

SHIRE OF MERREDIN



“Heart of the Wheatbelt”

MINUTES OF COUNCIL MEETING

19 MAY 2009

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MINUTES

Minutes for the Ordinary Meeting of the Shire of Merredin held in the Council Chambers, Corner King and Barrack Streets, Merredin held on Tuesday 19 May 2009 commencing at 1.00pm.

ATTENDANCE: Cr KA Hooper – Shire President
Cr RM Crees – Deputy Shire President
Crs S Elliott; M Hayden; A Hooper; M Morris; J Townrow; W Wallace; M Young

Messrs FB Ludovico, Chief Executive Officer; J Garrett, Executive Manager of Engineering Services; V Green, Executive Assistant to Chief Executive Officer; E Hooper, Executive Manager of Finance and Administration; J Mitchell, Executive Manager of Development Services and D Morris, Executive Manager of Community Services

1.0 OFFICIAL OPENING

The Presiding Member declared the meeting open at 1.04pm. Debbie Morris, Executive Manager of Community Services, was in attendance.

2.0 PUBLIC QUESTION TIME

Nil

3.0 APOLOGIES AND LEAVE OF ABSENCE

Cr Simmonds (**CMRef 29789**), Cr Forbes.

29966

Moved Cr Young

Sec Cr Elliott

That Councillor Townrow be granted Leave of Absence for all meetings held in June 2009.

CARRIED 9/0

4.0 DISCLOSURE OF INTEREST

Cr K Hooper declared a Impartiality Interest in Agenda Item 9.1.9.4.

Cr Crees declared a Proximity Interest in Agenda Item 16.4.

5.0 PETITIONS AND PRESENTATIONS

Mr Tim Free, Regional Director, Western Australia Country Health Service attended afternoon tea with Council to discuss health issues within Merredin and the Wheatbelt region.

6.0 CONFIRMATION OF MINUTES

6.1 Previous Council Meetings

Confirmation of the Minutes of the previous Council Meeting held on 21 April 2009 and the Special Council Meeting held on 1 May 2009.

29967

Moved Cr Townrow Sec Cr Morris

That the minutes of the meeting of Council held on 21 April 2009 and the Special Council Meeting held on 1 May 2009 be confirmed as a true and correct record of proceedings subject to the correction of Mr Day's name to Allan Day on Page 51 of the minutes of the meeting of Council held on 21 April 2009.

CARRIED 9/0

7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Nil

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

17.1 Lot 104 South Avenue, Merredin – Mr F McCall; Offer to Purchase

Please refer to Page 25 for information on this Agenda Item.

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

9.1 Merredin / Westonia Liquor Accord Meeting held on 14 April 2009
Attachment 9.1A

9.2 Merredin Heritage Management Committee Meeting held on 23 April 2009
Attachment 9.2A

9.3 Merredin Peak Advisory Committee Meeting held on 23 April 2009
Attachment 9.3A

9.4 Merredin Regional Community and Leisure Centre Advisory Committee Meeting held on 28 April 2009
Attachment 9.4A

9.5 Wheatbelt East Regional Organisation of Councils Meeting held on 28 April 2009
Attachment 9.5A

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- 9.6 Merredin Business and Community Development Committee Special Meeting held on 29 April 2009
Attachment 9.6A
- 9.7 Shire of Merredin Bush Fire Control Officers Meeting held on 30 April 2009
Attachment 9.7A
- 9.8 Merredin Local Emergency Management Committee Meeting held on 5 May 2009
Attachment 9.8A
- 9.9 Merredin Business and Community Development Committee Meeting held on 6 May 2009
Attachment 9.9A

29968

Moved Cr Townrow

Sec Cr Morris

That Council receive the minutes of the Merredin / Westonia Liquor Accord Meeting held on 14 April 2009, the Merredin Heritage Management Committee Meeting held on 23 April 2009, the Merredin Peak Advisory Committee Meeting held on 23 April 2009, the Merredin Regional Community and Leisure Centre Advisory Committee Meeting held on 28 April 2009, the Wheatbelt East Regional Organisation of Councils Meeting held on 28 April 2009, the Merredin Business and Community Development Committee Special Meeting held on 29 April 2009, the Shire of Merredin Bush Fire Control Officers Meeting held on 30 April 2009, the Merredin Local Emergency Management Committee Meeting held on 5 May 2009 and the Merredin Business and Community Development Committee Meeting held on 6 May 2009.

CARRIED 9/0

9.1 Merredin / Westonia Liquor Accord

Nil Recommendations to Council

9.2 Merredin Heritage Management Committee

8.1 Rabbit Proof Fence Memorial Proposal

Moved John Rutherford

Sec Avril Parker

That the Merredin Heritage Management Committee accepts the two reports and submits to Council for their endorsement.

CARRIED 4/0

- 29969** Moved Cr Townrow Sec Cr Morris
That Council endorse the two reports on the Rabbit Proof Fence Memorial Proposal.

CARRIED 6/3

9.3 Merredin Peak Advisory Committee

Nil Recommendations to Council

9.4 Merredin Regional Community and Leisure Centre Advisory Committee

Cr K Hooper declared an Impartiality Interest in this Agenda Item 9.1.9.4.

9.1 Lawn Tennis MoU Motion

Moved Cr M Crees Sec A Crook
That the Advisory Committee recommend to Council to rescind the motion CMRef 29714:

*“The Shire of Merredin shall:
Item 2. Support the application of an occasional license at the existing clubrooms only when participating in fixtured sporting events, with all profits to be returned to the Merredin Regional Community & Leisure Centre.”*

CARRIED 6/0

Cr Crees, Cr Young, Cr Hayden and Cr Wallace indicated support for the motion.

- 29970** Moved Cr Crees Sec Cr Young
That Council revoke motion CMRef 29714 relating to:

*“The Shire of Merredin shall:
Item 2. Support the application of an occasional license at the existing clubrooms only when participating in fixtured sporting events, with all profits to be returned to the Merredin Regional Community & Leisure Centre.”*

**CARRIED 9/0
ABSOLUTE MAJORITY**

9.5 Wheatbelt East Regional Organisation of Councils

Nil Recommendations to Council

9.6 Merredin Business and Community Development Committee

Nil Recommendations to Council

9.7 Shire of Merredin Bush Fire Control Officers

Please refer to Agenda Item 13.5 (Page 31) and Late Agenda Item 16.2 (Page 33) for Recommendations from this Meeting.

9.8 Merredin Local Emergency Management Committee

Nil Recommendations to Council

9.9 Merredin Business and Community Development Committee8.1 Town Entrance Statements

Moved Cr Townrow

Sec Cr Morris

1. *That the Business and Community Development Committee recommend to Council that Council allocate \$50,000 toward town entrance statements.*
2. *That the Business and Community Development Committee support seeking feedback on Town Entrance Designs in conjunction with the Central Business District concept designs.*

CARRIED 3/0

29971

Moved Cr Townrow

Sec Cr Morris

1. *That Council allocate \$50,000.00 in the 2009/2010 Budget towards Shire Boundary Entrance Statements.*
2. *That Council support seeking feedback on Town Entrance Designs in conjunction with the Central Business District Concept Designs.*

CARRIED 7/2

8.4 Landbank

Moved Cr Townrow

Sec Cr Morris

That the Business and Community Development Committee recommend to Council that Council –

1. *Endorse a portion of Lot 969 of Reserve 23520 (Attachment 8.4C) which includes Golf Club, car park and all of the ex- Number 1 fairway as the preferred site for tourism accommodation in Merredin;*
2. *Endorse funds from the current Landbank budget allocation to be spent on surveys and reports for Lot 969 of Reserve 23520 that will assist in making the site “Investor Ready”.*

CARRIED 3/0

29972

Moved Cr Elliott

Sec Cr Morris

That Council –

1. *Endorse a portion of Lot 969 of Reserve 23520 which includes the Golf Club, car park and all of the ex- Number 1 fairway as the preferred site for tourism accommodation in Merredin;*
2. *Endorse funds from the current Landbank budget allocation to be spent on surveys and reports for Lot 969 of Reserve 23520 that will assist in making the site “Investor Ready”.*

**CARRIED 8/1
ABSOLUTE MAJORITY**

10.0 COMMUNITY SERVICES

10.1 SIGNAGE AT MERREDIN PEAK

Reporting Department:	Community Services
Reporting Officer:	Pam Masters – Central Wheatbelt Visitor Centre Manager
Legislation:	Local Government Act 1995
File Reference:	EM/11/6

Background

In Council's 2008/2009 Regional Tourism Budget (*E134130*) \$5,000.00 is allocated to Walk Trail Development and Interpretation Signage – Hunts Dam. This project has not commenced at this time and it is unlikely that the funds will be expended this financial year.

From the point of view of visitation, a prime attraction in Merredin is Merredin Peak (the Peak). A new recreational bush walk and picnic area are being developed at the Peak. Applications have been made for grants to provide toilet facilities and interpretation along the recreational bush walk at the Peak. If these applications are successful the Peak will have amenities and facilities to attract people to stay longer in the area.

However, the Peak lacks entry signs, directional and safety signage.

It is proposed that the funds allocated in the Regional Tourism Budget to Hunt's Dam be reallocated to Merredin Peak Reserve to provide for entry, directional and safety signage as appropriate to the new infrastructure on the site.

Statutory Implications

Local Government Act 1995 Part 6 Division 4 Section 6.8
Absolute Majority required

Financial Implications

A change of purpose of \$5,000.00 in the Regional Tourism Budget (*E134130*) from Walk Trail Development and Interpretation - Hunt's Dam to Merredin Peak for directional, safety and entry signage.

Comment

Merredin Peak is a prime recreational and visitor attraction in Merredin. The change of purpose and reallocation from Hunt's Dam to providing directional, entry and safety signage at Merredin Peak will greatly assist visitors, go some way towards Council's obligation towards duty of care on the site and advance the objectives of the Merredin Peak Management and Interpretation Plans adopted by Council.

Officer's Recommendation

That Council endorse the change of purpose and reallocation of \$5,000.00 in the Regional Tourism Budget (E134130) from Walk Trail Development and Interpretation Signage - Hunt's Dam to Directional, Safety and Entrance Signage at Merredin Peak.

ABSOLUTE MAJORITY REQUIRED

29973

Moved Cr Morris

Sec Cr Townrow

That Council endorse the change of purpose and reallocation of \$5,000.00 in the Regional Tourism Budget (E134130) from Walk Trail Development and Interpretation Signage - Hunt's Dam to Directional, Safety and Entrance Signage at Merredin Peak.

CARRIED 7/2**ABSOLUTE MAJORITY**

MINUTES

10.2 ABORIGINAL CULTURAL PROTOCOLS AND PRACTICES POLICY

Reporting Department:	Community Services
Reporting Officer:	Jane Bandurski - Manager Cummins Theatre
Legislation:	Local Government Act 1995
File Reference:	Policy Manual

Background

In recent years the Shire of Merredin has become responsible for the organisation and delivery of a number of community events which have previously been community or business driven. Increasingly, representatives of Merredin's indigenous community have been invited to perform Welcome to Country at these public events.

Given the increase in Shire organised events for the benefit of the community, and the increased workload this has placed on Shire staff and resources, it would be beneficial for the Shire to adopt an Aboriginal Cultural Protocols and Practices Policy that will not only guide staff in event planning, it will also ensure that community events are approached in a consistent and equitable manner, and that community organisations are aware of the terms of the Shire's delivery of events, if community organisations so wish for the Shire to be responsible for their delivery.

Recommendations have also come from BCDC & TAG for the implementation of a policy to include acknowledgements of traditional ownership where appropriate, including the proposed new entry signage to Merredin – "Home of the Njaki Njaki people". This will also increase the potential for cultural heritage tourism within the community.

It is recommended that the attached Aboriginal Cultural Protocols and Practices Policy (**Attachment 10.2A**) be adopted for implementation at events organised by the Shire of Merredin.

Comment

The implementation of events policies such as this, which are applicable to all Shire of Merredin public community events, ensures that these events are delivered with consistency and will subsequently enhance the professionalism of this delivery.

It is important that if the Shire is to continue to dedicate staff and resources to community events, that all members of the community are invited and encouraged to participate, and that these events celebrate and acknowledge the cultural heritage of Merredin.

The adoption of Aboriginal Cultural Protocols and Practices Policy will also send a clear message to the community that the Shire of Merredin is committed to the reconciliation process.

Officer's Recommendation

That Council adopt the Aboriginal Cultural Protocols and Practices Policy as shown in Attachment 10.2A.

John Mitchell, Executive Manager of Development Services, entered the meeting at 1.35pm.

29974 Moved Cr Townrow Sec Cr Morris
That Council adopt the Aboriginal Cultural Protocols and Practices Policy as shown in Attachment 10.2A.

CARRIED 8/1

29975 Moved Cr Townrow Sec Cr
That Council erect a third flag pole in front of the Administration Centre for the purpose of flying other appropriate flags.

CARRIED 8/1

Cr A Hooper left the meeting at 1.42pm.

Debbie Morris, Executive Manager of Community Services, left the meeting at 1.43pm.

11.0 DEVELOPMENT SERVICES

**11.1 PLANNING APPLICATION – REQUEST TO REZONE – LOT 1
TOTADGIN HALL ROAD, MERREDIN – MRS K SMITH – CREATE 9
RURAL LOTS FOR SMALL SCALE FARMING/AGRICULTURAL**

Reporting Department: Development Services
Reporting Officer: John Mitchell – Executive Manager,
Development Services
Legislation: Shire of Merredin Town Planning Scheme No. 1
File Reference: A7112

Background

Attachment 11.1A contains the report relating to the matter as presented to Council at its May 2008 meeting. At that meeting Council resolved (**CMRef 29502**):

That the applicant, Mrs K Smith, be advised that Council will further consider the application at the Town Planning Workshop to be held on 4 June 2008 to consider the draft Local Planning Scheme No.3.

Mr Lance Smith, the son of Mrs Smith, was subsequently advised verbally by the Executive Manager of Development Services (EMDS) of the decision of Council, during the planning and Councillor process for the draft Local Planning Scheme No. 6, that the subdivision was not supported. Mr Smith would have a further opportunity to comment/object/seek inclusion through submission when the draft scheme was advertised.

Mr Smith has contacted the Administration and sought to seek information whether due to new factors the subdivision may be re-considered by Council.

Statutory Implications

The provisions of Town Planning Scheme No. 1 are applicable. The land is zoned rural and Council has declined previously to amend the zoning to support the application.

Comment

The matter is brought to Council as Mr Smith sought a resolution from Council. Mr Smith seeks reasons for the refusal.

The EMDS suggests a response that includes the following reasons: -

1. Council seeks to preserve the rural land component within the Shire of Merredin and will not support further subdivision of farming land other than homestead lots and those lots already created through previous approvals issued.

2. The initial subdivision of the land was NOT supported by the Shire of Merredin and was overruled on compassionate grounds by the Honourable Minister of the day.
3. Subdivision of the land will require major improvements to a road and the intersection that is primarily used to service a minimal number of farms located to the south east of Merredin hauling heavy loads.
4. There is a need to infill development within the town boundaries prior to consideration of more intensive development.

The provisions of the Local Government Act 1995 and the Planning and Development Act 2005 require that reasons for refusal be given.

Officer's Recommendation

That Mr Lance Smith be advised that Council does not support the proposed subdivision of Lot 1 Totadgin Hall Road, Merredin for inclusion within the proposed Local Planning Scheme No. 6 or rezoning of the land for the following reasons: -

1. *Council seeks to preserve the rural land component within the Shire of Merredin and will not support further subdivision of farming land other than homestead lots and those lots already created through previous approvals issued.*
2. *The initial subdivision of the land was NOT supported by the Shire of Merredin and was overruled on compassionate grounds by the Honourable Minister of the day.*
3. *Subdivision of the land will require major improvements to a road and the intersection that is primarily used to service a minimal number of farms located to the south east of Merredin hauling heavy loads.*
4. *There is a need to infill development within the town boundaries prior to consideration of more intensive development.*

Cr Wallace left the meeting at 1.44pm.

Cr A Hooper and Cr Wallace entered the meeting at 1.45pm.

29976

Moved Cr Crees

Sec Cr Townrow

That Mr Lance Smith be advised that Council does not support the proposed subdivision of Lot 1 Totadgin Hall Road, Merredin for inclusion within the proposed Local Planning Scheme No. 6 or rezoning of the land for the following reasons: -

- 1. Council seeks to preserve the rural land component within the Shire of Merredin and will not support further subdivision of farming land other than homestead lots and those lots already created through previous approvals issued.*
- 2. The initial subdivision of the land was NOT supported by the Shire of Merredin and was overruled on compassionate grounds by the Honourable Minister of the day.*
- 3. Subdivision of the land will require major improvements to a road and the intersection that is primarily used to service a minimal number of farms located to the south east of Merredin hauling heavy loads.*
- 4. There is a need to infill development within the town boundaries prior to consideration of more intensive development.*

CARRIED 9/0

11.2 RESERVES 32846, 32848, 32849 – RESERVE PURPOSE CHANGE, ADVERTISING AND FORMAL RESOLUTION

Reporting Department: Development Services
Reporting Officer: John Mitchell – Executive Manager,
Development Services
Legislation: Land Administration Act 1997
File Reference: R32846, R32848 & R32849

Background

Attachment 11.2A contains correspondence from the Department for Planning and Infrastructure (DPI) in which they seek for Council to advertise the proposed Reserve purpose changes and agree formally to the Reserve purpose change.

Attachment 11.2B contains the picture of the land around the CBH facility. The Reserves extend from the dam through to Gamenya Avenue to link with the water course – Cohn Creek.

Attachment 11.2C contains the correspondence of the Administration to date relating to this proposal.

The reserves are proposed to be vested for the purposes of: -

1. Reserve 32846 – Drainage to Drainage;
2. Reserve 32848 – Recreation to Public Recreation and Drainage;
3. Reserve 32849 – Recreation to Town Reclaimed Water Supply.

Statutory Implications

Whilst DPI are seeking public comment and then a Council resolution, the use and purpose will not change from what is currently in place and its purpose no matter if any adverse comment is received.

The matter has become further muddled as it appears that construction has occurred within the Reserve and the creek diverted around the development causing the creek Reserve to be now located on other lands outside of the Reserve.

The matter is a formalisation of the current usage and locations.

Financial Implications

The cost of the local newspaper advertisement and onsite signage is negligible.

Officer's Recommendation

That Council agrees to the re-vesting of the following Reserves and the implementation of Management Orders of the Reserves; -

1. Reserve 32846 – Drainage to Drainage;
2. Reserve 32848 – Recreation to Public Recreation and Drainage;
3. Reserve 32849 – Recreation to Town Reclaimed Water Supply.

29977

Moved Cr Elliott

Sec Cr Townrow

That Council agrees to the revesting of the following Reserves and the implementation of Management Orders of the Reserves; -

- 1. Reserve 32846 – Drainage to Drainage;*
- 2. Reserve 32848 – Recreation to Public Recreation and Drainage;*
- 3. Reserve 32849 – Recreation to Town Reclaimed Water Supply.*

CARRIED 9/0

11.3 RECYCLING ACTIVITIES – CARDBOARD – VOLUNTEER PROGRAM – LOT 1504 BARRACK STREET EAST, MERREDIN

Reporting Department: Development Services
Reporting Officer: John Mitchell – Executive Manager, Development Services
Legislation: Occupational Safety and Health Act 1986 (OSH)
File Reference: WM/16/3

Background

At its March 2009 Meeting Council resolved (**CMRef 29906**): -

1. *That the Shire of Merredin agree in principle to the use of the land contained in Western Australian Government Railways Lease 5317, Reserve 10359 by volunteers under Council's insurance policies and that the Administration fully investigate the potential for the volunteer service of cardboard et al recycling and provide the report to Council at its April 2009 meeting.*
2. *That the Administration prepare a report for Council consideration at its April 2009 meeting to implement disposal fees at the Chandler Road Landfill Site from 1 July 2009.*

Further investigation has commenced and Council direction is requested.

Statutory Implications

The OSH determines the work procedures and manner in which works shall be carried out. Due to the nature of the industry there are substantial risks associated with the operation and extreme measures are needed to be addressed prior to the centre reopening.

Council's insurers have also raised issues that must be addressed prior to self insurance of the volunteers can be undertaken. Please note the Administration is awaiting written confirmation of the advice provided.

Financial Implications

It is estimated that Council will need to invest \$15,000.00 in the project before it can re-open. These costs are provided below: -

Item	Cost	Comment
Residual Circuit Devices	\$1,500.00	3 phase – none located on site
Remove broken asbestos sheeting and replace with G/Iron	\$2,000.00	Various broken sheets of asbestos to building
Fire Safety	\$3,500.00	3 x Fire extinguishers and a fire hydrant location to service.

Safety signage and ancillary safety reporting books	\$1,000.00	
Guards to machines and securing machines to ground	\$3,000.00	No machines are guarded correctly
Fire breaks to boundary	\$1,000.00	
Fire safety to plastics shed, site cleanup, introduction safety rules, tidy up electrical connections	\$3,000.00	Rules – volunteer register, induction training, preparation of procedures, machinery training and certification

Council has received grant funding from the Zero Waste Plans of \$20,000.00. \$12,000.00 has been allocated to consultant's costs and the remaining funds (\$8,000.00) are currently unallocated though the Administration was proposing a regional waste stream audit.

As Council formed a partnership with five other Councils to achieve regional funding for the strategic waste management plans the consent of those local governments should be sought to expend the component allocated to the Shire of Merredin.

An Absolute Majority of Council is required to allocate the funds.

Comments

This Agenda Item is intended to provide a short term solution to the issues associated with the collection, disposal or recycling of cardboard waste. Shortly Council will receive a further report relating to the management of the landfill site, introduction of tip passes and an overall waste management and land landfill site management plan.

The volunteer system will place a short term considerable demand on managerial resources to implement this program. The demand will include preparation of work procedures, implementation and supervision of the works safety plan.

The provisions of Council's Volunteer Workers procedures contained within Council Policy 2.14 Volunteer Management will be adhered to.

The issues with the site are: -

1. Broken and severely damaged asbestos sheeting to the shed;
2. Machinery is not secured to the ground nor is it hard wired to the electrical circuit board. Extension leads are used;
3. There is no fire control system to the complex;
4. Housekeeping – no defined work areas and trip hazards aplenty, used oil drums, batteries and other materials are stored on site contrary to Council's lease arrangements with Public Transport Authority;
5. Staff are untrained in the use of equipment;

6. No residual circuit device protection;
7. No safety signage;
8. No work procedures in place;
9. No guards to presses.

In addition the following work practices will require review and new procedures introduced. These include: -

1. Volunteer register;
2. Proven induction processes;
3. Provision of work procedures;
4. No after hours night time works;
5. No collection of materials from premises – the creator of the cardboard waste delivers to the centre and deposits in an agreed area.

Other issues which require clarification are: -

1. It must be operated solely as Council operation within Council's Occupational Safety and Health Program;
2. Shire of Merredin is to maintain a volunteers register;
3. All volunteers prior to commencement must be fully inducted into the operation by either the Executive Manager of Development Services or the Regional Risk Coordinator;
4. Volunteers must demonstrate experience in the use of the plant and equipment or be subject to supervised training;
5. No children in the workplace;
6. Volunteers must be aged between 16 and 80 years of age.

The funds will only be spent if the OHS and marketing issues can be resolved.

Officer's Recommendation

1. *That subject to the issues contained within this report being addressed that Council agree to the commencement of a recycling of cardboard program from the existing sheds located on Lot 1504 Barrack Street East, Merredin using the services of community volunteers.*
2. *That the approval of the Shires of Nungarin, Westonia, Kellerberrin, Yilgarn, Tammin and Bruce Rock be sought to allocate the Shire of Merredin's Zero Waste Plan component (\$8,000.00) to the remediation and improvements to the cardboard recycling plant.*
3. *That the Waste Management Levy Reserve fund be used to fund the remaining allocation of approximately \$7,000.00 to upgrade the cardboard recycling program works in Barrack Street East, Merredin.*

ABSOLUTE MAJORITY REQUIRED ITEM 2 AND 3

29978

Moved Cr Elliott

Sec Cr Townrow

1. *That subject to the issues contained within this report being addressed, that Council agree to the commencement of a recycling of cardboard program from the existing sheds located on Lot 1504 Barrack Street East, Merredin using the services of community volunteers.*
2. *That the approval of the Shires of Nungarin, Westonia, Kellerberrin, Yilgarn, Tammin and Bruce Rock be sought to allocate the Shire of Merredin's Zero Waste Plan component (\$8,000.00) to the remediation and improvements to the cardboard recycling plant.*
3. *That the Waste Management Levy Reserve fund be used to fund the remaining allocation of approximately \$7,000.00 to upgrade the cardboard recycling program works in Barrack Street East, Merredin.*

CARRIED 9/0
ABSOLUTE MAJORITY ITEM 2 AND 3

MINUTES

This Agenda Item 16.4 was brought forward due to the attendance of John Mitchell, Executive Manager of Development Services.

Cr Crees declared a Proximity Interest in this Agenda Item 16.4 and left the meeting at 1.59pm.

16.4 **PLANNING APPLICATION – POWER GENERATION – SUB STATION COLLGAR WINDFARM, LOCATION 20727, BULLSHEAD NORPA ROAD, MERREDIN, MR PETER GLENN CREES**

Reporting Department: Development Services

Reporting Officer: John Mitchell – Executive Manager, Development Services

Legislation: Shire of Merredin Town Planning Scheme No.1

File Number: A8124

Background

Council granted planning consent to the establishment of a Windfarm on various locations, including this location in September 2008 (**CMRef 29688**). Within the documentation provided was the advice that an electrical sub-station site would be considered and advised to Council once decided.

An application to establish a power sub-station on Location 20727 (**Attachment 16.4A**) has been received from Collgar Windfarm Pty Ltd representing the landowner, Mr Peter Glenn Crees.

Statutory Implications

The provisions of the Shire of Merredin Town Planning Scheme No. 1 permit the establishment of electricity generation works within the general farming zone as a “PS” use.

The land is zoned general farming. “PS” use implies Council may approve of the use with or without conditions. There is no obligation to advertise the proposal.

Financial Implications

Planning fees of \$30,769.00 are applicable and have been advised to the applicant.

Comments

The location of the substation is contained within the existing Windfarm envelope and has no impact upon any landowner that is not associated with the proposed Windfarm. There are no conditions of approval relevant to zoning and development table of the Shire of Merredin Town Planning Scheme No. 1.

The application comprises: -

1. Form of application – scanned. Advised that original is in the mail;
2. Covering letter and generic photographs of the switch room and infrastructure – site is within existing approved Windfarm development envelope. It is agreed that the visual impact of the substation is minimal. It is agreed that there is no additional negative footprint or impact as a result of the approval of the substation;
3. Locality plan of the substation showing reticulation and existing infrastructure;
4. Substation footprint – it is a similar design to the Robartson Road substation in which the owner provides the private component and Western Power have a separate compound for their equipment;
5. Typical plan and site details.

The application should be approved.

Officer's Recommendation

That PA3 – 09, relating to the establishment of an electricity sub-station on Location 20727, Bullshead Norpa Road, Merredin and subsequent subdivision of the land for power generation purposes be approved.

29979

Moved Cr Morris

Sec Cr Wallace

That PA3 – 09, relating to the establishment of an electricity sub-station on Location 20727, Bullshead Norpa Road, Merredin and subsequent subdivision of the land for power generation purposes be approved.

CARRIED 8/0

Cr Crees entered the meeting at 2.04pm.

This Agenda Item 17.1 was brought forward due to the attendance of John Mitchell, Executive Manager of Development Services.

17.1 Lot 104 South Avenue, Merredin – Mr F McCall; Offer to Purchase

29980 Moved Cr Elliott Sec Cr Townrow
That Council go behind closed doors to discuss a Commercial in Confidence matter in accordance with Section 5.23(2) of the Local Government Act 1995.

CARRIED 9/0

Council went behind closed doors at 2.05pm.

29981 Moved Cr Townrow Sec Cr Crees
That Council come out from behind closed doors.

CARRIED 9/0

Council came out from behind closed doors at 2.12pm.

29982 Moved Cr Townrow Sec Cr Young
That Mr Fred McCall be thanked for his offer and advised that Council does not seek to acquire Lot 104 South Avenue, Merredin at this time.

CARRIED 9/0

John Mitchell, Executive Manager of Development Services, left the meeting at 2.13pm.

12.0 ENGINEERING SERVICES

Nil Recommendations to Council.

MINUTES

Emma Hooper, Executive Manager of Finance and Administration, entered the meeting at 2.17pm.

13.0 FINANCE AND ADMINISTRATION

13.1 MONTHLY FINANCE REPORT – APRIL 2009

Reporting Department: Finance and Administration

Reporting Officer: Emma Hooper – Executive Manager, Finance and Administration

Legislation: Local Government Act 1995

Comment

The attached Monthly Finance Report (**Attachment 13.1A**) is provided for Council's information.

Officer's Recommendation

That Council receive the Monthly Finance Report for April 2009.

29983

Moved Cr Young

Sec Cr Morris

That Council receive the Monthly Finance Report for April 2009.

CARRIED 9/0

13.2 LIST OF ACCOUNTS PAID

Reporting Department:	Finance and Administration
Reporting Officer:	Emma Hooper – Executive Manager, Finance and Administration
Legislation:	Local Government Act 1995 and Financial Management Regulations

Background

The attached List of Accounts Paid (**Attachment 13.2A**) during the month under Delegated Authority is provided for Council's information.

Statutory Implications

Local Government Act 1995 and Financial Management Regulations.

Financial Implications

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

Officer's Recommendation

That Council receive the schedule of accounts as listed, covering cheques as numbered and totalling \$205,739.26 and amounts directly debited from Council's Municipal Fund Bank Account BSB 066-518 Account Number 000-000-10 totalling \$444,852.03 and outstanding creditors totalling \$312,673.30.

29984

Moved Cr Crees Sec Cr Morris

That Council receive the schedule of accounts as listed, covering cheques as numbered and totalling \$205,739.26 and amounts directly debited from Council's Municipal Fund Bank Account BSB 066-518 Account Number 000-000-10 totalling \$444,852.03 and outstanding creditors totalling \$312,673.30.

CARRIED 9/0

**13.3 REQUEST FOR DONATION – ROYAL FLYING DOCTOR SERVICE
OUTBACK AIR RACE**

Reporting Department: Finance and Administration
Reporting Officer: Emma Hooper – Executive Manager, Finance and Administration
Legislation: Local Government Act 1995
File Reference: FM/21/1

Background

On 7 May 2009 a request for financial assistance was received from Dr Frank Kotai and Mr Tony Rees who are entering the 2009 Outback Air Race to raise funds for the Royal Flying Doctor Service (**Attachment 13.3A**). The request is for a donation of \$100.00. The Outback Air Race has, in the past, raised more than \$1,000,000.00 which is used for the provision of new aircraft and specialist medical equipment.

Statutory Implications

Absolute Majority is required to determine expenditure not designated in the Budget.

Financial Implications

There is no specific Budget allocation for this contribution. Unallocated donations remaining as at 12 May 2009 is \$1,100.00, however Council may recall that at its February 2009 Meeting an additional \$5,000.00 was donated to the Victorian Bush Fire Appeal (**CMRef 29884**). As at 12 May 2009, the total balance for the account 'Public Relations & Donations' is approximately \$2,000.00 under Budget.

Officer's Recommendation

That Council contribute \$100.00 to the Royal Flying Doctor Service 2009 Outback Air Race.

ABSOLUTE MAJORITY REQUIRED

29985

Moved Cr Crees

Sec Cr A Hooper

That Council contribute \$100.00 to the Royal Flying Doctor Service 2009 Outback Air Race.

**CARRIED 8/1
ABSOLUTE MAJORITY**

13.4 REQUEST FOR DONATION – FRESH START RECOVERY PROGRAMME

Reporting Department: Finance and Administration
Reporting Officer: Emma Hooper – Executive Manager, Finance and Administration
Legislation: Local Government Act 1995
File Reference: FM/21/1

Background

On 7 May 2009 a request for financial assistance was received from the Fresh Start Recovery Programme (**Attachment 13.4A**). The Fresh Start Recovery Programme has requested the Shire of Merredin consider sponsoring the cost of one patient treatment, being approximately \$8,000.00.

Statutory Implications

Absolute Majority is required to determine expenditure not designated in the Budget.

Financial Implications

There is no specific Budget allocation for this contribution. Unallocated donations remaining as at 12 May 2009 is \$1,100.00, however Council may recall that at its February 2009 Meeting an additional \$5,000.00 was donated to the Victorian Bush Fire Appeal (**CMRef 29884**). As at 12 May 2009, the total balance for the account 'Public Relations & Donations' is approximately \$2,000.00 under Budget.

Officer's Recommendation

That Council advise the Fresh Start Recovery Programme that in 2008/2009 they are unable to sponsor a patient treatment.

29986

Moved Cr Elliott

Sec Cr Young

That Council advise the Fresh Start Recovery Programme that in 2008/2009 they are unable to sponsor a patient treatment.

CARRIED 9/0

MINUTES

13.5 FIRE BREAK ORDER FOR SHIRE OF MERREDIN

Reporting Department:	Finance and Administration
Reporting Officer:	Emma Hooper – Executive Manager, Finance and Administration
Legislation:	Local Government Act 1995 and Local Laws, Bush Fires Act 1954
File Reference:	ES/15/2

Background

A Meeting of the Shire of Merredin Bush Fire Control Officers was held on Thursday 30 April 2009. Minutes of the Meeting are included at Agenda Item 9.7, however specific matters relating to the 2009/2010 Fire Break Order under the Bush Fires Act 1954 require a specific resolution of Council.

Previously, the Fire Break Order was adopted at the Annual General Meeting in either September/October each year. This, however, presents issues with notifying the public of the requirements to implement firebreaks in line with the Fire Break Order. By adopting this Fire Break Order early enables the Order to be distributed to all ratepayers in August with the Rates Notices and gives ratepayers approximately three months to ensure they abide by the Order.

Prohibited Burning Times are currently 1 November to 15 February of each year. Restricted Burning Times are from 19 September to 31 October, and 15 February to 15 March of each year.

It should be noted that if extreme weather conditions exist there are still avenues for Council to extend either the Restricted or Prohibited Burning Time Periods.

Statutory Implications

Each year a Local Government may, as a measure for preventing the outbreak of a bush fire, give notice in writing to an owner or occupier of land situated within the district of the Local Government requiring him/her or them to comply with the requirements of the Fire Break Order adopted by Council. This is empowered by Section 33 of the Bush Fires Act 1954.

Comment

No amendments to the Fire Break Order were proposed when the Order was adopted at the 2009 Bush Fire Control Officers Meeting.

The Officer's Recommendation below details the motion as passed by the Bush Fire Control Officers Meeting. It is recommended Council adopt the schedule of the Fire Break Order (**Attachment 13.5A**) to enable gazettal and advertising of this information.

Officer's Recommendation

That the Fire Break Order as shown in Attachment 13.5A be adopted by the Shire of Merredin for the 2009/2010 fire season and future seasons unless modified otherwise.

29987

Moved Cr Townrow Sec Cr A Hooper

That the Fire Break Order as shown in Attachment 13.5A be adopted by the Shire of Merredin for the 2009/2010 fire season and future seasons unless modified otherwise.

CARRIED 9/0

This Agenda Item 16.2 was brought forward due to the attendance of Emma Hooper, Executive Manager of Finance and Administration.

16.2 **FIRE AND EMERGENCY SERVICES AUTHORITY POLICY REGARDING VEHICLE REPLACEMENT PROGRAM**

Reporting Department: Finance and Administration
Reporting Officer: Emma Hooper – Executive Manager, Finance and Administration
Legislation: Local Government Act 1995
File Reference: ES/22/1

Background

Over the course of recent Bush Fire Brigade meetings the issue of Fire and Emergency Services Authority (FESA) policy with regards to Vehicle Replacement Programs has been raised on several occasions.

There was significant discussion at the meeting regarding the fact that vehicles, which appear mechanically sound, are required to be returned without being replaced by another vehicle, and are then decommissioned by FESA.

Specifically with regards to the return of the South Burracoppin Loan Unit, several complaints by Volunteer Bush Fire Brigade Members and Fire Controls Officers were made. The complaints centred largely around the following points:

1. Timing of request of return. The request was made to return the vehicle in April 2009. This was as per the initial agreement with FESA, however the issue was raised that due to the lack of rain in the area, the return of the vehicle at this time left the South Burracoppin as a high risk area.
2. Relative age of vehicles versus kilometres travelled upon date requested for return. There have been several issues over the past three years regarding the fact that vehicles are often returned with varying number of kilometres. The issue put by Brigade Members is that whilst a vehicle can be several years old, it may have only travelled a small number of kilometres and if serviced appropriately has a much longer useful life than the FESA Policy suggests.
3. With the future development of the Windfarm and decrease in farmer numbers resulting in longer response times from farmer units this also increases the risk.
4. Consideration also needs to be given to the area the vehicles are placed in and the number of incidents they attend per year.

It is the understanding of the Committee that the current FESA Vehicle Replacement Policy requires return of a vehicle once they pass a certain age, with loan vehicles requiring to be returned in a much quicker timeframe. It is the feeling of the Committee that some flexibility needs to be adopted within the FESA Policy to ensure that, where possible, all brigades are able to keep their vehicles whilst they are mechanically sound. It was also suggested that if a more stringent service program was in place and was considered by FESA along with the age of the vehicle that it would be a more appropriate policy on which to base vehicle replacement.

The motion made at the April 2009 meeting was:

Moved G Beck

Sec P McCrae

The Bush Fire Meeting recommends that the Shire of Merredin write to FESA stating their belief that the current FESA policy of returning vehicles requires significant review to ensure that high risk areas are not being left without vehicles simply to abide by a policy that appears inappropriate. Within this letter it should also be noted that there are significant high risk factors associated with the South Burracoppin Brigade that should be considered, resulting in the provision of a vehicle being a high priority for both FESA and the Shire of Merredin.

CARRIED

Officer's Recommendation

That the Shire of Merredin write to Fire and Emergency Services Authority stating their belief that the current Fire and Emergency Services Authority policy of returning vehicles requires significant review to ensure that high risk areas are not being left without vehicles simply to abide by a Policy that appears inappropriate. Within this letter it should also be noted that there are significant high risk factors associated with the South Burracoppin Brigade that should be considered, resulting in the provision of a vehicle being a high priority for both Fire and Emergency Services Authority and the Shire of Merredin.

29988

Moved Cr Townrow

Sec Cr Elliott

That the Shire of Merredin write to Fire and Emergency Services Authority stating their belief that the current Fire and Emergency Services Authority policy of returning vehicles requires significant review to ensure that high risk areas are not being left without vehicles simply to abide by a Policy that appears inappropriate. Within this letter it should also be noted that there are significant high risk factors associated with the South Burracoppin Brigade that should be considered, resulting in the provision of a vehicle being a high priority for both Fire and Emergency Services Authority and the Shire of Merredin.

CARRIED 9/0

Emma Hooper, Executive Manager of Finance and Administration, left the meeting at 2.32pm.

13.6 REVIEW OF MEMORANDUMS OF UNDERSTANDING

Reporting Department:	Recreation Services
Reporting Officer:	Peter McDonald – Recreation Centre Manager
Legislation :	Local Government Act 1995
File Reference:	CM/9/1

Background

On completion of the Merredin Regional Community and Leisure Centre (MRC&LC) many sporting and community organisations agreed to collocate to the new Centre and entered into Memorandums of Understanding (MoU) with the Shire of Merredin, with Council endorsing these MoU's. The MoU's outlined the responsibilities of both parties in the Centre's use.

The following Community Organisations and Sporting Clubs are collocating to the Centre and new MoU's require endorsement by Council:

1. Merredin Fire and Rescue Service (**Attachment 13.6A**)
2. Burracoppin Football Club (**Attachment 13.6B**)
3. Merredin Golf Club (**Attachment 13.6C**)

Comment

The MoU is a standard agreement between the Shire of Merredin and the Sporting or Community Organisation. It varies only in the area of Special Terms of the Agreement. The MRC&LC Advisory Committee have discussed the Merredin Golf Club MoU and the Merredin Fire and Rescue Service MoU at their meeting held on 28 April 2009. The three (3) Special Terms of Agreement of the Burracoppin Football Club MoU are in line with the Nukarni Football Club MoU.

Listed below are the organisations that wish to enter into a MoU with the Shire of Merredin and the special conditions that relate to them.

1. Merredin Fire and Rescue Service

Special Terms of the Agreement

The following are negotiated undertakings specific to the Shire and the Merredin Fire and Rescue Service under this MoU:

1. That the Water Pump coupled with the Variable Speed Control Unit installed by the Merredin Fire and Rescue Service and removable Fire and Rescue Equipment will remain the property of and be maintained by the Merredin Fire and Rescue Service.

2. Burracoppin Football Club

Special Terms of the Agreement

The following are negotiated undertakings specific to the Shire of Merredin and the Burracoppin Football Club under this MoU:

The Shire Shall –

1. Permit the Burracoppin Football Club to hang a temporary banner or sign within the 'home' change-room throughout their game fixture, using the fittings installed by the Shire.
2. Assist the Burracoppin Football Club, in channelling vehicles that are entering for the purpose of spectating or playing football, past a payment point designated by the Shire.

The Burracoppin Football Club Shall –

1. Agree to remove temporary signage at the completion of the game fixture.

3. Merredin Golf Club

Special Terms of the Agreement

The following are negotiated undertakings specific to the Shire and Merredin Golf Club under this MoU:

The Shire Shall:

1. Mow fairways and areas of the course required during golf season, up to two (2) times per week and out of season as required at no cost to the Merredin Golf Club.
2. Ensure access to a parking area near to the Starters Office.
3. Subsidise the Merredin Golf Club to cover against a net loss up to the value of \$5,000.00 upon the receipt of a 2009 season audited financial statement.

Officer's Recommendation

That Council endorse the new Memorandum of Understandings between the Shire of Merredin and the:

1. *Merredin Fire and Rescue Service*
2. *Burracoppin Football Club*
3. *Merredin Golf Club*

29989

Moved Cr Wallace

Sec Cr Elliott

That Council endorse the new Memorandum of Understandings between the Shire of Merredin and the:

- 1. Merredin Fire and Rescue Service*
- 2. Burracoppin Football Club*
- 3. Merredin Golf Club*

CARRIED 8/1

**13.7 WHEATBELT DEVELOPMENT COMMISSION BOARD
NOMINATIONS 2009**

Reporting Department: Administration
Reporting Officer: Frank Ludovico – Chief Executive Officer
Legislation: Local Government Act 1995
File Reference: GR/17/10

Background

The Wheatbelt Development Commission have advised that Local Government and Community vacancies currently exist on the Wheatbelt Development Commission Board and have called for nominations (**Attachment 13.7A**).

Officer's Nomination

That Council nominate Councillor _____ to the Wheatbelt Development Commission Board.

29990

Moved Cr Crees

Sec Cr Elliott

That Council nominate Councillor Young to the Wheatbelt Development Commission Board.

CARRIED 7/2

13.8 NOTES OF COMMUNITY FORUMS

Reporting Department: Administration
Reporting Officer: Frank Ludovico – Chief Executive Officer
Legislation: Local Government Act 1995
File Reference: G/5/2

Background

The Shire of Merredin conducted informal Community Forums at Burracoppin on 16 March 2009 and in Hines Hill on 15 April 2009 and the notes of these forums are attached for Council information (**Attachment 13.8A**).

A third Forum is proposed in Muntadgin in August/September 2009 and it would be appropriate to determine a date of this Forum.

Officer's Recommendation

- 1. That Council receive the notes of the Community Forums held in Burracoppin on 16 March 2009 and in Hines Hill on 15 April 2009.*
- 2. That Council conduct the Community Forum in Muntadgin on _____.*

29991 Moved Cr Young Sec Cr Townrow
That Council receive the notes of the Community Forums held in Burracoppin on 16 March 2009 and in Hines Hill on 15 April 2009.
CARRIED 9/0

29992 Moved Cr Elliott Sec Cr Hayden
That Council conduct the Community Forum in Muntadgin on Monday 31 August 2009.
CARRIED 9/0

13.9 STRATEGIC PLAN / PLAN FOR THE FUTURE

Reporting Department:	Administration
Reporting Officer:	Frank Ludovico – Chief Executive Officer
Legislation:	Local Government Administration Regulations
File Reference:	CM/13/4

Background

At Council's June 2007 Meeting Council adopted its Strategic Plan / Plan for the Future for 2007-2012 (**CMRef 28980**).

Clause 19C of the Local Government Administration Regulations indicates that the Strategic Plan / Plan for the Future must be reviewed every two financial years.

Following discussions at our recent Briefing Sessions, a complete review of the Strategic Plan / Plan for the Future has occurred and the draft document is attached for Council consideration (**Attachment 13.9A**).

Statutory Implications

Clause 19C and Clause 19D of the Local Government Administration Regulations indicates that before Council can adopt the Strategic Plan / Plan for the Future it must advertise the document calling for public submissions.

Section 1.7 of the Local Government Act 1995 indicates that the Plan needs to be advertised for a period of 1 week.

Comment

At the Special Electors Meeting held on 17 March 2009 the community was asked to pass comment on Council's Strategic Plan / Plan for the Future. The major issue that arose from that meeting was the importance of providing senior/aged care accommodation. This has been included in the Draft Plan at Action 2.1.1. Other items are shown in blue ink.

In addition, a timetable has been created on the basis of financial years. This will aid in Budgeting and increase accountability.

For the purposes of comparison the old timeline based on short/medium/long term priorities is shown as Appendix One and the new format shown as Appendix Two. Once adopted, the current Appendix One will be removed and only Appendix Two (retitled) will remain.

It would be appreciated if Council could review the document and provide any comments in respect to the actions, measures and priorities.

The next phase of the document is to calculate the resources required to implement the actions. It is not proposed to undertake these calculations until Council has determined the short term priorities and any public submissions have been made.

Officer's Recommendation

That Council receive the reviewed Strategic Plan / Plan for the Future 2007-2012 and advertise it for public comment.

29993

Moved Cr Crees

Sec Cr Elliott

That Council receive the reviewed Strategic Plan / Plan for the Future 2007-2012, amended as follows:

1. *“Thank a Volunteer, Merredin Community Awards, Welcome to Merredin and Merredin Show” be included as Measures in Item 1.1.1;*
2. *“Support for a Community Garden and a Mens Shed” be included as an Action in Item 1.1.4;*
3. *“Develop a Conservation Plan for the Old Town Hall” be included as an Action in Item 1.2.5;*
4. *“Support the Community Resource Centre with a Volunteering Program” replaces “Employ a Volunteer Resource Officer” as an Measure in Item 1.4.2;*
5. *The words “and consult” be included between the words “communicate” and “with” in the Action of Item 1.9.2;*

and advertise it for public comment.

CARRIED 9/0

13.10 RECRUITMENT OF EXECUTIVE MANAGER OF DEVELOPMENT SERVICES

Reporting Department: Administration
Reporting Officer: Frank Ludovico – Chief Executive Officer
Legislation: Local Government Act 1995
File Number: P/23/27

Background

At Council's April 2009 Meeting (CMRef 29963) Council authorised the Senior Staff Review Committee to interview and appoint the Executive Manager of Development Services.

On Thursday 23 April 2009 Mr John Mitchell (the incumbent) withdrew his resignation. I have accepted that withdrawal.

Applications for the above position closed on Friday 24 April 2009. Three applications and registrations of interest were received. None of these applicants (i.e. all four) met the essential criteria of holding a degree in Environmental Health or equivalent.

On 29 April 2009 I informed the Senior Staff Review Committee that there were no suitable applicants for the position and I wrote to all applicants informing them they were unsuccessful.

The purpose of this Agenda Item is to inform Council of the outcome of the process and to endorse the actions of the Chief Executive Officer in this matter.

Officer's Recommendation

That Council note that no suitable applicants were received for the position of Executive Manager of Development Services and endorse the actions of the Chief Executive Officer of not calling a meeting of the Senior Staff Review Committee to determine the applicants.

29994

Moved Cr Wallace

Sec Cr Crees

That Council note that no suitable applicants were received for the position of Executive Manager of Development Services and endorse the actions of the Chief Executive Officer of not calling a meeting of the Senior Staff Review Committee to determine the applicants.

CARRIED 9/0

13.11 Recruitment of Chief Executive Officer

29995

Moved Cr Townrow Sec Cr Morris

That the Senior Staff Review Committee be delegated authority to commence the recruitment process for the position of the Chief Executive Officer and that a \$10,000.00 budget allocation be made over the current (2008/2009) and 2009/2010 Budget.

**CARRIED 9/0
ABSOLUTE MAJORITY**

MINUTES

14.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15.0 QUESTIONS BY MEMBERS FOR WHICH DUE NOTICE HAS BEEN GIVEN

15.1 CONSIDERATION FOR UPGRADING FACILITIES AT MERRITTVILLE**Reporting Department:** Councillor**Reporting Councillor:** Julie Townrow**Legislation:** Local Government Act 1995

Background

Having been informed today that the application for Federal Government Funding has not been successful and that the Shire will submit a further grant application under the Jobs Fund. I believe it is time to promote through Council a program to plan for the future needs of Aged Housing in the area.

As part of the overall planning for the Merrittville site, there have been a number of options considered and the Committee have sent out a questionnaire to the future prospective residents. The questions asked are to help the committee to better provide aged housing into the future. At the last Census in 2005 there were 439 residents over the age of 65 in the Merredin area.

At the recent Electors Meeting there were questions asked about providing accommodation for aged couples, who will not qualify for rental accommodation under the current Department of Housing and Works (DHW) criteria. Many fall between the cracks and as an example, if a couple have a home, the value being in the average price range in Merredin, being around \$200,000.00, then after the sale of the home if it is held free hold, these people do not qualify for DHW accommodation with the allowable ceiling of \$80,000.00 under the means test to qualify. However they would be happy to pay rent for a property that allows them the freedom from maintaining their property.

The options given in the questionnaire included:

1. Self funded housing on strata title, (and a small fee for upkeep);
2. Rental accommodation (not DHW stocks);
3. Lease for life (10 years rent in advance with no ownership and a small fee for upkeep);
4. Park Home Accommodation, owner pays and can sell (where a ground rent is charged and if required a maintenance component could be added to the contract).

There was \$100,000.00 put into the budget for both Youth and Aged Housing, at the last budget meeting these two items were removed for the list for consideration, there is \$350,000.00 that has been allocated for executive housing. I am not sure if there are any funds held in the Building Reserve Fund.

There are 35 applicants listed on the waiting list and I would be aware of more that just do not apply because they would not be eligible, to plan for the long term housing requirements for our aging population it could be considered prudent that we begin the planning process now.

In this process we could start an overall design plan of the entire area, to include the future release of the allocated area on the eastern side of Bates Street, (located where the Hockey pitches are) in the Town Planning Amendment Scheme.

The Committee would like Council to consider a head works program for the western end of the reserve for people who want to follow the ‘Park Home’ Option as in the short term this would be seen as an option that could provide early solutions to the shortage of aged accommodation.

There are further opportunities for funding under the Royalties for Regions programme and the Job Fund. However I believe the issue to be sufficiently urgent to promote a planning phase immediately so as a Council we are able to progress the building of Aged accommodation to suit the future Housing and Financial needs for this community.

Financial Implications

Promote the importance of this project and provide a suitable allocation of funds to plan for the future land use and head works to provide the ability to access all areas of development to our aged housing area, including private developers, self funded retirees and research other methods of promoting village style Aged care for the future.

Councillor’s Recommendation

That Council:

- 1. Include funding in the 2009/2010 Budget for planning and headwork’s to facilitate different options for providing Aged accommodation at the Merrittville reserve site and other locations.*
- 2. Investigate all avenues of funding to promote the building of aged care units at the Merrittville Retirement Village site.*

29996

Moved Cr Townrow

Sec Cr Elliott

That Council:

- 1. Include funding in the 2009/2010 Budget for planning and headwork's to facilitate different options for providing Aged accommodation at the Merrittville reserve site and other locations.***

- 2. Investigate all avenues of funding to promote the building of aged care units at the Merrittville Retirement Village site.***

CARRIED 9/0

Vanessa Green, Executive Assistant to Chief Executive Officer, left meeting at 2.57pm.

Vanessa Green, Executive Assistant to Chief Executive Officer, entered meeting at 3.02pm.

MINUTES**16.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION****16.1 RECREATION GROUND STORAGE SHED****Reporting Department:** Administration**Reporting Officer:** Frank Ludovico – Chief Executive Officer**Background**

At Council's September 2008 Meeting Council adopted the Recreation Ground Master Plan (**CMRef 29695**) That Plan included the construction of a storage shed north of the proposed third bowling green.

In order to progress this matter a meeting was held on 3 February 2009 with interested organisations to discuss the size and specifications of the Shed (a report of this meeting was made to Council's February 2009 Meeting). On Thursday 14 May 2009 staff once again met with interested organisations to finalise the arrangements for the Shed.

Detailed costings prepared for the Shed which include concrete floor, asphalt apron, toilet facilities, supply shed and erection etc amount to approximately \$120,000.00. A plan of the Shed is included at **Attachment 16.1A**.

In Council's 2008/2009 Budget Council allocated \$60,000.00 for the construction of the Shed with \$30,000.00 to come from grant funding and contributions from sporting groups and Ag Society etc.

At Council's January 2009 Meeting Council discussed upgrade to the old Pony Club Rooms to enable Golf to use that facility as a Starter Shed. In discussions with the Golf Club it was felt appropriate that those starting facilities should be incorporated into this new Storage Shed.

Council has allocated \$6,000.00 (**CMRef 29833**) to upgrade the plumbing of the effluent system at the old Poly Club Rooms. The Pony Club Rooms were demolished on 14 May 2009.

Financial Implications

The Budget for the project is as follows:

Construction of Shed	\$120,000.00
Contribution from Ag Society	(\$10,000.00)
Contribution from Golf Club (cash)	(\$20,000.00)
Contribution from Golf Club (in kind)	(\$10,000.00)
Shire of Merredin 2008/2009 Budget Allocation	(\$30,000.00)
Shortfall	\$50,000.00

It is proposed that the shortfall be made up of Royalties for Regions funding.

Comment

At Council's February 2009 Meeting (**CMRef 29864**) Council allocated up to \$600,000.00 for the Cummins Theatre Conservations Works Project.

At Council's March 2009 Meeting (**CMRef 29916**) Council allocated \$100,000.00 for Cohn Creek Cleanout, \$100,000.00 for Implementation of CBD Plan and \$166,402.00 for Solar Panels at the Merredin Regional Community and Leisure Centre and Administration Centre Building Extensions.

Recent verbal advice from the Department of Local Government and Regional Development (DLG&RD) indicates that funding for solar panels will not be allowed in the first round of the Royalties for Regions Program. It is understood that the Guidelines for the second year will be altered to allow special projects such as solar power, recycling etc.

As previously discussed at Council's Budget Workshop, funds required to undertake improvements at the Administration Centre will be in the vicinity of \$275,000.00.

Council is also reminded that funding for the second year will not be provided unless first year funding has been totally expended.

The Cummins Theatre Conversation Works Project is well underway with the timeline set to have all funds expended by September 2009. Cohn Creek Cleanout is currently occurring with all funds expected to be spent by 30 June 2009. The CBD Plan is currently being developed and is not expected to be adopted by Council until July 2009. Programming of works will occur after this date.

Council has been very keen to develop a Recreation Centre that combines all sporting organisations into one facility and the construction of this Storage Shed is simply a continuation of this process.

Officer's Recommendation

- 1. That Council allocate \$50,000.00 from Royalties for Regions funding from the Solar Panels at the Merredin Regional Community and Leisure Centre / Administration Centre Building Extensions area to meet the additional cost of constructing the Recreation Ground Storage Shed.*
- 2. That Council authorise the construction of the Recreation Ground Storage Shed Project, with the revised budget of \$120,000.00.*

ABSOLUTE MAJORITY REQUIRED

29997

Moved Cr Wallace Sec Cr Crees

1. *That Council allocate \$50,000.00 from Royalties for Regions funding from the Solar Panels at the Merredin Regional Community and Leisure Centre / Administration Centre Building Extensions area to meet the additional cost of constructing the Recreation Ground Storage Shed.*

2. *That Council authorise the construction of the Recreation Ground Storage Shed Project, with the revised budget of \$120,000.00.*

**CARRIED 8/1
ABSOLUTE MAJORITY**

16.2 Fire and Emergency Services Authority Policy Regarding Vehicle Replacement Program

Please refer to Page 33 for information on this Agenda Item.

16.3 TENNIS / HOCKEY SYNTHETIC SURFACE

Reporting Department:	Administration
Reporting Officer:	Frank Ludovico – Chief Executive Officer
Legislation:	Local Government Act 1995
File Reference:	FM/5/1, RCS/13/04 and RCS/13/05

Background

At Council's April 2009 Meeting, the Merredin Tennis and Hockey Turf Alliance made a presentation regarding a project to construct a synthetic surface for Merredin Regional Community and Leisure Centre (MRC&LC).

The facility was included in Councils adopted Recreation Ground Master Plan (CMRef 29695). The Merredin Turf Alliance has written to Council seeking a financial commitment and management resources for the project (Attachment 16.3A).

Financial Implications

Based on the estimates provided it is anticipated the project will be in the vicinity of \$985,000.00. If successful, Department of Sport and Recreation funding will provide up to one third of that figure. The Alliance requests Council to provide another third. The remaining one third will come from the community.

Councils Royalties for Regions funding is \$966,000.00 of which 35% (\$338,000.00) is to be allocated on a regional basis for regional projects.

Council needs to be careful with the timing of the project as future Royalties for Regions funds will not be provided until the previous years funding allocations have been expended.

Comment

At Council's April 2009 Meeting the issue of the number of tennis courts and the size of the hockey pitch were discussed. Staff recollect that Council is very keen to insure that there were at least 9 tennis courts on the surface. A small increase in size may enable 3 additional tennis courts and a soccer pitch to be included in the development.

It would be appropriate for Council to advise the Alliance of its thoughts in this matter and possibly make it a condition of funding.

Currently 8 lawn tennis courts are provided at the MRC&LC and 6 synthetic courts are available at the Railways Tennis Club and increasing the number of tennis courts to 12 would provide a facility that could cater for both organisations.

Whilst there are many synthetic tennis courts within the region, a synthetic hockey pitch is not located in the region and the development of such a facility would provide a facility for the whole region to use.

In respect to their request for resources to manage the project, it would be appropriate for Mr John Gearing, Council's Building Project Manager, to supervise the project having the experience in developing the synthetic bowling greens.

Additional Shire of Merredin resources may be required in determining the final budget for the project and development of grant applications to the Department of Sport and Recreation. Until these amounts are finalised, Council's exact contribution cannot be determined.

Officer's Recommendation

That Council:

1. *Support the establishment of a synthetic turf at the Merredin Regional Community and Leisure Centre for the purpose of tennis and hockey subject to:*
 - a. _____,
 - b. _____,
 - c. _____;
2. *Consider providing \$300,000.00 from the Royalties for Regions funding area in its 2009/2010 Budget for a combined tennis and hockey synthetic surface;*
3. *Support in principle funding applications made on behalf of the Merredin Turf Alliance;*
4. *Provide resources to develop the final budget for the Synthetic Surface Project;*
5. *Provide resources to manage the Synthetic Surface Project at the Merredin Regional Community and Leisure Centre.*

Cr Young left the meeting at 3.29pm and did not return.

29998

Moved Cr Crees Sec Cr Wallace
That Council adjourn the meeting at 3.30pm.

CARRIED 8/0

29999

Moved Cr Crees Sec Cr Elliott
That Council reconvene the meeting at 4.39pm.

CARRIED 8/0

16.3 TENNIS / HOCKEY SYNTHETIC SURFACE

Reporting Department:	Administration
Reporting Officer:	Frank Ludovico – Chief Executive Officer
Legislation:	Local Government Act 1995
File Reference:	FM/5/1, RCS/13/04 and RCS/13/05

Background

At Council's April 2009 Meeting, the Merredin Tennis and Hockey Turf Alliance made a presentation regarding a project to construct a synthetic surface for Merredin Regional Community and Leisure Centre (MRC&LC).

The facility was included in Councils adopted Recreation Ground Master Plan (CMRef 29695). The Merredin Turf Alliance has written to Council seeking a financial commitment and management resources for the project (Attachment 16.3A).

Financial Implications

Based on the estimates provided it is anticipated the project will be in the vicinity of \$985,000.00. If successful, Department of Sport and Recreation funding will provide up to one third of that figure. The Alliance requests Council to provide another third. The remaining one third will come from the community.

Councils Royalties for Regions funding is \$966,000.00 of which 35% (\$338,000.00) is to be allocated on a regional basis for regional projects.

Council needs to be careful with the timing of the project as future Royalties for Regions funds will not be provided until the previous years funding allocations have been expended.

Comment

At Council's April 2009 Meeting the issue of the number of tennis courts and the size of the hockey pitch were discussed. Staff recollect that Council is very keen to insure that there were at least 9 tennis courts on the surface. A small increase in size may enable 3 additional tennis courts and a soccer pitch to be included in the development.

It would be appropriate for Council to advise the Alliance of its thoughts in this matter and possibly make it a condition of funding.

Currently 8 lawn tennis courts are provided at the MRC&LC and 6 synthetic courts are available at the Railways Tennis Club and increasing the number of tennis courts to 12 would provide a facility that could cater for both organisations.

Whilst there are many synthetic tennis courts within the region, a synthetic hockey pitch is not located in the region and the development of such a facility would provide a facility for the whole region to use.

In respect to their request for resources to manage the project, it would be appropriate for Mr John Gearing, Council's Building Project Manager, to supervise the project having the experience in developing the synthetic bowling greens.

Additional Shire of Merredin resources may be required in determining the final budget for the project and development of grant applications to the Department of Sport and Recreation. Until these amounts are finalised, Council's exact contribution cannot be determined.

Officer's Recommendation

That Council:

6. *Support the establishment of a synthetic turf at the Merredin Regional Community and Leisure Centre for the purpose of tennis and hockey subject to:*
 - a. _____,
 - b. _____,
 - c. _____;
7. *Consider providing \$300,000.00 from the Royalties for Regions funding area in its 2009/2010 Budget for a combined tennis and hockey synthetic surface;*
8. *Support in principle funding applications made on behalf of the Merredin Turf Alliance;*
9. *Provide resources to develop the final budget for the Synthetic Surface Project;*
10. *Provide resources to manage the Synthetic Surface Project at the Merredin Regional Community and Leisure Centre.*

30000

Moved Cr Crees

Sec Cr Wallace

That Council:

1. *Support the establishment of a synthetic turf at the Merredin Regional Community and Leisure Centre for the purpose of tennis and hockey subject to:
 1. the area being large enough to accommodate a soccer pitch,
 2. the area being large enough to accommodate 12 tennis courts,*
2. *Provide \$300,000.00 from the Royalties for Regions funding area in its 2009/2010 Budget for a combined tennis and hockey synthetic surface;*
3. *Support in principle funding applications made on behalf of the Merredin Turf Alliance;*
4. *Provide resources to develop the final budget for the Synthetic Surface Project;*
5. *Provide resources to manage the Synthetic Surface Project at the Merredin Regional Community and Leisure Centre.*

CARRIED 8/0

- 16.4 Planning Application – Power Generation – Sub Station Collgar Windfarm, Location 20727, Bullshead Norpa Road, Merredin, Mr Peter Glenn Crees

Please refer to Page 23 for information on this Agenda Item.

- 16.5 Community Resource Centre

Cr Elliott tendered his resignation from the Merredin Telecentre / Community Resource Centre Committee.

- 17.0 MATTERS BEHIND CLOSED DOORS

- 17.1 Lot 104 South Avenue, Merredin – Mr F McCall; Offer to Purchase

Please refer to Page 25 for information on this Agenda Item.

- 18.0 CLOSURE

There being no further business the Presiding Member declared the meeting closed at 4.58pm.