

SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

AGENDA

Ordinary Council Meeting

To be held in Council Chambers
Corner King & Barrack Street's, Merredin
Tuesday 19 December 2017
Commencing 3.00pm



Notice of Meeting



Dear President and Councillors,

The next Ordinary Meeting of the Council of the Shire of Merredin will be held on Tuesday 19 December 2017 in the Council Chambers, Corner King & Barrack Streets, Merredin. The format of the day will be:

| | |
|---------|--------------------------------|
| 11.00am | Tour of MRCLC (includes lunch) |
| 12.30pm | Audit Committee Meeting |
| 1.00pm | Briefing Session |
| 3.00pm | Council Meeting |

GREG POWELL
CHIEF EXECUTIVE OFFICER

14 December 2017

DISCLAIMER

PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:

Statements or decisions made at this meeting should not be relied or acted on by an applicant or any other person until they have received written notification from the Shire. Notice of all approvals, including planning and building approvals, will be given to applicants in writing. The Shire of Merredin expressly disclaims liability for any loss or damages suffered by a person who relies or acts on statements or decisions made at a Council or Committee meeting before receiving written notification from the Shire.

The advice and information contained herein is given by and to Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

It should be noted that the Attachment hyperlinks will not be functional from this document when sourced from the Shire of Merredin's website. Attachment copies can be obtained by contacting Vanessa Green on 08 9041 1611 or ea@merredin.wa.gov.au.

Common Acronyms Used in this Document

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

Shire of Merredin
Ordinary Council Meeting
3:00pm Tuesday 19 December 2017



1. Official Opening

2. Record of Attendance / Apologies and Leave of Absence

Councillors:

| | |
|----------------|------------------|
| Cr KA Hooper | President |
| Cr MD Willis | Deputy President |
| Cr BJ Anderson | |
| Cr LN Boehme | |
| Cr RM Crees | |
| Cr MA Crisafio | |
| Cr JR Flockart | |
| Cr AR Butler | |
| Cr PR Patroni | |

Staff

| | |
|----------|------------|
| G Powell | CEO |
| R McCall | Deputy CEO |
| V Green | EA to CEO |

Members of the Public:

Apologies:

Approved Leave of Absence: Nil

3. Public Question Time

4. Disclosure of Interest

5. Applications for Leave of Absence

5. Petitions and Presentations

7. Confirmation of Minutes of the Previous Meetings

7.1 [Ordinary Council Meeting held on 21 November 2017](#)

8. Announcements by the Person Presiding without discussion

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

19.1 Staff – Legal Expenses

10. Receipt of Minutes of Committee Meetings

10.1 [CEACA Committee Meeting held on 20 November 2017](#)

10.2 [GECZ Meeting held on 30 November 2017](#)

10.3 [Audit Committee Meeting held on 19 December 2017](#)

11. Recommendations from Committee Meetings for Council consideration

11.1 [Audit Committee Meeting held on 19 December 2017](#)

12. Officer's Reports – Development Services

12.1 [Reserve 10359, Lot 1503, Portion A – Merredin Military Museum - Proposed Lease Agreement](#)

12.2 [Occupational Safety and Health Policy – Review](#)

12.3 [Lot 902 \(No. 63\) Endersbee Street, Merredin – Application for an Over-height Shed](#)

12.4 [Lot 5 Bruce Rock Road, Merredin – Application for Development Approval – Proposed Data Centre for Internet Network](#)

12.5 [Lots 17082 and 22428 Bruce Rock-Merredin Road, Korbel – Subdivision Application](#)

12.6 [Lot 112 Whitfield Way, Merredin – Application for Development Approval – Relocatable Dwelling](#)

13. Officer's Reports – Engineering Services

Nil

14. Officer's Reports – Corporate and Community Services

14.1 [List of Accounts Paid](#)

14.2 [Statement of Financial Activity](#)

14.3 [Integrated Planning and Reporting – Quarterly Monitoring Review November 2017](#)

14.4 [Shire of Merredin Community Facilities Review Report 2017](#)

15. Officer's Reports – Administration

15.1 [2018 Women's Day Event – Request to Waive Venue Hire Fee](#)

15.2 [South Western Wireless Network – Shire of Merredin Participation](#)

16. Motions of which Previous Notice has been given

Nil

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

Nil

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

19. Matters Behind Closed Doors

19.1 Staff – Legal Expenses

20. Closure

7. Confirmation of Minutes of the Previous Meetings

7.1 Ordinary Council Meeting held on 21 November 2017

Attachment 7.1A

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the Minutes of the Ordinary Council Meeting held on 21 November 2017 be confirmed as a true and accurate record of proceedings.

10. Receipt of Minutes of Committee Meetings

- 10.1 CEACA Committee Meeting held on 20 November 2017
[Attachment 10.1A](#)
- 10.2 GECZ Meeting held on 30 November 2017
[Attachment 10.2A](#)
- 10.3 Audit Committee Meeting held on 19 December 2017
To be tabled at the meeting

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the Minutes of the CEACA Committee Meeting held on 20 November 2017, GECZ Meeting held on 30 November 2017 and the Audit Committee Meeting held on 19 December 2017 be received.

11. Recommendations from Committee Meetings for Council consideration

11.1 Audit Committee Meeting held on 19 December 2017

Note The below Officer's Recommendations are to be considered by the Audit Committee at its meeting scheduled for 12.30pm on 19 December 2017. If the Committee resolves differently to the Officer's Recommendations it will be tabled at the Council Meeting. The final determination will be reflected as a Council Resolution in the Minutes.

Voting Requirements

Simple Majority

Absolute Majority

6.1 CEO's Review of Risk Management, Internal Control and Legislative Compliance and Risk Management Governance Framework

Officer's Recommendation to Audit Committee

That the Audit Committee:

1. receives the CEO's review of risk management, internal control and legislative compliance and notes the Shire of Merredin Profile Summary;
2. recommends adoption of the CEO's review of risk management, internal control and legislative compliance and the Shire of Merredin Risk Profile Summary by Council; and
3. engages the services of LGIS to assist with the review of the Risk Management Framework prior to the review.

6.2 Local Government Auditing Reforms

Officer's Recommendation to Audit Committee

That:

1. the information on the changes to the *Local Government Act 1995, Local Government (Audit) Regulations 1996 and Local Government (Financial Management) Regulations 1996* in relation to the Auditor General conducting local government financial and performance audits as contained in the Department of Local Government, Sport and Cultural Industries' Guide to Local Government Auditing Reforms, be noted;
2. staff develop a policy for consideration by Council on the timeframe to revalue assets, and identify assets under the value of \$5,000 for inclusion on the register; and
3. this matter be considered again once more information is available from either the Department of Local Government, Sport and Cultural Industries or the Office of the Auditor General.

12. Officer's Reports - Development Services

12.1 Reserve 10359, Lot 1503, Portion A – Merredin Military Museum - Proposed Lease Agreement

Development Services



| | |
|--------------------------------|--|
| Responsible Officer: | Peter Zenni, EMDS |
| Author: | Rebecca McCall, DCEO |
| Legislation: | <i>Local Government Act 1995</i> |
| File Reference: | CM/9/1 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 12.1A - Draft Lease Agreement & Map |

Purpose of Report



Executive Decision



Legislative Requirement

Background

Leases with the Public Transport Authority of Western Australia (PTAWA) over a number of parcels of land within the Merredin townsite have been finalised. Negotiations with organisations occupying the land have commenced in order to finalise sub-lease arrangements. Last month, Council endorsed the lease with the Merredin Railway Museum and this is the second lease over land in the same area.

Comment

The property located on Reserve 10359, Lot 1503, Portion "A" is owned by the PTAWA and the Shire has received a Licence to Occupy the land from the PTAWA (Licence No L7465).

There is no current lease between the Shire and the Merredin Military Museum (MMM) for the use of this property. The proposed lease would replace the expired lease and commence the process of standardising all agreements in place between the Shire and users of land forming part of PTAWA Licence No L7465.

The proposed lease is for a 5 year period, commencing 1 February 2018 and expiring 31 January 2023, with an option to renew the lease for a further 4 year period expiring 31 January 2027.

In developing the proposed lease agreement Shire representatives met with members of the MMM. Discussions centred on the importance of the role played by the MMM and how the activities of its members strengthen and maintain the cultural heritage of the Merredin area.

The implementation of a formal lease agreement between the Shire and the MMM will provide certainty with respect to the ongoing use of the land in question for MMM purposes.

Policy Implications

Nil

Statutory Implications

Compliance with the *Local Government Act 1995*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Liveable

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

Key Priority: Built Heritage

➤ Corporate Business Plan

Strategy: SP.L3.1

Action #: 2

Action: Support projects that preserve and promote the Shire's historical artefacts and memorabilia

Directorate: Community Development

Timeline: 2018/19

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil

Activity: Nil

Current Staff: Nil

Focus Area: Nil

Strategy Code: Nil

Strategy: Nil

Implications: Nil

Risk Implications

Nil

Financial Implications

By entering in to the proposed lease agreement the Shire of Merredin will receive an income from the lease payments to partially offset operational expenditure incurred by Council over the term of the lease, and ensure that the premises is tenanted and looked after on an ongoing basis.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That:

- 1. the role played by the Merredin Military Museum in strengthening and maintaining the cultural heritage of the Merredin area be recognised; and**
- 2. subject to obtaining the relevant approvals from the Public Transport Authority of Western Australia, Council:**
 - a. agree to enter in to a new lease agreement with the Merredin Military Museum for the property located on Reserve 10359, Lot 1503 Potion "A" known as the Merredin Military Museum as per the draft lease agreement presented in Attachment 12.1A; and**
 - b. authorise the President and Chief Executive Officer to execute the lease agreement.**

12.2 Occupational Safety and Health Policy - Review

Development Services



| | |
|--------------------------------|--|
| Responsible Officer: | Peter Zenni, EMDS |
| Author: | Vanessa Green, EA to CEO |
| Legislation: | <i>Occupational Safety and Health Act 1984</i> |
| File Reference: | CM/14/1 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 12.2A – Reviewed Policy |

Purpose of Report

Executive Decision

Legislative Requirement

Background

Council's Occupational Safety and Health (OSH) policy has recently been reviewed and a tracked-changes copy is attached for Council's information.

Comment

The policy has been reviewed by the Executive Management team and the Shire's OSH consultant.

Some amendments to the policy have been identified which include:

1. extending the policy to employees, contractors, volunteers and visitors;
2. streamlining the communication and liaison aspect of the policy;
3. including the provision of PPE; and
4. conforming to legislation and required statutes.

The amendments are not considered to be major and in many circumstances occur in current workday practices in any case.

Policy Implications

Update of policy as indicated in the Attachment.

Statutory Implications

The *Occupational Safety and Health Act 1984* applies.

Strategic Implications

➤ Strategic Community Plan

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

➤ Corporate Business Plan

Strategy: SP.D4.1 – Implement accountable and good governance
Action #: 2
Action: Ensure policies, procedures and practice are effective, transparent and aligned with program delivery
Directorate: Corporate Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

Nil in relation to the Policy.

Financial Implications

Council has adequate funds allocated within the 2017/18 Budget to manage and maintain its OSH responsibilities.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the reviewed Occupational Safety and Health Policy for the Shire of Merredin, as presented in Attachment 12.2A, be adopted.

12.3 Lot 902 (No. 63) Endersbee Street, Merredin – Application for an Over-height Shed

Development Services



| | |
|--------------------------------|---|
| Responsible Officer: | Peter Zenni, EMDS |
| Author: | Vanessa Green, EA to CEO |
| Legislation: | <i>Building Act 2011</i> |
| File Reference: | A1301 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 12.3A - Plans and specifications |

Purpose of Report

- Executive Decision Legislative Requirement

Background

An application has been received for a building permit for the construction of an overheight shed at Lot 902 (No. 63) Endersbee Street, Merredin.

Comment

The overheight shed is to allow the future storage of a caravan.

Council has previously approved the construction of both overheight and oversize sheds in residential areas within Merredin.

The proposed shed will be located at the rear of the property and will be 4m in height at the eaves and 4.57m at the ridge. The shed will not exceed the allowable floor area as per Policy 8.22 Outbuildings in Residential Areas.

The owners of the adjoining properties have been notified of the proposed construction. The owner of 61 Endersbee Street, Merredin has provided written confirmation that there is no objection. The deadline for submissions from adjoining neighbours is Friday 15 December 2017. Should any adverse submissions be received they will be tabled at the meeting.

The application and plans were submitted to Council's contracted Building Certifier, who raised some concerns around the lack of detail and specification included in the application. These concerns have been relayed to the applicant for rectification. At the time of writing this item the Certificate of Design Compliance is yet to be issued for the proposed structure due to the engineer being overseas and it is recommended that the approval of the application be subject to the issuing of that certification.

Policy Implications

Policy 8.22 – Outbuildings in Residential Areas permits staff to approve outbuildings in residential areas as long as their height and size complies with Policy Table 8.22.

In this case the policy stipulates a maximum wall height of an outbuilding to be no more than 3m (proposed structure is 4m) and a maximum ridge height of 3.6m (proposed structure is 4.57m), therefore the matter has been referred to Council for consideration.

Statutory Implications

Compliance with the *Building Act 2011*.

Strategic Implications

➤ Strategic Community Plan

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

➤ Corporate Business Plan

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

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

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil
Activity: Nil
Current Staff: Nil
Focus Area: Nil

Strategy Code: Nil
Strategy: Nil
Implications: Nil

Risk Implications

Nil

Financial Implications

Building application fees have been paid.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the Chief Executive Officer be authorised to issue a building permit for the proposed overheight shed to be located at Lot 902 (No. 63) Endersbee Street, Merredin, subject to:

- 1. the proposed structure complying with all the relevant building standards;**
- 2. the building certifier being satisfied and issuing the Certificate of Design Compliance; and**
- 3. there being no adverse comment received from adjoining neighbours.**

12.4 Lot 5 Bruce Rock Road, Merredin – Application for Development Approval – Proposed Data Centre for Internet Network

Development Services



| | |
|--------------------------------|--|
| Responsible Officer: | Peter Zenni, EMDS |
| Author: | Paul Bashall, Planwest |
| Legislation: | <i>Planning & Development Act 2005</i> ; Local Planning Scheme No. 6 |
| File Reference: | A9201 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 12.4A – Application including photos |

Purpose of Report



Executive Decision



Legislative Requirement

Background

An application for Development Approval (DA) has been received for the development of a data centre for an internet network, including a tower, on an area off O'Connor Street in the southern part of the Merredin townsite.

The applicant has stated that the proposal offers the Shire of Merredin benefits from the provision of super-fast internet services in a similar fashion to that which has been provided to other locations in Australia. This will subsequently result in this service being available to the surrounding community.

The applicant proposes to locate a central technology centre on optical fibre at the south side of Merredin adjacent to the Vocus containment area on Lot 5 Bruce Rock Road. The proposed development will include:

1. a container painted white;
2. all civil works - inclusive of extension of security fencing;
3. all networking and associated cabling with installation of the data centre;
4. all mast work (12m) including installation of new equipment to standard; and
5. all electrical works - power to be connected into container with UPS – Generator protected power feed cable to supply existing network cabinet and A/C.

Figure 1 shows the location of the property, whilst Figure 2 shows an enlargement aerial photograph of the area.



FIGURE 1 – LOCATION PLAN

Source: DoP, Planwest

FIGURE 2 – AERIAL PHOTOGRAPH OF SUBJECT LAND



Source: Landgate, Planwest

Figure 3 provides a copy of the application plan superimposed on an aerial photograph.



FIGURE 3 – SKETCH SHOWN IN APPLICATION

Source: SW Wireless WA, Landgate, Planwest

The applicant states that, once the early infrastructure is in, it becomes very easy to connect to the network. This can bring significant advantages to the Shire and the community. Other services which become available easily include:

1. town/main street/tourist area public wifi;
2. event wifi and internet services - mobile and fixed;
3. CCTV infrastructure and associated works;
4. water treatment and similar Council services including monitoring and/or data collection;
5. local health and wellbeing networks;
6. education networking ability ie libraries and education centres; and
7. network community noticeboards.

Also, the network can easily be extended to cover the adjoining smaller towns that have missed out on the opportunity to connect to other technologies.

The applicant states they can place small repeater masts in these areas and subscribers who have low bandwidth or need a better solution than currently is available via 4G, Satellite or ADSL can connect to them.

Comment

The installation will no doubt provide valuable improvements to the current network, however, as the proposal appears to be simply a white painted container with a 12-metre mast, it is reasonable to advertise the proposal.

The application needs to be advertised as it is within 60 metres of the nearest dwelling with steel guy wires extending over 11 metres either side of the tower.

The application contains a report from Deacon Engineers that carries out an assessment for compliance with Australian Standards (AS) for such infrastructure.

The report clearly states that many of the proposed components do not meet the AS standards and that modifications are recommended in order that the facility complies with these standards.

It is unlikely that the development of the facility will be in conflict with a road crossing from French Avenue as access across the pipeline reserve will probably favour access west towards the Bruce Rock-Merredin Road.

Policy Implications

Local Planning Policy No 1 (Moveable Buildings) contains the Council's policy on the acceptability and definition of site built structures, relocated dwellings, transportable structures, donga type structures and containers.

In respect to containers the policy states:

"e) The Council will not permit the storing or use of a 'container', as defined above, within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme."

Local Planning Policies are prepared and adopted in order to deal with matters that are not specifically dealt with, or appropriate to include, in the Scheme.

The objective of the above policy component is:

"To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of 'containers' within the non-industrial areas of the townsite."

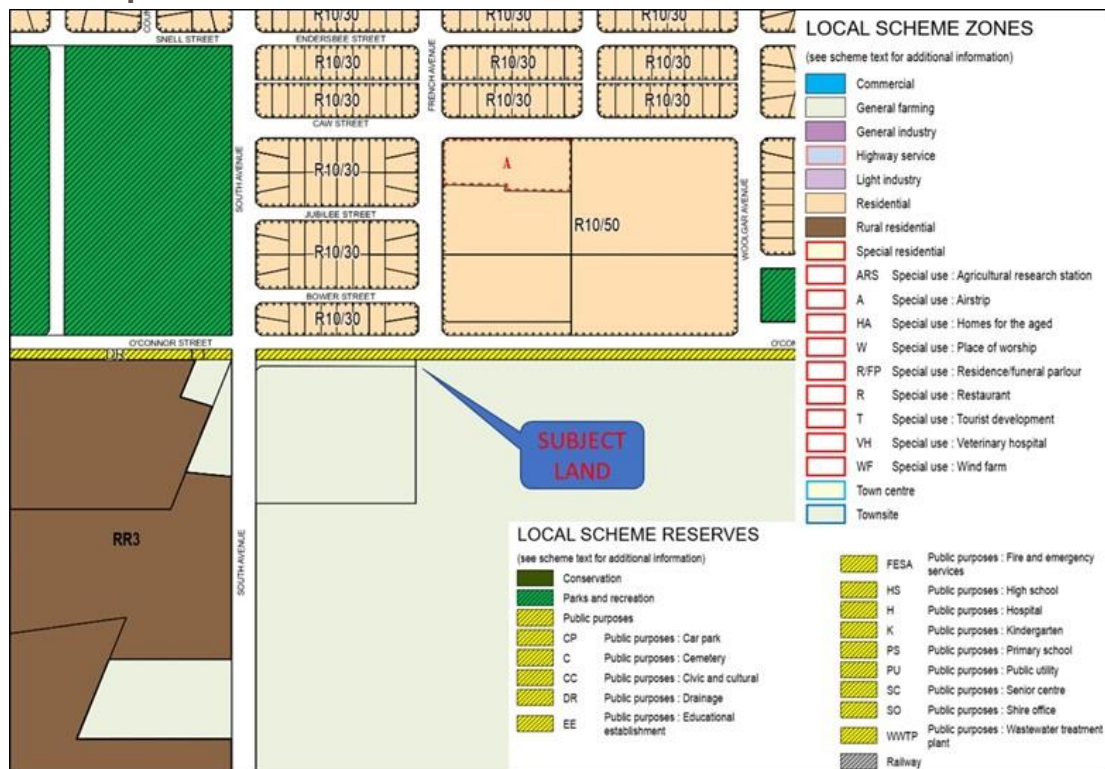
Whilst the use of the land is not raised as an issue, the appearance of the proposal may conflict with the protection of the visual amenity of the area that is within the Merredin Townsite.

Statutory Implications

The land is located in the Merredin Townsite and is zoned General Rural in the Local Planning Scheme No 6 (LPS6). Figure 4 provides an extract from LPS6.

This zone allows a 'Telecommunications infrastructure' use as a 'D' use ('D' means that the use is not permitted unless the local government has exercised its discretion by granting development approval).

FIGURE 4 – EXTRACT FROM SCHEME No 6



Source: Landgate, Planwest

The site abuts an existing Vocus installation and is located about 60 metres south of existing houses in the Residential zone of the Scheme (see Figure 3).

Between the existing houses and the proposed site is a Public Purposes ‘Drainage’ Reserve. This supports the Goldfields Pipeline through the town.

Council will consider the future of this area for the rural-residential development once a structure plan has been prepared and approved.

Strategic Implications

The Local Planning Strategy (Strategy) was adopted by the WAPC in 2007. The Strategy recognises the area as a future ‘Rural Residential area’. The development of the area for rural-residential will be subject to structure planning, including revegetation proposals, the provision of water and power and other services. Figure 5 provides an extract from the Strategy.

As mentioned, the area will be the subject of structure planning and will need to, amongst other factors, address the following:

1. enable a coordination of a suitable design over the whole area to satisfy the several owners;
2. ensure all necessary services are available;
3. ensure bushfire provisions are set in place – if applicable;
4. ensure all environmental issues are addressed; and
5. ensure access arrangements are satisfactory.

FIGURE 5 – EXTRACT FROM LOCAL PLANNING STRATEGY



Source: Landgate, Planwest

➤ **Strategic Community Plan**

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

➤ **Corporate Business Plan**

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

Action #: 1
 Action: Regular review of Shire of Merredin Town Planning Scheme No. 6

Directorate: Development Services
 Timeline: Ongoing

Strategy: SP.D1.4 – Pursue opportunities associated with NBN in partnerships with other regional organisations

Action #: 1
 Action: Seek regular status of telecommunication plans and inform the community the current status of all telecommunications projects and services

Directorate: Office of the CEO
 Timeline: Ongoing

Strategy: SP.D1.4 – Pursue opportunities associated with NBN in partnerships with other regional organisations
Action #: 2
Action: Investigate opportunities associated with NBN
Directorate: Office of the CEO
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

Nil

Financial Implications

Application fees have been paid.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Development Approval in principle be granted to develop a data centre for an internet network including a tower on Lot 5 Bruce Rock Road, Merredin conditional upon:

- 1. the development plans of the proposal being modified to ensure compliance with all the relevant Australian Standards;**
- 2. the exterior treatment of the container is presented in a manner that it minimises the impact on the amenity of the locality to the satisfaction of Council;**
- 3. the Development Approval application be advertised for a period of no less than 2 weeks, with owners and ratepayers within 100 metres of the proposal being notified of the proposal in writing; and**
- 4. should no objections to the proposal be received the Chief Executive Officer be delegated authority to approve the application.**

12.5 Lots 17082 and 22428 Bruce Rock-Merredin Road, Korbel – Subdivision Application

Development Services



| | |
|--------------------------------|--|
| Responsible Officer: | Peter Zenni, EMDS |
| Author: | Paul Bashall, Planwest |
| Legislation: | <i>Planning & Development Act 2005</i> ; Local Planning Scheme No. 6 |
| File Reference: | A9280 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 12.5A - Application |

Purpose of Report

Executive Decision

Legislative Requirement

Background

The WA Planning Commission has referred a proposed subdivision to Council for its comments prior to it making a determination on the proposal.

The land involved includes Lots 17082 (339.5ha) and 22428 (64.75ha) Bruce Rock-Merredin Road, Korbel located about 21 kilometres south of Merredin townsite.

Figure 1 provides a location plan of the proposed subdivision.

The properties are currently used for farming. There is an existing dwelling and farm sheds located on the northern-most lot (Lot 17082).

Figure 2 shows an enlargement of the area in the north-west corner of Lot 17082.

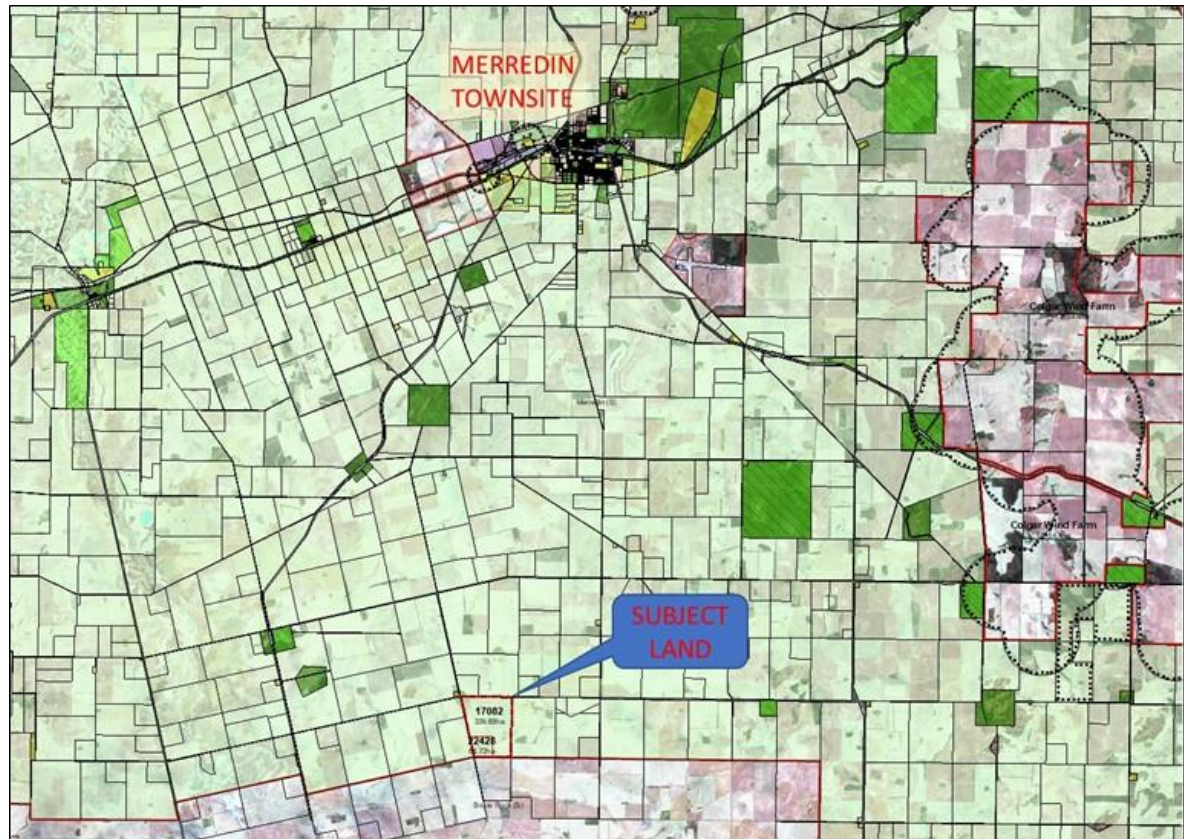
The applicant has stated that the subject land is predominantly cleared and used for broad acre cropping.

There is an existing dwelling and outbuildings on the property. There is an area of approximately 10ha of land in the north-western corner of the site which is not used for cropping and this contains mixed remnant vegetation. The slopes on the site are very low and less than 5 degrees. The Bruce Rock - Merredin Road is sealed and Flockart Road is formed gravel.

Reserve 30684 is situated adjacent to the north-western corner of Bruce Rock - Merredin and Flockart Roads. This is a C Class Reserve (20836) managed by the Shire of Merredin for gravel extraction. It has an area of 4ha and also contains remnant vegetation.

It is proposed to re-subdivide the property by recognising the existing dwelling and farm buildings as a “homestead lot”.

FIGURE 1 – LOCATION PLAN



Source: DoP, Planwest

The two existing lots each currently have the right to support a single house, however as there is one existing house already established on Lot 17082, there is still potential for one additional single house on the southernmost lot (Lot 22428) - in the existing configuration.

The proposed subdivision will not allow any additional dwellings than are currently allowed.

It is evident from aerial photographs that the two properties are probably farmed together, and that the separation of the house and sheds area will not diminish the land’s capacity to be viable. The aerial photograph shown in Figure 2 shows the farming pattern as it was in February 2016. The existing house is serviced by tank water.

FIGURE 2 – AERIAL PHOTOGRAPH OF THE BUILT DEVELOPMENT ON THE SUBJECT LAND



Source: Google Earth, Planwest

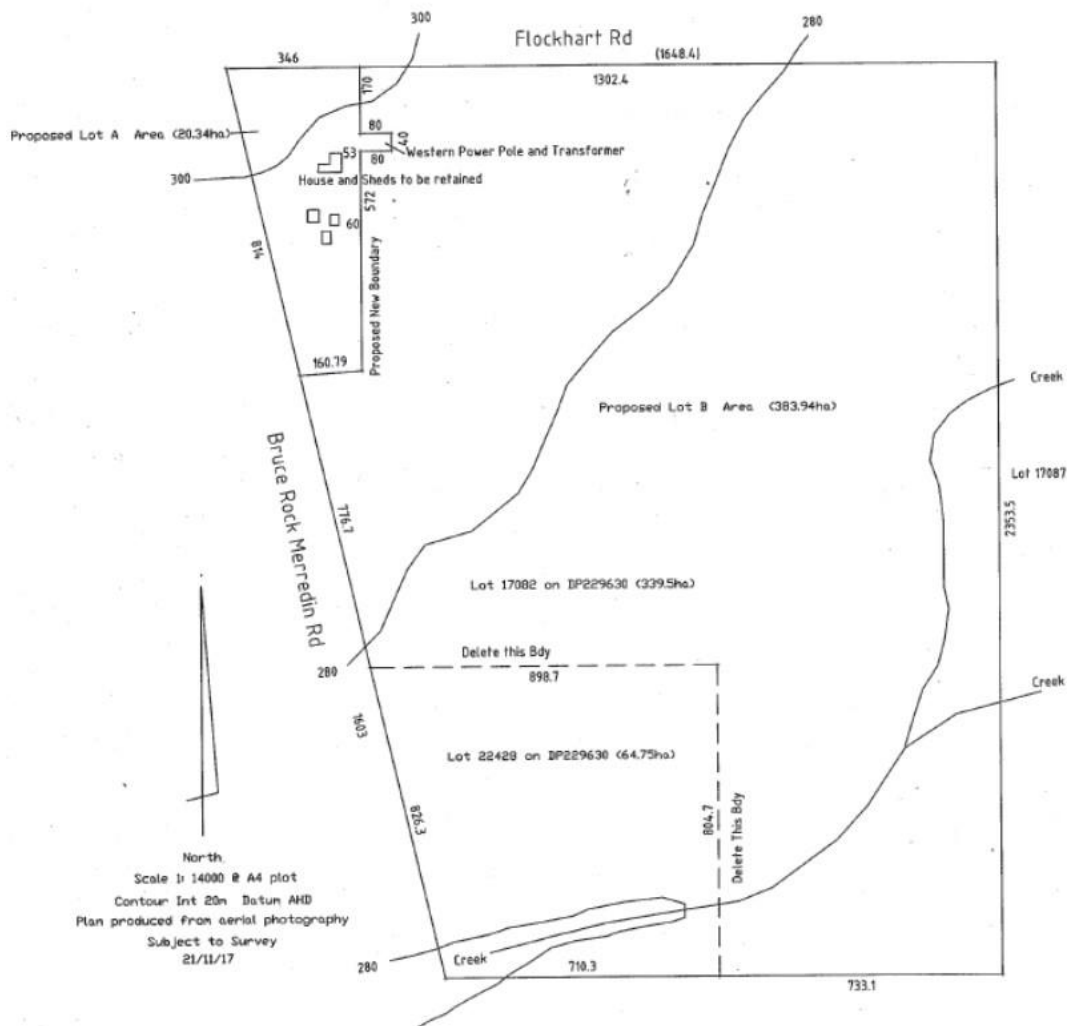
Proposed Subdivision

The proposal does not seek to create any additional lots. The reconfiguration will create a small lot located around the existing built development and will measure 20.3ha, with the balance lot being about 384ha.

The application sketch shows an area of 80m x 40m as a kink in the north-south boundary. This kink is designed to retain the existing power pole, transformer and meter that currently supplies the house and sheds into the smaller 'homestead' lot.

Figure 3 provides a copy of the proposed subdivision.

FIGURE 3 – PROPOSED SUBDIVISION EXTRACT



Source: PH and GE GOW (surveyors)

Bushfire Prone Areas

The applicant has engaged Lush Fire and Planning to provide an assessment of the bushfire prone land.

The report concludes that no further bushfire assessment is required because:

1. The application is a re-subdivision of the existing lots and as stated in Planning Bulletin 111, SPP3.7 Planning in Bushfire Prone Areas does not apply;
2. In the event that SPP3.7 Planning in Bushfire Prone Areas would apply the re-subdivision application complies with the Policy objectives as:
 - a) There is no intensification of the bushfire risk as the number of potential dwellings will not be increasing;
 - b) The construction of a dwelling on Lot B outside of the “pink” bushfire prone land designation no longer requires a Bushfire Attack Level (BAL) Assessment and is not required to comply with the AS3959 bushfire construction requirements of the Building Code of Australia.

3. The subject land is located in an area where the surrounding land is cleared broad acre farming land as shown in Figure 1 (*of that report*). There are only isolated pockets of remnant vegetation and the district has a moderate to low bushfire hazard level.

Figure 4 shows the Bushfire Prone areas as they affect the subject land.

FIGURE 4 – BUSHFIRE PRONE MAPPING



Source: DFES, Google Earth 2016, Planwest

Comment

There appears to be no valid reason why Council would object to this proposal. The WAPC may oppose the creation of smaller lots in the rural area, however this seems to be a rationalisation of the properties that currently operate in this way.

Policy Implications

Nil

Statutory Implications

The subject site is currently zoned 'General farming' in the Shire of Merredin's Local Planning Scheme 6 (the Scheme).

Figure 5 shows an extract from the Scheme where the land is shown light green, or General Farming.

There are no implications to the Scheme that affect this proposal, except that all buildings will need the required setback from new boundaries. Any new development will need to comply with the provisions of the Scheme.

FIGURE 5 – SCHEME 6 EXTRACT

Source: DoPLaH, Planwest



As the subdivision does not promote, or generate, any new traffic movements, it would be difficult to justify any contributions to upgrade the drainage or road system in the locality.

Strategic Implications

There are no implications for Council’s Local Planning Strategy.

➤ **Strategic Community Plan**

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

➤ **Corporate Business Plan**

Strategy: SP.D1.3 – Promote new commercial and industrial development through appropriate zoning of land, provision of suitable infrastructure and efficient and effective business approval processes
 Action #: 1
 Action: Regular review of Shire of Merredin Town Planning Scheme No. 6

Directorate: Development Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority Absolute Majority

Officer's Recommendation

That the WA Planning Commission be advised that Council raises no objection to the proposed subdivision of Lots 17082 and 22428 Bruce Rock-Merredin Road, Korbel (Ref: 155987) however requests that the following condition be imposed:

1. all buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, *Building Act 2011*, and National Construction Code Series/Building Code of Australia (as amended) (Local Government).

12.6 Lot 109 Whitfield Way, Merredin – Application for Development Approval – Transportable Dwelling

Development Services



| | |
|--------------------------------|---|
| Responsible Officer: | Peter Zenni, EMDS |
| Author: | Vanessa Green, EA to CEO |
| Legislation: | <i>Planning and Development Act 2005</i> |
| File Reference: | A9529 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 12.6A - Plans and specifications Attachment 12.6B – Moveable Buildings Policy |

Purpose of Report



Executive Decision



Legislative Requirement

Background

An application has been received to relocate a transportable home (including sheds and below ground pool) from a farm in Bodallin to Lot 109 Whitfield Way, Merredin, due to the sale of the farm.

The application and details of the home are included in the Attachment.

Comment

The home was built in 2002 and the building specification is included in the Attachment. The home contains no asbestos.

The applicant advises they intend to move the home, including sheds, below ground pool, tanks, verandas, paving and gardens, and reinstate them exactly as they are on the Whitfield Way lot. Photos in the Attachment detail the standard of the dwelling and other structures.

It is considered that the dwelling and other structures align with the current aesthetic of the Whitfield Way development hence planning consent approval is recommended.

It should be noted that while a rough sketch of the site layout for the Whitfield Way lot has been provided, the applicant is currently unable to provide a detailed site plan. This is due to the original plans by Durabuilt being covered under copyright. The matter is further complicated due to Durabuilt no longer existing.

The applicant is aware of various options to have the new plans produced, however there is a legal process which must be followed to ensure that the rights of copyright have been exhausted. This process is also costly and, while the applicant understands the requirement to comply, there is little point in doing so unless Council is willing to provide planning consent for the dwelling to be on the Lot in the first instance. It is therefore recommended that planning consent be conditional on these plans being provided and the setbacks complying with the zoning requirements.

Whitfield Way Stage 2 is zoned Special Residential, meaning R2 Residential Design Codes apply. These dictate setbacks must be 20m from the main street, 10m from the secondary street and 10m from the rear.

A building application is also required to be submitted, which will require the detailed site plan, as well as other information. The sale of the farm is expected to settle in April 2018 hence the dwelling and other structures will need to be removed prior to the settlement date.

Policy Implications

Local Planning Policy No. 1 – Moveable Buildings is applicable. The policy states that all applications for moveable buildings are to be presented to Council for planning consent.

Statutory Implications

Compliance with the *Planning and Development Act 2005* and *Building Act 2011*.

Strategic Implications

➤ Strategic Community Plan

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

➤ Corporate Business Plan

Strategy: SP.D1.3 – Promote new commercial and industrial development through appropriate zoning of land, provision of suitable infrastructure and efficient and effective business approval processes.
Action #: 1
Action: Regular review of Merredin Town Planning Scheme No. 6
Directorate: Development Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

Nil

Financial Implications

Development application fees have been paid.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That planning approval for a relocatable home including sheds, water tanks, below ground swimming pool, verandas, paving and gardens, as presented in Attachment 12.6A, on Lot 109 Whitfield Way, Merredin be approved subject to:

1. setbacks being in accordance with the R2 Residential Design Codes;
2. detailed site plans of the development on the block being provided; and
3. the applicant being advised the granting of planning approval does not constitute a building permit and that an application for a building permit must be submitted to the Shire of Merredin and be approved before any work can commence on site.

13. Officer's Reports - Engineering Services

Nil items to report

14. Officer's Reports – Corporate and Community Services

14.1 List of Accounts Paid

| | |
|--|--|
| <h2 style="margin: 0;">Corporate Services</h2>  | |
| Responsible Officer: | Charlie Brown, EMCS |
| Author: | As above |
| Legislation: | <i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i> |
| File Reference: | Nil |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 14.1A - List of Accounts Paid |

Purpose of Report

- Executive Decision
 Legislative Requirement

Background

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

Comment

Nil

Policy Implications

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

Statutory Implications

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

Strategic Implications

- [Strategic Community Plan](#)

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

Key Priority: Governance

➤ **Corporate Business Plan**

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

Sustainability Implications

➤ **Strategic Resource Plan**

Nil

➤ **Workforce Plan**

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

Risk Implications

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

Financial Implications

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

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That the schedule of accounts paid as listed, covering cheques, EFT's, bank charges, directly debited payments and wages, as numbered and totalling \$509,831.80 from Council's Municipal Fund Bank Account and \$480 from Council's Trust Account be received.

14.2 Statement of Financial Activity

| <h1>Corporate Services</h1> | |  SHIRE OF MERREDIN INNOVATING THE WHEATBELT |
|--------------------------------|--|--|
| Responsible Officer: | Charlie Brown, EMCS | |
| Author: | As above | |
| Legislation: | <i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i> | |
| File Reference: | Nil | |
| Disclosure of Interest: | Nil | |
| Attachments: | Attachment 14.2A - Statement of Financial Activity | |

Purpose of Report

Executive Decision

Legislative Requirement

Background

The Statement of Financial Activity, which includes the Detailed Schedules, Statement of Financial Position, Current Ratios and Investment Register, are attached for Council's information.

Comment

Operating Income and Expenditure is mainly consistent with Council's YTD Budget. The Mid-year review and subsequent report will be carried out next month with a detailed report to Council.

Capital Expenditure

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

Others

Councillors may note the discrepancy with the Trust Bank, Note 4 against the Trust Summary on Note 12.

These currently show a \$1,675 variance and this relates to invoices raised for Trust Bonds.

Policy Implications

Nil

Statutory Implications

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

Strategic Implications

➤ Strategic Community Plan

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

➤ Corporate Business Plan

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

Sustainability Implications

➤ Strategic Resource Plan

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

➤ Workforce Plan

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

Risk Implications

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

Financial Implications

As outlined in Attachment 14.2A.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

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

**14.3 Integrated Planning and Reporting – Quarterly Monitoring Review
November 2017**

Corporate Services



| | |
|--------------------------------|--|
| Responsible Officer: | Rebecca McCall, DCEO |
| Author: | As above |
| Legislation: | <i>Local Government Act 1995</i> |
| File Reference: | CM/13/4 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 14.3A - Corporate Business Plan 2015/16–2018/19: Quarterly Review – November 2017 |

Purpose of Report



Executive Decision



Legislative Requirement

Background

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

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

Comment

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

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

The Corporate Business Plan Quarterly Review – November 2017 is presented to Council for its perusal.

Policy Implications

Nil

Statutory Implications

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

Strategic Implications

➤ Strategic Community Plan

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

➤ Corporate Business Plan

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

Sustainability Implications

➤ Strategic Resource Plan

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

➤ Workforce Plan

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

Risk Implications

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

1. deliver accountable and measureable outcomes;
2. deliver services and manage assets that can sustain the community; and

3. management of systems with the rigour of process and integrity of data to accurately reflect asset management costs.

Financial Implications

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

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the Corporate Business Plan 2015/16-2018/19: Quarterly Review – November 2017 be received.

14.4 Shire of Merredin Community Facilities Review Report 2017

Community Services



| | |
|--------------------------------|--|
| Responsible Officer: | Rebecca McCall, DCEO |
| Author: | As above |
| Legislation: | <i>Local Government Act 1995</i> |
| File Reference: | CM/17/1 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 14.4A - Community Facilities Review Report 2017 Attachment 14.4B - Proposed Redevelopment Drawings |

Purpose of Report



Executive Decision



Legislative Requirement

Background

The Shire of Merredin recognises that to meet current and future community expectations Council needs to take into account the external environment, as well as how to fund, maintain and deliver all its facilities and services.

The Shire's IPR suite of plans contains the strategy to investigate opportunities to consolidate Shire owned and managed facilities and services. The review of the community facilities has been a twelve-month process of comprehensive consultation with community groups to ascertain aspirations and needs.

The process involved the mapping of community facilities and services to assist with the setting of realistic goals taking into account resource constraints.

Comment

The purpose of the community facilities review is to investigate opportunities to consolidate Shire owned and managed facilities and collocate services. The aim of implementing rationalisation options is to reduce the number of facilities maintained by the Shire of Merredin. The rationalisation will assist with the overall management of assets by creating efficiencies and achieving cost savings.

The overall objective is to maintain fewer facilities to a high standard whilst maintaining the current level of community organisations and associated services.

To achieve rationalisation of facilities it is proposed to implement stage two of the North Merredin Primary School (NMPS) redevelopment. Stage one involved the refurbishment of the old administration and adjacent classrooms to accommodate the Shire library. The library relocated to its current site in April 2016.

The refurbishment of the remainder of the school site will include classrooms 6, 7 and 8, the old school library, school canteen, ablution facilities, under-cover area and quadrangle.

The construction of 28 independent living units planned for this precinct will play an integral role in the development of the community hub. It is envisaged that the residents will utilise the facilities and services within the precinct particularly the proposed multi-purpose function room. Serving as a shared space it will provide a user-friendly environment for shared use.

The proposed redevelopment will enable collaboration and collocation of identified community groups resulting in a multi-purpose, cross-generational facility that supports a range of activities and services.

The Community Facilities Review Report outlines several options and an implementation plan for Council's consideration. The implementation plan frames how the proposed project will be funded.

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

➤ Strategic Community Plan

Vision Element: Liveable

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

Key Priority: Key Assets

➤ Corporate Business Plan

Strategy: SP.L2.2

Action #: Investigate opportunities to consolidate Shire owned facilities and collocate services

Action: 1

Directorate: Community Development

Timeline: 2018/19

Sustainability Implications

➤ Strategic Resource Plan

The life-cycle costs to maintain the current level of facilities within the Shire is not sustainable long term. The consolidation of facilities will reduce the Shire of Merredin's facility management obligations.

The Shire of Merredin has historically maintained State owned facilities under lease arrangements or management orders for the purpose of accommodating community groups. As there is now a surplus of facilities within the Shire it is prudent to evaluate the need to continue such arrangements. Throughout the investigation and consultative process for the report rationalisation opportunities have been identified that may reduce lifecycle costs for the Shire of Merredin.

➤ Workforce Plan

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

Risk Implications

Option 1 – Retain Status Quo:

Short term, there is little risk involved to continue maintaining the current level of facilities. However, in the long term the financial cost of maintaining the level of facilities to an acceptable standard will impact Council's restricted resources.

Option 2 –Redevelopment NMPS (Stage Two):

There is an upfront investment to implement stage two of the NMPS redevelopment. With the objective to consolidate facilities, the NMPS facility will become one of the key facilities Council maintains.

Financial Implications

There will be financial implications in the 2018/19 and 2019/20 budgets for the redevelopment of NMPS (Stage 2) should the recommendation be adopted.

| | |
|--------------------------------|------------------|
| Shire of Merredin Contribution | \$141,850 |
| External Funding | \$241,250 |
| Total Project Cost | \$383,100 |

The implementation plan identifies projected savings of \$70,606 between 2017/18 and 2019/20.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council:

- 1. receives the Community Facilities Review 2017; and**
- 2. refers the proposal to the draft 2018/19 Budget.**

15. Officer's Reports – Administration

15.1 2018 Women's Day Event – Request to Waive Venue Hire Fee

Administration



| | |
|--------------------------------|---|
| Responsible Officer: | Greg Powell, CEO |
| Author: | Vanessa Green, EA to CEO |
| Legislation: | <i>Local Government Act 1995</i> |
| File Reference: | CR/24/1 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 15.1A - Correspondence |

Purpose of Report

Executive Decision Legislative Requirement

Background

A request has been received from the Wheatbelt Events Committee to waive the venue hire fees for Cummins Theatre for the 2018 International Women's Week Luncheon being held on 9 March 2018. A copy of the request and other information is attached.

Comment

The event is for the purpose of a day out for rural women in the Wheatbelt to promote health and wellbeing.

The event will be officially opened by Hon Mia Davies MLA and will feature keynote speeches by Tanya Dupangne of Camp Kulin and WA Rural Woman of the Year, Georgia Lowry and Dr April Armstrong. Attendees to the previous event totalled 89 with women coming from Bruce Rock, Burracoppin, Esperance, Kalgoorlie, Kellerberrin, Narembeen, Northam, Perth, Quairading, Southern Cross, Westonia and Wongan Hills.

The committee will also utilise the opportunity to invite year 11 and 12 students from Merredin College to attend the keynote presentations.

Support for the event has been offered by local businesses. The committee is also investigating available grants to assist with funding the event.

Aside from the venue, other costs to the organisers in hosting the event include accommodation for keynote speakers, catering, decorations, advertising and publicity.

Organisers have indicated they are willing to assist in the set up and clean-up of the event, as was the case with the previous event. Some assistance will be required from the Theatre's Technical Manager. The organisers have indicated they would prefer to pay to have the Theatre cleaned following the event, rather than doing it themselves, due to the workload required on the day.

In waiving the venue hire fee the Shire of Merredin would be listed as a major sponsor of the event.

As with the Senior's Luncheon, this Women's event is a highlight event of the year and enables women from around the region to network, collaborate, have fun and offer support to each other. The benefits in improving knowledge, connections, health and wellbeing by doing so should not be underestimated.

As the organising committee have indicated that input from staff will be limited, they are willing to undertake the majority of set up themselves, and have offered to pay for the clean-up of the event it is recommended that the request be supported.

Policy Implications

Policy 5.9 – Cummins Theatre – Waived or Discounted Hire Fees applies. Although the Policy states the CEO has delegated authority to consider requests, he may choose not to exercise that delegation.

Statutory Implications

Nil

Strategic Implications

➤ Strategic Community Plan

Vision Element: Inclusive

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

Key Priority: Community Spirit

➤ Corporate Business Plan

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

Action #: 5

Action: Support (directly and indirectly) events and activities that encourage and enhance community pride and cohesion

Directorate: Community Development

Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

Nil

Financial Implications

A loss in revenue of \$1,015 from the venue hire fees, however the revenue has not been included in the 2017/18 Budget as the Administration was not aware of the event at the time the Budget was developed.

There are currently funds available at Eo41170 Public Relations and Donations to cover the hire fees and, if the Officer's Recommendation is approved, the value of the donation would be allocated to this account.

It should be noted that other variables may be application to that account (Eo41170), and if that is the case it will be identified in the Budget Review.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That:

- 1. the venue hire fees for Cummins Theatre be waived for the 2018 International Women's Week Luncheon to be held on 9 April 2018, subject to staff input being limited and the organising committee being responsible for the set-up of the event and the cleaning costs of the Theatre following the event; and**
- 2. the Organising Committee be advised that should it wish to run the event annually any future requests for support from Council are to be received via the Community Funding Submission process.**

15.2 South Western Wireless Network – Shire of Merredin Participation

Administration



| | |
|--------------------------------|---|
| Responsible Officer: | Greg Powell, CEO |
| Author: | Greg Powell, CEO |
| Legislation: | <i>Local Government Act 1995</i> |
| File Reference: | IT/1/7 |
| Disclosure of Interest: | Nil |
| Attachments: | Attachment 15.2A - South Western Wireless Company Profile |

Purpose of Report



Executive Decision



Legislative Requirement

Background

The NEWROC group of Councils successfully attracted grant funding to install a communications network extending from the fibre optic cable at Merredin through a number of local governments to Beacon in the north west. The Shire of Merredin has been invited to participate in the project given that the initial connection point will be in the southern part of the Merredin townsite.

Councillors should also note the item elsewhere in the agenda relating to planning approval for South Western Wireless (SWW) infrastructure ([Item 12.4](#)).

Comment

The rationale for the project as provided by NEWROC is outlined below.

“Installing new telecommunication infrastructure across the north eastern Wheatbelt region will connect businesses and the wider community to the digital network leading to enhanced opportunities for business diversification, tourism growth, online education and professional development, reduced social isolation and ultimately a better place to live, work and invest.

This Project involves the fabrication and installation of a Data Centre (in Merredin) and 11 Repeater Stations across the NEWROC region, supplying business grade internet to businesses in the Shire of Merredin and the members of the NEWROC.

This Project is a priority for the NEWROC region as it will enable the associated economic, social and safety benefits to be realised for the region. This Project aligns strongly with the regional investment blueprint which identifies continued upgrades to telecommunications infrastructure are critical to ensuring Wheatbelt digital connectivity is world class. Additionally, it builds on the Wheatbelt Digital Action Plan's (developed by RDA Wheatbelt and Wheatbelt Development Commission, 2012) objective to identify strategies to maximise the uptake and utilisation of NBN infrastructure and to highlight niche social and economic opportunities for a digitally enabled Wheatbelt.

NEWROC was successful in a BBRF [Building Better Regions Fund] 2017 grant for the project – all six member Shires are financially contributing to the project, so too the NEWROC entity in its own right.”

The company profile of SWW is included as an Attachment.

Clearly the benefits outlined above will accrue to Merredin, albeit at this stage only the Merredin townsite, a 15km radius and those parts of the Shire adjacent to the repeater stations will benefit initially. Interest in this system has been expressed informally by other WEROC Councils and there is potential to extend the network further from Merredin in the future.

Merredin differs from the NEWROC Councils in that it will have access to fixed wireless and fibre connections. There will be competition to SWW from NBN providers but network speeds would appear inferior. Recent media reports would indicate that NBN is having difficulty achieving advertised speeds.

Council's IT consultants have been briefed on the project and their comments sought on benefits to this organisation should Council resolve to participate. From an internal perspective the following benefits are seen:

1. stable and fast internet;
2. ability to remotely administer and back up the Shire's ICT network from Perth;
3. ability to fully setup new machines in Perth without having to spend hours onsite to finalise machines on the domain;
4. cost savings for the Shire on phone bills (this is the biggest saving as SWW is putting together a phone solution that will utilise VOIP);
5. ability for the Shire to utilise services such as video conferencing or skype calls;
6. the option to virtually host all services from Perth which will mean lower overhead costs for the Shire with hardware purchasing; and
7. the ability to offer free WIFI will also be of wider benefit to residents and visitors alike.

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

Strategic Implications

➤ Strategic Community Plan

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

➤ Corporate Business Plan

Strategy: SP.D1.4 – Pursue opportunities associated with NBN in partnerships with other regional organisations
Action #: 1
Action: Seek regular status of telecommunication plans and inform the community the current status of all telecommunications projects and services
Directorate: Office of the CEO
Timeline: Ongoing
Strategy: SP.D1.4 – Pursue opportunities associated with NBN in partnerships with other regional organisations
Action #: 2
Action: Investigate opportunities associated with NBN
Directorate: Office of the CEO
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

Should Council resolve not to proceed, its own ICT structure may not be optimised as SWW offers a higher speed network than that available through other internet service providers.

There is a discounted initial cost due to the Commonwealth grant funding available to the NEWROC project. Further details are provided below under Financial Implications.

There will be immediate availability to a substantial percentage of internet users both private and business in the Shire which may be lost should Council not proceed.

There will be a move to online business transactions in the future. This will depend on reliable high speed networks and this project provides an opportunity to provide a basis for service delivery.

Financial Implications

The cost to participate in the NEWROC project is approximately \$33,000. This expenditure is unbudgeted and will require an Absolute Majority should Council wish to proceed. Funds are available as a grant application (evaporation control) which required a Council contribution has been unsuccessful.

The cost is subsidised by the successful Commonwealth grant and the equity position taken by SWW. Should Council wish to proceed outside this offer the equivalent cost would be in the vicinity of \$100,000.

As outlined above, Council's ICT operational costs should be reduced in the future specifically by lower telephone costs and reduced capital expenditure on computer hardware.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That:

- 1. Council resolves to participate in the NEWROC South Western Wireless project at a cost not exceeding \$35,000 and that NEWROC be advised accordingly; and**
- 2. the expenditure to do so be authorised and that savings from the unsuccessful grant application (evaporation control) be allocated to the project.**

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