

AGENDA

Ordinary Council Meeting

To be held in Council Chambers Corner King & Barrack Street's, Merredin Wednesday 19 April 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 Wednesday 19 April 2017 in the Council Chambers, Corner King & Barrack Streets, Merredin. The format of the day will be:

1.00pm Briefing Session

3.00pm Council Meeting

GREG POWELL
CHIEF EXECUTIVE OFFICER
13 April 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.

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	
СВР	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 Wednesday 19 April 2017



1. Official Opening

2. Record of Attendance / Apologies and Leave of Absence

Councillors:

Cr KA Hooper President

Cr RM Crees Deputy President

Cr BJ Anderson

Cr CA Blakers

Cr MA Crisafio

Cr JP Flockart

Cr MD Willis

Cr ML Young

Staff:

G Powell CEO

R McCall Deputy CEO

P Zenni EMDS

V Green EA to CEO

Members of the Public:

Apologies:

Approved Leave of Absence: Cr LN Boehme (CMRef 81917)

3. Public Question Time

Members of the public are invited to present questions to the President about matters affecting the Shire of Merredin and its residents.

4. Disclosure of Interest

5. Applications for Leave of Absence

6.	Petitions and Presentations
7.	Confirmation of Minutes of the Previous Meeting
7.1	Ordinary Council Meeting held on 21 March 2017
8.	Announcements by the Person Presiding without discussion
9.	Matters for which the Meeting may be closed to the public
19.1	Tender T2017086 – Sale of Vacant Land in Whitfield Way Stage 2 and Caridi Close, Merredin – Determination of Tender Submissions
19.2	Tender 2017107 – 2016/17 Footpath Program – Determination of Tender Submissions
10.	Receipt of Minutes of Committee Meetings
10.1	Wheatbelt North Regional Road Group Meeting held on 27 February 2017
10.2	Wheatbelt North Regional Road Group Kellerberrin Sub-Group Meeting held on 28 February 2017
10.3	Bush Fire Brigades Annual General Meeting held on 8 March 2017
10.4	Great Eastern District Operations Advisory Committee Meeting held on 13 March 2017
10.5	CEACA Inc Committee Meeting held on 22 March 2017
10.6	WEROC Council Meeting held on 29 March 2017
11.	Recommendations from Committee Meetings for Council consideration
11.1	Wheatbelt Freight Network – Recommendation from the Wheatbelt North Regional Road Group Meeting held on 27 February 2017
11.2	Various Recommendations from the Bush Fire Brigades Annual General Meeting held on 8 March 2017
12.	Officer's Reports – Development Services
12.1	Lot 27 Oats Street, Merredin – Application for Development Approval – Transportable Accommodation Building

Nil

13.

Officer's Reports – Engineering Services

14.	Officer's Reports – Corporate and Community Services
14.1	<u>List of Accounts Paid</u>
14.2	Statement of Financial Activity
15.	Officer's Reports – Administration
15.1	Wheatbelt Communities Inc – 2017/18 Budget
15.2	Voting Delegates to the 2017 WALGA Annual General Meeting
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	Tender T2017086 – Sale of Vacant Land in Whitfield Way Stage 2 and Caridi Close, Merredin – Determination of Tender Submissions
19.2	Tender 2017107 – 2017 Footpath Program – Determination of Tender Submissions
20.	Closure

7.	Confirmation of Minutes of the Previous Meeting
7.1	Ordinary Council Meeting held on 21 March 2017 Attachment 7.1A
	Voting Requirements
	Simple Majority Absolute Majority
Office	er's Recommendation
	the Minutes of the Ordinary Council Meeting held on 21 March 2017 be med as a true and accurate record of proceedings.
10.	Receipt of Minutes of Committee Meetings
10.1	Wheatbelt North Regional Road Group Meeting held on 27 February 2017 Attachment 10.1A
10.2	Wheatbelt North Regional Road Group Kellerberrin Sub-Group Meeting held on 28 February 2017 Attachment 10.2A
10.3	Bush Fire Brigades Annual General Meeting held on 8 March 2017 Attachment 10.3A
10.4	Great Eastern District Operations Advisory Committee Meeting held on 13 March 2017 Attachment 10.4A
10.5	CEACA Inc Committee Meeting held on 22 March 2017 Attachment 10.5A
10.6	WEROC Council Meeting held on 29 March 2017 Attachment 10.6A
	Voting Requirements

Officer's Recommendation

Simple Majority

That the Minutes of the Wheatbelt North Regional Road Group Meeting held on 27 February 2017, the Wheatbelt North Regional Road Group Kellerberrin Sub-Group Meeting held on 28 February 2017, the Bush Fire Brigades Annual General Meeting held on 8 March 2017, the Great Eastern District Operations Advisory Committee Meeting held on 13 March 2017, the CEACA Inc Committee Meeting held on 22 March 2017 and the WEROC Council Meeting held on 29 March 2017 be received.

Absolute Majority

11. Recommendations from Committee Meetings for Council consideration

11.1 Wheatbelt North Regional Road Group held on 27 February 2017

Wheatbelt Freight Network Voting Requirements Simple Majority Absolute Majority

Regional Road Group's Resolution

Moved: Cr O'Connell Seconded: Cr Wallace

That possible funding sources be pursued to fund the business case for the Wheatbelt Freight Network, with all Wheatbelt North local governments making a budget allocation of approximately \$10,000 to \$20,000 should alternative funding sources not be available.

CARRIED 3/1

Officer's Comment

It should be noted that the 1 against the motion was the Shire of Merredin's representative.

The matter will be discussed during Council's briefing session and a recommendation tabled at the Council meeting.

11.2 Bush Fire Brigades Annual General Meeting held on 8 March 2017

Voting Requirements Simple Majority Absolute Majority

Brigade's Resolution

Chief Bush Fire Control Officer

Nominated: Stephen Crook

Moved: J Flockart Seconded: P McCrae

There being no further nominations Stephen Crook was elected to the position of

Chief Bush Fire Control Officer.

Deputy Chief Bush Fire Control Officer

Nominated: John Flockart

Moved: C Gethin Seconded: G Crees

Nominated: Glenn Crees

Moved: S Crook Seconded: K Friis

Glenn Crees declined the nomination. There being no further nominations John Flockart was elected to the position of Deputy Chief Bush Fire Control Officer.

Fire Control Officers

Moved: J Flockart Seconded: P McCrae

That the following people be appointed as Fire Control Officers of the Shire of Merredin for the 2017/18 fire season:

N Smith	Nukarni/Nokanning	C Barnett	Burracoppin
M Caughey	Nukarni/Nokanning	S Higgins	Collgar
J Alvaro	Nukarni/Nokanning	G Crees	Collgar
J Goodier	Korbelka	D Beck	South Burracoppin
J Flockart	Korbelka	N Edgecombe	South Burracoppin
C Hooper	Korbelka	D Major	Muntadgin
C Gethin	Hines Hill	P Wanless	Muntadgin
C Miller	Hines Hill	K Friis	Merredin Area

Fire Weather Officers

Moved: J Flockart Seconded: S Crook

That the following people be appointed as Fire Weather Officers of the Shire of Merredin for the 2017/18 fire season:

North East	C Barnett	South West	C Hooper
South East	N Edgecombe	Central	S Crook
North	N Smith	South	P Wanless
West	C Gethin		

CARRIED

Dual Fire Control Officers

Moved: C Miller Seconded: C Gethin

That the following people be appointed as Dual Fire Control Officers for the 2017/18 fire season:

Bruce Rock	C Hooper and J Flockart
Kellerberrin	C Miller and C Gethin
Nungarin	M Caughey and N Smith

CARRIED

Officer's Recommendation

That the appointments of the following people for the 2017/18 fire season be endorsed:

Chief Bush Fire Control Officer				Stephen Crook	
Deputy Chief Bush Fire Control Officer			cer	John Flockart	
		Fire Contr	ol Offic	ers	
N Smith	Nu	karni/Nokanning	C Barne	ett	Burracoppin
M Caughey	Nu	karni/Nokanning	S Higg	ins	Collgar
J Alvaro	Nu	karni/Nokanning	G Cree	S	Collgar
J Goodier	Koı	rbelka	D Beck		South Burracoppin
J Flockart	Koı	rbelka	N Edge	combe	South Burracoppin
C Hooper	Korbelka		D Majo	r	Muntadgin
C Gethin	Hines Hill		P Wanl	ess	Muntadgin
C Miller	Hines Hill		K Friis		Merredin Area
Fire Weather Officers					
North East		C Barnett	South	West	C Hooper
South East		N Edgecombe	Centra	I	S Crook
North N Smith		South		P Wanless	
West		C Gethin			
Dual Fire Control Officers					
Bruce Rock		C Hooper and J Flockart			
Kellerberrin		C Miller and C Gethin			
Nungarin		M Caughey and N Smith			

12. Officer's Reports - Development Services

12.1 Lot 27 Oats Street, Merredin – Application for Development Approval - Transportable Accommodation Building

Development Services



Responsible Officer: Peter Zenni, EMDS

Author: As Above

Legislation: Shire of Merredin Town Planning Scheme No. 6

File Reference: A2506

Disclosure of Interest: Nil

Attachments: Attachment 12.1A – Application, associated plans

and specifications

Maps / Diagrams: Nil

Purpose of Report

Executive Decision

Legislative Requirement

Background

An application has been received for the placement of a transportable accommodation building and verandah at Lot 27 Oats Street, Merredin (Merredin Tourist Park).

Comment

The proposed transportable accommodation building will be located at Lot 27 Oats Street, Merredin which is zoned 'Highway Service' in accordance with the Shire of Merredin Town Planning Scheme No. 6 (LPS6).

The proposed transportable building will be used for accommodation purposes at the Merredin Tourist Park which is registered as a Caravan Park and a Lodging House by the Shire of Merredin, both of which are a "D" use under the LPS6 and as such the proposed development requires approval from Council.

In addition, Council has a local planning policy in place which controls movable buildings and which requires that an application for planning consent be lodged with Council.

Council has previously approved the use of transportable buildings for accommodation purposes within the Merredin townsite.

The lot is zoned Highway Service, the size of the lot in question and the fact that the proposed transportable building will be screened from view by other buildings and infrastructure already existing on the lot, as well as the perimeter fence, will limit its impact on the visual amenity of the surrounding area.

The operation of the Merredin Tourist Park is governed by provisions of the Caravan Parks and Camping Grounds Regulations 1997 and the Health (Miscellaneous Provisions) Act 1911.

The area where the proposed transportable accommodation building is proposed to be located currently incorporates powered caravan sites. The relevant legislation restricts the types of buildings that can be placed on a caravan site and accordingly the sites in question will need to be removed from the caravan park facility licence prior to the placement of the transportable accommodation building on site.

The use of the transportable accommodation building will be subject to compliance with registration and ongoing operation requirements of Lodging House provisions forming part of the *Health (Miscellaneous Provisions) Act 1911*.

A building permit will need to be obtained before the building can be placed on site and an occupancy permit obtained prior to the building being inhabited.

Policy Implications

Compliance with Shire of Merredin local planning policy on movable buildings.

Statutory Implications

Compliance with the LPS6.

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	
Strate	gic Resource Plan	
Nil		
> Workfo	orce Plan	
Directorate:	Nil	
Activity:	Nil	
Current Staff	f: Nil	
Focus Area:	Nil	
Strategy Cod	le: Nil	
Strategy:	Nil	
Implications:	Nil	
	Risk Implications	
Nil		
	Financial Implications	
The relevant planning application fees have been paid.		
	Voting Requirements	
Simple	Majority Absolute Majority	

Officer's Recommendation

- 1. That development approval be granted to Mr Frank Delaporte on behalf of Delacorp Pty Ltd and Surisa Properties Pty Ltd (trading as the Merredin Tourist Park) for the placement of a transportable accommodation building and a verandah at Lot 27 Oats Street, Merredin as per the approved plans forming part of Attachment 12.1A.
- 2. That the applicant be advised of the following:
 - a. The Caravan Parks and Camping Grounds Regulations 1997 restrict the types of buildings that can be placed on a caravan site and accordingly the sites in question will need to be removed from the caravan park facility licence (and as such will no longer be able to be used to house caravans) prior to the placement of the transportable accommodation building on site;
 - b. 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;
 - c. That an application for an occupancy permit must be sought and obtained before the transportable accommodation building can be inhabited; and

d. That the use of the transportable accommodation building will be subject to compliance with registration and ongoing operation requirements of the lodging house provisions forming part of the *Health (Miscellaneous Provisions)Act 1911*.

13. Officer's Reports - Engineering Services

Nil items to report

14. Officer's Reports – Corporate and Community Services

14.1 List of Accounts Paid

Corporate Services



Responsible Officer: Charlie Brown, EMCS

Author: As above

Legislation: Local Government Act 1995; Local Government

(Financial Management) Regulations 1996

File Reference: Nil

Disclosure of Interest: Nil

Attachment 14.1A - List of Accounts Paid

Maps / Diagrams: Nil

Purpose of Report

Executive Decision

Legislative Requirement

Background

The attached List of Accounts Paid during the month of March 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		
Simpl	e Majority		Absolute Majority
Officer's Po	Officer's Decommondation		

That the schedule of accounts paid as listed, covering cheques, EFT's, bank charges, directly debited payments and wages, as numbered and totalling \$771,770.52 from Council's Municipal Fund Bank Account and \$550 from Council's Trust Account be received.

14.2 Statement of Financial Activity

Corporate Services



Responsible Officer: Charlie Brown, EMCS

Author: As above

Legislation: Local Government Act 1995; Local Government

(Financial Management) Regulations 1996

File Reference: Nil

Disclosure of Interest: Nil

Attachment 14.2A - Statement of Financial Activity,

Detailed Schedules and Investment Report

Maps / Diagrams: Nil

	Purpose of Report	
Execut	ive Decision	Legislative Requirement
	Background	

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

Comment

Operating Income and Expenditure is mainly consistent with Council's YTD Budget, with Expenditure being 7% lower than expected for this period. A detailed report is attached for Council's consideration.

Operating Expenditure

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

Operating Income

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

Capital Expenditure

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

Others

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

These both currently show a \$416,102.69 variance and this relates to invoices raised on behalf of CEACA for site works on Stage I and Stage II. Once the invoices are paid this variance will not be reported.

Policy Implications

Nil

Statutory Implications

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

Strategic Implications

Strategic Community Plan

Vision Element: Developing

Strategic Goal: The population and economics base is expanding sustainably

Key Priority: Governance

Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources

Action #:

Action: Deliver long term financial planning for asset replacement and

new capital projects

Action #: 2

Action: Continue to provide prudent financial controls and compliance

systems

Directorate: Corporate Services

Sustainability Implications

Strategic Resource Plan

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

Workforce Plan

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

Risk Implications

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

Financial Implications

As outlined in Attachment 14.2A.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

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 31 March 2017 be received.

15. Officer's Reports – Administration

15.1 Wheatbelt Communities Inc - 2017/18 Budget

Administration



Responsible Officer: Greg Powell, CEO

Author: Vanessa Green, EA to CEO

Legislation: Local Government Act 1995

File Reference: CS/16/19

Disclosure of Interest: Nil

Attachments: <u>Attachment 15.1A</u> – Wheatbelt Communities Inc

Minutes Extract and Draft 2017/18 Budget

Maps / Diagrams: Nil

Purpose of Report	
Executive Decision	Legislative Requirement
Background	

Wheatbelt Communities Inc. (WCI) is an independent body incorporated in April 2015 to promote, facilitate and implement measures to enhance the economic development of the Central Eastern Wheatbelt so that it is a thriving and prosperous region that is sensitive to the needs of residents, visitors, enterprise and the environment.

WCI's membership includes members from the 5 WEROC Councils, being the Shires of Bruce Rock, Kellerberrin, Merredin, Westonia and Yilgarn. The Shire of Merredin's representatives to WCI are Councillor Ken Hooper and Mr Greg Powell, with Councillor Mark Crees and Mrs Rebecca McCall the deputies.

At its March 2017 meeting WCI considered its draft 2017/18 Budget and in accordance with WCI's constitution each member can provide comment on the Budget prior to its adoption.

Comment

Attachment 15.1A provides background information on how the draft budget has been determined. Point 1 in the attachment should be noted, with the proposed annual subscription for members being \$2,000. This is in keeping with the 2016/17 member subscription.

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

Strategic Community Plan

Vision Element: Developing

Strategic Goal: The population and economic base is expanding sustainably

Key Priority: Civic Leadership, Advocacy and Regional Collaboration

Corporate Business Plan

Strategy: SP.D3.1 – Collaborate with neighbouring Shires (and beyond) for the

benefit of the region as a whole

Action #: 1

Action: Continue to progress regional collaboration by participating in

Wheatbelt East Regional Organisation of Councils strategies and

similar regional partnerships

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

Without membership subscriptions the funds to continue WCI would not be available.

	Financial Implications		
An allocation of \$2,000 will be required in the Shire of Merredin's 2017/18 Budget (E041160).			
	Voting Requirements		
Simple	Majority	Absolute Majority	
Officer's Recommendation			

That an amount of \$2,000 be allocated in the Shire of Merredin's 2017/18 Budget for its member subscription to Wheatbelt Communities Inc.

15.2 Voting Delegates to the 2017 WALGA Annual General Meeting

Administration



Reporting Officer: Greg Powell, CEO

Author: Vanessa Green, EA to CEO

Legislation: Nil

File Reference: GR/17/11

Disclosure of Interest: Nil

Attachments: Nil

Maps / Diagrams: Nil

Purpose of Report

Executive Decision

Legislative Requirement

Background

All Member Councils are entitled to be represented by 2 voting delegates at the Annual General Meeting (AGM) of WALGA. The AGM is held during the Local Government Conference in the first week of August 2017.

WALGA have called for registrations for the voting delegates and proxy voting delegates. Only registered delegates or proxy registered delegates are permitted to exercise voting entitlements on behalf of Member Councils.

Comment

Traditionally the voting delegates for the Shire of Merredin have been the representatives on the WALGA Great Eastern Country Zone, in this case Councillor Ken Hooper and Councillor Mal Willis.

The program for the Local Government Conference is yet to be released, and as registrations for the Conference as a whole are therefore yet to be submitted Council may wish to nominate other Councillors as its voting delegates and proxy voting delegates.

Policy Implications

	Statutory Implications	
Nil		
	Strategic Implications	
> Strategic Community Plan		
Vision Element: Nil Strategic Goal: Nil Key Priority: Nil		
Corporate Business Plan		
Strategy: Action #: Action: Directorate: Timeline:	Nil Nil Nil Nil Nil	
Ctrata	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 Councillor and Councillor as be nominated as voting delegates, and Councillor and Councillor as proxy voting delegates, at the 2017 Annual General Meeting of the WA Local Government Association and those registrations be submitted accordingly.		

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