

# SHIRE OF MERREDIN



“Heart of the Wheatbelt”

**MINUTES OF ORDINARY COUNCIL MEETING**

**16 August 2011**

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**Minutes of the Ordinary Meeting of the Shire of Merredin held in the Council Chambers, Corner King and Barrack Streets, Merredin on Tuesday 16 August 2011 commencing at 1.02pm.**

**ATTENDANCE:**

Councillors:	RM Crees	Deputy Shire President
	D Crook	
	P Forbes	
	M Morris	
	J Townrow	
	M Young	
	W Wallace	
Apologies:	KA Hooper	Shire President
	A Carr	
Staff:	G Powell	Chief Executive Officer
	J Mitchell	Executive Manager of Development Services
	D Morris	Executive Manager of Community Services
	L Wyatt	Executive Assistant to Chief Executive Officer

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**1.0 OFFICIAL OPENING**

Deputy Shire President opened the meeting at 1.02pm. Mrs Debbie Morris, Executive Manager of Community Services, Ms Debbie Slack Area Chaplin YouthCARE and Mr Brett Guthrie Chaplain were in attendance together with representatives of the Merredin Lions Club and Mr Matthew and Mrs Brooke Morris.

**2.0 PUBLIC QUESTION TIME**

Mr Matthew and Mrs Brooke Morris spoke about their disappointment at Councils decision to only allow them to breed two bitches. They felt there was no difference in the requirements that every other resident in the Shire needs to meet however they were required to meet further conditions that no other residents have to.

Mr Morris requested Council to reconsider the proposal and increase the permissible number of bitches to four with three litters per year.

Councillor Crees explained to Mr and Mrs Morris they should contact Mr Mitchell as a new application would be required.

Mr Laurie Walker of the Lions Club asked if Council would consider allowing the Lions Club to lease Lot 27001, Woolgar Avenue otherwise known as the old Scout Hall, for the purpose of a "Club House" on a long term basis. He cited various reasons for Councils' consideration including the possibility of funding the refurbishment of the building.

Mr Walker was advised that he should make contact with Mr Mitchell in the first instance and the matter should be placed on the Agenda for the September Council meeting.

Mr David Ladner addressed Council and gave a history and statistics regarding the role of Chaplains in schools. He explained that with three schools amalgamating on the one site, there would be a greater need for the services of the Chaplain across the primary and secondary profile.

Mr Brett Guthrie followed the address with an outline of the services he provides to students and their families and an outline of the interagency collaboration that takes place with regard to the emotional and physical well being of students at Merredin Senior High School.

Mr Guthrie offered case histories as examples of the success the Chaplaincy has been able to achieve through the current programs and funding available. There was discussion about the qualifications and training of Chaplains with regard to mental health and first aid and the current state and federal funding arrangements.

Cr Crees thanked all who attended the meeting and advised that all matters raised would be considered further at a later date when all the information was available.

### **3.0 APOLOGIES AND LEAVE OF ABSENCE**

#### **3.1 APOLOGIES**

Cr Carr and Cr Hooper tendered their apologies for this meeting.

#### **3.2 LEAVE OF ABSENCE**

**30667** Moved: Cr Townrow                      Seconded Cr Crook  
*That Council granted leave of absence to Councillors Forbes and Young for the September meeting.*

**CARRIED 7/0**

### **4.0 DISCLOSURE OF INTEREST**

Nil

### **5.0 PETITIONS AND PRESENTATIONS**

Ms Debbie Slack, Area Chaplain YouthCARE, Mr David Ladner and Chaplain Brett Guthrie addressed the meeting during Public Question Time.

**6.0 CONFIRMATION OF MINUTES**6.1 Ordinary Council Meeting

Confirmation of the minutes of the Ordinary Council Meeting held on 19 July 2011.

- 30668** Moved Cr Townrow                      Seconded Cr Young  
**Officer's Recommendation**  
***That the minutes of the Ordinary Council Meeting held on 19 July 2011 be confirmed as a true and correct record of proceedings.***  
**CARRIED 7/0**

**7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION**

Nil

**8.0 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

Nil

**9.0 RECEIVAL OF MINUTES OF COMMITTEE MEETINGS HELD SINCE THE PREVIOUS MEETING OF COUNCIL**

- 9.1 Merredin Museum and Historical Society Meeting held Wednesday 3 August 2011  
**Attachment 9.1A**

- 9.2 Great Eastern Country Zone Meeting held Wednesday 3 August 2011  
**Attachment 9.2A**

- 30669** Moved Cr Townrow                      Seconded Cr Young  
***That the minutes of the Merredin Museum and Historical Society Meeting held Wednesday 3 August 2011 and Great Eastern Country Zone Meeting held Wednesday 3 August 2011 be received.***  
**CARRIED 7/0**

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**10.0 COMMUNITY SERVICES**

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**10.1 EARLY YEARS SERVICES**

<b>Reporting Department:</b>	Community Services
<b>Reporting Officer:</b>	Debbie Morris – Executive Manager of Community Services
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	CS/16/Early Years
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	WALGA Discussion Paper 2011 – Local Government Support and Investment in Early Years Services

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**Background**

WALGA has released a Draft Discussion Paper around Local Government involvement and investment in services, infrastructure and programs targeting young children titled “Local Government Support and Investment in Early Years Services”. **Attachment 10.1A**

The purpose of the Paper is to raise awareness and recognition of the role of Local Government plays across virtually all aspects of young children’s lives, as well as the challenges and opportunities facing the sector.

The Paper has three key parts: Context for Reform of the Western Australian Early Years Model; Local Governments and Early Years; and The Future role of Local Government in Early Years Services and outlines the key findings in each area along with relevant recommendations.

WALGA agrees with other organisations that a clear leadership strategy needs to be developed at a State level which provides structure for all stakeholders, including Local Governments. WALGA believes Local Government has a great deal to contribute to the process and looks forward to actively working with the State Government to give effect to the recommendations of this Paper.

The Discussion Paper outlines the varying degrees of involvement in Early Years by Local Governments: Specialised Children’s Services Staff; Child Care, Education and Children’s Groups; Child Health and Safety; Child Recreation and Public Spaces; Library Services; and Planning.

The Paper acknowledges the current role of Local Government in Early Years has been to provide services where there are perceived gaps. It states that *“Although there are Local Governments who will continue to see Early Years as solely the domain of State and Commonwealth Governments and not a space for Local Governments, the consideration for most Local Governments*

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*currently and into the future revolves around what kind of a role they should and can play, and how can they play a role which is sustainable and cost-effective?"*

*"The view of many Local Governments in the area of Early Years is for an increased involvement, but an involvement which engages the community and government in ensuring services are provided, rather than the Local Government assuming responsibility for provision."*

*"Regardless of whether a Local Government elects to be a 'provider' or 'facilitator' they have a unique ability, as the level of government 'closest to the people', to achieve positive community outcomes by tapping into community sentiment and involving communities in the development of local solutions to local issues."*

The Paper states that the most recognisable form of community group relating to Early Years, are Early Years Groups. Many towns and communities have set up Early Years Networks with the support of the Department of Communities.

Early Years Networks bring together a range of concerned stakeholders that focus on supporting families with their children up to 8 years of age and aim to coordinate and support local projects and activities.

A successful Early Years Network can provide Local Government with an excellent platform for understanding their local issues and the range of partners involved, as well as a means of driving measurable outcomes.

### **Comment**

It is agreed that Local Governments vary in the roles they play in Early Years.

The Shire of Merredin's current involvement and role in Early Years includes Better Beginnings provided by the Library to Primary Health, Story time at the Library and MADCAPS, Physical Activities Programs, Infrastructure – Swimming Pool, Playgroup, MADCAPS, Indoor Playground, Toy Library, Public parks and involvement with Eastern Wheatbelt Early Years Network (EWEYN).

The involvement in EWEYN since 2006 has highlighted the need to have a leadership strategy developed at a State level which provides structure for all stakeholders, including Local Governments. Funding was provided for the employment of a part time Coordinator in 2006, which enabled some great results to be achieved throughout the region, however once the funding ceased, the Group struggled to continue to deliver services at the same capacity. The Group looked to the Local Government to offer the support to continue the services, which at this stage is not available.

The Discussion Paper prepared by WALGA raises the awareness and recognition of the role Local Government plays across all aspects of Early



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Years. The recommendations are appropriate to enable progress towards an Early Years Strategy and outline the importance of Local Government input into the Strategy.

It is recommended that the Shire of Merredin support the Discussion Paper and the Recommendations contained within the Paper.

The Shire of Merredin Strategic Plan 2007 -2012 1.5.3 states "Support mechanisms to implement the Eastern Wheatbelt Early Years Strategy."

**Statutory/Policy Implications**

Nil

**Financial Implications**

Nil

**30670**

Moved Cr Forbes

Seconded Cr Townrow

**Officer's Recommendation**

***That Council endorse the recommendations in the WALGA Discussion Paper 2011 "Local Government Support and Investment in Early Years Services." Attachment 10.1A***

**CARRIED 7/0**

**10.2 RECREATIONAL VEHICLE (RV) CAMPING POLICY**

<b>Reporting Department:</b>	Community Services
<b>Reporting Officer:</b>	Debbie Morris – Executive Manager of Community Services
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	CM/14/1
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Draft Policy

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**Background**

At the June 2011 Council meeting Council resolved CMRef 30629 *“That the draft policy be advertised for comment and referred to relevant accommodation businesses in the Shire for comment.”*

A letter was written to the Merredin Tourist Park on 22<sup>nd</sup> June 2011 and an advertisement was published in the Wheatbelt Mercury on 20<sup>th</sup> July 2011 seeking comments up until 1<sup>st</sup> August 2011.

The Visitor Centre Manager also met with the owners of the Tourist Park to discuss the proposed policy and encourage them to submit their comments formally so that they could be considered.

**Comment**

As at 1<sup>st</sup> August 2011, no comments were received from members of the public.

A letter **Attachment 10.2A** was received on the 12<sup>th</sup> July 2011 from The Merredin Tourist Park in response the Shire’s correspondence. The following are excerpts from the letter:

*“urge the Shire to adopt a requirement of a minimum number of RV travellers for the Recreation Grounds policy to come into play. We suggest no less than 15 to 20 vehicles in a group as any lesser number can easily be accommodated by our park.”*

*“recommend that RV travellers who do fall under the said policy be charged a minimum of \$10 per day, as this is more realistic with the impact on the Grounds, as well as being in keeping with the daily tariff charged by the National Parks Board.”*

The comments and recommendations from the Merredin Tourist Park in regard to a minimum number have been acknowledged and incorporated into the draft policy.

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In regard to the suggested minimum \$10 per day to compensate for impact on the Grounds and use of amenities, these vehicles are self contained and therefore do not require any of the amenities at the Recreation Ground.

For the rare occasions that we receive requests from caravan clubs or large groups of RVs to camp at the Recreation Ground, the impact on the ground would be no more than those of community events and/or sporting activities. There is also the option of locating the vehicles on the "old basketball" courts, which are bitumen/gravel.

The proposed \$5 per day was a nominal amount and was not considered a means of compensation.

It is believed that large groups of RVs would be a benefit to the community as they like other tourists support and shop at the local businesses, which in turn supports economic development.

As previously mentioned requests from Caravan Clubs or larger organisations have not been a regular occurrence and it is not anticipated that there will be an abundance of requests in the future, therefore the conditions are not too rigid as to discourage the groups from staying in Merredin.

**Statutory/Policy Implications**

Proposed new Policy

**Financial Implications**

Camping fee of \$5 per vehicle proposed

**30671**

Moved Cr Townrow

Seconded Cr Crook

**Officer's Recommendation**

***That Council endorse the Recreational Vehicle Camping Policy as presented in Attachment 10.2A***

**CARRIED 7/0**

**10.3 AGREEMENTS FOR THE PROVISION OF PUBLIC LIBRARY SERVICES**

<b>Reporting Department:</b>	<b>Community Services</b>
<b>Reporting Officer:</b>	<b>Wendy Porter</b>
<b>Legislation:</b>	<b>Library Board of Western Australia Act (1951)</b>
<b>File Reference:</b>	
<b>Disclosure of Interest:</b>	
<b>Attachments:</b>	Funding Arrangement v0.04, <b>Attachment 10.3A</b> Funding Allocation Model FAQs, <b>Attachment 10.3B</b> Individual Agreement v0.15, <b>Attachment 10.3C</b> INFOPAGE Library Funding Agreements <b>Attachment 10.3D</b> Funding Allocation Model – Description June 10 Final <b>Attachment 10.3E</b> Funding Allocation Model Description – Simple June 10 <b>Attachment 10.3F</b>

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**Background**

Since the “Framework Agreement between State and Local Government for the Provision of Public Library Services in Western Australia” was signed in 2009, the Library Board of Western Australia and WALGA through the Strategic Library Partnership Steering Committee (SLPASC) have been focussing on finalising a new Funding Agreement and a new Local Level agreement for the provision of Public Library Services.

Traditionally, the State Library of Western Australia (SLWA) negotiated for State funding using a formula of each library in WA having 1.25 books per head of population. Whilst in some years this standard prevented the funding from being slashed completely, it did not allow for changes in formats of information, such as electronic databases, which are costed differently to the average items in libraries. It also did not allow for increases in process costs, delivery costs etc and so the funding for public library services has become eroded.

The new funding agreement **Attachment 10.3A** proposes a change to a grant-based model with a minimum grant amount for small libraries then allowances made for population, distance, regional status etc. A set minimum amount (80% was proposed) will be tied to stock purchases, with the remainder available to Local Governments to spend on Public Library Services other than offsetting operational costs, for example, purchasing equipment for the library, or establishing a library programme. The details of the Funding Allocations are set out in the document Funding Allocation

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Model **Attachment 10.3E (final description) and Attachment 10.3F (simple description)** which was adopted in 2010. Changes in this document have been made recently that may impact on the Shire of Merredin Funding, but I have not yet seen a copy.

The new Local Level agreement **Attachment 10.3C** will replace the existing agreement between the Library Board of Western Australia and Local Government, many of which were signed in the 1960's and never revisited. The Local Level Agreements will be based upon the new Framework agreement and outline the responsibilities of both SLWA and Local Government.

### **Comment**

Moving to a grant based funding model should result in a more stable funding base for collection development in libraries. The discretionary part of the funding should give smaller Local Governments the ability to augment programmes or purchase of equipment for libraries to improve the provision of public library services. Each Local Government is guaranteed at least the minimum amount of funding. The Shire of Merredin due to its low population base will receive the minimum level of funding each year under the agreement, which is the same level as the other libraries in the region.

However Merredin is subsidised further for regional activities. As I understand it, SLWA will hold the funds to allow libraries to continue ordering stock items through the web-based system currently in use, only releasing the discretionary funds if requested and if the proposal is approved by the Library Board of WA. However, the mechanisms for achieving this have not been made clear.

Changes to a grant based system will require changes in reporting. Traditionally, the Shire was only required to complete an annual statistics form and an annual financial breakdown of library expenditure and income. Once the grant system is introduced there will need to be an annual audited acquittal process. Guidelines have yet to be provided for the process. It is understood that any stock items purchased through the existing SLWA web-based order system will not have to be audited, due to the quota reports produced by the system.

The new Local Level Agreement will require to Local Government to agree to comply with regulations, standards and guidelines for the provision of public library services, rather than simply paying them lip-service as has often been the case in the past. The Shire of Merredin already complies with most of these and as such will not be adversely affected by signing the Local Level Agreement.

As a Regional Library the Shire of Merredin will also need to sign a Schedule C (yet to be developed) to the agreement regarding the provision of regional services, in addition to developing an annual activity plan to be signed by all

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participants in the region. Future subsidy payments will be dependent upon the completing of the activity plan.

The Regional Librarians met in Perth on 3<sup>rd</sup> August to discuss any regional concerns about the agreements, before a general meeting of Public Librarians WA (PLWA) to discuss statewide concerns. The concerns noted were mainly with terminology rather than intent, with the majority voting to accept the agreements. Other concerns raised at earlier drafts are listed in **Attachment 10.3B**

#### **Statutory/Policy Implications**

Signing of the New Local Level Agreement will supersede the old agreements that were signed by the Shire of Merredin in the 1960's. However, the request from WALGA at present is to comment on the draft agreements only.

#### **Financial Implications**

There should be no major impact on the 2011/2012 budget, other than the addition of return postage and freight costs previously paid by the State Library, however if the Funding Agreement is endorsed then a percentage of the grant may need to be listed in future budgets. It is unsure when the notifications of the grants will be sent out in future, with no guarantee that this will be early in the budget process. As an example the letter this year, indicating the level of funding was sent out 1 July 2011.

The new Local Level Agreement and the new Funding Agreements show a new commitment to the provision of Public Library Services by State and Local Government. Whilst there may still be a few issues regarding the processes involved, especially with the Funding Model there seems to be no adverse implications for the Shire at this time, and the potential to assist the provision of public library services in the Shire.

**30672**

Moved Cr Townrow

Seconded Cr Crook

#### **Officers Recommendation**

*That the Shire of Merredin supports the draft documents as proposed with the following comments being provided to Jodie Holbrook, Policy Manager Community at WALGA. Attachment 10.3D*

*A) That the Allocation Funding Model and Guidelines outlining the Funding formula and the mechanisms for receiving the discretionary funding, accompany the Funding Agreement when the agreement is to be signed.*

*B) That regional and rural Local Governments be reminded that there will be a Schedule C attached to the Local Level Agreements outlining Regional responsibilities and activities.*

**CARRIED 7/0**

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10.4 **2010 DRY SEASON ASSISTANCE SCHEME – APPLICATION FOR FUNDING FROM THE HERITAGE ADVISORY COMMITTEE**

<b>Reporting Department:</b>	Community Services
<b>Reporting Officer:</b>	Debbie Morris – Executive Manager of Community Services
<b>Author:</b>	Rebecca Hutton – Project Officer
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Application from Heritage Advisory Committee <b>(Attachment 10.4A)</b>

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### **Background**

At the May 2011 Council meeting Council agreed to make available to the community the remaining funds which were not utilised by the Eastern Districts Football League for their Men’s Health Night on 3 February 2011.

An application has been received from the Heritage Advisory Committee (HAC) for the remaining \$3477.79 to assist with the costs associated with the ***re-opening of Pioneer Park and a Volunteer Sun-downer at the Railway Museum*** which is scheduled to be held on 22<sup>nd</sup>, October 2011 to coincide with a ‘Volunteer Expo’ which is to be co-hosted by the Community Resource Centre during the day. The events will be coordinated by the HAC. The aim of the two consecutive events is to raise the profile of community groups and volunteering in Merredin, celebrate the completed upgrade projects in Pioneer Park undertaken by staff and Work for The Dole participants, and to celebrate our very treasured local volunteers. The requested monies will go to;

- the costs of the ‘Pioneer Park Opening’ which will include a cutting of the ribbon ceremony into the new park area (synthetic grassed), and a sausage sizzle around lunchtime (at the close of the expo in the CRC)
- the costs to host a ‘Volunteer Sun – downer’ at the Railway Museum which will include canapés, refreshments and light acoustic entertainment for ‘invited’ guests to enjoy on the platform.

The aim of the Dry Season Assistance Scheme is to nurture and sustain vibrant rural communities and is to be spent on one or more community events that help maintain community spirit and welfare. Events are to be held prior to 30 November 2011.

The Guiding Principles state: “As far as possible, events held need to be inclusive of all members of the community.”

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**Comment**

These events qualify under the guidelines in that it is a community event, it falls within the required timeframe, is open to a large percentage of the community and is a not for profit event.

There will be no entry charge to either event; however the sun-downer will be 'invite only' at an agreed capped number after local community and volunteer groups are asked to nominate their members.

The events support a different sector of the community to those that have already received Dry Season funding assistance from the Shire of Merredin.

**Statutory/Policy Implications**

Although not a policy, the Guiding Principles of the 2010 Dry Season Assistance Scheme are required to be adhered to.

**Financial Implications**

There is currently \$3477.79 remaining in the \$20,000 2010 Dry Season Assistance Scheme funding available for allocation. The \$3477.79 request is within the funds available.

**30673**

Moved Cr Crook

Seconded Cr Townrow

**Officers Recommendation**

*That Council provide funding of \$3,477.79, from \$20,000 Dry Season Assistance Scheme, for the 'Pioneer Park Opening' and the 'Merredin Volunteers Sun-downer' to be held on 22<sup>nd</sup> October 2011 which will be co-ordinated by the Heritage Advisory Committee.*

**CARRIED 6/1**



**10.5 MERREDIN YOUTH ADVISORY COUNCIL (MYAC)**

<b>Reporting Department:</b>	Community Services
<b>Reporting Officer:</b>	Debbie Morris – Executive Manager of Community Services
<b>Author:</b>	Rebecca Hutton – Project Officer
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	CS/16/11
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Draft Goals and Objectives of the MYAC

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**Background**

A Youth Advisory Council (YAC) in Merredin was established in 1998, and ran successfully for a period of 6 years, with the last meeting held in February 2004 with its remaining 13 members. Council had supported this initiative through the provision of a YAC Coordinator in the former Community Development Officer role. Over the 6 years YAC was active in Merredin, it successfully completed projects and initiatives in;

- Kiss My WAMI concert
- Input into the swimming pool upgrade
- Discos for Primary and High Schools
- Assistance with community events (Welcome to Merredin, Australia Day, Community Show, Merredin Community Awards, Olympic Torch Relay)
- Wheatbelt Youth Festival
- Community Bingo
- Youth Centre
- Equipment for Youth Centre
- Youth Surveys
- Representatives on Community organisations
- Skate Park working party
- Youth week

Since March 2011, the Project Officer has been facilitating a Merredin Youth Stakeholders group with the initial aim of co-hosting a 'Youth Festival' for local youth aged 12 – 17 years during Youth week in April 2011. This group is made up of Local Government representatives being the Project Officer, Library Manager, Cummins Theatre Manager, MRC&LC Physical Activities Coordinator. It also has representation from local and regional groups with an interest in youth; Regional Development Australia Wheatbelt, Primary Health - Health Promotions Officer, Community Resource Centre (CRC), Revolution Youth, Blue Light Committee and Avon Youth. There is also interest from the Merredin Senior High School, which has been updated at every opportunity of the group's intentions.

The Youth Festival in April 2011 gave the stakeholders an opportunity to survey the 75 attendees about what youth activities they would like to see in Merredin, and their interest in being involved with a Merredin YAC. 27 surveys were received and these results indicated;

- 41% positive interest in being involved in a YAC, with a further 7% maybe interested

Since this time, the Youth Stakeholders have continued to meet together with the intention of formally proposing the re-establishment of the Merredin Youth Advisory Council. Throughout this process, the 'Goals and Objectives' of the MYAC has been drafted **Attachment 10.5A**. The group would like to initiate a DVD presentation to the Merredin Senior High School students in Term 4. This DVD is being facilitated by the CRC and it is hoped it will be produced in association with the Year 10 media students. After generating interest through this presentation, the Merredin Youth Stakeholders would like to re-establish YAC in Merredin around February 2012.

#### **Comment**

In Council's Strategic Plan, it makes reference to *'identify the social & cultural needs of the community & provide adequate facilities and services including (not limited to) Youth'*.

Currently there is no formal mechanism in place to capture feedback or input from youth in Merredin to enable Staff, Council or other youth stakeholders to assess the social and cultural needs, to allow informed decision making on what facilities and services are required.

As previously mentioned up until 2004, the Merredin Youth Advisory Council provided an effective link to this sector of our community.

With the regular change over in personnel in the Community Development (Project Officer) position from 2007 - 2011, the needs and wants of the youth have been handled in an "ad hoc" manner.

The employment of the Project Officer in January 2011 provided opportunity for management to include Key Responsibilities/Duties that address youth. The Position Description clearly identifies youth as a priority and states the role is to 'facilitate a united and sustainable community', with administration responsibilities to 'provide guidance and advice to community organisations'.

With this in mind the draft 'Goals & Objectives' document developed for the MYAC outlined the Project Officer role as

- Co-ordination of the MYAC
- Guidance and leadership to the members of the MYAC
- Facilitate the Merredin Youth Stakeholders group

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In order to progress the re-establishment of a YAC in Merredin there is a need to seek Council's support and commitment towards this project.

**Statutory/Policy Implications**

Nil

**Financial Implications**

There is currently allocated expenditure of \$10,890 in the budget (code E116125) for 'Merredin Youth Activities'. This broken down into

- Youth Advisory - \$500
- Youth Activities - \$5,625
- Youth week - \$4,765

This expenditure is offset by an expected income of \$6000 (code I116435) for

- Youth week - \$1000
- Youth Activities - \$5000

There are grants available to assist with set up, planning, implementing and succession planning from Department of Communities (up to \$25,000) for Youth Strategic Project Planning that the MYAC would look at to assist with costs.

Membership to the MYAC would be \$10 each, and these monies will be put aside to assist with administration and promotion of the MYAC only.

Initially, the Merredin Youth Stakeholders, within their own roles and responsibilities are able to give direction and assistance in their time to the MYAC.

**30674**

Moved Cr Townrow

Seconded Cr Morris

**Officers Recommendation**

Resolution Rescinded  
CMRef 81328  
March 2014

*That Council support and commit staff resources (as outlined in Attachment 10.5A) to the re-establishment of the Merredin Youth Advisory Council as a mechanism to identify the social & cultural needs of the youth and to enable adequate facilities and services to be considered.*

**CARRIED 6/1**

Mrs Debbie Morris left the meeting at 1.39pm

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**11.0 DEVELOPMENT SERVICES**

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**11.1 LOCAL PLANNING SCHEME NO. 6 – BOUNDARY RELAXATIONS – LOT 1120 BATES STREET, MERREDIN**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Local Planning Scheme No. 6; Residential Design Codes 2008
<b>File Reference:</b>	A2884
<b>Attachment:</b>	Building Plans

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**Background**

An application (PA 13-11) to construct a double carport, triple carport, front veranda and a mezzanine floor balcony overlooking Bates Street, Merredin has been received from the owners of Lot 1120 Bates Street, Merredin.

A copy of the design including elevations is contained in **Attachment 11.1A**.

**Comment**

Town Planning Scheme No. 1 zoned the land as – “Civic & Cultural – Meeting and Conference Venue”. The Local Planning Scheme No. 6 (LPS6) rezoned the land to “residential” on 22 June 2011.

The proposal is to return the building to a three bedroom dwelling. The issues relevant to the planning scheme are the double carport, mezzanine floor, front veranda and proposed triple carport.

The building is listed within the Shire of Merredin Municipal Inventory – Lion’s Den, Merredin Football Clubrooms (RAAF Mess). There is no WA State heritage listing existing.

To the north and adjacent to the residence is the development Merritville. The property is technically a corner property – Princess Street. The southern adjacent area (previously used as a carpark for the Venue 66) is a “closed road” which contains water, sewer pipe infrastructure, reticulation for the Recreation Centre and telecommunications infrastructure. The adjacent (west) lot in Princess Street extends to the southern boundary of the closed road. It is unlikely due to the sub surface infrastructure and its size that the “closed road” will be developed as a residential lot.

**Statutory/Policy Implications**

LPS6 (Clause 5.2.2) references the Residential Design Codes as the compliance document for residential development. The four distinct issues are conversion to a dwelling, veranda encroachment, mezzanine floor

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encroachment & privacy issues and the two separate carports for the proposed dwelling.

**a) Conversion to a Dwelling**

The conversion to a dwelling removes the non conforming right to continue operation as a meeting & food venue. LPS 6 Clause 4.2.1 details the objectives of the residential zone. Considering the location of the venue and the aged accommodation precinct to the north of the current venue relinquishment of the non conforming right by the applicant supports the zones objectives. The land is zoned residential and the use as a dwelling is "P" use. Conversion to a dwelling is supported.

**b) Veranda Encroachment**

Clause 6.2.1 of the R Codes provide the acceptable development criteria for the setbacks of buildings generally. In the criteria a reduction to 1.5m for a porch or veranda is considered acceptable. The setback remaining is to permit the placement of essential services. Essential services are already provided to the premise. The closed road contains the infrastructure. The encroachment is noted below 1.5m where the truncated corner must be provided. Considering the large road reserve already provided and that infrastructure is already provided the minor additional encroachment is not considered a traffic sight issue, infrastructure impediment or a fire rating concern.

**c) Mezzanine Floor (Balcony overlooking Bates Street)**

Clause 6.8.1 of the R Codes provides that for acceptable development criteria the setback of the unenclosed outdoor active habitable space shall be setback a minimum of 7.5m from side boundaries of adjacent residential buildings. Permanent vertical screening or equivalent preventing direct line of site within the cone of vision shall also be provided as a condition of consent.

**d) Carports in Front Setback Area**

Clause 6.2.3 of the R Codes provides acceptable development criteria for the placement of carports within the setback areas. A local government can prepare policies relating to the siting of carports and garages. There are no current policies within the Shire of Merredin. It is accepted practice that where no feasible alternative exists the use of the front setback area for carports and unroofed car spaces is approvable. The application to establish a triple free standing carport has been referred to the neighbours for comment. It is hoped to receive a response at the Council meeting. The proposed double carport is located on the south side and there are no immediate neighbours. Using the principles of the R Codes the placement of the double carport can be rejected as area exists within the rear yard to place the structure without impact on the landscaping features within the rear area. Access via the closed road is acceptable. There is a retaining wall located directly behind the proposed free standing triple carport. The elevations provided show that the

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amenity of the streetscape is not impacted upon from the street perspective by the placement of the structures and the overall appearance is one of improvement.

Overall the proposal improves the streetscape amenity of the area. Offset areas for the triple carport are required pursuant to Figure 1a, 1b & 1c – Street setbacks.

#### **Financial Implications**

Application fees have not been paid.

**30675**

Moved Cr Young

Seconded Cr Forbes

#### **Officers Recommendation**

- 1. That the application PA 13 – 11 to establish a triple carport, mezzanine floor with front balcony, front veranda in the setback area at a setback of 1,202mm on the dwelling situated on lot 1120 Bates Street be approved subject to the following condition:
  - a) Concrete crossover to Bates Street is provided at the applicants' expense.****
- 2. That the component of the application PA 13 -11 to establish a double carport on the south side of the dwelling situated on Lot 1120 Bates Street be refused as sufficient area exists within the rear yard with access for the placement of the double carport.**

**CARRIED 7/0**

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11.2 **LOCAL PLANNING SCHEME 6 – BOUNDARY RELAXATION APPLICATION – LOT 83 HAWKER WAY MERREDIN**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Residential Design Codes (Update Nov 2010)
<b>File Reference:</b>	A3386
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Hawker Way Plans

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### **Background**

An application to construct a double carport in the front setback area of Lot 83 Hawker Way, Merredin has been received from the property owner. The application and incomplete plans are contained in **Attachment 11.2A**.

The application is a simple skillion roofed construction. As there is merit behind the application and subject to the receipt of reasonable plans the application is being processed.

### **Comment**

Lot 83 Hawker Way is a un-sewered developed residential lot comprising 803m<sup>2</sup>.

Properly drawn plans would show that the amenity of the streetscape is not impacted upon from the street perspective by the placement of the structure and the overall appearance is expected to be one of improvement.

Lot 83 Hawker Way has a closed road to the east, Lot 82 Hawker to the west (an undeveloped block) and a park area directly in front of the dwelling. The dwelling frontage is boundary to boundary. There is insufficient area for a carport.

The offset areas are sufficient to place the carport within the front setback area.

### **Statutory/Policy Implications**

Clause 6.2.3 of the R Codes provides acceptable development criteria for the placement of carports within the setback areas. A local government can prepare policies relating to the siting of carports and garages. There are no current policies within the Shire of Merredin.

It is accepted practice that where no feasible alternative exists the use of the front setback area for carports and unroofed car spaces is approvable. The application to establish a double attached carport has not been referred to the neighbours for comment as there are no immediate neighbours. The proposed skillion roofed double carport is located on the north side adjacent to the eastern edge of the dwelling.

Within the Hawker Way streetscape are two encroachments into the setback area for carports.

The plans are insufficient for the issue of a building licence.

**Financial Implications**

Application fees of \$139 have not been paid.

**30676**

Moved Cr Young

Seconded Cr Townrow

**Officers Recommendation**

*That the applicant be advised that an application to establish the carport within the front setback area of Lot 83 Hawker Way would receive approval if plans suitable for the issue of a Planning Consent and a Building Licence are provided.*

**CARRIED 7/0**



11.3 **DEPARTMENT OF MINES & PETROLEUM – MINING LEASE 70/1293 – REQUEST TO RECONSIDER DECISION – RESERVE 28191 HINES HILL – GYPSUM MINING**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Mining Act 1978, Shire of Merredin Town Planning Scheme
<b>File Reference:</b>	Reserve 28191
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Nil

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### **Background**

At the Ordinary Meeting of Council held on 21 September 2010 Council resolved (CMRef 30419): -

#### **30419 Moved Cr Crees Seconded Cr Forbes**

- 1. That the Department of Mines and Petroleum be advised that the Shire of Merredin does not support the issuing of a mining lease over land within the townsite or within 1km, of Hines Hill for the following reasons: the land is salt affected and potentially environmentally sensitive; and Hines Hill has low lying land to the west south and north and changes to the water levels from these salt basins when flowing may affect dwellings.*
- 2. That should the Department of Mines and Petroleum approve the application, appropriate conditions addressing habitat, rehabilitation and protection of structures and road systems be imposed.*

At the October 2010 pre Council briefing session the matter was further discussed and Council sought for the Executive Manager to confirm the intent that the mining was “kopi” and a small gypsum mining operations.

Council now needs to consider rescinding the previous resolution and provide consent with conditions.

### **Comment**

Correspondence has been sent to the Department of Mines and Petroleum confirming Councils intent to withdraw the refusal and seek conditions as listed below: -

- 1) Mining operations to comprise removal of top soil for storage and reapplication, no removal of mature trees, removal of bunding or areas around excavations which will act as a ponding point for the water;
- 2) Compliance with the rehabilitation plan as submitted;
- 3) The annual environmental report is to be provided to the Shire of Merredin and a condition should include the ability of the local government or DMP to perform the remedial works if the applicant fails to do so;

- 
- 4) Use of the gravel road limited to fair and fine weather only and access is to be agreed with the Executive Manager of Works and Services;
  - 5) Hours of operation limited to the normal hours of operation set by the Environmental (Noise ) Regulations 1997, i.e. 7am – 7pm Monday – Saturday; and
  - 6) The operation is to comply with the relevant annual Fire Order issued by the Shire of Merredin.

The application may require a works approval from the Department of Environment and Conservation and the application should be referred to that Department for consideration.

#### **Statutory/Policy Implications**

An absolute majority of Council is required to rescind the motion.

#### **Financial Implications**

There are no financial implications for the Shire of Merredin.

- 30677**                      Moved Cr Young                      Seconded Cr Townrow  
**Officers Recommendation**  
***That resolution 30419 relating to the decision to refuse consent to establish a mining operation on Reserve 28191 be rescinded.***

***In accordance with S5.21(e) of the Local Government Act Crs Wallace, Young, Townrow and Crook supported the rescission motion.***

***6/1***

***Absolute Majority Required***

- 30678**                      Moved Cr Young                      Seconded Cr Townrow  
**Officers Recommendation**  
***That the Department of Mines and Petroleum be advised that the Shire of Merredin supports the issuing of a mining lease over Reserves 28191 and 39249 for the purposes of Kopi mining in accordance with the application received subject to the following conditions: -***
- 1) Mining operations to comprise removal of top soil for storage and reapplication, no removal of mature trees, removal of bunding or areas around excavations which will act as a ponding point for the water;***
  - 2) Compliance with the rehabilitation plan as submitted;***
  - 3) The annual environmental report is to be provided to the Shire of Merredin and a condition should include the ability of the local government or DMP to perform the remedial works if the applicant fails to do so;***
  - 4) Use of the gravel road limited to fair and fine weather only and access is to be agreed with the Executive Manager of Works and Services;***

- 
- 5) Hours of operation limited to the normal hours of operation set by the Environmental (Noise ) Regulations 1997, i.e. 7am – 7pm Monday – Saturday; and**
  - 6) The operation is to comply with the relevant annual Fire Order issued by the Shire of Merredin.**
  - 7) The application be referred to the Department of Environment and Conservation for consideration.**

**CARRIED 7/0**

Mr John Mitchell, entered the meeting at 2.03pm

11.4 **RESERVE – 7940 GREAT EASTERN HIGHWAY – EXTERNAL INSURANCE  
LIABILITY OPINION AND FUTURE USE**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Nil
<b>File Reference:</b>	Reserve 7940
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Off Road Vehicle Area <b>(Attachment 11.4A)</b>

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**Background**

Council may recall in 2009 an incident occurred in York that resulted in the death of a minor whilst using off road vehicle tracks. A general discussion as held at the information session and the views of Council's insurer were to be sought.

A response has been received from Mr Matthew Hancock, Manager of Professional Risks LGIS that suggests that there are two options for Council consideration. A copy of the email response appends.

**Comment**

Of the three options provided, the option to close and dismantle the facility seems the best short term option. Unless a club is affiliated and incorporated the liability will lie mainly with the local government.

The facility is used by weekenders and local individuals. Access to the other known unofficial areas on the south of town have been closed and controlled by the landowners as a result of public liability issues.

Council's Ranger patrols the townsite including the Off Road Vehicle Area and where persons are found at the site they are asked to leave. It is regularly used and is uncontrolled and considered high risk by the administration due to the proximity of trees and other solid surfaces to the jumps. The area has not been designed by a recognised affiliated club.

The area is considered unsuitable for the purpose of off road vehicle area.

**Statutory/Policy Implications**

The main implication is public liability. The area is undersigned, haphazard, meanders through trees and other obstacles and the surface varies from extremely hard and rutted to mud. The area lacks controlled access; is adjacent to the east west railway line and the east west road. These add additional risk to the facility.

**Financial Implications**

Liability implications are not discussed but could be considerable if a claim was successful.

Removal of the course would take less than 8 hours with a front end loader or similar.

**Officers Recommendation**

*That the Off Road Vehicle area located on Reserve 7940 Great Eastern Highway be removed.*

**30679****Resolution**

Moved Cr Townrow

Seconded Cr Young

**That the matter lay on the table until pending further clarification****CARRIED 5/2**

Councillor Young declared a Proximity Interest in Item 11.5 and left the meeting at 2.08pm.

**11.5 TOWN PLANNING – OUTLINE DEVELOPMENT PLAN – RESERVE 42082 AND RESERVE 44697 PURCHASE & DEVELOPMENT**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Local Planning Scheme No. 6
<b>File Reference:</b>	LUP/13/14 – Cohn Street LUP/13/15 - Telfer
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Cohn Street And Telfer Avenue Proposed Outline Development Plan August 11

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**Background**

Council has budgeted in the 2011/2012 year to purchase the Reserves 42082 & 44697 for the purposes of residential development.

Outline development plans have been prepared and are contained in **Attachment 11.5A**. Business plans are currently being drafted and will be provided to Council for comment upon completion prior to advertising.

**Comment**

The outline development plan (ODP) is assessed against the requirements of Clause 5.10.8 of the Shire of Merredin Local Planning Scheme No. 6 (LPS6).

The sale of Reserve land to local government by the Department of Regional Development and Lands requires that the local government confirm a use and achieve the minimum approval process for development prior to application. In addition if the local government can supply information relating to the development costs the purchase price of the land may be substantially reduced.

An urban development plan is currently being prepared by the Planning Consultant – Planwest incorporating the known non formalised outline development plans of the town planning schemes 2 – 5 and the overlays prepared for Council consideration of Whitfield Way, Telfer Avenue, Kitchener Road, Davies Street Environs, French Avenue – Lower, Cunningham Street, Cohn Street and others. Council may wish to defer a decision relating to this matter pending the receipt of that document.

Council has previously resolved to include the purchase of the Reserves within the 2011/12 budget and the following resolutions relate to the process to date: -

- 
- a) CM Ref 30223 - That the Administration pursue as a priority the acquisition of Reserve 42082 for residential development and prepare an overlay of the development for Council consideration as a three stage project; and prepare a 5 year plan for the development of residential and industrial land in Merredin, promoting land identified in the Report.
  - b) CM Ref 30245 - That Council adopt the plan as shown in Attachment 11.2A for development of Reserve 42082 and that the project be planned for release over four stages.
  - c) CM Ref 30224 – That Council take steps to acquire Reserve 44697

#### **Statutory/Policy Implications**

The provisions of Clause 5.10 of the LPS 6 and the requirements of the Planning & Development Act 2005 are applicable.

Prior to an application for subdivision to the Western Australian Planning Commission an outline development plan must be prepared and adopted.

Procedures for the adoption of the ODP are contained in clause 5.10.5 – 5.10.6 of the LPS 6.

A business plan of the development is required to be prepared as the purchase of the land is defined as a “major land transaction” within Section 3.59 of the Local Government Act 1995. The business plan has been prepared in draft and can be advertised along with the advertising and adoption of the outline development plan.

#### **Financial Implications**

The costs of purchase of the land comprising Reserve 42082 are estimated at \$150,000.00. The costs of purchase of the Reserve 44697 are estimated at \$102,500.00

Development costs are based on the land released (7.0209ha) (55,165m<sup>2</sup> at \$55) - \$3,034,000 for Reserve 42082 and for Reserve 44697 (44,000m<sup>2</sup>) - \$2,435,000. The development estimate value is based on the known cost of development of the 29 lots in Carrington Way with CPI allowances.

**30680**

Moved Cr Forbes

Seconded Cr Wallace

#### **Officers Recommendation**

***That the outline development plan for Reserve 42082 & 44697 be advertised in accordance with the provisions of the Local Government Act 1995 and the Shire of Merredin Local Planning Scheme No. 6.***

**CARRIED 6/0**

**11.6 WESTERN AUSTRALIAN PLANNING COMMISSION – APPLICATION 144526 – LOT 22 BUNGULLA ROAD MERREDIN – REQUEST FOR COMMENT**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Planning & Development Act 2005
<b>File Reference:</b>	A1543
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Application No. 144526

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**Background**

An application (**Attachment 11.6A**) to realign Cohn Creek and provide new drainage reserves to the north of the E type silo's has been received from Co-Operative Bulk Handling via the Western Australian Planning Commission

The application is in response to the administration's actions in requiring the upgrade of the creek as a result of the placement of the silo's in 1999.

**Comment**

There is substantial information available on this matter. In summary the Shire of Merredin in 2010 was asked to take a management order over the realigned creek. This was refused as experience of the officers suggested that the bank and associated works may fail in a major storm event.

As a result of that decision a site drainage report was requested by the Shire of Merredin from CBH. The report highlighted the issue of the creek no longer being contained within the known drainage reserves.

Accordingly the administration required that the creek alignment and condition be referred to the Department of Water for confirmation that the construction of the creek banks and the realignment was supported by that Department.

There are no other known matters that will impact on this issue. CBH have been required to clean up the creek, provide storm water slow points prior to the surface water from the E type Silos area discharging into the creek. The report called "Merredin Receival Point 2010 Site Development – Site Drainage Report" and an email from Terry Brooks dated June 27, 2011 12.04pm address the relevant engineering issues with the creek realignment and stability.

Reference to that document and email for a compliance regime will be provided to the Western Australian Planning Commission.

**Statutory/Policy Implications**

The Shire of Merredin will be requested to take a management order over the creek once the known issues are resolved.



The plans reflect the current alignment of the creek.

**Financial Implications**

There are no known financial implications to the Shire of Merredin.

**30681** Moved Cr Townrow                      Seconded Cr Crook

**Officers Recommendation**

*That the Western Australian Planning Commission be advised that the Shire of Merredin supports the proposal to realign the Cohn Creek (completed 1999) providing the comments within the Merredin Receiving Point 2010 Site Development – Site Drainage Report and an email from Terry Brooks dated June 27, 2011 12.04pm are included as advice to the applicant.*

**CARRIED 6/0**

11.7 **PLANNING & DEVELOPMENT – DEVELOPMENT CONTROL POLICY 2.5 –  
RURAL LAND – REQUEST TO SUBDIVIDE COMPONENT OF LAND OFF – LOT 1  
LOCATION 25000 BOORAN NORTH ROAD**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Planning & Development Act 2005 – DC 2.5
<b>File Reference:</b>	A5030
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	North Booran Road Subdivision

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**Background**

A request (**Attachment 11.7A**) for support to subdivide contiguous farming land separated by the Booran North Road has been received from the owner of the land.

**Comment**

There are no reasons other than the road bisects the property as the reason why the subdivision should be supported. The subdivision will create a small rural lot and represents the ad-hoc fragmentation of the farming land.

**Statutory/Policy Implications**

The provisions of Statement of Planning Policy 11 – Agricultural & Rural Land Use Planning are applicable. A copy appends. Clause 4 – Policy Objectives are not met by this application.

**Financial Implications**

There are no financial implications to the Shire of Merredin.

Councillor Young entered the meeting at 2.18pm

**30682** Moved Cr Forbes                      Seconded Cr Crook

**Officers Recommendation**

*That the owner be advised that because the road reserve partitioning location 25000 has been offered as justification for the subdivision, the application to provide two title deeds over the land is not supported.*

**CARRIED 6/1**

**11.8 LOCAL PLANNING SCHEME 6 – BOUNDARY RELAXATION – LOT 146 NOLAN WAY, MERREDIN – PROPOSED DOUBLE CARPORT**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Local Planning Scheme No. 6, R Codes 2010
<b>File Reference:</b>	A3381
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Nolan Way Extensions

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**Background**

An application to construct a double carport and front veranda in the front setback area of Lot 146 Nolan Way, Merredin has been received from the property owner. The application plans are contained in **Attachment 11.8A**.

The application is a simple gabled roofed construction.

**Comment**

Lot 146 Nolan Way is a un-sewered developed residential R10 lot. The existing house is to be increased in area substantially. The existing carport and front area are to be converted to dwelling.

Clause 6.2.1 of the R Codes provides the acceptable development criteria for the setbacks of buildings generally. In the criteria a reduction to 1.5m for a porch or veranda is considered acceptable. The setback remaining is to permit the placement of essential services. Essential services are already provided to the premise. The minimum setback for this development proposal is 4380mm. There is 55m<sup>2</sup> behind the building line to act as an offset for the setback encroachment which totals 54m<sup>2</sup>.

**Statutory/Policy Implications**

Clause 6.2.3 of the R Codes provides acceptable development criteria for the placement of carports within the setback areas. A local government can prepare policies relating to the sitting of carports and garages. There are no current policies within the Shire of Merredin.

It is accepted practice that where no feasible alternative exists the use of the front setback area for carports and unroofed car spaces is approvable. The application to establish a double attached carport has been referred to the neighbours for comment although there are no immediate neighbours with development. The proposed double gabled roofed carport is located on the south side adjacent to the western edge of the dwelling.

Within the Nolan & Hawker Way streetscape are two existing encroachments into the setback area for carports.

**Financial Implications**

Application fees of \$139 have not been paid.

**30683**

Moved Cr Forbes

Seconded Cr Townrow

**Officers Recommendation**

*That the application PA 16 – 11 to establish a double carport and front veranda in the setback area at a setback of 3,166mm on the dwelling situated on lot 146 Nolan Way, Merredin be approved.*

**CARRIED 7/0**

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**11.9 PLANNING & DEVELOPMENT – SUBMISSION – WHEATBELT DEVELOPMENT****STRATEGY**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Mitchell
<b>Legislation:</b>	Planning & Development Act 2005
<b>File Reference:</b>	LUP/05/07
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Merredin Comments

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**Background**

The Western Australian Planning Commission has produced the draft Wheatbelt Land use Planning Strategy. Submissions close in late August 2011.

The administration has been considering the strategy and the potential for impact on development within the Merredin region.

As a result of the strategy public meetings, ROC meetings and a regional local government meeting were held to further discuss the matters.

**Comment**

A list of comments, questions and statements have been collated by the Executive Manager of Development Services, Mr Paul Bashall – Planwest and Mr Julian Goldacre – Environmental Health Officer Building Surveyor – Wyalkatchem, Trayning, Koorda, Mukinbudin & Bencubbin Shires and is contained in **Attachment 11.9A**.

The motherhood document provides no commitment from State Government, makes no plans for adherence to the document, does not address strategic issues such as road vs rail and requires the State government support and/or input to offset the costs of the objectives of the strategy. Several examples are the use of the words transport corridors, grain freight routes – why is the word rail not used? Does the document address the changing climate of the Wheatbelt? There is limited protection for acknowledged primary production choosing to use the words primary production (which includes mining).

Of concern to this officer is the motherhood statements relating to development industrial areas and the like – P7 WAPC Policy position – point 2 – if that identified strategic industrial site area is not in Merredin – does the industry go to that site? Encouraging land uses in primary production – if a vineyard commences the impact on broadacre farming practices will be affected within a 10km radius.

Council input to the document is sought prior to finalising the submission.

**Statutory/Policy Implications**

The document when adopted by government is an overriding document to the Shire of Merredin Local Planning Scheme.

**Financial Implications**

The strategy places a cost burden on the requirements of the local planning schemes of wheatbelt local governments to reflect the requirements of these policies in the schemes.

**30684**

Moved Cr Young

Seconded Cr Townrow

**Officers Recommendation**

*That the Western Australian Planning Commission be advised of the comments of the Shire of Merredin as contained in Attachment 11.9A*

**CARRIED 6/1**

**11.10 DEPARTMENT OF SPORT AND RECREATION CSRFF SMALL GRANTS****APPLICATION**

<b>Reporting Department:</b>	Development Services
<b>Reporting Officer:</b>	John Gearing, Building Project Manager
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	GS/2/9
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Nil

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**Background**

In 2009 council commissioned engineers VDM Group to conduct a preliminary report for the structural sustainability of the Merredin District Olympic Pool. After conducting several tests it was confirmed that the pool bowl was in good condition and Council decided the facility should be retained and be progressively refurbished to meet the required standards. A schedule of works was formulated to be carried out subject to funding and prioritized as follows:

- *Refurbish slide and staircase*

The repairs and upgrade to the slide was given top priority as it was unserviceable and closed to the public which was the main attraction to the facility for teenagers in the district. Refurbishment was completed in September 2009 at a cost of \$105,000.00

- *Locate all leaking pipes & replace damaged concrete concourse and upgrade filtration system*

In January 2011 it became apparent by the sudden high loss of water that the sinking concrete had further damaged the scum gutter return lines and urgent remedial work was required at the close of the season. Council allocated \$111,933.00 to repair the damaged pipe work, re-tile the toddler's pool, re-grout tiles to main pool, replace concrete concourse with paving and upgrade the filtration system. The work will be completed in August 2011.

The remaining work pending is the upgrade to the male and female ablution blocks which involves:

- Replace existing concrete roof tiles with colourbond roofing & gutters
- Remove existing asbestos ceilings & replace with plasterboard
- Re-tile ceramic wall areas
- Minor plumbing
- Painting

**Comment**

There are currently no funds allocated in the 2011/12 budget for works on the swimming pool ablution blocks and therefore it would seem prudent to source funding from the Department of Sport and Recreation (DSR) under the CSRFF Small Grants which funds minor upgrades to swimming pools.

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The Small Grants are for projects that are between \$5,000 and \$150,000, with a minimum Grant of \$2,500 and maximum Grant of \$50,000 to the value of one third of the total project cost.

Discussions with DSR indicated that the work on the ablution blocks *may* be considered as maintenance and therefore would not be funded, however they suggested that an application be submitted, as they cannot predict how many applications will be received and therefore it may be successful.

The Shire's contribution could be allocated from the Swimming Pool Reserve fund along with a portion of the Building Project Manager's time.

Final quotations are currently being sourced for the work to enable the application to be completed.

The Department of Sport and Recreation

The grant application process for CSRFF Small Grants is:

- Applications are assessed by LGA staff and recommendations prepared in August, with LGAs ranking all applications they receive in order of priority.
- Applications must be lodged at DSR Regional Office by 4pm on the last working day in August.

Formal support from Council for the submission of an application for refurbishment of the ablution blocks at the Merredin and Districts Swimming Pool under the CSRFF Small Grants in 2012/2013 funding round on behalf of the Shire of Merredin is requested.

#### **Statutory/Policy Implications**

Nil

#### **Financial Implications**

Total cost of ablution upgrade \$57,000.00.

Council contribution of \$38,000.00 to be allocated from Swimming Pool Reserve and Building Project Manager's labour.

Grant application \$19,000.00.

**30685**

Moved Cr Young

Seconded Cr Crook

#### **Officers Recommendation**

***That Council support the Shire of Merredin submitting an application to the Department of Sport and Recreation 2011 Community Sporting and Recreation Facilities Fund (CSRFF) Small Grants by 31<sup>st</sup> August 2011 for refurbishment of the ablutions at the Merredin District Olympic Swimming Pool.***

**CARRIED 6/1**

Mr John Mitchell left the meeting at 2.34pm



**12.0 ENGINEERING SERVICES**

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Nil recommendations to Council.

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**13.0 FINANCE AND ADMINISTRATION**

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**13.1 LIST OF ACCOUNTS PAID**

<b>Reporting Department:</b>	Finance & Administration
<b>Reporting Officer:</b>	Sharon Grayston – Acting Executive Manager, Finance and Administration
<b>Legislation:</b>	Local Government Act 1995 & Financial Management Regulations
<b>File Reference:</b>	Nil
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	List of Accounts Paid

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**Background**

The attached List of Accounts Paid (**Attachment 13.1A**) during the month of July under Delegated Authority is provided for Council's information.

**Statutory/Policy Implications**

Local Government Act 1995 and Financial Management Regulations.

**Financial Implications**

All liabilities settled have been in accordance with the Annual Budget provisions. It should be noted that outstanding creditors total \$284,329.77

**30686** Moved Cr Young Seconded Cr Forbes

**Officers Recommendation**

*That Council receive the schedule of accounts as listed, covering cheques as numbered and totalling \$245,280.83, EFT's totalling \$711,922.00 and amounts totalling \$11,949.73 directly debited from Council's Municipal Fund Bank Account and a cheque for \$560 from Council's Trust Account comprising total payments of \$969,712.56.*

**CARRIED 7/0**

**13.2 MONTHLY FINANCE REPORT**

<b>Reporting Department:</b>	Finance and Administration
<b>Reporting Officer:</b>	Sharon Grayston – Acting Executive Manager, Finance and Administration
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	Nil
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Monthly Finance Report

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**Background**

The Monthly Finance Report is attached for Council's information.  
**(Attachment 13.2A)**

**Statutory/Policy Implications**

Local Government Act 1995 and Financial Management Regulations.

**Financial Implications**

As outlined in **Attachment 13.2A.**

**30687**

Moved Cr Young

Seconded Cr Crook

**Officers Recommendation**

***That Council receive the Monthly Finance Report for July 2011.***

**CARRIED 7/0**

**13.3 WHEATBELT DEVELOPMENT COMMISSION BOARD NOMINATIONS 2011**

<b>Reporting Department:</b>	Finance and Administration
<b>Reporting Officer:</b>	Greg Powell - CEO
<b>Legislation:</b>	Local Government Act 1995 and Financial Management Regulations
<b>File Reference:</b>	Nil
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Correspondence <b>(Attachment 13.3A)</b>

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**Background**

The role of the Commission is to coordinate and promote economic development in the region. The Commission's strategic Intent is to ensure the Wheatbelt is valued as a key contributor to the State's prosperity. The Commission partners, plans, facilitate and promotes development that results in the Wheatbelt being a place of choice to live, work and invest. The Commission's current strategic priorities are: Effective Governance; Industry Development; Infrastructure development; Service Delivery Reform and Environmental Management. The Commission facilitates the effective implementation of a range of Royalties for Regions programs within the Wheatbelt.

The Wheatbelt Development Commission is seeking nomination for 1 Local Government representative. Terms of appointment will range up to three years.

Prospective nominees should possess interest and knowledge relevant to the regional communities and live within the region.

Applicants will be considered on proven decision making abilities at an executive level; a demonstrated involvement in either the economic, social or environmental development of the region; and the demonstrated ability to work cooperatively to achieve agreed goals across a wide range of issues.

The Minister for Regional Development, the Hon Brendon Grylls MLA, will make the appointments to the Board. Nominations close Friday 26<sup>th</sup> August 2011.

**Statutory/Policy Implications**

Nil

**Financial Implications**

Nil

**30688**

Moved Cr Townrow

Seconded Cr Forbes

**Officers Recommendation**

*That Council nominate Cr Hooper subject to his acceptance of the nomination and should he not do so Cr Crook be nominated as a candidate to the position of Board Member of the Wheatbelt Development Commission.*

**CARRIED 7/0**

**13.4 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION ROADS TO RECOVERY PROGRAM**

<b>Reporting Department:</b>	Finance and Administration
<b>Reporting Officer:</b>	Greg Powell - CEO
<b>Legislation:</b>	Local Government Act 1995 and Financial Management Regulations
<b>File Reference:</b>	Nil
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Correspondence <b>(Attachment 13.4A)</b>

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**Background**

In 2000 the Roads to Recovery Program was achieved after strong, united campaigning from Local Government. After further campaigns two more extensions to the program resulted in a funding increase of \$350 million per annum in 2009.

**Comment**

The program is due to conclude in 2014 by which time more than \$4.5 billion in additional funding will have been provided for local roads.

Australian Local Government Association will be launching local governments Roads to Recovery campaign the 2011 National Local Roads and Transport Congress being held in Mount Gambier from 16-18 November. The campaign needs the support of each council prior to the launch.

**Statutory/Policy Implications**

Nil

**Financial Implications**

Nil

**30689** Moved Cr Morris                      Seconded Cr Young

**Officers Recommendation**

***That Council supports the Roads to Recovery Program and writes to the Prime Minister, Leader of the Opposition, Minister for Infrastructure and the Transport, Opposition spokesperson for Transport and our local Federal Member of Parliament to advise them of Councils' support.***

**CARRIED 7/0**

**13.5 BUSINESS PLAN – SOUTH STREET APARTMENTS**

<b>Reporting Department:</b>	Administration
<b>Reporting Officer:</b>	CEO
<b>Legislation:</b>	Local Government Act 1995
<b>File Reference:</b>	CP/06 (New file – South Street Units)
<b>Disclosure of Interest:</b>	NIL
<b>Attachment:</b>	Lot 10 and 11 South Avenue Merredin – Business Plan – July 2011

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**Background**

Council has previously considered an application for planning approval for the construction of six town houses on Lots 10 and 11 South Avenue. Approval was denied pending completion of the new Planning Scheme and authority delegated to the CEO to approve.

**Comment**

Since the matter was last considered by Council detailed planning has been undertaken with other agencies and structural engineers have been commissioned to prepared plans.

Additionally, the Local Government Act (LGA) requires Council to prepare and advertise a Business Plan for the proposal. A Business Plan is at **Attachment 13.5A**. The Plan has been referred to the Department of Local Government for comment and confirmation that the development can be sold “off the plan.” Confirmation has been received that this method of sale can occur within the constraints of the LGA.

**Statutory/Policy Implications**

The LGA requires the preparation and advertising of a Business Plan.

**Financial Implications**

The financial implications are outlined in some detail in the attachment and provision for the project is included within the current budget.

**30690**

Moved Cr Forbes

Seconded Cr Wallace

**Officers Recommendation**

**That the Business Plan for the proposed town houses in South Avenue, Merredin, be advertised for public comment in accordance with the Local Government Act.**

**CARRIED 6/1**

**13.6 COMMUNITY CONSULTATION PLAN**

<b>Reporting Department:</b>	Administration
<b>Reporting Officer:</b>	CEO
<b>Legislation:</b>	Local Government Act (August amendments)
<b>File Reference:</b>	CR/07/01
<b>Disclosure of Interest:</b>	Nil
<b>Attachment:</b>	Hand Out for Focus Group Community Engagement Report

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**Background**

Council is aware that a new planning regime will be introduced and effective from 2013/14 financial year requiring a great deal of work to be done prior to the implementation date.

Councillors attended a workshop with consultants Morrison Low in June at which it was agreed that a selected number of residents be invited to provide comment on consultation with the community at large.

**Comment**

Councillors collectively nominated approximately 30 people, 21 of whom attended a workshop on 2 August, 2011 which was facilitated by Morrison Low. An outline for the workshop is at **Attachment 13.6A**.

The workshop was attended neither by Councillors nor Staff except for a brief attendance by the CEO at the commencement of proceedings and later as the list of issues was developed.

A copy of the outcome from the workshop being the Community Engagement Report and a list of attendees are attached as **Attachment 13.6B**.

Council now needs to agree on a Community Engagement Plan. Suggestions are outlined in the attached Report and will provide a basis for the Plan with Councillor input. It is envisioned that this can be undertaken at the Council meeting.

Council should also agree on whether it wishes to undertake a survey similar to that undertaken by the potentially merging Councils of Brookton and Pingelly. As there seems to be support for engaging people from outside the immediate area, this may be one way this could be undertaken, although there is a cost.

**Statutory/Policy Implications**

Nil

**Financial Implications**

Financial costs can be accommodated within the current budget.



**Officer's Recommendation**

*That Council formulate a Community Engagement Plan utilising the Community Engagement Report as a guide and agrees to undertake a formal survey of Merredin residents and those of adjoining Shires.*

**30691**

Moved Cr Morris

Seconded Cr Wallace

**Officers Recommendation**

*That Council undertakes a formal telephone survey of Merredin residents and those of adjoining Shires together with utilising the "wishing tree" concept followed by focus groups pending the outcome of the preliminary activities.*

**CARRIED 7/0**

**14.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**15.0 QUESTIONS BY MEMBERS FOR WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**16.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION**

Councillor Crees advised the Councillors of a resolution at the WALGA Annual General Meeting regarding live animal export and reported generally on the activities and speakers at Local Government Week. Councillors Townrow and Wallace also commented and it was agreed that the 2011 Local Government Convention and Trade Exhibition was a vast improvement on the previous year and well worth their attendance.

Councillors commented on the role of the Chaplain and agreed that his services make a worthwhile contribution to Merredin Senior High School and the Community.

- 30692            Moved Cr Morris    Seconded Cr Forbes  
*That Council recognises the value of the services provided by the Chaplaincy and although the 2011/12 budget has been adopted, should funds become available, Council may consider an additional contribution during the current financial year.*

**CARRIED 7/0****17.0 MATTERS BEHIND CLOSED DOORS**

Nil

**18.0 CLOSURE**

Cr Crees declared the meeting closed at 3.34pm.