, hotel or motel.

Under the terms of LPS No.4 the proposed short stay accommodation unit is considered to be consistent with the provisions and permitted uses stated in Schedule 4 for Lot 324 and may therefore be supported and approved by Council.

#### **Compliance with Development Standards**

LPS No.4 does not contain any specific standards governing the development and use of land for Caravan Park and/or short stay accommodation purposes. As such any planning application received in this regard must be considered and determined on its merits with due regard for its potential impacts.

Clause 5.13 of LPS No.4 also states that Council may, at its discretion, impose one or more conditions relating to any development standard it considers relevant and appropriate in each particular case (i.e. setbacks, car parking, landscaping etc.).

An assessment of the proposal has confirmed that:

- a) the location of the proposed short-stay accommodation unit is generally consistent with the overall site development plan previously approved by Council in February 2000 to guide the future staged development of Lot 324 and the Lake Grace caravan Park generally; and
- b) The building is unlikely to have a detrimental impact upon the amenity and/or character of the immediate locality provided the sub-floor area is suitably enclosed and a matching covered veranda is provided along the frontage comprising all major openings.

Given the above the reporting officers' have formed the view that the proposal may be supported by Council subject to compliance with a number of conditions to ensure that the development proceeds in a proper and orderly manner and makes a positive contribution to the overall visual appearance of the Lake Grace Caravan Park.

#### **Conclusion**

It is concluded from a detailed assessment of the application that the proposal to place one (1) new short-stay accommodation unit on Lot 324 (No.11) Dewar Street, 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 and makes a positive contribution to the overall visual appearance of the Lake Grace Caravan Park.

### Legal Implications

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



Policy Implications

Nil

Consultation

Community consultation not required

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11677**

Moved Cr Hunt  
Seconded Cr De Landgraft

That the application for planning approval submitted by Farmers Centre (1978) Pty Ltd on behalf of PH & EAS Medlen & Sons (Landowners) to place one (1) new short-stay accommodation unit (i.e. transportable dwelling) on Lot 324 (No.11) Dewar Street, Lake Grace be approved in accordance with details of the plans submitted in support of the application subject to compliance with the following conditions and advice notes:

**Conditions**

1. The development is to be undertaken in a manner consistent with the information and plans submitted in support of the application.
2. All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire of Lake Grace.
3. The development shall be connected to the Lake Grace townsites existing reticulated sewerage disposal scheme or provided with an adequate on-site effluent disposal system as determined by the Shire's Environmental Health Officer with all such work to be undertaken to the specifications and satisfaction of the Shire of Lake Grace.
4. All on-site vehicle access ways and parking areas associated with the proposed new accommodation building shall be constructed and maintained in accordance with the internal road layout depicted on the previously approved site development plan to the specifications and satisfaction of the Shire's Manager Infrastructure Services with appropriate measures for drainage and disposal of surface water.
5. Suitable drought tolerant landscaping shall be provided adjacent to the new building within three (3) months of the building being sited on the land and maintained at all times to the satisfaction of the Shire.
6. The sub-floor area of the building shall be enclosed with brick, stone, vermin battens or other means acceptable to the Shire of Lake Grace.
7. A covered veranda shall provided along the frontage comprising all major openings to the building using materials and colours that match the existing building.

**MOTION 10677 continued**

**Advice Notes**

1. The development shall be completed within a period of twelve (12) months from the date of this approval. If the development is not completed within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the Shire of Lake Grace having first been sought and obtained.
2. A completed building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction on the land.
3. The proposed development is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements shall be submitted with the building permit application.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence prior to 7.00am without the Shire's written approval.
6. The use of the building for the intended purpose is required to comply in all respects with the Caravan Parks and Camping Grounds Act 1995 & Regulations 1997.
7. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Lake Grace Local Planning Scheme No.4 and may result in legal action being initiated by the local government.

**MOTION CARRIED 7/0**

### 12.3 **PLANNING APPLICATION – CO-OPERATIVE BULK HANDLING TEMPORARY GRAIN STORAGE – RESERVE 29080 NEWDEGATE**

**Applicant:** Cooperative Bulk Handling  
**File No.** 0365  
**Attachments:** Correspondence & Aerial Map  
**Author:** Mr Neville Hale  
**Disclosure of Interest:** Nil  
**Date of Report:** 20 September 2013  
**Senior Officer:** Mr Neville Hale

#### Summary

For Council to consider a request from Cooperative Bulk Handling for permission to erect a temporary low steel frame grain storage structure on Newdegate Recreation Reserve 29080.

#### Background

Mr Lee Nilan, Network Property Manager, Cooperative Bulk Handling has written to the Shire seeking permission to erect a temporary low steel frame grain storage structure on one of two sites within Reserve 29080. (see attached diagram). Site 1 is adjacent to the existing Field Day site and site 2 is adjacent to the airstrip.

Site 2 would require approval from Main Roads WA for access and egress from the Roelands Highway and approval from CASA given its proximity to the airstrip.

The bulkhead will be approximately 200m x 50m, an area of 10,000 sqm, on land leased from the Shire and it is expected to be in situ for a period of 6 months.

CBH has indicated that it will meet the cost of preparing (grading) the agreed site, erection and removal of the temporary low steel frame storage. Moreover, it would consider payment of a lease fee if required.

CBH has indicated that it would not be necessary to install a bitumen base given the temporary nature of the structure.

#### Comment

Reserve 29080 is under a Management Order held by the Shire of Lake Grace with power to lease. The approved purpose of the reserve is for Recreation and accordingly any use other than that approved by the Management Order will require the agreement of the State.

Furthermore, the required planning application will also require approval of the Regional Manager, Southwest Region, Department of Lands. It is noted that other “temporary” structures have been on site for an extended period.

#### Legal Implications

Shire of Lake Grace Local Planning Scheme No.4  
 Lands Administration Act 1997 – Part 4 Reserves  
 Building Code of Australia

Policy Implications

N/A

Consultation

Advice has been sought from the Department of Lands, Town Planning consultants and CBH representatives.

Financial Implications

Council may consider applying a lease fee for use of the land or request that the area be sealed.

Strategic Implications

Grain production is a key industry of the Shire and facilitation of efficient grain handling is important for the economic benefit of ratepayers and residents.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11678**

Moved Cr Farrelly  
Seconded Cr Walker

That Council:

- Agree to the use of part Reserve 29080 for a temporary steel frame grain storage structure, subject to the necessary planning application and Department of Lands endorsement of its use for a purpose other than for which it has been set aside;
- That the site of the structure be adjacent to the existing field day site facility, marked #1 on the attached aerial photograph being an area of up to 10,000sqm; and
- Delegate authority to the Chief Executive Officer to grant planning approval subject to the proposal meeting planning requirements.

**MOTION CARRIED 7/0**

**13.0 MATTERS FOR CONSIDERATION – HEALTH & BUILDING**

*No items for consideration.*

<b>14.0 MATTERS FOR CONSIDERATION – FINANCE</b>
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**14.1 ACCOUNTS FOR PAYMENT – AUGUST 2013**

**Applicant:** Shire of Lake Grace  
**File No.** 0277  
**Attachments:** List of Creditors  
**Author:** Ms Tracie Buntrock  
**Disclosure of Interest:** Nil  
**Date of Report:** 9 September 2013  
**Senior Officer:** Mr John Bingham

Summary

For Council to ratify expenditures incurred for the month of August 2013.

Background

A list of payments for the month August 2013 through the Municipal and Trust accounts are attached

Comment

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

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

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

Legal Implications

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

Policy Implications

N/A

Consultation

N/A

Financial Implications

The list of creditors paid for the month of August 2013 from the Municipal and Trust Accounts total \$507,502.11.

Strategic Implications

*Shire of Lake Grace Strategic Plan*

*7. Organisational Excellence*

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

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11679**

Moved Cr Farrelly  
Seconded Cr Hunt

That Council ratify the list of payments totalling \$507,502.11 as presented for the month of August 2013 incorporating:

- Direct Debits DD4659.1, DD4694.1, DD4696.1 and DD4698.1
- Municipal Account Cheques 35178 to 35212
- Electronic Funds Transfers EFT11364 to EFT11506
- Trust Account Cheque 736

**MOTION CARRIED 7/0**

## 14.2 **FINANCIAL STATEMENTS – JULY 2013**

**Applicant:** Corporate Services Section  
**File No.** 0275  
**Attachments:** Financial Reports  
**Author:** Mrs Lee-Anne Trevenen  
**Disclosure of Interest:** Nil  
**Date of Report:** 11 September 2013  
**Senior Officer:** Mr John Bingham

### Summary

Consideration of the financial statements for the month ending 31 July 2013.

### Background

The following financial reports are included for your information:

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

### Comment

Nil

### Legal Implications

Local Government Act 1995 – section 6.4

Local Government (Financial Management) Regulations 1996

### Policy Implications

N/A

### Consultation

Nil

### Financial Implications

Nil



Strategic Implications

*Shire of Lake Grace Strategic Plan*

*Goal 7: Organisational Excellence*

*Strategy 7.1: Develop systems to ensure compliance with various statutes, regulations and policies.*

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11680**

Moved Cr Chappell

Seconded Cr De Landgraft

That Council in accordance with Regulation 34 of the Local Government (Financial Management) Regulations 1996 receives the Statement of Financial activity for the period ended 31 July 2013.

**MOTION CARRIED 7/0**

### 14.3 **FINANCIAL STATEMENTS – AUGUST 2013**

**Applicant:** Corporate Services Section  
**File No.** 0275  
**Attachments:** Financial Reports  
**Author:** Mrs Lee-Anne Trevenen  
**Disclosure of Interest:** Nil  
**Date of Report:** 11 September 2013  
**Senior Officer:** Mr John Bingham

#### Summary

Consideration of the financial statements for the month ending 31 August 2013.

#### Background

The following financial reports are included for your information:

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

#### Comment

Nil

#### Legal Implications

Local Government Act 1995 – section 6.4

Local Government (Financial Management) Regulations 1996

#### Policy Implications

N/A

#### Consultation

Nil

#### Financial Implications

Nil

Strategic Implications

*Shire of Lake Grace Strategic Plan*

*Goal 7: Organisational Excellence*

*Strategy 7.1: Develop systems to ensure compliance with various statutes, regulations and policies.*

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11681**

Moved Cr Farrelly  
Seconded Cr Chappell

That Council in accordance with Regulation 34 of the Local Government (Financial Management) Regulations 1996 receives the Statement of Financial activity for the period ended 31 August 2013.

**MOTION CARRIED 7/0**

**14.4 NEWDEGATE & DISTRICT SHEEP BREEDERS ASSOCIATION – DONATION OF RATES AND CHARGES**

**Applicant:** Newdegate Machinery Field Days Committee  
**File No.** 0260  
**Attachments:** Letter  
**Author:** Mr John Bingham  
**Disclosure of Interest:** Nil  
**Date of Report:** 10 September 2013  
**Senior Officer:** Mr Neville Hale

**Summary**

For Council to consider the donation of an amount equivalent to the rates and charges applicable to the property owned by the Newdegate and District Sheep Breeders Association, Lot 177 Lake Grace-Newdegate Road, Newdegate and now under the management of the Newdegate Field Days Committee.

**Background**

A letter was received on 3 September 2013 from the Newdegate Machinery Field Days Committee seeking the reimbursement of rates levied on the property for the 2013/14 year.

The rates and charges payable on this property for the 2013/14 year total \$480.72, being \$375.00 in rates, \$60.00 in Emergency Services Levy and \$45.72 for the GRV Specified Area Rate for Newdegate Recreation/Halls and Libraries. This amount has been paid in full by the Newdegate Machinery Field Days on behalf of the Newdegate & District Sheep Breeders Association.

In both 2008/09 and 2009/10 at the request of the Newdegate & District Sheep Breeders Association Council donated the rates and charges payable for the relevant financial years. In 2008 the Newdegate & District Sheep Breeders Association were requested to submit current financial statements with any future requests.

During this period, due to the Newdegate & District Sheep Breeders Association experiencing financial difficulties, the Newdegate Machinery Field Days took over the management of the complex and responsibility for the rates. Following the involvement of the Newdegate Machinery Field Days Committee no further requests have been received.

**Comment**

The facility has not been used for some years and no income has been generated. The Newdegate Machinery Field Days Committee have continued to pay the rates for the 2010/11, 2011/12, 2012/13 financial years.

The Newdegate Machinery Field Days Committee has the capacity to generate considerable income from the Field Days with profits going directly back into the community to fund community projects.

In considering all of the factors, it is suggested that the Field Days Committee has sufficient capacity and continues to fund the rates levied on the property owned by the Newdegate & District Sheep Breeders Association.

#### Legal Implications

Whilst section 6.47 of the Local Government Act 1995 states that a local government may, at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge (absolute majority required).

In this instance a donation equivalent to the rates and charges would be more appropriate.

#### Policy Implications

The Shire of Lake Grace Delegations Register, Delegation A01 Donations, sets out parameters for the determination of requests for donations of monies in that the group or individual can demonstrate. The parameters include:

- Significant benefit to the local community
- The group being an incorporated community group or non profit making organisation.
- That the group's financial status is such as to justify a donation and the Shire has previously recognised the group as deserving of assistance.

#### Consultation

Nil

#### Financial Implications

Council has a donations provision of \$5,300 in the 2013/14 budget, Account E041190, of which \$410.90 has been expended thus far. A further \$1,500 expenditure is proposed - refer Item 14.7.

In addition to the donation, an added cost will be incurred for the payment of the Emergency Services Levy component of \$60.00 to the State Government.

Account E41190 also covers the donations of water rates and consumption charges and the rates and charges applicable to properties relating to Shire of Lake Grace Policy 2.2 – Donations, Water Rates and Charges.

Any further assistance will be in addition to existing support to what is a financially strong organisation. The Newdegate Machinery Field Days receives sponsorship annually through the Shire's budget with allocation in the 2013/14 budget totalling \$15,420.00.

#### Strategic Implications

Nil

#### Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11682**

Moved Cr Farrelly  
Seconded Cr Walker

That Council decline the request to donate the \$480.72 in rates and service charges paid for the 2013/14 financial year on the sheep yards owned by the Newdegate and District Sheep Breeders Association, Lake Grace-Newdegate Road, Newdegate and that the Newdegate Machinery Field Days Committee be advised accordingly.

**MOTION CARRIED 7/0**

**14.5 QUONDONG COURT SUBDIVISION - UNBUDGETED EXPENDITURE**

**Applicant:** Chief Executive Officer  
**File No.** 0697  
**Attachments:** Nil  
**Author:** Mr Martin Harrop  
**Disclosure of Interest:** Nil  
**Date of Report:** 9 September 2013  
**Senior Officer:** Mr Neville Hale

Summary

For Council to consider unbudgeted expenditure of \$45,000 for the Quondong Court Subdivision for Water Corporation Headwork's, Landgate and Western Australian Planning Commission fees, with funds transferred from the Land Development Reserve to offset the payment.

Background

The 2013/14 Budget has an expenditure item at account E137050 for Land Development. This account was for creation of title and sale costs for the amount of \$11,000.

In the process of seeking subdivision clearances for the subdivision two (2) unbudgeted costs have resulted including; Water Corporation Headworks and Landgate and Western Australian Planning Commission Fees.

The Shire received an invoice for Water Corporation headworks fee of \$40,310.00 (no GST payable). Headworks contributions are a one-off fee for the provision of water services for land development or subdivision.

The expenditure was not provided for in the 2013/14 budget as it is normal practice at commencement of subdivision to enter a land development agreement with the Water Corporation for the provision of water services and receive standard infrastructure costs upfront.

The Landgate and Western Australian Planning Commission fees were not included in the original surveying services fee to process the subdivision clearance. The estimated fee is \$1588.00 (GST payable).

Comment

It is recommended that Council approve unbudgeted expenditure of \$41,898.00 for the additional activities in 2013/14 with the funds to be transferred from the Land Development Reserve Account A0013140 to offset the payment.

The Land Development Reserve account A0013140 has \$58,361.00 in reserve at budget adoption.

To capitalize the expenditure on the land development, an expenditure account will need to be created within the capital budget. It is recommended Council consider the creation of Account E137261 Lake Grace Residential Land for Resale.

Legal Implications

*Local Government Act 1995 - Section 6.8.1(b):*

- *requires a local government not incur any expenditure that is not included in its budget unless authorized by resolution\**  
**(\*absolute majority required)**

Policy Implications

Nil

Consultation

Internal: Chief Executive Officer  
Manager of Corporate Services

Financial Implications

Monies from the Land Development Reserve will need to be transferred to offset the unbudgeted expenditure.

Monies received from the sale of land in the future can be redirected back into the Land Development Reserve to replace this monetary transfer.

Strategic Implications

The subdivision of Lot 1 Wattle Drive, Lake Grace for residential purposes is consistent with strategic land use planning direction afforded by the Shire of Lake Grace Local Planning Strategy as this relates to future residential development in the Lake Grace townsite.

Voting Requirements

Absolute majority (5) required.

Recommendation/Resolution

**MOTION 11683**

Moved Cr Farrelly  
Seconded Cr Chappell

That Council:

1. Approve the unbudgeted expenditure of \$40,310.00 (no GST payable) for the payment of Water Corporation Headworks.
2. Approve an additional operating expenditure of \$1,588.00 (GST payable) against Account E1375050.
3. Approves the creation of expenditure Account E137261 Lake Grace Residential Land for Resale - to capture expenditure within the capital budget.
4. Approves the transfer of \$41,898.00 from the Land Development Reserve Account A0013140 for the unbudgeted expenditure.

**MOTION CARRIED BY ABSOLUTE MAJORITY 7/0**



**14.6 LAKE GRACE INLAND MISSION HOSPITAL - ADDITIONAL EXPENDITURE**

**Applicant:** Chief Executive Officer  
**File No.** 0165  
**Attachments:** Nil  
**Author:** Mr Martin Harrop  
**Disclosure of Interest:** Nil  
**Date of Report:** 17 September 2013  
**Senior Officer:** Mr Neville Hale

**Summary**

For Council to consider an over expenditure of \$30,000 towards the conservation repair work to the Lake Grace Australian Inland Mission Hospital - Account E132052 of the 2013/14 Budget.

**Background**

The Shire of Lake Grace obtained a Lottery West grant for conservation work to the Lake Grace Australian Inland Mission Hospital. The 2013/14 Budget has an expenditure item at account E132052 of \$35,070.00 to undertake the work.

The scope of the work is to paint and make minor repairs to the exterior of the Lake Grace Inland Mission Hospital Museum. These works are being carried out in accordance with the 1998 AIM Conservation Plan procedures and the work necessitates a registered painter undertake the work.

The work of exterior painting and minor repairs includes:

- Wash down of all surfaces before painting
- Carry out necessary preparation before painting including but not limited to cleaning surfaces, caulking joints, puttying of defects and nail holes, masking and protecting of non-painted surfaces/materials
- Prime all new/unpainted surfaces and materials
- Acrylic painting to eaves, fascias, walls, columns, posts, ceiling above the verandah etc
- Windows, doors, trims and frames and other architectural trim elements to be prepared and painted to an enamel finish with all timber prepared and undercoated
- Paint the interior faces of exterior doors, including jambs and casing
- Clean-up all overspray, and remove all waste and rubbish created by the work.
- Carry out minor repairs including re-fixing or replacing weatherboards and repairing leak on south-east corner of upper storey

**Comment**

The Shire has sought three (3) quotes for the scope of work which have all exceeded the adopted budget allocation.

Quotes exceed the budget estimate due to the nature of the work including:

- Engaging a contractor to undertake the work because a registered painter is required and a local contractor could not be sourced;
- Duration of the work and accommodation costs exceeded estimate;
- Scaffolding hire to ensure work carried out safely exceeded estimate.

It is recommended that Council approve an over expenditure of \$30,000 plus GST for activities in 2013/14 with funds directed from the budget's Works and Services Reserve account A001318.

The adopted budget proposes an allocation to the Works and Services Reserve account A001318 of \$50,000, it is recommended that this be reduced to \$20,000 and balance of the money used for over expenditure on account E132052.

Legal Implications

Local Government Act 1995 - Section 6.8 requires a local government not incur any expenditure that is not included in its budget.

Policy Implications

Nil

Consultation

Internal: Chief Executive Officer  
Manager of Corporate Services

Financial Implications

Budget implications for the proposal include:

1. An increase to Account E132052 of \$30,000 to \$65,070.00; and
2. A decrease to the Works and Services Reserve Account A001318 from \$50,000 to \$20,000

Strategic Implications

The conservation work of the Lake Grace Australian Inland Mission Hospital is consistent with the focus and goals of the Shire of Lake Grace in particular Infrastructure – to Develop, maintain and rationalize key infrastructure in the best interests of the community economic development of the Shire and the region.

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11684**

Moved Cr Hunt  
Seconded Cr De Landgraftt

That Council:

1. Approve the additional capital expenditure from Account E132052 of \$30,000 plus GST for the payment of the exterior maintenance and repairs of the Lake Grace Australian Inland Mission Hospital;
2. Approves the reduction of the proposed transfer to the Works Reserve Account A001318 of \$30,000 to cover the additional expenditure of account E132052.

**MOTION CARRIED 7/0**

## 14.7 **RETAIL HARDSHIP IN SMALL COMMUNITIES PRESENTATION – FINANCIAL SUPPORT**

**Applicant:** Shire of Lake Grace  
**File No.** 0675  
**Attachments:** Small Town Assistance Proposal by John Stanley  
**Author:** Mr Graeme Simpson / former Acting CEO  
**Disclosure of Interest:** Nil  
**Date of Report:** 11 September 2013  
**Senior Officer:** Mr Neville Hale

### Summary

The issue of retailing hardship in small rural communities has been brought to the notice of the Shire and this proposal to have John Stanley present to small business owners is something the Shire can do in the hope that all small business owners may attend and obtain benefit.

### Background

Deputy President Chamberlain raised the issue of struggling small business proprietors in this Shire and requested the author see what could be done.

Suggestions of rate relief and seeking State or Federal grants to subsidise small local businesses that are struggling to survive could not be attained but reference was made to Mr Neil Butterworth of the Small Business Centre Wheatbelt South who has responded.

Mr Butterworth visited small businesses in Lake Grace, Newdegate, Lake King and Varley.

During discussion with the Acting Chief Executive Officer it was also pointed out that Narrogin and Wagin towns were struggling. Reference was made to the Mullewa initiative some years ago to bring AFL legend Ron Barrasi to the community for a motivation with very good effect and Mr Butterworth returned to his Narrogin office to report back to this Shire. Councillors were informed verbally of the action taken.

### Comment

The suggestion of Mr Butterworth to bring Mr John Stanley to this region is a good one and the Shire can assist all business people within the Shire by hosting a one off event within the Shire. Proprietors of successful and thriving business may also benefit by attending a public forum of this nature.

Council's acceptance of the proposal to pay one third of the fee will amount to \$1500.00 and could be covered in account E041190 Donations and Ex Gratia payments. Mr Butterworth is seeking donations to cover the cost of accommodation and food and will approach the Newdegate Caravan Park for assistance.

### **Conclusion**

The project proposal is a sound way to help struggling local businesses and translate into giving the business proprietors the encouragement and methodology to improve their performance in what is shaping up to be a good harvest and improving economy.

Legal Implications

Early approval under section 6.8 (1) (c) of the Local Government Act was sought and obtained from the Shire President on Friday 13 September 2013.

Policy Implications

Nil

Consultation

External: Mr Neil Butterworth of the Small Business Centre

Internal: Lee Holben Manager Community Services

Financial Implications

There are sufficient funds in the Donations Account but no specific allocation for this project.

Strategic Implications

Focus Area Ec1 of the Lake Grace Strategic Community Plan states:

*Support growth, development and diversification of local business and employment opportunities across the whole Shire* and indicates that the Shire needs to be a Facilitator and Contributor to pursuing this community objective.

Voting Requirements

Simple majority required

Recommendation/Resolution

**MOTION 11685**

Moved Cr Sinclair  
Seconded Cr Walker

That Council endorse the action of the Shire President under section 6.8 (1) (c) of the Local Government Act to authorise the expenditure of \$1,500.00 from account E041190 for the purpose of donation of funds to bring Motivational Speaker John Stanley to Newdegate.

**MOTION CARRIED 7/0**

<b>15.0 MATTERS FOR CONSIDERATION – ADMINISTRATION</b>
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**15.1 ST JOHN AMBULANCE WA – RENTAL AGREEMENT**

*The Shire President advised that Item 15.1 has been withdrawn as Shire support for office space and accommodation for the St John Ambulance Paramedic is no longer required.*

**15.2 PROPOSAL FOR ROAD NAME CHANGE – RODGER ROAD**

*Additional information received from Landgate was distributed to Councillors.*

<b>Applicant:</b>	Mrs Patricia Weir (Nee Eckersley)
<b>File No.</b>	0357
<b>Attachments:</b>	Location Map Application Request Documentation
<b>Author:</b>	Mr Graeme Simpson / Former Acting CEO
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	11 September 2013
<b>Senior Officer:</b>	Mr Neville Hale

Summary

An application has been made for a name change from Rodger Road (which runs between Lake Bidy Road and Lake Grace – Lake King Road) to Eckersley Road.

There has been documentation to support the proposal to name the road after the early Lake Bidy pioneer Mr John Eckersley. There is no local knowledge of the naming of Rodger Road.

Background

The background information supplied on the Eckersley family is as follows:

- Mr John Eckersley was a World War I service man;
- Mr Eckersley received a Solider Settlement property at Lake Bidy
- Moved to the farm in 1920's;
- With his wife had a family of six boys and three girls;
- Mr Eckersley was an active participant in the district; retired to Perth and died in 1975;
- A son, Mr Alexander Ron Eckersley farmed the Bidy Downs property until 1983 and sold the property.

Comment

There is a lack of information available on the reason for naming the road Rodger Road but this may only be a lack of documentation from the early period of pioneers.

A call for comment on the proposal to change the name may produce some information. A lack of response would suggest that the reasoning is lost and there is little opposition to the proposal.

#### Legal Implications

Responsibility for the naming of roads, features, townsites and places in Western Australia resides with the Minister of Land Information, under *Land Administration Act 1997*.

The Geographic Name Committee was established to provide the Minister of Land Information with advice on geographical nomenclature matters, and guidelines to facilitate the approval and processing of nomenclature applications.

Generally, Local Governments propose road names to the Geographic Names Committee and all interested parties are advised.

#### Policy Implications

Council has no specific policy with regards to the naming of roads within the Shire; however road names are generally selected in accordance with guidelines provided by the Geographic Names Committee, specifically:

- New names and changes of names shall have strong local community support.
- Names in public use shall have primary consideration.
- Name duplication and dual naming should be avoided, especially those in close proximity.
- Names of living individuals should only be used in exceptional circumstances.
- Name characterised as follows to be avoided, where possible; incongruous; given and surname combinations; qualified names; double names; corrupted, unduly cumbersome, obscene, derogatory or discriminating names; and commercialised names.
- Preferred sources of names are: - descriptive names appropriate to features, pioneers, war casualties and historical events connected with the area, and name from Aboriginal languages currently or formerly identified within the general area.
- Generic terms must be appropriate to features described.
- New names proposed must be accompanied by exact information as to location, feature identification, origin, or if alteration is proposed, by a rationale.
- The use of genitive apostrophe is to be avoided (e.g. Butcher's)
- Hyphenated words in place names shall only be used where they have been adopted in local usage. (e.g. City of Kalgoorlie-Boulder)

#### Consultation

The author of this report spoke to the applicant Mrs Weir and to Newdegate identity Mrs Helen McDonald a long term resident of the area.

#### Financial Implications

There will be minimal administrative cost involved in updating mapping records and road side sign posting. The cost would be absorbed within the Roads budget item a/c E122500.

Strategic Implications

Nil

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11686**

Moved Cr Farrelly  
Seconded Cr Walker

That the proposal to change the name of the road running between the Lake Grace – Lake King Road and Lake Bidy Road, from Rodger Road to Eckersley Road, be advertised within the Newdegate community seeking information on the named Rodger Road and comment on the renaming of the road to Eckersley Road.

**MOTION CARRIED 7/0**

**15.3 NEWDEGATE GOLF CLUB – CSRFF FUNDING APPLICATION ENDORSEMENT**

**Applicant:** Newdegate Golf Club  
**File No.** 02860  
**Attachments:** Nil  
**Author:** Ms Lee Holben  
**Disclosure of Interest:** Nil  
**Date of Report:** 3 September 2013  
**Senior Officer:** Mr Neville Hale

Summary

For Council to endorse an application to the Community Sport and Recreation Facilities Fund (CSRFF) on behalf of the Newdegate Golf Club to install synthetic tees at the Newdegate Golf Club.

Background

This CSRFF application follows on from correspondence from the Newdegate Golf Club detailing the proposal for the installation of synthetic tees and requesting support of their application.

The original tees at the Newdegate Golf Club were constructed many years ago from sand and sump oil, a number of the tees are now deteriorating and making it difficult to tee off in a safe manner.

The Newdegate Golf Club's proposal is to replace thirty one (31) tees with synthetic tees. The turf used is the same as that used on the Nullarbor Links Golf Course.

A trial tee has been operating for feedback from members, which has been successful and provided the support to submit the application from the members of the Newdegate Golf Club.

Comment

There are no other local groups seeking funding through the Department of Sport & Recreation's CSRFF program in this funding round.

The application would therefore be the Shire of Lake Grace's top priority if endorsed by Council.

A copy of Funding Application will be available at the Council Meeting.

Legal Implications

Nil

Policy Implications

*Shire of Lake Grace Policy 1.12 Community Engagement*

To ensure that the residents of the Shire of Lake Grace have the maximum opportunity to contribute to their own social, economic and community well-being as well as good governance through information, consultation and active participation in the development of major programs, projects and events throughout the Shire.



Consultation

Internal: Nil

External: Department of Sport and Recreation – Wheatbelt Office

Financial Implications

There is no funding required from the Shire for this project. The cost to the Shire is limited to administration and support of this application.

**Project Budget**

The project budget is outlined as follows:

Materials:	\$15,840.60
Labor:	<u>\$ 5,650.00</u>
<b>Total:</b>	<b>\$21,490.60</b>

**Funding Sources**

The expected funding sources are as follows:

Applicant cash:	\$10,867.14
CSRFF:	\$ 7,163.46
Donated materials:	\$ 360.00
Volunteer labor	<u>\$ 3,100.00</u>
<b>Total:</b>	<b>\$21,490.60</b>

Strategic Implications*Shire of Lake Grace Strategic Plan*

Focus 2 Social and Community Well Being

Strategy 2.1 Retain, promote and develop health, education, recreational provision and access within the Shire.

Voting Requirements

Simple majority required.

Recommendation/Resolution**MOTION 11687**

Moved Cr Hunt  
Seconded Cr Farrelly

That Council endorse:

1. As its priority project the application from the Newdegate Golf Club to the Department of Sport and Recreation for CSRFF funding of \$7,163.46 towards the installation of synthetic tees at the Newdegate Golf Club.
2. Authorise the Chief Executive Officer to advise the Department of sport and Recreation accordingly.

**MOTION CARRIED 7/0**

#### 15.4 **2012/2013 ROYALTIES FOR REGIONS COUNTRY LOCAL GOVERNMENT FUND AGREEMENT – USE OF COMMON SEAL**

**Applicant:** Shire of Lake Grace  
**File No.** 0666  
**Attachments:** Agreement  
**Author:** Mrs Jeanette Bennett  
**Disclosure of Interest:** Nil  
**Date of Report:** 17 September 2013  
**Senior Officer:** Mr Neville Hale

##### Summary

This report is for Council to approve the use of the common seal on the Financial Assistance Agreement for the 2012/13 Royalties for Regions Country Local Government Fund (CLGF) local component between the Shire and the Department of Regional Development.

##### Background

In March 2013, under Resolution No 11607, Council endorsed the submission to the Department of Regional Development, for its 2012/13 CLGF individual allocation of \$415,804 to the following projects:

- |   |           |
|---|-----------|
| • Lake Grace Community Shed - Construction                          | \$50,000  |
| • Newdegate Independent Living Units – hard and soft landscaping    | \$140,000 |
| • Lake Grace Independent Living Units – hard and soft landscaping   | \$120,000 |
| • Footpath Network Renewal – construction of footpath and ramps     | \$55,840  |
| • Lake Grace Sportsground Redevelopment – hard and soft landscaping | \$50,000  |

With the release of the 2013/14 State Budget, the Department of Regional Development have now advised the funding request is able to be processed and have forwarded the Agreement for completion.

##### Comment

Affixing of the Shire's Common Seal requires a resolution of Council to authorise the Shire President and the Chief Executive Officer to use the seal and execute the agreement

##### Legal Implications

*Royalties for Regions Act 2009*

*Local Government Act 1995* – Section 9.49A

Shire of Lake Grace Standing Orders Local Law – clause 17.1

##### Policy Implications

Shire of Lake Grace Policy 1.11 – Use of Common Seal

Consultation

N/A

Financial Implications

The CLGF allocation of \$415,804 is included in the 2013/14 Budget.

The agreement sets out the responsibilities of both parties in relation to the successful delivery of the Royalties for Regions Projects referred to in Schedule 4 of the Agreement.

Strategic Implications

N/A

Voting Requirements

Simple majority required.

Recommendation/Resolution

**MOTION 11687**

Moved Cr De Landgraft  
Seconded Cr Chappell

That Council authorise the Shire President and the Chief Executive Officer to use the common seal on the 2012/13 Royalties for Regions CLGF Financial Assistance Agreement between the Shire of Lake Grace and the Department of Regional Development.

**MOTION CARRIED 7/0**

*2.40pm Mrs Brandenburg left the meeting – as a mark of respect to Mrs Brandenburg, Councillors stood in acknowledgement of her long and faithful service to the Shire.*

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

**16.1 INFORMATION BULLETIN REPORT**

Background

Councillors were issued with their Information Bulletin Reports at the meeting.

Resolution

**MOTION 11688**

Moved Cr De Landgrafft  
Seconded Cr Walker

That the Information Bulletin be received.

**MOTION CARRIED 7/0**

**17.0 SCHEDULING OF MEETING**

**17.1 OCTOBER 2013 ORDINARY MEETING**

**Motion 11543 November 2012 states:**

An Ordinary Meeting of Council will be held on Wednesday 23 October 2013 commencing at 2:00pm at Council Chambers, 1 Bishop St Lake Grace WA.

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

None

**19.0 CLOSURE**

There being no further business, the Shire President closed the meeting at 2.40pm pm.

The Shire President recognised that Cr Farrelly has attended his last ordinary meeting of Council as he did not renominate for his position and thanked him you for his years of service.

**20.0 CERTIFICATION**

I Leonard William Armstrong certify that the minutes of the meeting held on the 25 September 2013 as shown were confirmed as a true record at the meeting held on the 23 October 2013.

\_\_\_\_\_

Presiding Member

\_\_\_\_\_

Date