

SHIRE OF MERREDIN



“Heart of the Wheatbelt”

MINUTES OF ORDINARY COUNCIL MEETING

21 August 2012

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Minutes of the Ordinary Meeting of the Shire of Merredin held in the Council Chambers, Corner King and Barrack Streets, Merredin on Tuesday 21 August 2012 commencing at 3.01pm.

ATTENDANCE:

Councillors:	D Crook	Shire President
	M Morris	Deputy Shire President
	BJ Anderson	
	RM Crees	
	DN Hayes-Thompson	
	KA Hooper	
	T McFarlane	
	D Morris	
	W Wallace	
Staff:	G Powell	Chief Executive Officer
	L Wyatt	Executive Assistant to Chief Executive Officer

1.0 OFFICIAL OPENING

The President declared the meeting open at 3.01pm.

2.0 PUBLIC QUESTION TIME

In the July meeting of Council Mr V London sought further information on waste removal and recycling charges. The response to Mr London's enquiry is below.

Our Ref: RV 03/03

Mr Victor London
29 Cunningham Street
MERREDIN WA 6415

30 July 2012

Dear Mr London,

I refer to your enquiry relating to recycling charges at the July meeting of Council.

As you would recall I previously provided you with information relating to rubbish and recycling extracted from Council's 2012/13 budget. In addition to that I have attached a copy of the report to Council's May 2011 meeting which adopted an amended approach to funding rubbish and recycling services. As you will see it provides additional information on the number of services, the total costs and the cost per service.

Council has recently been advised by its contractor that in accordance with the current contract, the contractors' charges will increase by 5% from 1 July 2012. Although this is higher than the current inflation rate, the cost of the Commonwealth's Carbon Tax has resulted in further increases beyond inflation. Council adopted charges in May 2012 to reflect this increase.

I hope this information is sufficient for your purposes.

Yours sincerely

Greg Powell
Chief Executive Officer

Enc. 1

3.0 APOLOGIES AND LEAVE OF ABSENCE

Nil

4.0 DISCLOSURE OF INTEREST

Nil

5.0 PETITIONS AND PRESENTATIONS

Nil

6.0 CONFIRMATION OF MINUTES

6.1 Ordinary Council Meeting
[Attachment 6.1A](#)

6.2 Special Council Meeting held 30 July 2012
[Attachment 6.2A](#)

6.3 Special Council Meeting held 9 August 2012
[Attachment 6.3A](#)

30937

Moved: Cr D Morris

Seconded: Cr McFarlane

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 17 July 2012, the minutes of the Special Meeting held 30 July 2012 and the minutes of the Special Meeting held 9 August 2012 be confirmed as a true and correct record of proceedings.

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 Staff – Appointment Of Executive Manager Of Engineering Services

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

9.1 Minutes of Wheatbelt East Regional Organisation of Councils Council Meeting held 27 June 2012

[Attachment 9.1A](#)

9.2 Minutes of Wheatbelt East Regional Organisation of Councils Executive Meeting held 25 July 2012

[Attachment 9.2A](#)

9.3 Wheatbelt North Regional Road Group Meeting held 23 July 2012

[Attachment 9.3A](#)

30938

Moved: Cr M Morris

Seconded: Cr D Morris

Officers Recommendations:

That the minutes of the Wheatbelt East Regional Organisation of Councils Council Meeting held 27 June 2012, Wheatbelt East Regional Organisation of Councils Executive Meeting held on 25 July 2012 and Wheatbelt North Regional Road Group Meeting held 23 July 2012 be received.

CARRIED 9/0

10.0 DEVELOPMENT SERVICES

10.1 **POLICY 8.1 RADIO MASTS/SATELLITE DISHES - REVIEW**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	The Shire of Merredin Local Planning Scheme No 6. Planning and Development Act 2005 The Town Planning Regulations 1967 The State Planning Policy 3.1 – Residential Design Codes Building Code of Australia 2012
File Reference:	Policy Manual
Disclosure of Interest:	Nil
Attachments:	Current copy of Policy 8.1 Radio Masts/Satellite Dishes; and Amended copy of Policy 8.1 Radio Masts/Satellite Dishes.

Background:

The following is part of the required review of Council Policies. The general content of this policy is still valid but needs to be updated to comply with the review process.

Comment:

This existing Policy ([Attachment 10.1A](#)) requires updating to change document names and to include details on the height and types of radio masts. The updated policy will also provide the opportunity to uniformly format policy layouts ([Attachment 10.1B](#))

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30939 Moved: Cr McFarlane Seconded: Cr Wallace

Officer's Recommendation:

That the amended Policy 8.1 Radio Masts/Satellite Dishes as attached at Attachment 10.1B be adopted.

CARRIED 9/0

10.2 **POLICY 8.2 AMALGAMATION OF LOTS - REVIEW**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	Planning and Development Act 2005; The Town Planning Regulations 1967; The Shire of Merredin Local Planning Scheme No 6; The State Planning Policy 3.1 – Residential Design Codes. Building Code of Australia 2012
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Current copy of Policy 8.2 Amalgamation of Lots; and Amended copy of Policy 8.2 Amalgamation of Lots.

Background:

The following is part of the required review of Council Policies. The general content of this policy is still valid but needs to be updated to comply with the review process.

Comment:

This existing Policy ([Attachment 10.2A](#)) requires updating to bring it into compliance with other Authority name changes, the Authorised Officer's name and document name changes. This update will also provide the opportunity to uniformly format policy layouts ([Attachment 10.2B](#))

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30940 Moved: Cr McFarlane

Seconded: Cr Wallace

Officer's Recommendation:

That the amended Policy 8.2 Amalgamation of Lots as attached at [Attachment 10.2B](#) be adopted.

CARRIED 9/0

10.4 **POLICY 8.4 EXPIRY OF BUILDING LICENCE - REVIEW**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	The Building Act 2011; and The Building Regulations 2012
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Current Policy 8.4 Expiry of Building Licence.

Background:

The following is part of the required review of Council Policies. This existing Policy ([Attachment 10.4A](#)) should be rescinded as the legislation governing its content has been repealed and new legislation is now in place.

Comment:

The content of this policy is no longer valid as the new building legislation provides for a Building Permit – new name for a Building Licence to be issued for up to two years.

The old legislation provided for one year and subject to substantial commencement, a further 1 year could be taken before a renewal of the Building Licence would be required.

Under the new Building Legislation, Building Permits have been issued for the two years which matches the time frame on Planning Approvals. This is in line with general practice.

The reason for limiting the Building Permit (and the Planning Approval) is to make allowances for legislative changes, in particular, the Building Code of Australia which has annual updates taking effect on the 1st of May each year.

The Building Legislation requires that a new Building Permit is applied for and issued for the works to continue after the expiry of the previous Building Permit and that the new work complies with the current legislation.

Since there is now legislation governing this issue, this Policy should be rescinded.

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30942 Moved: Cr M Morris

Seconded: Cr McFarlane

Officer's Recommendation:

That Policy 8.4 Expiry of Building Licence be rescinded.

CARRIED 9/0

10.5 **POLICY 8.5 SETBACK VARIATION FOR SINGLE, GROUPED, MULTIPLE RESIDENTIAL DWELLINGS - REVIEW**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	Planning and Development Act 2005; The Town Planning Regulations 1967; The Shire of Merredin Local Planning Scheme No 6; The State Planning Policy 3.1 – Residential Design Codes.
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Current copy of 8.5 Setback Variation for Single, Grouped, Multiple Residential; and Delegation item 5.2.

Background:

The following is part of the required review of Council Policies. This existing Policy refers to delegation of functions dealing with the requirements of the Residential Design Codes, the Local Planning Scheme No 6 and through the Town Planning Act and Regulations. The current policy is at [Attachment 10.5A](#)

Comment:

The requirements and processes for an Applicant to request setback variations are defined in the Residential Design Codes. Shire staff would need to carry out an assessment and provide an outcome based on the Legislation and sound planning principles.

The outcome would then require ratification.

The current policy infers that the Chief Executive Officer has delegation for this purpose.

Therefore, since the content of this Policy is one of “Delegation”, there is no need for a policy.

The delegation should be formalised and included on the “Delegations of Authority from Council” register and this policy rescinded.

A delegation item 5.2 for inclusion on the “Delegations of Authority from Council” register has been prepared and is attached for consideration AT [Attachment 10.5B](#).

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30943 Moved: Cr Anderson

Seconded: Cr McFarlane

Officer's Recommendation:

That Policy 8.5 Setback Variation for Single, Grouped, Multiple Residential Dwellings be rescinded and that Delegation item 5.2 as attached at Attachment 10.5B be adopted and included in the "Delegations of Authority from Council" register.

CARRIED 9/0

10.6 **POLICY 8.6 SHADE TYPE STRUCTURES BETWEEN DWELLING AND BOUNDARY FENCE - REVIEW**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	The Shire of Merredin Local Planning Scheme No 6; The State Planning Policy 3.1 Residential Design Codes. Building Code of Australia 2012
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Current Policy: 8.6 Shade Type Structures Between Dwelling and Boundary Fence Updated Policy: 8.6 Shade Type Structures Between Dwelling and Boundary Fence.

Background:

The following is part of the required review of Council Policies. The general content of this policy is still valid but needs to be updated to comply with the review process.

Comment:

This existing Policy ([Attachment 10.6A](#)) requires updating to include more detail for clarity and compliance. This update ([Attachment 10.6B](#)) will also provide the opportunity to uniformly format policy layouts.

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30944 Moved: Cr McFarlane Seconded: Cr M Morris

Officer's Recommendation:

That the amended Policy 8.6 Shade Type Structures Between Dwelling and Boundary Fence as attached at [Attachment 10.6B](#) be adopted.

CARRIED 9/0

10.7 **POLICY 8.9 CARAVAN PARKS AND CAMPING GROUNDS ACT AND REGULATIONS - REVIEW**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	Caravan Parks and Camping Grounds Act 1995; Caravan Parks and Camping Grounds Regulations 1997.
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Current copy of Policy 8.9 Caravan Parks and Camping Grounds Act and Regulations; and Delegation item 2.

Background:

The following is part of the required review of Council Policies. This existing Policy ([Attachment 10.7A](#)) refers to delegation of functions of the Caravan Parks and Camping Grounds Act 1995 and the Caravan Parks and Camping Grounds Regulations 1997.

Comment:

Since the content of this Policy is one of Delegation, there is no need for a policy.

The delegation should be included on the "Delegations of Authority from Council" register and this policy rescinded.

A delegation item 2.12 for inclusion on the "Delegations of Authority from Council" register has been prepared and is attached for consideration at [Attachment 10.7B](#).

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30945 Moved: Cr D Morris

Seconded: Cr McFarlane

Officer's Recommendation:

That Policy 8.9 Caravan Parks and Camping Grounds Act and Regulations be rescinded and that Delegation item 2.12 as attached at [Attachment 10.7B](#) be adopted and included in the "Delegations of Authority from Council" register.

CARRIED 9/0

10.8 **POLICY 8.26 BUILDING AND PLANNING APPLICATION FEE REFUNDS**

Reporting Department:	Development Services
Reporting Officer:	Mario Ioppolo
Legislation:	Local Government Act 1995
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Policy 8.26 Building and Planning Application Fee Refunds

Background:

Although a “no refund” for cancelled building licence application fees, is mentioned in Policy 8.3, which requires rescission, it is not clear as to the extent or amounts to be refunded in “cases of hardship”.

Comment:

A policy covering refund of fees would be prudent to provide clear directions for Shire staff and applicants.

A new refund policy has been prepared for consideration at [Attachment 10.8A](#).

The Policy suggests a nil refund for an application where the minimum fee has been charged as these are \$90.00 for Building and \$130.00 for Planning. Retention of these fees would assist in offsetting some of the administrative costs involved.

Statutory/Policy Implications:

Nil

Financial Implications:

Nil.

30946 Moved: Cr McFarlane

Seconded: Cr M Morris

Officer’s Recommendation:

That the Policy 8.26 Building and Planning Application Fee Refunds as at [Attachment 10.8A](#) be adopted.

CARRIED 9/0

30947 Moved: Cr Hooper Seconded Cr Hayes-Thompson
That standing orders be suspended for the purpose of discussing the priority of items 10.9 and 10.10.
CARRIED 9/0

30948 Moved: Cr Wallace Seconded: Cr M Morris
That standing orders be resumed at 3.35pm.
CARRIED 9/0

10.9 DSR - CSRFF GRANT APPLICATION – MERREDIN OLYMPIC SWIMMING POOL

Reporting Department: Development Services
Reporting Officer: John Gearing, Building Project Manager
Legislation: Local Government Act 1995
File Reference:
Disclosure of Interest: Nil
Attachments: Building Plans
 Budget and Quotes
 CSRFF Grant Application

Background

- Commissioned engineers VDM in 2009 to establish the integrity of the pool bowl.
 - *Refurbish slide and staircase in 2009 at a cost of \$105,000.00*
 - *Carried out remedial work in 2011 to pool pipe work & filtration system.*
- In January 2011 it was evident that the pool was losing up to 24,000 litres of water daily. After investigation it was established that sections of the concrete concourse had subsided crushing pipe work. Work was carried out to remove part of the concourse, repair all PVC pipe work and make good the area with new pavers. The pool was drained and all wall and floor tiles re-grouted. The toddler's pool was re-tiled. The sand medium was replaced in the three filtration units and new backwashing kits installed. Total cost of remedial work was \$112,000.00.
- *Applied for DSR small grant in 2011 to upgrade ablution areas which was subsequently rejected.*
 - An environmental health inspection was completed on 14 June 2012 in accordance with the Health (Aquatic Facility) Regulation 2007, the Food Act 2008, the Code of Practice for the Design, Operation, Management and Maintenance of Aquatic Facilities 2008 and the Health (Public Building) Regulations 1992. The resultant report written has highlighted areas of non-compliance.

The remaining work pending is the upgrade to male and female ablution blocks, kiosk/admin block, first aid room and suitable shade over toddler's pool and tiered seating area ([Attachment 10.9A](#)). Work involves re-roofing, new ceilings to ablutions, painting, new sink cupboard and reception cupboards to the kiosk and new hand basins to male, female and kiosk.

Comment

Recent work carried out on the pool has reduced the water loss to mainly evaporation and the upgrade of the filtration has improved the water clarity significantly. The proposed minor upgrade to the buildings would bring the whole facility to an acceptable standard for the community whilst preserving council's asset.

Apart from general maintenance there are no funds allocated in the 2012/13 budget to further upgrade the facility.

Minor upgrades to swimming pools come under the Department of Sports and Recreation (DSR) small grant categories with a minimum grant of \$2,500 and maximum of \$50,000 to the value of one third of the total cost of the project. It would be prudent to source funding to enable the proposed works to be carried out.

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

Quotations have been sourced for the work to enable the application to be completed ([Attachment 10.9B](#))

The Department of Sport and Recreation grant application process for CSRFF Small Grants is:

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

Formal support from Council for the submission of an application ([Attachment 10.9C](#)) for restoration, upgrade and refurbishment of the ablution, administration and kitchen facilities storage and first aid room and the sun-shades over the toddler's pool at the Merredin and Districts Swimming Pool under the CSRFF Small Grants in 2013/2014 funding round on behalf of the Shire of Merredin is requested.

Council will need to prioritise the application.

Statutory/Policy Implications

Nil

Financial Implications

Total cost of project \$127,235 excluding GST

Council contribution of \$84823 to be allocated from Recreation Reserve and Building Project Manager's labour.

Grant application \$42,412

Officer's Recommendation

That Council support the submission of an application as at Attachment 10.9C to the Department of Sport and Recreation 2012-2013 Community Sporting and Recreation Facilities Fund (CSRFF) for refurbishment of the building at the Merredin District Olympic Swimming Pool.

30949 Moved: Cr Wallace

Seconded: Cr McFarlane

Resolution

That Council support the submission of an application as at Attachment 10.9C as priority number 2 to the Department of Sport and Recreation 2012-2013 Community Sporting and Recreation Facilities Fund (CSRFF) for upgrade of the building at the Merredin District Olympic Swimming Pool.

CARRIED 8/1

10.10 **DSR – CSRFF APPLICATION – MRC&LC**

Reporting Department:	Community Services – MRC&LC
Reporting Officer:	Rebecca Hutton – Leisure Centre Manager
Legislation:	Local Government Act 1995
File Reference:	
Disclosure of Interest:	Nil
Attachments:	CSRFF Application Budget

Background

The Western Australian Government provides funds for the ongoing development of sustainable facilities for sport & recreation. This occurs through the Community Sport and Recreation Fund (CSRFF), which is administered through the Department of Sport and Recreation.

Types of projects considered for funding in the small grants category include the construction of or upgrade to shade shelters.

Local Governments are required to assess applications and make recommendations; including ranking applications in priority order for the municipality.

During the current funding round, no applications from schools or clubs have been forthcoming.

The Shire of Merredin is responsible for lodging applications with the Department of Sport and Recreation by Friday, 31st August.

Comment

The Shire of Merredin is currently constructing a synthetic surface for the tennis and hockey groups to play their respective sports. The project includes the turf, lighting and security fencing, but there is no provision made for a shaded pavilion to enable the sports to run their weekly competition.

The Turf Alliance has identified the need that both sports require shelter in order to play their weekly competition. It has have proposed a pavilion which will include an enclosed captain's box for tennis to manage their weekly competition which will also double as a storage facility for nets and chairs. The open style veranda section of the pavilion will keep club members, their families and spectators out of the sun in Summer and out of the rain in Winter. The pavilion area will be securely fenced to help maintain a 'family friendly' atmosphere, and the sports plan to include a toddler playground within this fenced area at a later stage to help promote this ambience.

Staff have prepared a CSRFF application ([Attachment 10.10A](#)) to construct the 'Tennis/Hockey Pavilion' to service the sports that will be using the new synthetic turf.

Council will need to prioritise the application.

Statutory Implications

Nil

Financial Implications

The anticipated cost of the project is \$140,804.00 (excluding GST). The Department of Sport and Recreation will provide funding up to the amount of one third the cost for a project. The Merredin Sports Council and on behalf of the Turf Alliance have committed \$100,000.00 (in kind/financial) toward the cost of the project. In this instance the Merredin Shire Council will be responsible for an 'in kind' contribution to the project totalling \$24,500.00 ([Attachment 10.10B](#))

Officer's Recommendation

That Council support the CSRFF application being submitted by 31st August 2012, for the construction of a Hockey/Tennis Pavilion at the Merredin Regional Community & Leisure Centre.

30950 Moved: Cr M Morris

Seconded: Cr Anderson

Resolution

That Council support the CSRFF application being submitted by 31st August 2012, for the construction of a Hockey/Tennis Pavilion at the Merredin Regional Community & Leisure Centre as priority number 1.

CARRIED 8/1

11.0 ENGINEERING SERVICES

Nil

12.2 **MONTHLY FINANCE REPORT**

Reporting Department:	Finance and Administration
Reporting Officer:	Evelyn Arnold Corporate and Community Services
Legislation:	Local Government Act 1995
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Monthly Finance Report

Background

The Monthly Finance Report is attached for Council's information.
[\(Attachment 12.2A\)](#)

Statutory/Policy Implications

Local Government Act 1995 and Financial Management Regulations.

Financial Implications

As outlined in [Attachment 12.2A](#).

30952 Moved: Cr Anderson Seconded: Cr McFarlane

Officer's Recommendation

That Council receive the Monthly Finance Report for July 2012.

CARRIED 9/0

12.3 **HERITAGE ADVISORY COMMITTEE REVIEW**

Reporting Department:	Administration
Reporting Officer:	Evelyn Arnold – Executive Manager of Corporate and Community Services
Legislation:	Local Government Act 1995
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Written Submissions (Attachment 12.3A)

Background

The Heritage Advisory Committee was formed as a committee of Council to assist in overseeing the budgetary allocations for projects for the Military and Railway Museums, as well as any projects with a heritage interest. More recently that has included advising Council on the concept and formation of a heritage precinct in Merredin.

At the July Council meeting it was resolved that this matter lay on the table until Council's August meeting.

Comment

The Merredin Museum and Historical Society is allocated \$3,000 to put towards the minor maintenance of the museum buildings funding towards and other small projects. The same budget allocation is set aside for the Military Museum. Recently, the heritage precinct project has progressed to develop a conceptual brand design. This has raised the question of the role of the heritage committee and a number of reasons why the committee structure may no longer be required.

Budgetary control of the financial allocation is monitored by the Shire Accountant and the purchase order process. In addition, both museums have their own committees to drive future projects and initiatives. Decreasing attendance at committee meetings resulted in the need to advertise for new members. However, at the time this failed to gain any new community members for the committee. In fact, the last two committee meetings failed to reach a quorum.

Subsequent to Council's last meeting current Heritage Committee members were approached to comment on this proposal. For those that responded in writing, the emails and letter have been attached for Council's consideration. Other feedback received was:

Gloria Banks, President of Merredin Museum and Historical Society Inc. phoned the Community Liaison Officer and expressed the following personal opinion.

The past committee has benefitted Merredin's heritage by way of highlighting significant areas around the town and was instrumental in the Heritage Precinct concept. It took a long time for past Councils to recognise Merredin's heritage and the committee had a close relationship with the Shire for funding.

It would be a backward step not to have a committee but I totally agree with the idea of wider consultation and the project driven concept as it gets things moving. More members from the community should be eligible for the committee not just each museum but I think this has been addressed this year. Not enough heritage focussed people have been involved to make it work or to attract new ideas. People stopped coming to meetings.

Rob Endersbee, President of Military Museum spoke with the Community Liaison Officer and expressed the following personal opinion.

Rob supports the disbanding of the Heritage Advisory Committee and would like a more community driven project focussed group without the formality of regular meetings which achieve little and few people attend.

The Community Liaison Officer has recently engaged in a series of informal consultation sessions, on the precinct branding and other projects. This process has allowed for discussion with a broad range of interested community members. This appears to be a more effective means of gaining feedback and/or community support from a wider representative group. This consultation process could be effective for other Council proposals, grant applications and ideas for community improvements. Consultation required by Council can be achieved by using wider community reference groups eg. Merredin Museum and Historical Society (Inc), Merredin Men's Shed, Senior Citizens and Merredin Repertory Club, Wheatbelt Business Network, the schools' Parent and Carer groups.

Recommendations for any proposal, for example the heritage precinct branding and any other project in the precinct plan, will be presented to Council for consideration.

The past achievements of the Heritage Committee are significant, as is the importance of safe-guarding the history of Merredin. In 2009 the Merredin Heritage Precinct Interpretation Plan was developed by Caroline Harben a Heritage and Museum Consultant. The resultant report included a list of projects prioritised into 1-2years; 3-5 years; 5-10 years projects. Of the 26 projects with a priority 1 (1-2 years), five have been completed and four are in progress. With the increasing focus on community consultation and with a view to building long term capacity within the community, it is suggested that a Heritage Working Group may be a better structure to engage new and more community members whilst still being able to spear head projects. This would provide a forum for heritage issues, concepts and projects and engage the community in the financial and operational planning of each project.

12.4 **HERITAGE PRECINCT SIGNAGE PROJECT**

Reporting Department:	Administration
Reporting Officer:	Evelyn Arnold – Executive Manager of Corporate and Community Services
Legislation:	Local Government Act 1995
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments	Logo, style guide and sign design concepts

Background

In June 2011 the Shire of Merredin applied for LotteryWest's Trails funding to implement the signage/branding item of the Heritage Precinct Interpretation Plan. A creative design team was to be engaged to create a logo, style guide and sign design concepts for the Merredin Heritage Precinct area. The application was successful for \$11,000 in November 2011.

Comments

Creative Spaces, a creative design company of Perth were engaged to create a visual identity and branding. Two of their team visited Merredin on 28 May 2012, spoke to nine community members and took photos around the town of various heritage places, artefacts and existing signage. They designed and produced two design options and then through a consultation process with community members, created a logo, style guide and sign design concept for the Heritage Precinct.

A consultation process was conducted by way of three informal meetings and an email with twelve community and/or members of the Heritage Advisory Committee. Each person offered their ideas and input into the design of the logo/branding image and the design team made changes as they deemed to be effective while not compromising the integrity of the design. Further consultation was sought on a like/dislike basis from the wider community.

The preferred logo, style guide and sign design concept are at [Attachment 12.4A](#) along with the designers rationale behind the logo/branding and the consultation outcome.

Statutory/Policy Implications

Nil.

Financial Implications

2012/13 budgeted to spend \$15,000 on signage of which \$11,000 will be funded from LotteryWest. Currently there is no budget allocation for signage implementation.

Councillors Hayes-Thompson, Anderson and McFarlane left the meeting at 4.08pm.

Councillors Hayes-Thompson, Anderson and McFarlane returned to 4.10pm.

Officer's Recommendation

- 1. That the preferred logo, style guide and sign design concepts be adopted.***
- 2. That funding be made available to complete the signage for the Heritage Precinct.***

30956 Moved: Cr Hooper

Seconded: Cr Crees

Resolution

- 1. That the preferred logo, style guide and sign design concepts be adopted.***
- 2. That funding be sourced to complete the signage for the Heritage Precinct.***

CARRIED 6/3

13.0 ADMINISTRATION

13.1 STRATEGIC COMMUNITY PLAN – PUBLIC COMMENT

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act 1995
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Draft Strategic Community Plan Reponses Received

Background

At its last meeting, Council resolved to advertise the draft Strategic Community Plan for comment. A copy of the Plan was also sent to all workshop participants. The closing date for comment was 15th August 2012.

Comment

The comments are self-explanatory. and the final plan for adoption will be made available to Council prior to the meeting. At the time the agenda was prepared two comments were received. One was in written form and the other by way of a map, both of which are at [Attachment 13.1A](#).

Further work has been undertaken on the draft Plan to refine its reporting mechanisms. This work should be completed by 17 August 2012

The comments are self-explanatory and are in accordance with and support the draft Plan.

Statutory/Policy Implications

Local Government Act 1995

Financial Implications

Outcomes from the Plan will be factored into Council's long term financial planning.

Officer's Recommendation

That the draft Strategic Community Plan as attached be adopted.

30957 Moved: Cr M Morris Seconded: McFarlane

Resolution

That the matter lay on the table until the September Council meeting with informal feedback being provided to the CEO by the end of the week.

CARRIED 9/0

13.2 **MERREDIN PRIMARY SCHOOL SITES - ACQUISITION**

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act 1995
File Reference:	
Disclosure of Interest:	Nil
Attachment:	Correspondence from Minister for Regional Development and Lands.
	Email

Background

In May, the Hon Minister for Lands was requested to consider the acquisition of the above sites. A response has been received and is included as [Attachment 13.2A](#).

Comment

The Shire President, Deputy Shire President and CEO recently met with the Minister to again express interest in the sites and specifically the North Merredin site.

Subsequent to the meeting verbal advice of the valuations placed on both sites has been received and can be seen at [Attachment 13.2B](#). As this is confidential in nature it will be tabled at the meeting.

It is believed other referrals and investigations are close to completion. Neither site has significant heritage implications.

Statutory/Policy Implications

Should Council proceed with the cash acquisition of the site(s) a business plan will be required in accordance with the Act.

Financial Implications

It is suggested that a counter argument to purchase be presented to the Hon Minister that any development of the site in lieu of its sale would outweigh the benefit achieved by the State from its sale in terms of regional and economic development. For this to be a realistic argument it may be necessary to seek a commitment from third parties for development of the site.

13.3 **MERREDIN MEDICAL CENTRE – EXTENSION OF LEASE**

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act 1995
File Reference:	Lease 17
Disclosure of Interest:	Nil
Attachments:	Nil

Background

Council entered into a lease of the Merredin Medical Centre to Dr Gabriel Adeniyi for a period of 5 years from 1 July 2008 to 30 June 2013. The lease allows for a Further Term of 5 years from 1 July 2013 to 30 June 2018.

Dr Adeniyi has advised of his wish to exercise the option to extend the lease.

Comment

The specific wording of the document is:

If the Lessee at least twelve months prior to the date for commencement of the Further Term gives the Lessor a Notice to grant the Further Term and:

- (a) All consents and approvals required by the provisions of this Lease or at law have been obtained;*
- (b) The Lessor elects in its absolute discretion to grant the Further Term; and*
- (c) There is no subsisting default by the Lessee at the date of service of the Notice in:
 - (i) The payment of the Amounts Payable; or*
 - (ii) The performance or observance of the Lessee's Covenants,**the Lessor will grant the Lessee a lease for the Further Term at the Rent and on the same terms as this Lease other than this clause.**

As far as the Administration is aware all consents and approvals are in place.

The sub-clause of note is (b) where Council has the discretion to agree or not agree to the additional term of five years. Council has a number of options in relation to this sub-clause. It can agree to the extension of the lease. It can determine if there is interest from the health sector or it can contemplate selling the property.

Should Council not wish to agree immediately to the additional term it may wish to seek registrations of interest in the Medical Centre. With the advent of SIHI the regional circumstances on service delivery may have changed or be in the process of changing and enhanced community outcomes may be available at this time compared with 2008.

It is also noted that the current agreement does not stipulate nor provide for a level of service delivery from the Centre. Although the Administration has little knowledge of best practice in this area, should Council determine that it would be in the community interest further details could be sought with a view to include an appropriate requirement in any new lease.

Council could consider the sale of the property but this may realise a better outcome if the property is leased with a reasonable tenure available.

Statutory/Policy Implications

Should Council wish to explore options it will be necessary to abide by the requirements of the Local Government Act which govern disposal of property.

Financial Implications

Under the current lease arrangements Council receives a commercial lease on the property and this should be recognised should other options be explored.

30961 Moved: Cr McFarlane

Seconded: Cr Hooper

Officer's Recommendation

That expressions of interest be called for the lease of the Merredin Medical Centre.

CARRIED 9/0

13.4 **SIGNIFICANT PUBLIC HERITAGE ASSETS IN WA WHEATBELT REGION**

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act 1995
File Reference:	GR 17/05
Disclosure of Interest:	Nil
Attachments:	National Trust of Australia (WA) Correspondence

Background

The National Trust of Australia (WA) works to raise knowledge, awareness, understanding and commitment to Western Australia's natural, Aboriginal and historic heritage. The Trust achieves this objective through the conservation and interpretation of heritage places it manages on behalf of the community and government of Western Australia, and through its education and learning programs.

The National Heritage Trust (WA) is conducting a review of significant public heritage assets over the next 8 months by the National Trust in partnership with the State heritage office and Supported by the Wheatbelt Development Commission and is requesting that each Shire nominate one or two heritage assets that are of iconic importance to the area. Refer to [Attachment 13.4A](#).

Comment

The sites that Council identifies need to be of significant local and regional heritage value, be under public management and fit into one of three categories: natural, Aboriginal or historic.

It is suggested that Cummins Theatre be nominated as one of the sites.

Statutory/Policy Implications

Nil

Financial Implications

Nil

30962 Moved: Cr Crees

Seconded: Cr Hayes-Thompson

Officer's Recommendation

That Council nominates Cummins Theatre, Town Hall and Railway station precinct as heritage assets that are of iconic importance to the area.

CARRIED 8/1

