

Peter Zenni

From: Melinda Brown <manager@merredincrc.com>
Sent: Monday, 1 August 2022 2:41 PM
To: Peter Zenni
Cc: Lorraine Filetti; Lindon Mellor
Subject: Merredin CRC - Shed
Attachments: 220801 Application for Development Approval.pdf; 2019 Financial Summary re Existing Sherd.pdf; 2022 Shed Site Plan.pub

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Peter

Thanks for your help with moving forward on this project.

Additional Information for 3.0MW x 3.0 ML x 2.06MH Shed

Please see attached documents:

Application for Development Approval
 Site Plan
 Financial Summary regarding existing Shed

Site Plan Notes

- The proposed location for the shed is shown in Red on the plan.
- The shed roller door faces direct onto the driveway/carpark area, for ease of loading and unloading as the shed will be used to store our hire tables and chairs.
- It is to be located next to the existing shed which was erected by the CRC between 2011-2015 as mentioned on the attached document.
- No existing trees are being removed and no additional landscaping will be required.
- Shed will be accessed during normal CRC operating hours.
- There will be no associated emissions as shed is storing tables and chair only.
- There will be no signage or advertising on the shed.
- There is an existing wall between the Women's Rest Centre and the Merredin CRC, so looking from the street view the shed will not be seen.
- The shed base will be secured on to concrete slabs and anchored with the manufactures specified anchor bolts (x16). These are not a permanent fixture so both the shed and slabs can be removed if the existing ongoing lease of the CRC buildings was ceased.

Please can you forward the invoice/document required so we can pay the \$147 Application Fee ASAP.

If I do not speak to you before your annual leave, please travel safe and enjoy your holiday.

Kind regards

Melinda

Melinda Brown

Manager
Merredin Community Resource Centre

110 Barrack St Merredin WA 6415
P: (08) 9041 1041
f: (08) 9041 1042
e: manager@merredincrc.com



From: Peter Zenni <emds@merredin.wa.gov.au>
Sent: Thursday, 28 July 2022 2:31 PM
To: Melinda Brown <manager@merredincrc.com>
Cc: Lorraine Filetti <adminofficer@merredin.wa.gov.au>; Lindon Mellor <emcs@merredin.wa.gov.au>
Subject: RE: Merredin CRC - Shed

Hi Melinda

On the basis of the information provided I can confirm that an application for a building permit will not be required as the shed height and overall area falls below the threshold specified by the Building Regulations 2012. The main concern is to make sure that the shed is anchored securely to the ground to prevent it from blowing away during a strong wind event.

Given the zoning of the land an application for development approval will be required from the Shire of Merredin and as the land is owned by the Shire the application will need to be considered by Council itself rather than being approved under delegation at the officer level.

I am attaching a list of some of the information that may need to be provided in support of the development application – including relevant application fee of \$147.00

Clarification needs to be sought regarding the ongoing use of the shed within the scope of existing lease arrangements as I am not quite sure that the area where the shed will be located will fall within an area forming part of an existing lease between the Shire and the CRC.

I will be away on annual leave from the coming week until the 5th of September. If you require further clarification please liaise with the Shires Acting CEO Mr Lindon Mellor during that time.

Kind regards

Peter Zenni
EXECUTIVE MANAGER DEVELOPMENT SERVICES



Shire of Merredin
PO Box 42 MERREDIN WA 6415
P: (08) 9041 1611 F: (08) 9041 2379 E: emds@merredin.wa.gov.au
W: www.merredin.wa.gov.au  [shireofmerredin](https://www.facebook.com/shireofmerredin)

From: Melinda Brown <manager@merredincrc.com>
Sent: Thursday, 28 July 2022 1:50 PM

To: Peter Zenni <emds@merredin.wa.gov.au>

Subject: Merredin CRC - Shed

Hi Peter

Following our conversation a few days ago regarding the shed, I can confirm that our committee we have now decided on a shed which will be 3.00m wide x 3.00m long x 2.3M high. I believe this now falls into the 'under 10sqm' and height rules.

Can you please confirm exactly what the Shire will require so we can provide the correct application documents to complete this project. I have attached some information however I appreciate you may need more specific details.

We have placed the shed on order as it will take approximately 6 weeks for delivery. I understand this is a risk, as the Shire may not approve, however our grant timeline is extremely strict, so I have taken that risk.

Look forward to hearing from you in due course.

Many thanks

Melinda

Melinda Brown

Manager

Merredin Community Resource Centre

110 Barrack St Merredin WA 6415

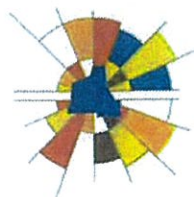
P: (08) 9041 1041

f: (08) 9041 1042

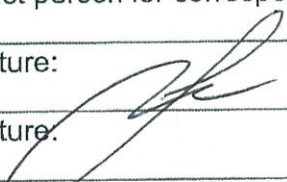
e: manager@merredincrc.com



Application for development approval



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

Owner details		
Name: SHIRE OF MERREDIN		
ABN (if applicable):		
Address: PO Box 42 Merredin		
Postcode: 6415		
Phone: Work: 90411611	Fax:	Email:
Home:		
Mobile:		
Contact person for correspondence: Linda Mellor		
Signature: 		Date: 02/08/2022
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62 (2).		

Applicant details (if different from owner)		
Name: MERREDIN CRC		
Address: 110 BARBARIC ST MERREDIN		
Postcode: 6415		
Phone: Work: 9041 1041	Fax:	Email: MANAGER@MERREDIN.CRC.COM
Home:		
Mobile:		
Contact person for correspondence: MELINDA BROWN		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Signature: <u>NR</u>	Date: <u>2/8/22</u>
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Property details		
Lot No: <u>200</u>	House/Street No: <u>110</u>	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: <u>BARRACK STREET</u>		Suburb: <u>MERREDIN</u>
Nearest street intersection:		

Proposed development	
Nature of Development	<input type="checkbox"/> Works <input checked="" type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, is the exemption for	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: <u>INSTALL 3 x 3 x 2-3 SHELV</u>	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: <u>CRK OFFICE & EXISTING SHED FOR EQUIPMENT & STORAGE</u>	
Approximate cost of proposed development: <u>\$3000</u>	
Estimated time of completion: <u>TO BE COMPLETED BY OCTOBER 2022</u>	

OFFICE USE ONLY

Financial Summary of CRC and Shire Agreements/Leases 2007 - 2019

2007 – 2011 Merredin Telecentre/CRC operated from the Rec Centre

(CRC sourced funding for installation (cabling) for computers within the building and loaned all tables, chairs, display boards, desks etc until the Shire had budget to purchase their own) All finances went through the Shire and upon vacation the CRC had a balance of \$105,504.96 which consisted of \$56,492.36 of unspent grants and \$49,012.60 of income generated by CRC from activities.

September 2011 Council resolved to return the \$56,492.36 (unspent grants) and pay the CRC only \$24,506.30 (half the income).

Shire retained \$24,506.30

Lease 2011 – 2015

108 Barrack Street (old Women's Rest Centre)

CRC committed to spent \$37,000 on renovations, improvements and upgrades - \$46,919 was spent on the building; and

CRC erected a shed at the back of the building at a cost of \$17,732.

Total \$64,651

Over and above committed amount by **\$27,651**

Lease 2015 – 2019

110 Barrack Street (old Shire offices)

Lease stipulated \$60,000 to be spent on building for 5 years for rent free (Equates to \$12,000 per year)

\$131,249 was spent on the building

Over and above stipulated amount by **\$71,249**

Funds spent on 108 and 110 Barrack Street buildings over and above any Lease agreements
\$98,900

KEY SYMBOLS

TREES ●

GARDEN ■

BED ■

PATHWAY ■

WALL ■

CAR PARK

4x7m W x
6x7m L x
2.8m H

EXISTING SHED

PROPOSED
SHED
3mx3m

Patio Area

Meeting
Room

Store

Strong
Room

Store

Bath-

Disabled

IT

Kitch-

Function

Staff

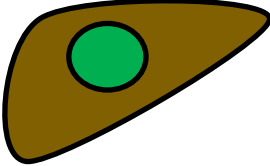
Office 1

EWB

Office 2

Centre Link

Auto Door



Merredin CRC
110 Barrack, Merredin WA 6415

Womens Rest Centre (At Work Office)
108 Barrack, Merredin WA 6415