



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

MINUTES

Ordinary Council Meeting

Held in Council Chambers
Corner King & Barrack Street's, Merredin
Tuesday 16 May 2017



Common Acronyms Used in this Document

WEROC	Wheatbelt East Regional Organisation of Councils
GECZ	Great Eastern Country Zone
WALGA	Western Australian Local Government Association
CEACA	Central East Aged Care Alliance
CEO	Chief Executive Officer
DCEO	Deputy CEO
EMDS	Executive Manager of Development Services
EMES	Executive Manager of Engineering Services
EMCS	Executive Manager of Corporate Services
EA	Executive Assistant to CEO
LPS	Local Planning Scheme
LGIS	Local Government Insurance Services
SRP	Strategic Resource Plan
CBP	Corporate Business Plan
CSP	Community Strategic Plan
MRCLC	Merredin Regional Community and Leisure Centre
CWVC	Central Wheatbelt Visitors Centre
MoU	Memorandum of Understanding

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Shire of Merredin
Ordinary Council Meeting
Tuesday 16 May 2017



1. Official Opening

The President welcomed all those in attendance and declared the meeting open at 3.04pm.

2. Record of Attendance / Apologies and Leave of Absence

Councillors:

Cr KA Hooper	President
Cr BJ Anderson	
Cr LN Boehme	
Cr CA Blakers	
Cr MA Crisafio	
Cr JP Flockart	
Cr MD Willis	
Cr ML Young	

Staff:

G Powell	CEO
R McCall	Deputy CEO
P Zenni	EMDS (until 3.28pm)
V Green	EA to CEO

Members of the Public: Nil

Apologies: Cr RM Crees

Approved Leave of Absence: Nil

3. Public Question Time

Nil

4. Disclosure of Interest

Councillor Young declared a Financial Interest in Item 14.6.

5. Applications for Leave of Absence

Nil

6. Petitions and Presentations

Nil

7. Confirmation of Minutes of the Previous Meeting

7.1 Ordinary Council Meeting held on 19 April 2017

[Attachment 7.1A](#)

7.2 Special Council Meeting held on 2 May 2017

[Attachment 7.2A](#)

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Young

Seconded: Cr Blakers

81967 That the Minutes of the Ordinary Council Meeting held on 19 April 2017 and the Special Council Meeting held on 2 May 2017 be confirmed as a true and accurate record of proceedings.

CARRIED 8/o

8. Announcements by the Person Presiding without discussion

The President advised he received an invitation to attend the official unveiling of the "Remembering Them" project at the Merredin Military Museum on Saturday 27 May 2017 but was unfortunately unable to attend due to a prior commitment. Councillor Young offered to attend the event as a representative of Council.

9. Matters for which the Meeting may be closed to the public

Nil

10. Receipt of Minutes of Committee Meetings

10.1 Local Government Grain Freight Group Meeting held on 3 April 2017

[Attachment 10.1A](#)

10.2 Great Eastern Country Zone Executive Meeting held on 4 April 2017

[Attachment 10.2A](#)

10.3 Great Eastern Country Zone Meeting held on 27 April 2017

[Attachment 10.3A](#)

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Willis

Seconded: Cr Anderson

81968 That the Minutes of the Local Government Grain Freight Group Meeting held on 3 April 2017, the Great Eastern Country Zone Executive Meeting held on 4 April 2017 and the Great Eastern Country Zone Meeting held on 27 April 2017 be received.

CARRIED 8/o

12. Officer's Reports - Development Services

12.1 Lot 179 (No 7) Duff Street Merredin – Building Order Requiring Removal of Unauthorised Second Storey Addition and Unfit For Human Habitation Notice

Development Services 	
Responsible Officer:	Peter Zenni, EMDS
Author:	As above
Legislation:	<i>Building Act 2011; Health (Miscellaneous Provisions) Act 1911</i>
File Reference:	A1080
Disclosure of Interest:	Nil
Attachments:	Attachment 12.1A – Photos and Correspondence
Maps / Diagrams:	Nil

Purpose of Report

- Executive Decision
 Legislative Requirement

Background

A drive-by inspection of the property located at Lot 179 (No 7) Duff Street, Merredin undertaken by the previous EMDS in January 2016 ascertained that unauthorised construction work in the form of a second storey addition had taken place on the premises.

A subsequent Notice issued under the *Building Act 2011* dated 11 January 2016 was sent to the owner of the premises advising that a review of Council records indicated no building permit had been issued and it was the intention of the Shire of Merredin to issue a Building Order requiring the dismantling of the unauthorised construction and asking for any submissions on the proposed building order to be made within a period of 14 days from the receipt of the advice.

Unfortunately with the untimely passing of Mr John Mitchell this matter lapsed until it was reviewed by the current EMDS who reissued the Notice relating to a proposed Building Order on 8 November 2016. The Notice stated that the Shire of Merredin was considering issuing a Building Order under the *Building Act 2011* that would require the unauthorised construction to be dismantled and removed from the site within sixty (60) days from the date of the Building Order being issued. The Notice also stated the owner could make submissions on the proposed building order within a period of 14 days from the receipt of the advice.

On 15 November 2016, the owner attended the Administration and spoke with the EMDS advising that he intended to take the illegal structure down but due to ill health wanted to do this within a 3 month period.

The EMDS wrote to the owner on 22 November 2016 thanking him for coming in to the Shire office and for his verbal commitment to remove the unauthorised construction from the lot in question and weatherproof the existing building situated in the premises within a period of 3 months from the date of the letter.

Comment

To date the required work has not been undertaken and the condition of the unauthorised construction has deteriorated to the point where it is structurally unsound. Rain water is now entering the inside of the dwelling causing further deterioration to the existing structure. The premises has also been vandalised with window panes broken resulting in the premises no longer being weather proof.

By virtue of this the premises is no longer suitable for use for dwelling purposes and should be declared as being unfit for human habitation. The owner should be required to remove the unauthorised construction and to weather proof the dwelling to bring it back to a standard that is suitable for use as a dwelling.

Council needs to be aware that in default of the owner carrying out the required work as specified by the Building Order/Notice it may decide to carry out the required work itself and recoup the associated costs as a debt against the owner of the property.

Policy Implications

Nil

Statutory Implications

Compliance with the *Building Act 2011* and the *Health (Miscellaneous Provisions) Act 1911*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Accommodation

➤ Corporate Business Plan

Strategy: SP.D2.3 – Facilitate the improvement of housing condition through; advocacy in relation to public housing, as a housing developer and in encouraging community pride

Action #: 1

Action: Develop and implement an accommodation plan to include the construction of residential dwellings

Directorate: Development Services

Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil

Activity: Nil

Current Staff: Nil

Focus Area: Nil

Strategy Code: Nil

Strategy: Nil

Implications: Nil

Risk Implications

Nil

Financial Implications

This is an unbudgeted item. Should Council decide to carry out the required work in default of the owner it could recover the costs associated with this work as a debt against the owner of the property.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Young

Seconded: Cr Anderson

81969 That:

1. pursuant to Sections 110, 111, 112 of the *Building Act 2011*, Council issue a Building Order requiring the owner of the property located at Lot 179 (No 7) Duff Street, Merredin to dismantle and remove the unauthorised construction comprising of a second storey addition from the premises located at Lot 179 (No 7) Duff Street, Merredin within a period of sixty (60) days;

2. in accordance with provisions of Section 135 of the *Health (Miscellaneous Provisions) Act 1911* (as amended), the Council declare the house located at Lot 179 (No 7) Duff Street, Merredin as being unfit for human habitation;
3. in accordance with provisions of Section 139 of the *Health (Miscellaneous Provisions) Act 1911* (as amended), Council issue a Notice requiring the owner of the property located at Lot 179 (No 7) Duff Street, Merredin to weatherproof the house located at Lot 179 (No 7) Duff Street, Merredin by replacing all missing and damaged roof sheeting and broken window panes within a period of sixty (60) days; and
4. in case of default by the owner, Council authorise the Chief Executive Officer to undertake the required work and to recoup any associated costs as a debt against the owner of the property.

CARRIED 8/o

12.2 Lot 200 (No 108) Barrack Street, Merredin – Planning Application - Installation of Satellite Dish and Backup Generator

Development Services



Responsible Officer:	Peter Zenni, EMDS
Author:	As above
Legislation:	<i>Planning and Development Act 2005</i> ; Local Planning Scheme No. 6
File Reference:	A224
Disclosure of Interest:	Nil
Attachments:	Attachment 12.2A – Application and Site Plans
Maps / Diagrams:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

An application has been received to install a 13m satellite dish, backup generator, acoustic shielding and security fence as part of the INMARSAT facility. The site proposed is adjacent to the existing telephone exchange.

Council previously considered a similar application for Development Approval at its July 2016 meeting where it resolved (CMRef 81806):

“That planning approval be granted to Deighton Pty Ltd for the construction of a 13m satellite dish on Lot 21 Barrack Street, Merredin in accordance with the plans included as Attachment 12.1A and that the CEO be granted delegated authority to negotiate a lease agreement for the site, with the lease agreement being executed prior to completion of the works.”

The revised application has been submitted for Council approval as the original site location of the satellite dish will not meet Telstra’s operational requirements as the Telstra tower blocks the view to the new satellite that the dish has to communicate with.

Comment

The applicant has lodged the application on behalf of Telstra. The dish will form part of a wider network with another dish proposed to be constructed in Gngangara. The network provides satellite communications, tracking of aircraft and aircraft communications and weather information.

The site is zoned "Town Centre" under Local Planning Scheme No. 6 and as such telecommunication is a "D" use under the Scheme which requires Council to exercise its discretion by granting planning approval.

The revised application also incorporates a provision for an onsite backup generator system. Concerns were raised with respect to potential unreasonable noise emissions associated with the operation of the generator in proximity to residences located in the area and the need for the provision of suitable acoustic shielding. Concerns were also raised with respect to the quantity of diesel fuel that will need to be stored on site to service the operation of the generator.

The applicant has supplied an acoustic report of a similar generator facility and associated acoustic shielding enclosure that operates in Victoria Park. The information provided as well as data obtained from Department of Environment Regulation (DER) Noise Officers suggests that the installation of a generator and appropriate acoustic shielding on the proposed location will meet the assigned noise level requirements of the *Environmental Protection (Noise) Regulations 1997*.

Information provided by the applicant with respect to the proposed storage of diesel fuel on site confirms it will not exceed thresholds specified by the DER or the Explosive and Dangerous Goods Division and as such does not require any additional approvals.

Policy Implications

Nil

Statutory Implications

Telstra is a Licensed Carrier under the Commonwealth *Telecommunications Act 1997* and is obliged to comply with Sections 5.1 and 5.2 of the Deployment of Radio-communications Infrastructure Code.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Economic Development

➤ Corporate Business Plan

Strategy: SP.D1.3 – Promote new commercial and industrial development through appropriate zoning of land, provision of suitable infrastructure and efficient and effective business approval processes

Action #: 1
Action: Regular review of the Shire of Merredin Town Planning Scheme No. 6
Directorate: Development Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil
Activity: Nil
Current Staff: Nil
Focus Area: Nil
Strategy Code: Nil
Strategy: Nil
Implications: Nil

Risk Implications

Nil

Financial Implications

Planning fees of \$416 have been paid.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Blakers

Seconded: Cr Young

- 81970** 1. That planning approval be granted to Deighton Pty Ltd for the construction of a 13m satellite dish, backup generator, acoustic shielding and security fence on Lot 200 (No 108) Barrack Street, Merredin in accordance with the plans included as Attachment 12.2A, subject to:
1. compliance with the *Environmental Protection (Noise) Regulations 1997*;
 2. the backup generator being provided with physical mitigation measures aimed at reducing vibration related emissions;
 3. the backup generator being fitted with acoustic shielding that will ensure compliance with assigned noise levels specified by the *Environmental Protection (Noise) Regulations 1997*;

4. the cost of any monitoring requiring to be undertaken as a result of any noise or vibration complaint being lodged with the Shire of Merredin relating to the operation of the backup generator being borne by the applicant; and
 5. an application for a Building Permit for the proposed structures being submitted to the Shire of Merredin and being approved before any work commences on site.
2. That an amended lease document be prepared at the applicant's expense and be executed prior to the completion of the works.

CARRIED 8/0

The CEO advised that as part of the planning approval Council could determine the colour of the acoustic shielding, should it wish to do so.

Voting Requirements



Simple Majority



Absolute Majority

Resolution

Moved: Cr Anderson

Seconded: Cr Boehme

81971 That the colour of the acoustic shielding be a colour that matches the colour of the surrounding buildings.

CARRIED 5/3

12.3 Lot 165 (No 22) Coronation Street, Merredin – CEACA Inc Housing Development – Application for Development Approval

Development Services



Responsible Officer:	Peter Zenni, EMDS
Author:	Paul Bashall, Planwest
Legislation:	<i>Planning & Development Act 2005</i> , Local Planning Scheme No. 6 – Shire of Merredin
File Reference:	R13876; A664
Disclosure of Interest:	Nil
Attachments:	Attachment 12.3A – Development Application
Maps / Diagrams:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

An application for Development Approval (DA) has been received for the development of 28 aged person's dwellings. The proposal has been lodged by Jeff Thierfelder, the Principal of Edgefield Projects on behalf of CEACA Inc. The site selected for the development is located on the western part of the primary school site in the street block bounded by Fifth, Coronation, Bates and Duff Streets, Merredin.

The Shire of Merredin has been awarded Royalties for Regions funding on behalf of the CEACA Inc for land assembly, servicing, and construction of 75 Independent Living Units (ILUs) for seniors on 13 sites (in 11 different Wheatbelt Shires). The purpose of the Stage 2 CEACA Seniors Housing Project is to construct aged-appropriate houses that will deliver the following outcomes:

1. retention of older people in rural communities through the provision of appropriate and affordable housing options;
2. economic and employment growth via the construction and management of assets and provision of aged care services;
3. creation of an asset base and cash flow that can be leveraged for the ongoing growth of community housing in the region; and
4. efficient delivery of health and support services to the ageing community.

The purpose and outcomes are aligned with the objectives of Royalties for Regions funding and the Ageing in the Bush Initiative.

Housing will be developed in accordance with the recommendation of the Central East Aged Care Report, the Wheatbelt Aged Support and Care Solution Report and the State-Wide Ageing in the Bush Report, with all houses:

1. developed in clusters that are centrally located near key services and facilities including health centres, shops and community services;
2. built to contemporary universal friendly design. All housing will meet the Gold or Platinum level requirements of the Liveable Housing Design Requirements;
3. built to feature Dementia Enabling Environment Principles; and
4. connected to the Town CBD (or Main Street) by age friendly pathways.

Figure 1 shows the location of the proposed development in respect to the Merredin townsite zoning. The subject land is currently designated as 'Public Purposes – Primary School'. The Figure shows the land on the north and west is zoned Residential, whilst the land to the south is zoned Commercial. The Commercial land facing the proposed site is currently developed with a dwelling and a bowling green.

FIGURE 1 – LOCATION PLAN



Source: DoP, Planwest

Figure 2 shows an aerial photograph of the area. The land (Lot 165 on Plan 229842, 22 Coronation Street) is currently Crown Land reserved for the purpose of 'Aged care and community purposes' with the Shire as the 'Primary Interest Holder'.

FIGURE 2 – AERIAL PHOTOGRAPH OF SUBJECT LAND



Proposed Development

The development will occupy approximately 1.12 hectares (calculated) of the 2.35 hectare old school site. The former school buildings will be used for community uses.

The development will comply with the Residential R30 standards - consistent with the surrounding residential densities permitted.

The mostly-flat site is currently being used as a park for passive recreational purposes and contains many mature gum trees. The development proposal has sought to retain as many of these trees as possible while still achieving the target density and a workable community layout.

The master plan endeavoured to create a central communal open space that could be used by residents for gardening, bbqs and gatherings. This central space connected to the obvious entrance to the cluster of existing school buildings on site that may be used for community uses in the future. This master plan was the basis for further detailed design work leading up to the current proposal.

The two key priorities in setting out the site layout were retaining as many trees on site as possible (while still attaining the target yield) and creating positive and attractive street / communal open space frontages. To this end, all dwellings are pulled at least 4m from external boundaries, which helps retain a number of the significant gum trees that ring the site.

In addition, the rear driveway access and accommodating unit layouts facilitate the 'front facade' (where visitors would enter the dwelling) facing either the external streets or the central communal spaces. This helps to create an inviting and attractive system of external and internal streetscapes not dominated by garages and carports. The Master Plan Concept shows no dwelling with a carport with direct access onto a public road.

The proposed system of pathways and communal spaces links up key destinations such as the community garden and entry to the old school buildings (that may house communal functions in future) and facilitates convenient pedestrian movement in the key cardinal directions.

Figure 3 provides a copy of the Master Plan Concept contained in the DA.

FIGURE 3 – MASTER PLAN CONCEPT



Source: Edgefield Projects, May 2017

All dwellings are single storey and modest in size. There are five distinct types designed to respond to four criteria: level of universal access, vehicle access direction, visitor entry direction, and north orientation of outdoor living area. The five unit types have been designed so that they can be used on all 13 CEACA sites, and not all types are used on each individual site.

All dwellings are designed according to the universal access requirements contained within the Liveable Housing Design Guidelines, and achieve either Gold or Platinum standard.

Below is a summary of the unit types and objectives, as well as the number proposed for the Merredin site:

Unit Type	FECA Size (m ²)	Number Proposed	Universal Access	Vehicle Access	Front Door	Outdoor Living
A1	88.8	14	Gold	South	North	North
A2	90.7	6	Platinum	South	North	North
B1	88.4	0	Gold	South	South	North
B2	90.7	0	Platinum	South	South	North
D1	85.8	8	Gold	North	South	North
TOTAL		28				

Source: Edgefield Projects, 2017

All units are designed as 2 bedroom dwellings. The Gold standard units (A1, B1, D1) offer a full bathroom, a separate toilet room, and a full laundry room (see inset on floor plans for an alternative wet area configuration that includes a study nook, separate toilet room, laundry room, but no toilet in the main bathroom). The Platinum standard units (A2, B2) allow for a full bathroom plus an additional toilet in the laundry room.

The Gold standard units are designed to be able to attach to another like unit or be freestanding. The Platinum standard units are always freestanding. All units allow for a generous private courtyard accessed off the lounge room, as well as a single carport and external store room. Where site conditions allow, the courtyards are oriented to the north to allow for natural light and passive winter heating. All units are afforded a fenced-in private yard to screen clothes drying racks and bins.

The built form, materials and colour palettes to be used in the development will be designed to fit in harmoniously with the surrounding site context, taking cues from the traditional residential buildings by using gable and hip roofs and street-facing verandahs. The detailing and colour palettes, however, offer a more contemporary and fresh approach that refer to more modern design trends.

The report accompanying the DA provides more details of building types, facades, elevations, thermal rating measures and colours to be used. Also included is a comprehensive listing of proposed materials and the principles for their application. These materials include fencing types, landscaping edging types, irrigation types, deciduous and evergreen tree types and fruiting and feature tree types to be used in the development. Although these options are provided, the specific types have not been allocated to specific areas yet.

The specific trees to be retained or removed have not yet been detailed in the application.

Comment

The proposed development conforms to the R30 Residential Design Codes (RCodes) without the aged care dispensations on density. The proposal complies with setbacks, site area per dwelling, open space, building heights, parking and landscaping.

Specific fencing types facing public streets need to be confirmed as part of the conditions of approval.

The report states that all the urban services are available including water, sewerage, power, drainage and telecommunications.

The applicant will separately apply for demolition permits to allow for the proposed works.

In light of the above information, the applicant believes that the proposed development would make a positive contribution to the physical and social infrastructure of Merredin, and would warrant favourable consideration and approval for the following reasons:

1. the proposal satisfies the need for Aged Persons housing identified by several strategic reports (Central East Aged Care Report, Wheatbelt Aged Support and Care Solution Report, State Wide Ageing in the Bush Report); and
2. the proposed development makes use of an under-utilised public reserve, and creates demand for future use of under-utilised adjacent former school buildings for community purposes.

The proposed development meets the development requirements of the Residential R30 zone, and is therefore consistent with other such Aged Persons Housing projects in Western Australia.

1. The site is well serviced by all relevant services (power, water, sewer, telecom);
2. The site is within easy walking distance of community services such as daily shopping, library, Council offices, restaurants; and
3. The increased population in the townsite will support the commercial viability of local businesses and increase the vitality of the town.

It is appropriate to initiate amendments to the Scheme and Strategy to reflect Council's intentions for the primary school site.

Policy Implications

Nil

Statutory Implications

The subject site is currently listed as a Local Scheme Reserve for 'Public Purposes - Primary School' under the Shire of Merredin's Local Planning Scheme 6 (the Scheme). As such, the current Aged Persons' accommodation proposal is outside of the original intended purpose of reserve. The Shire of Merredin must therefore determine this application based on the considerations listed in the deemed provisions.

Local Scheme Reserves are not included in the Scheme's Zoning Table (Table 1). The Scheme provides for use and development in a local reserve as follows (extract from the Scheme);

"3.4.1 A person must not –

(a) use a Local Reserve; or

(b) commence or carry out development on a Local Reserve, without first having obtained planning approval under Part 9 of the Scheme.

3.4.2 In determining an application for planning approval the local government is to have due regard to -

(a) the matters set out in Part 10.2, and;

(b) the ultimate purpose intended for the Reserve.

3.4.3 In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval."

Council has considered the ultimate purpose of the Reserve as being for aged care accommodation and community uses. The current Crown Reserve designation reflects this intention. The matters contained in Part 10.2 of the Scheme (now changed to clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*) have been considered by Council.

In the case of clause 3.4.3 above, the land is reserved for the purpose of the Shire of Merredin and therefore this determination represents the required consultation.

It is appropriate that Council initiates a Scheme Amendment to reflect the current proposal by rezoning the old school site to a more appropriate zone.

Strategic Implications

The WA Planning Commission endorsed the Council's Local Planning Strategy (the Strategy) in 2007. Figure 4 provides an extract from the Strategy Map where the diagonal stripes show the strategy recommendations. The other areas remain unchanged from the Scheme.

FIGURE 4 – LOCAL PLANNING STRATEGY EXTRACT



Source: Whelans, 2007, Planwest

➤ **Strategic Community Plan**

Vision Element: Developing
 Strategic Goal: The population and economic base is expanding sustainably
 Key Priority: Accommodation
 Vision Element: Liveable
 Strategic Goal: Merredin has the services, facilities, characteristics and heritage that continue to make Merredin a great place to live and contribute to a liveable region
 Key Priority: Health Facilities and Services

➤ **Corporate Business Plan**

Strategy: SP.D2.2 – Collaborate and facilitate the development of aged accommodation
 Action #: 1
 Action: Support CEACA Inc in the implementation of identified outcomes outlined in the Verso Report to construct 50 independent living units within Merredin to accommodate seniors
 Directorate: Office of the CEO
 Timeline: 2017/18; 2018/19
 Strategy: SP.L1.2 – Continue to assist with the facilitation of aged care services
 Action #: 1
 Action: Through CEACA Inc, the Shire will continue to lobby the Federal and State Governments to ensure the necessary services to support aged care are accessible in Merredin

Directorate: Office of the CEO
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil
Activity: Nil
Current Staff: Nil
Focus Area: Nil
Strategy Code: Nil
Strategy: Nil
Implications: Nil

Risk Implications

Nil

Financial Implications

The DA application fee of \$18,036.82 has been paid.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Blakers

81972 That Council:

1. approves the preparation of amendments to the Local Planning Scheme and Local Planning Strategy to reflect the proposed aged care accommodation and community uses on Lot 165 (on Plan 229842) 22 Coronation Street, Merredin;
2. signs the Development Approval application form for the proposed development of aged care accommodation (as the owner of Lot 165 (on Plan 229842) 22 Coronation Street, Merredin);
3. approves the Development Approval application subject to:
 1. the proposed development being advertised for a minimum of 14 days with notification in writing to the all residential uses facing the proposed development;
 2. the details of fencing to Coronation, Duff and Fifth Streets being designed to the satisfaction of Council and the R Codes;
 3. the interface between the proposed dwellings and the old school buildings being designed to the satisfaction of Council;

4. all cross-overs to public streets to be constructed to Council standards; and
5. delegates authority to the Chief Executive Officer to issue planning consent after the advertising period subject to no adverse comment being received.

Footnotes:

1. The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the Shire of Merredin and be approved before any work requiring a building permit can commence on site.
2. The applicant is advised that granting of development approval does not constitute a demolition license and that an application for relevant demolition license must be submitted to the Shire of Merredin and be approved before any work requiring a demolition license can commence on site.

CARRIED BY ABSOLUTE MAJORITY 8/o

P Zenni, EMDS, left the meeting at 3.28pm and did not return.

13. Officer's Reports - Engineering Services

Nil items to report

14. Officer's Reports – Corporate and Community Services

14.1 List of Accounts Paid

<h2>Corporate Services</h2>		 SHIRE OF MERREDIN INNOVATING THE WHEATBELT
Responsible Officer:	Charlie Brown, EMCS	
Author:	As above	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	Nil	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.1A - List of Accounts Paid	
Maps / Diagrams:	Nil	

Purpose of Report



Executive Decision



Legislative Requirement

Background

The attached List of Accounts Paid during the month of April 2017 under Delegated Authority is provided for Council's information.

Comment

Nil

Policy Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Statutory Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources
Action #: 1
Action: Deliver long term financial planning for asset replacement and new capital projects
Action #: 2
Action: Continue to provide prudent financial controls and compliance systems
Directorate: Corporate Services

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil
Activity: Nil
Current Staff: Nil
Focus Area: Nil
Strategy Code: Nil
Strategy: Nil
Implications: Nil

Risk Implications

Council would be contravening the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council.

Financial Implications

All liabilities settled have been in accordance with the Annual Budget provisions

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Young

Seconded: Cr Blakers

81973 That the schedule of accounts paid as listed, covering cheques, EFT's, bank charges, directly debited payments and wages, as numbered and totalling \$620,715.25 from Council's Municipal Fund Bank Account and \$2,080 from Council's Trust Account be received.

CARRIED 8/o

14.2 Statement of Financial Activity

<h2 style="margin: 0;">Corporate Services</h2> 	
Responsible Officer:	Charlie Brown, EMCS
Author:	As above
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Attachment 14.2A - Statement of Financial Activity, Detailed Schedules and Investment Report
Maps / Diagrams:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

The Statement of Financial Activity is attached for Council's information.

Comment

Operating Income and Expenditure is mainly consistent with Council's YTD Budget, with Expenditure being 8% lower than expected for this period. A detailed report is attached for Council's consideration.

Operating Expenditure

All programs except Other Property & Services are under expended and outside the allowable variance.

Operating Income

All programs are within the allowable variance with the exception of Transport for this period of time.

Capital Expenditure

A detailed look at capital expenditure can be found in Note 13.

Others

Councillors may note the discrepancies between Financial Activity (PR) and Note 3, and the Trust Bank Note 4 against the Trust Summary on Note 12.

These both currently show a \$417,352.69 variance and this relates to invoices raised on behalf of CEACA for site works on Stage I and Stage II. Once the invoices are paid this variance will not be reported.

Policy Implications

Nil

Statutory Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economics base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources
Action #: 1
Action: Deliver long term financial planning for asset replacement and new capital projects
Action #: 2
Action: Continue to provide prudent financial controls and compliance systems
Directorate: Corporate Services

Sustainability Implications

➤ Strategic Resource Plan

Compliance with the *Local Government (Administration) Regulations 1996* and to give Council some direction in regards to its management of finance over an extended period of time.

➤ Workforce Plan

Directorate: Nil
Activity: Nil
Current Staff: Nil
Focus Area: Nil
Strategy Code: Nil
Strategy: Nil
Implications: Nil

Risk Implications

Council would be contravening the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council.

Financial Implications

As outlined in Attachment 14.2A.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Blakers

Seconded: Cr Young

81974 That in accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, the Statement of Financial Activity and the Investment Report for the period ending 30 April 2017 be received.

CARRIED BY ABSOLUTE MAJORITY 8/o

14.3 Differential Rates 2017/18

Corporate Services



Responsible Officer:	Charlie Brown, EMCS
Author:	As above
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>
File Reference:	RV/07/01
Disclosure of Interest:	Nil
Attachments:	Attachment 14.3A – Objects and Reasons
Maps / Diagrams:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

Local governments are empowered to impose differential general rates subject to compliance with Section 6.33 of the *Local Government Act 1995*.

Differential rating provides Council with flexibility in the level of rates being raised from specifically identified properties or groups of properties within the community. It is common for Councils to base differential rating for properties on Town Planning Scheme zonings however other criteria such as land use may be used.

Once a budget deficiency has been determined, and after taking into consideration the objectives of the Strategic Community Plan and Corporate Business Plan, a rating strategy and proposed differential general rates in the dollar can be determined. Rates should not be increased by a fixed amount without due consideration of the deficiency. Unless Ministerial approval is given, the amount expected to be raised through all types of local government rates must be within 90% to 110% of the deficiency of the budget (Section 6.34). This acts to limit the amount that may be raised by rates, but only in proportion to the expenditure requirement determined by the local government, and not in the manner of a set cap on the maximum level of income which can be raised through rates.

Council is required to give local public notice prior to imposing any differential general rates, or any minimum payment applying to a differential rate category, for a minimum of 21 days. Council does, however, have the discretion to vary the rate in the dollar and minimum rate during its budget deliberations without having to re-advertise the changes.

Before local public notice is given, proposed rates should be determined by Council, along with the objects and reasons providing justification for each differential general rate or minimum payment. It is important that these provide sufficient supporting information to electors and ratepayers or local governments may be asked to re-advertise by the Minister for Local Government.

Utilising the above scenario, rates modelling indicates a 3% overall increase in rate revenue compared to the 2016/17 budgeted rate income.

Currently, differential rating does not apply to properties utilising Gross Rental Valuations.

The table of rates (Unimproved Valuations) proposed for the 2017/18 financial year is set out below:

Unimproved Value	Minimum	Rate in \$
UV1 – Rural	\$1,040	0.020467
UV2 – Urban Rural	\$1,040	0.029149
UV3 – Mining	\$200	0.040770
UV4 - Special Zone Wind Farm	\$1,040	0.040770
UV5 – Special Use Airstrip	\$1,040	0.040770
UV6 – Merredin Power	\$1,040	0.040770

Category	Rate in the \$		Minimum Rate		Rateable Valuations	Rates Revenue (Inc Mins)	Estimated Revenue (Inc Mins) Minimums
	16/17	17/18	16/17	17/18		16/17	17/18
UV1 Rural	1.9871	2.0467	1,010	1,040	78,578,700	1,561,070	1,674,436
UV2 Urban Rural	2.6388	2.9149	1,010	1,040	4,555,900	147,298	152,725
UV3 Mining	3.9583	4.0770	200	200	16,634	1,427	930
UV4 Special Zone	3.9583	4.0770	1,010	1,040	3,664,500	141,113	149,402
UV5 Special Use	3.9583	4.0770	1,010	1,040	144,000	5,383	5,870
UV6 Merredin	3.9583	4.0770	1,010	1,040	47,000	2,098	1,916
Total					87,006,734	1,858,390	1,985,280

Comment

For the purpose of budget discussions, the 2016/17 Budget rates modelling has been calculated using current valuations received from Landgate Valuation Services. It is pertinent to note that new valuations may be received for the 2017/18 financial year for Unimproved Valued properties.

Policy Implications

Nil

Statutory Implications

Section 6.33 of the *Local Government Act 1995* allows for local governments to differentially rate properties.

Section 6.35 of the *Local Government Act 1995* states:

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
 - (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6),**on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
 - (a) *the number of separately rated properties in the district; or*
 - (b) *the number of properties in each category referred to in subsection (6),**unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*

- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
- (a) to land rated on gross rental value; and
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

Section 53 of the *Local Government (Financial Management) Regulations 1996* sets the Prescribed Amount in relation to Minimums:

53. Amount prescribed for minimum payment (Act s. 6.35(4))

The amount prescribed for the purposes of section 6.35(4) is \$200.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources
Action #: 2
Action: Continue to provide prudent financial controls and compliance systems
Directorate: Corporate Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil
Activity: Nil
Current Staff: Nil
Focus Area: Nil
Strategy Code: Nil
Strategy: Nil
Implications: Nil

Risk Implications

Council would be contravening the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council.

Financial Implications

Adopting the differential model as detailed below will result in rates revenue in accordance with Council's adopted Strategic Resource Plan.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Young

Seconded: Cr Flockart

81975 That:

1. Council adopt for advertising purposes the following differential rate in the dollar and minimum payments for Unimproved Value rated properties, subject to finalisation of the draft 2017/18 Budget and the establishment of the funding shortfall required from imposition of rates on Gross Rental Value rated properties:

Unimproved Value	Minimum Rate	Rate in \$
UV1 – Rural	\$1,040	0.020467
UV2 – Urban Rural	\$1,040	0.029149
UV3 – Mining	\$200	0.040770
UV4 - Special Zone Wind Farm	\$1,040	0.040770
UV5 – Special Use Airstrip	\$1,040	0.040770
UV6 – Merredin Power	\$1,040	0.040770

2. in accordance with Section 6.36 of the *Local Government Act 1995* Council advertise its intention to levy differential rates on Unimproved Value properties for the 2017/18 Budget and advise the public of the availability of the Shire of Merredin's 2017/18 Differential Rating Objects and Reasons.

CARRIED BY ABSOLUTE MAJORITY 8/o

14.4 Integrated Planning and Reporting – Quarterly Monitoring Review - May 2017

<h2 style="margin: 0;">Corporate Services</h2> 	
Responsible Officer:	Rebecca McCall, DCEO
Author:	As above
Legislation:	<i>Local Government Act 1995</i>
File Reference:	CM/13/4
Disclosure of Interest:	Nil
Attachments:	Attachment 14.4A - Corporate Business Plan 2015/16–2018/19: Annual Review – May 2017
Maps / Diagrams:	Nil

Purpose of Report

- Executive Decision
 Legislative Requirement

Background

The IPR planning and monitoring cycle is continuous. The planning cycle requires all local governments to undertake a major Strategic Review in the first four years. This meant the Shire of Merredin’s first Strategic Review was undertaken in 2015/16. Council adopted the reviewed IPR Suite of Plans to include the:

1. Corporate Business Plan 2015/16 – 2018/19;
2. Strategic Community Plan 2015/16-2025/26;
3. Strategic Resource Plan 2016-2031; and
4. Workforce Plan 2015/16 – 2018/19.

Comment

With the implementation of the suite of plans, monitoring is undertaken through the IPR Process Plan outlining Merredin’s Baseline Report to include:

1. Vision Elements;
2. Strategic Goals;
3. Key Priorities;
4. Strategies; and
5. Actions.

The Corporate Business Plan (CBP) Annual Review – May 2017 is presented to Council for consideration.

The review process identified that the following actions (extracted from the CBP) be deleted from the Key Priorities:

Vision Element		Developing
Strategic Goal		<i>The population and economic base is expanding sustainably</i>
Key Priority		Economic Development
SP.D1.1	Strategy Implement recommendations identified in the 'Growing Our Community' An Economic Development and Implementation Strategy and Central East Sub-Regional Economic Strategy	
No	Action	Explanation
1	Advocate for the development of affordable accommodation for workers and young professionals	There is not foreseen opportunities in this four year period, propose to delete and revisit at the next major review
3	Support the investigation of the feasibility of developing a biomass/biogas plant within the Shire of Merredin	There are no foreseen opportunities in this four year period

Vision Element		Liveable
Strategic Goal		<i>Merredin has the services, facilities, characteristics and heritage that continue to make Merredin a great place to live and contribute to a liveable region</i>
Key Priority		Health Facilities and Services
SP.L1.1	Strategy Assist with raising local awareness of what health services are available to the community	
No	Action	Explanation
1	Assist with the development and publication of a local medical and community services directory	No opportunities forthcoming, approach interagency group to manage

Key Priority		Town Enhancement
SP.L4.1	Strategy Enhance the public amenity and functionality of Merredin	
No	Action	Explanation
3	Enhance entries into Merredin	Project finalised

Policy Implications

Nil

Statutory Implications

It is a requirement to produce a plan for the future under Section 5.56(1) of the *Local Government Act 1995*. The IPR Framework is being introduced in Western Australia as part of the State Government’s Local Government Reform Program.

Strategic Implications

➤ **Strategic Community Plan**

Vision Element: Developing
 Strategic Goal: The population and economic base is expanding sustainably
 Key Priority: Governance

➤ **Corporate Business Plan**

Strategy: SP.D4.1 – Implement accountable and good governance
 Action #: 1
 Action: Monitor, report and review IPR Suite of Plans
 Directorate: Corporate Services
 Timeline: Ongoing

Sustainability Implications

➤ **Strategic Resource Plan**

The Strategic Resource Plan 2016-2031 outlines the Shire of Merredin’s long term financial commitments and strategies to manage Council’s assets.

➤ **Workforce Plan**

Directorate: Chief Executive Officer
 Activity: All Activity Areas
 Current Staff: 54
 Focus Area: All Focus Areas
 Strategy Code: AR
 Strategy: Attraction and Retention
 Implications: It is anticipated that the workforce will remain the same

Risk Implications

The adoption, implementation and monitoring of the IPR Suite of Plans provides a mechanism to:

1. deliver accountable and measureable outcomes;
2. deliver services and manage assets that can sustain the community; and
3. manage systems with the rigour of process and integrity of data to accurately reflect asset management costs.

Financial Implications

There are financial implications to Council in relation to this item as the suite of plans recognise outcomes. Identified outcomes from the IPR Suite of Plans are factored into the Council's Strategic Resource Plan 2016-2031.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Young

Seconded: Cr Boehme

81976 That the Corporate Business Plan 2015/16-2018/19: Annual Review – May 2017, as presented in Attachment 14.4A, be received.

CARRIED 8/o

14.5 Community Funding Applications for 2017/18 Budget Consideration

Community Services



Responsible Officer:	Rebecca McCall, DCEO
Author:	As above
Legislation:	<i>Local Government Act 1995</i>
File Reference:	Policy 3.19 - Community Funding
Disclosure of Interest:	Nil
Attachments:	Attachment 14.5A - Applications Received and Evaluation Table
Maps / Diagrams:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

Council adopted Policy 3.19 Community Funding at its March 2012 meeting (CMRef 30277) which coordinates Council's response to community requests for financial support. It ensures that Shire funding resources are allocated in a way that is transparent, compliant and equitable and that funded projects further the aims and objectives of the Shire and represent responsible use of public monies.

The aims of the Community Funding Program are:

1. to encourage the development of services, facilities and events that meet identified community needs;
2. to promote active participation of local residents in community initiatives and the development of skills, knowledge and opportunities;
3. to provide assistance to the community to develop initiatives and services that support the Shire of Merredin's own objectives; and
4. to enhance the image of the Shire of Merredin within the community.

The following groups are eligible for funding support:

1. incorporated non-for-profit organisations based within the Shire of Merredin;

2. incorporated non-for-profit organisations undertaking projects for the benefits of the Shire of Merredin’s residents and whose primary aim is the improvement of the quality of life of the community; and
3. non-incorporated community groups under the auspices of an incorporated organisation.

	Comment
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The Shire advertised in the Phoenix on 17 February 2017 for expressions of interest from not-for-profit, incorporated community groups and organisations with project and program needs which will be considered by Council when developing the 2017/18 Budget. The following applications were received:

Organisation	Project	Amount Requested \$	Recommended Support \$
Merredin Community Resource Centre	Hosting of three community events; <ul style="list-style-type: none"> • Australia Day Breakfast • Seniors Luncheon • Thank a Volunteer Facilitate two workshops ‘upskilling volunteers’	\$3,000 Cash \$900 In-Kind	\$3,000 Cash \$900 In-Kind
Merredin Men’s Shed	Hosting the 2017 WA State Men’s Shed Annual Conference and AGM in Merredin	\$350 Cash \$1,250 In-Kind	\$350 Cash \$1,250 In-Kind
Merredin Repertory Club <i>auspicing</i> Merredin Community Singers	Hosting of a 2 day multi-venue singing event to celebrate 10 years of the Merredin Community Singers	\$1,800 In-Kind	\$1,800 In-Kind
Wheatbelt Agcare	Provision of family counselling to the Merredin and surrounding districts	\$1,000 Cash	\$1,000 Cash <i>Providing requested information is received to support the need in Merredin</i>
<i>Merredin Playgroup</i>	<i>Renewal of air-conditioning system at Merredin Playgroup</i>	<i>\$6,050 Cash</i>	<i>Allocation in 2017/18 AMP</i>
<i>Merredin Museum & Historical Society</i>	<i>Installation of power on the verandah of the Railway Museum</i>	<i>\$2,068 Cash</i>	<i>Allocation in 2017/18 AMP</i>
<i>Merredin & Districts Agricultural Society</i>	<i>Support for annual Merredin Show</i>	<i>\$11,350 In-Kind</i>	<i>Allocation in Other Culture</i>
Agricultural Women Wheatbelt East Inc	Hosting a regional conference to showcase food production in Merredin	\$1,000 In-Kind	\$1,000 In-Kind
TOTAL	\$9,300	\$4,350 Cash	\$4,950 In-Kind

The evaluation spreadsheet is attached for Council’s perusal.

Policy Implications

Policy 3.19 - Community Funding applies.

Statutory Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Inclusive

Strategic Goal: Merredin (and the region) is an area that is welcoming of diversity

Key Priority: Community Spirit

➤ Corporate Business Plan

Strategy: SP.I1.1 – Maintain a community that is well informed, creating opportunities for community involvement and support a caring and healthy community

Action #: 4

Action: Support events and activities that encourage and enhance community pride and cohesion

Directorate: Community Development

Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

An allocation per annum is included in the Strategic Resource Plan to support annual community budget submissions.

➤ Workforce Plan

Directorate: Community and Economic Services

Activity: Community Development and Events

Current Staff: 5 Full Time; 4 Part-Time

Focus Area: Alternative Labour Sources

Strategy Code: Nil

Strategy: Nil

Implications: Nil

Risk Implications

There is minimal risk to Council. If the submissions are not considered there is a risk that the outlined events may not progress unless the organisations can identify another source of financial assistance.

Financial Implications

A provision of \$9,300 to be included in the 2017/18 Budget at Account Eo41170 – Public Relations and Donations for the following organisations and amounts:

1. Merredin Community Resource Centre - \$3,900;
2. Merredin Men's Shed Incorporated - \$1,600;
3. Merredin Repertory Club (Merredin Community Singers) - \$1,800;
4. Wheatbelt Agcare - \$1,000; and
5. Agricultural Women Wheatbelt East Incorporated - \$1,000.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council provide financial support to the following community projects, being a cash and in-kind allocation of \$9,300 in the 2017/18 Budget, for the following amounts and under the following conditions:

1. Merredin Community Resource Centre:
 - a. provided support of \$3,000 cash and \$900 in-kind;
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material; and
 - c. provides a planning brief to Council for each event six weeks prior to each event.
2. Merredin Men's Shed Incorporated:
 - a. provided support of \$350 cash and \$1,250 in-kind; and
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material.
3. Merredin Repertory Club auspicing Merredin Community Singers:
 - a. provided support of \$1,800 in-kind; and
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material.
4. Wheatbelt Agcare:
 - a. provided support of \$1,000 cash;
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material;
 - c. provides statistical evidence by 30 May 2017 of service provided to the residents of Merredin to obtain funds; and
 - d. provides a report outlining service provided to Merredin and its residents as a result of receiving the funds.

5. Agricultural Women Wheatbelt East Incorporated:
 - a. provided support of \$1,000 in-kind; and
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material.

Resolution

Moved: Cr Willis

Seconded: Cr Crisafio

81977 That Council provide financial support to the following community projects, being a cash and in-kind allocation of \$9,300 in the 2017/18 Budget, for the following amounts and under the following conditions:

1. Merredin Community Resource Centre:
 - a. provided support of \$3,000 cash and \$900 in-kind;
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material; and
 - c. provides a planning brief to Council for each event six weeks prior to each event.
2. Merredin Men's Shed Incorporated:
 - a. provided support of \$350 cash and \$1,250 in-kind; and
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material.
3. Merredin Repertory Club auspicing Merredin Community Singers:
 - a. provided support of \$1,800 in-kind; and
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material.
4. Wheatbelt Agcare:
 - a. provided support of \$1,000 cash;
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material; and
 - c. provides a report outlining service provided to Merredin and its residents as a result of receiving the funds.
5. Agricultural Women Wheatbelt East Incorporated:
 - a. provided support of \$1,000 in-kind; and
 - b. acknowledges the support provided by the Shire of Merredin in all promotional material.

CARRIED BY ABSOLUTE MAJORITY 8/o

Reason

The report of statistical evidence from Wheatbelt Agcare has been received.

14.6 Merredin Regional Community and Leisure Centre – Fitness Centre Development Proposal

Councillor Young declared a Financial Interest in this Item and left the meeting at 3.45pm.

<h3>Community Services</h3>		
Responsible Officer:	Rebecca McCall, DCEO	
Author:	As above	
Legislation:	<i>Local Government Act 1995; Local Government (Functions and General) Regulations 1996</i>	
File Reference:	MRC/13/4	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.6A - MRCLC Fitness Centre Business Case and Project Plan	
Maps / Diagrams:	Nil	

Purpose of Report



Executive Decision



Legislative Requirement

Background

At its July 2016 Meeting Council resolved behind closed doors (CMRef 81819):

“That Council accepts the non-conforming tender submitted by Belgravia Leisure and enters into a two-year agreement for the provision of contract management of the Merredin Regional Community and Leisure Centre commencing in the 2016/17 financial year on a date to be determined”.

The tender submitted by Belgravia Leisure indicated a proposal to develop a gymnasium within the MRCLC. Consistent with its tender the proposed development was also reflected in the submitted Management Plan 2016/17. Belgravia Leisure corresponded with Council requesting consideration and costings for a 24/7 access gymnasium which was presented to Council.

At its November 2016 Meeting Council considered the matter where it resolved behind closed doors that the matter lay on the table (CMRef 81874). Upon receiving legal advice on whether Council is constrained in approving a gymnasium at the MRCLC the matter was again considered by Council at its December 2016 Meeting where it resolved behind closed doors (CMRef 81900):

That:

- 1. the legal advice stating Council is not constrained in approving the operation of a 24/7 gym at the Merredin Regional Community and Leisure Centre be noted;**
- 2. Belgravia Leisure be requested to prepare a business case for the operation of a 24/7 gym by 31 May 2017; and**
- 3. the operators of Merredin Squash and Fitness be advised accordingly.**

Comment

Belgravia Leisure has completed the MRCLC Fitness Centre Business Case Proposal and Project Plan, provided in Attachment 14.6A. The proposal includes an outline of the provision of service, catchment analysis, financial forecast, access control and security and key milestones. In addition the proposal gymnasium layout and equipment lease costs are outlined. The business case also states the results of the community expression of interest campaign run by Belgravia Leisure in March 2017.

Council has a number of options to consider:

1. it can resolve to approve the proposal, construct the partition wall and bear the risk should the agreement with Belgravia Leisure not proceed beyond the initial two year term;
2. it can approve the proposal in principle but defer its commencement until the agreement with Belgravia Leisure is extended, should it be extended;
3. it can permit Belgravia Leisure undertaking the proposal in its own right; or
4. a combination of the above.

Policy Implications

Nil

Statutory Implications

Local Government (Functions and General) Regulations 1996.

Strategic Implications

➤ **Strategic Community Plan**

Vision Element: Liveable

Strategic Goal: Merredin has the services, facilities, characteristics and heritage that continue to make Merredin a great place to live and contribute to a liveable region.

Key Priority: Key Assets

➤ **Corporate Business Plan**

Strategy:	SP.L2.2 – Investigate opportunities to consolidate Shire owned facilities and services.
Action #:	1
Action:	Review, implementation and renationalisation options for recreational and community facilities and services.
Directorate:	Community Development
Timeline:	2015/16 to 2018/19

Sustainability Implications

➤ **Strategic Resource Plan**

The current Strategic Resource Plan does not include the operational costs of a gymnasium.

➤ **Workforce Plan**

Directorate:	Community Development
Activity:	Recreation Services
Current Staff:	Out-Sourced
Focus Area:	Alternative Labour Sources
Strategy Code:	ALS2
Strategy:	Undertake service reviews across the organisation to identify the most effective and efficient method to deliver services.
Implications:	If the service was returned in-house the Shire would need to consider retaining the contractor's staff or recruit sufficient staff to manage and operate the facility.

Risk Implications

The possible risks associated are as follows:

1. the contractor is unable to deliver the operational action plan specifically associated with the gym service;
2. the initial agreement with Belgravia Leisure is not extended beyond the initial two years; and
3. financial risk if the community does not take up membership.

Financial Implications

Should the project proceed it is proposed that the \$30,000 to construct the partition wall be funded through the Recreational Redevelopment Reserve.

If at the end of the two-year agreement with Belgravia Leisure the management of the MRCLC is reverted back "in-house", the Shire of Merredin will be responsible for the lease costs and maintenance of the gymnasium. This equates to \$31,332 per annum until January 2020. The annual expenditure would need to be accommodated in future budgets and will be included in Belgravia's financial forecasting and reporting.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That:

1. the proposal for Belgravia Leisure to develop a 24/7 access gymnasium in the Early Childhood Room at the Merredin Regional Community and Leisure Centre be approved in principle but its commencement be deferred until the agreement with Belgravia Leisure is extended, should it be extended; and
2. Belgravia Leisure be permitted to undertake the proposal in its own right prior to the expiry of the current agreement, should it wish to do so.

Resolution

Moved: Cr Anderson

Seconded: Cr Willis

81978 That:

1. the proposal for Belgravia Leisure to develop a 24/7 access gymnasium in the Early Childhood Room at the Merredin Regional Community and Leisure Centre be approved in principle but its commencement be deferred until the agreement with Belgravia Leisure is extended, should it be extended; and
2. Belgravia Leisure be permitted to undertake the proposal in its own right prior to the expiry of the current agreement, should it wish to do so, on terms and conditions to be determined.

CARRIED 5/2

Reason

It enabled Council to clarify the terms and conditions should Belgravia Leisure pursue its opportunity to develop the gymnasium.

Councillor Young returned to the meeting at 4.09pm.

15. Officer's Reports – Administration

Nil items to report

16. Motions of which Previous Notice has been given

Nil

17. Questions by Members of which Due Notice has been given

Nil

18. Urgent Business Approved by the Person Presiding or by Decision

Nil

19. Matters Behind Closed Doors

Nil

20. Closure

There being no further business the President thanked those in attendance and declared the meeting closed at 4.10pm.