

Strategic Planning Committee

Minutes | 11th February 2020

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SHIRE OF QUAIRADING

The Minutes of the Strategic Planning Committee Meeting held on Tuesday 11th February 2020 commencing at 5.26 pm.

ITEM 1 OPENING & ANNOUNCEMENTS

The Chairperson opened the Meeting at 5.26 pm.

"Before we start our Meeting, I would like to acknowledge that we are meeting on Noongar / Ballardong land and we pay respect to the original custodians...past, present and future and welcome you all here today for this Meeting".

Cr McGuinness welcomed Councillors and Staff to the first Strategic Planning Committee for 2020.

ITEM 2 ATTENDANCE AND APOLOGIES

Councillors

Cr B McGuinness Chairperson
Cr WMF Davies Shire President

Cr JN Haythornthwaite Deputy Shire President

Cr JW Haythornthwaite

Cr JR Hippisley Cr PD Smith Cr TJ Stacey

Council Officers

Mr N Gilfellon Acting CEO / Executive Manager of Corporate Services

Mr A Rourke Executive Manager of Works & Services

Mr RM Bleakley IPR/Strategic Projects Officer

Mrs A Strauss Executive Officer

Apologies

Cr BR Cowcill

Mr GA Fardon Chief Executive Officer

Leave of Absence Previously Granted

Nil

ITEM 3 DEPUTATIONS / PRESENTATIONS / SUBMISSIONS / PETITIONS

Nil.

ITEM 4 DECLARATIONS OF INTEREST

Nil, at this time.

5.1 Confirmation of Minutes – 15th October 2019

RECOMMENDATION: SP10-19/20

MOVED Cr Davies SECONDED Cr Stacey

That the Minutes of the Strategic Planning Committee Meeting held on the 15th October 2019 be confirmed as a true and accurate record.

CARRIED 7/0

5.2 Business Arising

Cr John Haythornthwaite

Page 16 of the Agenda – A new Property Register

The Acting Chief Executive Officer advised that the property register has been developed for the purpose of managing Council property condition reports, maintenance, and forward Asset Management planning.

Page 22 of the Agenda – Councillor's Future Proposals

Cr McGuinness advised that he stepped down from his role as Chair to move the recommendation.

Cr Jo Haythornthwaite

Page 16 of the Agenda - The Property Register historical data

The Acting Chief Executive Officer advised that the historical data has been included in to the Property Register.

Recommendation SP09-19/20 Application for Regional Airports Program

The IPR & Strategic Project Officer advised that no timeframe has been given for the outcome of the Application.

Page 22 of the Agenda - Aged Housing Working Group Meeting outcomes

The IPR & Strategic Project Officer advised that the outcomes of previous meetings, including the survey of the allocated land Lot 501 will be presented to the recommended Architect to consolidate into a preliminary concept design. A meeting has been scheduled for February.

5.3 Confirmation of Minutes – 31st October 2019

RECOMMENDATION: SP11-19/20

MOVED Cr Davies SECONDED Cr Jo Haythornthwaite

That the Minutes of the Special Strategic Planning Committee Meeting held on the 31st October 2019 be confirmed as a true and accurate record.

CARRIED 7/0

5.4 Business Arising

Nil.

6.1 Referred Strategic Proposals/Matters Report February 2020

#	MATTER	SCP	СВР	LTFP	19/20 BUDGET
1	Building Strategy	G1, B2.1, B2.2	Υ	Υ	Y – In house Development In Progress
2	Solar Power for Caravan Park/ Swimming Pool / Oval	ED2.1, S1.1, NE1.1	N	N	N – Further Research to be undertaken Electricity Tariff Change has seen significant reduction in Power Charges.
3	Progressing the potential bituminising of the airstrip	B2.2	Y	N	N (\$30,000 listed for 20/21 for Aprononly) Grant application has been submitted for Asphalt of Apron with an increased Area
4	Community Park / Trail	S1.1, S1.2,NE2.2, S2.2, S4.5, B2.2, G3.2	Y	Y	Y - \$20K Concept and Design in 2019/20 Progression is subject to Applications for Grant Funding. \$73,227 in Trust Fund \$75,000 retained in Building & Infrastructure Reserve Fund. Concept adopted by Council December 2019 OCM. Further research on Project Costings and Whole of Life Costs.
5	Business Attraction Strategy	ED1.1, ED2.1	Y	Υ	N – In House Development of Strategy Draft Strategy presented at the November 2019 Information Session Final Strategy to be presented for Adoption at February 2020 OCM.
6	Energy Efficient Street Lighting	NE1.1	Υ	Υ	N
7	Tourist Layby, Opposite the Shopping Precinct Carpark in Heal Street	B2.1, B2.2, S4.5	Υ	Υ	Y- Concept Design funded in 2019/20 Budget – Engineering Consultancy Y – Detailed Design Nov 2019 Budget Review Approved. N- Construction
8	Configuration of Entry Western End Heal Street	B2.1, B2.2, S4.5	N	N	Y- Concept Design funded in 2019/20 Budget – Engineering Consultancy Y- Detailed Design Nov 2019 Budget Review Approved N- Construction
9	Pink Lake Layby Concept (Western side of the Lake)	NE2, NE2.1, NE2.2	N	N	N – Construction Concept submitted back to Main Roads Previous Cost Estimates provided to Council
10	Tourism Strategy	ED1.1, ED2, ED2.1,	Υ	Y	Y – Provision of \$10K in 2019/20 Budget for Strategy Actions

#	MATTER	SCP	СВР	LTFP	19/20 BUDGET
					Y - Street Signage Upgrade \$20K in 2019/20 Budget (of which \$10K from Grant) Y - Area Tourist Promotion \$5K in the 19/20 Budget - Commenced Tourism Development Strategy presented to Feb 2020 SPC for Recommendation to Council
11	Alternative Power (Tyres)	NE1.1, NE1.2	N	N	N
12	Fuelled Waste Power Generation	NE1.1, NE1.2	N	N	N
13	Waste Strategy Plan	NE1.1, NE1.2	Y	Υ	N
14	Traffic Control – Review Paper on In House versus Contractor Model	B2, G1.1, G4	N	N	Contractor Model in 19/20 Adopted Budget. EMWS Report to Feb 2020 SPC
15	Asset Management Plans	B2, G1.1, G4	Υ	Υ	Y – In House development with external specialist expertise where required. KPI – April 2020
16	Review of Strategic Community Plan, Long Term Financial Plan and Corporate Business Plan	G4, G4.3	Y	Y	Y - In House development with external specialist expertise where required. Review of SCP completed Dec 2019 OCM LTFP and CBP to be reviewed for April 2020 prior to Annual Budget Cycle

Council Discussion

Cr Smith

7. Tourist Layby, Opposite the Shopping Precinct Carpark in Heal Street

The Executive Manager of Works & Services advised that he is awaiting the design quotation for the Precinct Carpark which are expected to be received by March 2020.

9. Pink Lake Layby Concept – "Concept submitted back to Main Roads"

Taken on Notice.

10. Main Entry Signage

Cr Smith provided an update from the Tourism Steering Committee with regard to the Main Entry Signage. Cr Smith asked that the Chief Executive Officer consider photographs on the Sign so that passers-by can see what the Shire of Quairading has to offer, to demonstrate "Take a closer look", and halt the production of the Logo with just a blue background.

Cr Davies

11. Alternative Power (Tyres)

Cr Davies informed the Committee than he has been unable to get a response for the Alternative Power (Types) initiative and that it is unlikely to proceed. The Committee agreed to continue the Strategic Proposal of alternative power.

7.1 Tourism Development Strategic Plan

The Tourism Development Strategic Plan Item was withdrawn as it had been dealt with at the Special Council Meeting prior to the Strategic Planning Committee meeting.

7.2 Traffic Management Feasibility Study

Meeting Date 11th February 2020

Responsible Officer CEO Graeme Fardon

Reporting Officer EMWS Allan Rourke

Attachments Nil

Owner/Applicant Shire of Quairading

Disclosure of Interest Nil

OFFICER RECOMMENDATION

RECOMMENDATION: SP12-19/20

MOVED Cr Jo Haythornthwaite SECONDED Cr John Haythornthwaite

That the Strategic Planning Committee Recommend to Council that: -

Council receive the Officers Feasibility Report of an in house Traffic Management Team Option to replace contracting Traffic Management Services for Annual Road Construction and Maintenance Programme.

CARRIED 6/1

IN BRIEF

- Contractor Traffic Management Services are engaged annually for the Road Construction and Maintenance programme.
- The cost for this service in the 2019/20 year is estimated at \$179,745
- Council requested a feasibility study to be undertaken to analyse if the service could be done in house.

MATTER FOR CONSIDERATION

To provide Council with information for the feasibility of providing an "in-house" Traffic Management Team option rather than hiring Traffic Management Contractors.

BACKGROUND

Traffic management is currently contracted annually from suitable contract companies to supply traffic management services to assist Council's Capital and Maintenance projects to be carried out.

The 2019/20 financial year, \$179,745.00 is allocated for traffic management services in the Budget for Major Capital and Maintenance works.

In the September 2019 Ordinary Council Meeting, Council requested a Feasibility Study of an in house traffic management team be undertaken and presented to the February 2020 Strategic Planning Committee.

STATUTORY ENVIRONMENT

Australian Standards 1742 part 3 2009.

Main Roads WA code of practice for traffic management works on roads.

POLICY IMPLICATIONS

N/A.

FINANCIAL IMPLICATIONS

Table 2 outlines the costs of each option provided. The Casual option provides the lowest cost and is \$28,080 cheaper than the Contractor option. The full time option is \$87,010 more expensive than the Contactor Option. The additional expenditure or savings will be allocated over the operational and capital budgets with the majority of the casual option being capital expenditure and the full time option being split 50-50.

There is no expected need to purchase additional equipment as existing vehicles can be utilised. Therefore, there will be no additional start-up costs for the Full Time or Casual Option.

Any additional expenditure will need an increase in funding from Grants, Rates or savings from other operational or capital areas.

STRATEGIC IMPLICATIONS - Strategic Community Plan 2017 - 2027

Built Environment Objective: Planning and infrastructure to meet the needs of the community

ITEM	OUTCOMES AND STRATEGIES		
B2	Enhanced and Sustainably Managed Assets and Infrastructure		
B2.1	Ensure the provision of roads, footpaths and drainage takes into account the needs of the community, including the needs of the agriculture industry		
B2.2	Ensure the provision of community facilities and other built assets takes into account the needs of the community		

COMMUNITY CONSULTATION

N/A

RISK ASSESSMENT – Risk Management Policy and Risk Management Governance Framework Applicable.

Financial - Risk Matrix Rating is assessed as high. The additional costs in the full time option will require increases in grants or rates to fund the option. If the funding is not adequately obtained it will create financial pressure on other key functions.

Reputation – Risk Matrix Rating is assessed as Low. The Risk is assessed as medium with the Casual option due to the operational risks it creates for projects.

Health - Risk Matrix Rating is assessed as Low.

Operation – Risk Matrix Rating is assessed as Low. The casual option creates risks of delays and overspends due to the difficulty and nature of accessing qualified Casual staff when required on rigid timeframes.

Natural Environment – Risk Matrix Rating is assessed as Low.

COMMENT

The staffing requirements to provide the adequate traffic management "in house" for major Capital and Maintenance works is 3 extra staff, this allows Council to comply with the relevant legislation and Codes of Practice when carrying out these works.

Options to engage the necessary staff to provide traffic management would be on a full time basis or a casual basis. Part Time Staff would not be practical with the timeframes and seasonal nature of the work required.

The below table shows the costs of employing staff to undertake the Traffic Management Programme.

Table 1

		Full Time (\$)	Casual (\$)
	One Employee		
	Wages	55,328	32,200
	Super	5,256	3,059
	Workers Comp	1,162	676
	Leave Loading	807	Nil
	Training	1,000	1,000
	Long Service Leave	1,382	470
	Clothing	750	750
	Sub Total	65,685	38,155
Α	Staff x 3 ¹	197,055	114,465
	Plant Operational	16,100	16,100
В	Plant x 2 ²	32,200	32,200
	Additional Costs		
	Traffic Management Plans ³	5,000	5,000
	Materials ⁴	15,000	
	Plant Operational ⁵	17,500	
С	Sub Total	37,500	5,000
A+B+C		266,755	151,665

- 1. Staff costs needed (Full Time), Casual 920hrs (Traffic Management only).
- 2. Plant operation costs (Full Time, Traffic Management only), Casual (Traffic Management). Only two vehicles will be required to provide this function.
- 3. Traffic Management Plans for projects (contractor).
- 4. Material additional cost (full time) for works to be performed outside of Traffic Management. This is to be for Road Maintenance
- Plant operational additional costs (full time) for works to be performed outside of Traffic Management. This is to be for Road Maintenance

Table 2

Traffic Management Comparison Summary	Amount (\$)
Full Time	266,755
Casual	151,665
Contractor	179,745

Council employing casual staff will provide a saving of \$28,080 based on this year's cost to engage contractors.

There are risks associated with casual employment and these are: -

- Availability of multi-skilled / trained persons in the area to have a pool of casuals to call on. It is expected a pool of 5 casuals will be required.
- Reliability of casual staff to be available when required.
- Reputational, not being able to start or complete works as programmed.
- Financial being costs to Council by external contractors from additional down time if no traffic management is in place due to casual staff not being available.

Benefits employing casual staff are: -

- Reduced costs.
- Employment for the local community.

Council employing full time staff will have an increase in operational costs of \$87,010 based on this year's cost to engage contractors.

There are risks associated with full time employment and these are: -

- Increase in rates to the community if additional funding can't be attained.
- Increased level of service due the additional works being performed when Traffic Management is not required. This is estimated to be approximately an additional 1,500 hours of labour, with the majority to be utilized for Road Maintenance.

Benefits employing full time staff are: -

- Employment for the local community.
- Attraction to relocate to the area.
- · Reliability having readily available staff when needed.
- Increased maintenance over the road network.
- Ability to cover other staff when on leave or illness.

9.1 Cottage Structural and Architectural Report

Meeting Date	11 th February 2020	
Responsible Officer	CEO Graeme Fardon	
Reporting Officer	CEO Graeme Fardon	
Attachments	(i) ORA Condition Report(ii) Current and proposed Ground Floor Plan	
Owner/Applicant	Shire of Quairading	
Disclosure of Interest	n/a	

OFFICER RECOMMENDATION

That the Strategic Planning Committee Recommend to Council that: -

- 1. That Council receives and notes the Cottage Condition Report and proposed Ground Floor Plan for the Conversion of the Cottage into a Caretakers Cottage.
- 2. That the Matter be further considered by the Strategic Planning Committee when a Builder's Estimate is obtained.

VOTING REQUIREMENTS – Simple Majority

RECOMMENDATION: SP13-19/20

MOVED Cr Smith SECONDED Cr Davies

That the Strategic Planning Committee Recommend to Council that: -

- 1. Council receives and notes the Cottage Condition Report and proposed Ground Floor Plan for the Conversion of the Cottage into a Caretakers Cottage.
- 2. The Chief Executive Officer investigate opportunities within the Federal Grant Drought Communities Assistance Programme for the Caretaker accommodation and four (4) low-cost units at the Caravan Park.

CARRIED 7/0

Reason for variation

The building estimate was received as a late attachment and therefore a future meeting to consider the estimate was not necessary. In addition, the Committee requested that the Chief Executive Officer investigate opportunities within the Federal Grant - Drought Communities Assistance Programme for the Caretaker accommodation and four (4) low-cost units at the Caravan Park.

IN BRIEF

- Following an Inspection of the Cottage by Councillors and Senior Staff, the CEO engaged an Architect and a Structural Engineer to inspect and assess the Cottage Building.
- The Architect has also provided a Concept Floor Plan for converting the Building from the Ex Infant Health Clinic and Short Stav Accommodation to a fit for purpose Caretakers Residence.
- Committee is requested to consider the Initial Structural Report and the Architect's Condition Report.

- The Reports have been forwarded to Registered Builder Adam May for his assessment and to provide a Cost estimate.
- Further consideration will be needed to assess the viability and feasibility of renovating and conversion of the Cottage to a Caretaker's Residence compared to a new Building in its stead.

MATTER FOR CONSIDERATION

Building Condition Report, Engineering Structural Report and Proposed Layout for a Caretaker's Residence.

BACKGROUND

Committee attention is also drawn to the increasing frequency of "drive in" Visitors not being able to book into the Cabins and pay the Hire Fee and applicable Bonds for the Cabins with the current Part time / Offsite Caretaker.

Currently the Acting Caretaker attends the Park twice a day to attend to the Patrons and to maintain the Facility.

It is expected that with further Area Promotion and greater awareness of the Caravan Park and Cabins that the Occupancy Rate for the Park and Cabins will steadily increase.

Council's Business Plan for the 3 Park Cabins was based on a 50% Occupancy rate, when regional comparatives of actual Occupancy Rates were in the 70-80% range.

The regional experience has been that Contractors and Business were the primary occupiers of the Park Cabin accommodation in the other Towns.

Please refer to Occupancy data for the Cottage and Cabins listed in the Comments section.

STATUTORY ENVIRONMENT

N/A

POLICY IMPLICATIONS

N/A.

FINANCIAL IMPLICATIONS

Inspections and Reports have been undertaken and funded under Operating Expenditure.

There is no Current Budget Provision for either Renovation and Conversion of the Cottage nor its Replacement.

Committee may wish to review the guidelines for the Drought Communities Assistance Program (provided in this Agenda) as to whether this project would be considered eligible.

STRATEGIC IMPLICATIONS – Strategic Community Plan 2017 - 2027

Built Environment Objective: Planning and infrastructure to meet the needs of the community

ITEM	OUTCOMES AND STRATEGIES
B2	Enhanced and Sustainably Managed Assets and Infrastructure

Economic Objective: Growing economy and employment opportunities

ITEM	OUTCOMES AND STRATEGIES
ED2	Tourism facilities and services

COMMUNITY CONSULTATION

No consultation was required or undertaken in relation to this report.

RISK ASSESSMENT – Risk Management Policy and Risk Management Governance Framework Applicable.

Financial - Risk Matrix Rating is assessed as Low. Inspections and Reports undertaken have been funded from the existing Operating Budget. Future work on the building or alternatively its replacement, will need to be funded by Council or from Grant Funds (if eligible) in future Budgets.

Health – Risk Matrix Rating is assessed as Low. The Building Report has identified a number of issues in regard to the building.

Reputation – Risk Matrix Rating is assessed as Low. Heightened Risk has been identified if the Community have a strong attraction / affiliation to the current building and Council proposes to replace the Building. It is believed that this risk could be mitigated if the estimated cost of renovation and its funding is well publicised.

Operation – Risk Matrix Rating is assessed as Low. Building Assessments have been conducted by external Specialist Consultants and Council Senior Staff within Council's normal operations.

Natural Environment – Risk Matrix Rating is assessed as Low.

COMMENT

Council Staff have provided the following Occupancy date for the Cottage since July 2019 and for the Cabins since the Cabins were commissioned in October 2019.

Occupancy (nights)	Туре			
Date	Cabin	Cabin %	Cottage	Cottage %
2019				
Jul	0		10	33%
Aug	0		3	10%
Sep	0		11	37%
Oct	13	14%	8	27%
Nov	38	42%	4	13%
Dec	16	18%	1	3%
2020				
Jan	11	12%	4	13%
Grand Total	78	22%	41	20%

Further data is being prepared on the current year's Occupancy Rate at the Caravan Park and comparisons with the period since its re-development.

ITEM 10 NATURAL ENVIRONMENT: TO PRESERVE & SUSTAIN OUR NATURAL ENVIRONMENT

No matters for consideration.

ITEM 11	GOVERNANCE	: STRONG GOVERNANCE	: & COMMUNITY ENGAGEMENT
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No matters for consideration.

12.1 District Bus Tour

Cr Davies

Timing and Arrangements for a District Road Inspection and Bus Tour.

The Committee asked that the Chief Executive Officer provide two (2) dates and tour itinerary.

12.2 Drought Communities Assistance Programme

Information listed at the request of Shire President Cr Davies.

On 28 January 2020, the Australian Government announced that it would provide funding under the Drought Communities Programme (DCP) - Extension to a further 52 councils experiencing hardship due to the drought. These eligible councils will be provided up to \$1 million* to complete local infrastructure and other drought relief projects, and brings the total commitment under the DCP Extension to \$300 million since 2018-19.

* Councils of less than 1,000 people will receive up to \$500,000 and councils with a larger population will receive up to \$1 million.

The following councils are eligible based on need and the economic impact of drought in the region and we assessed using the following:

- · rainfall deficiency data from the Bureau of Meteorology
- population and industry data particularly reliance on agriculture

The Government monitors drought conditions across the country and may add more councils depending on conditions.

The Shire of Quairading is one of the eligible Councils announced on the 28th January 2020.

The Federal Department advises that the Final Guidelines for the recently announced Councils will be signed off within the fortnight and circulated to the eligible Councils.

The date of Closure for Applications is unknown at this stage, but as an indication the Councils announced in November 2019 have an Application Deadline of the 1st December 2020.

Council's CEO and Grants Team have met to assess the Preliminary Guidelines and to discuss planned Projects that may be eligible.

Federal Government Media Release 28th January 2020

Funding for farmers, small businesses, families and schools in drought-affected communities across Australia will now start rolling out as part of a \$57 million support package.

Prime Minister Scott Morrison said it was important that those people and businesses suffering from the drought continued to get the support they need.

"While we know the nation has been gripped in recent months by the bushfire crisis I want all Australians impacted by drought to know that you have remained firmly in our Government's focus," the Prime Minister said.

"You remain at the centre of relief, response and recovery plans for the future and making Australia more resilient to these challenges in the future.

"This funding will support local tourism initiatives, new infrastructure and amenities, and funding to help non-government schools facing financial hardship as a result of drought."

Minister for Drought David Littleproud said an additional 52 councils would now receive up to \$1 million under the extended Drought Communities Programme, determined by rainfall data and both agricultural and broader employment information.

"We will distribute \$47 million to drought effected areas based on population, providing councils of less than 1,000 people with \$500,000 and those with a larger population with \$1 million to ensure we continue to provide appropriate, tailored support," Minister Littleproud said.

"Drought doesn't just hurt farmers, it goes out the farm gate. It hurts small businesses and the wider community as well, but this extra funding keeps money flowing through affected areas.

"Funding will support events that create jobs, boost tourism and improve community wellbeing, and enable construction of infrastructure that encourages people to stop in these small towns.

"So far, the DCP extension has funded over 300 projects, such as the construction of amenities blocks, potable water supply, local tourism assets, community resilience events and employing local drought support officers."

Minister for Education Dan Tehan said the Government was committing an additional \$10 million to ensure families affected by drought are supported to continue accessing education.

"We have doubled our drought relief support for non-government schools to \$20 million to help more schools across New South Wales, Queensland, Victoria and South Australia keep their doors open," Minister Tehan said.

"Many of these schools have been taking money out of their own pockets to waive fees and subsidise fees to ensure that families can continue to send their children to school.

"This additional funding will ensure students don't have their education interrupted as a result of financial hardship caused by drought."

Since the election the Government has rolled out more than \$1 billion in extra grants and payments to support drought-affected communities.

Today in Orange the advisory board of the National Drought and North Queensland Flood Response and Recovery Agency will meet for the first time, working with the National Farmers Federation to improve access to support programs for affected farms and communities across all levels of government.

https://www.pm.gov.au/media/more-support-communities-affected-drought

12.3 Other Councillor's Future Proposals

Cr Smith

Advertising on GWN7 – Cr Smith advised that GWN7 has an offer for Community Partnership discounted 3-week advertising Program for 15 second commercials with access to 204 spots for regional advertising.

RECOMMENDATION: SP14-19/20

MOVED Cr Davies SECONDED Cr Smith

That the Strategic Planning Committee recommends to Council that: -

The Chief Executive Officer is to investigate the opportunity to advertise the Quairading District through GWN7.

CARRIED 7/0

Cr Stacey

Waste & Recycling Facility – Cr Stacey raised his concern with the use of the "Rubble Area" of the facility. This has been taken on notice.

Cr Smith

Federal Grant - Drought Communities Assistance Programme – Cr Smith enquired if the proposed projects, based on the guidelines for the Federal Grant, will be presented to Council.

Cr Davies advised that all proposed projects will first be presented to Council for consideration before being submitted.

ITEM 13 NEXT MEETING DATE

The next Strategic Planning Committee Meeting is scheduled to take place on Wednesday 15th April 2020, commencing at 5.00 pm at the Council Chambers, 10 Jennaberring Road, Quairading.

Cr Hippisley submitted his apologies for the next meeting.

ITEM 14 CLOSURE

There being no further business, the Chairman closed the Meeting at 7.08 pm.

I certify the Minutes of the Strategic Planning Committee Meeting held on 11th February 2020 were confirmed on the 15th April 2020 as recorded.