



WEROC Inc. Board Meeting MINUTES

Monday 4 September 2023

Shire of Merredin Council Chambers
Corner of King & Barrack Street

WEROC Inc. | Incorporating the Shires of Bruce Rock, Kellerberrin, Merredin, Tammin, Westonia and Yilgarn

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CONTENTS

1.	OPENING AND ANNOUNCEMENTS.....	3
2.	RECORD OF ATTENDANCE AND APOLOGIES.....	3
2.1	Attendance.....	3
2.2	Apologies.....	3
2.3	Guests.....	3
3.	DECLARATIONS OF INTEREST	3
4.	PRESENTATIONS	4
5.	MINUTES OF MEETINGS	4
5.1	Minutes of the WEROC Inc. Board Meeting held on Wednesday 28 June 2023	4
5.2	Business Arising – Status Report	4
6.	WEROC INC. FINANCE	5
6.1	WEROC Inc. Financial Report as of 30 June 2023	5
6.2	WEROC Inc. Financial Report as of 31 July 2023.....	7
6.3	Income & Expenditure.....	9
7.	MATTERS FOR DECISION	10
7.1	WEROC Housing Analysis	10
7.2	WEROC Economic Futures	14
7.3	WEROC Drive Trail.....	14
7.4	WEROC Inc. Bank Account Review	16
8.	PROJECT UPDATES	17
8.1	Corella Management Coordinator.....	17
8.2	Town Team Movement	18
8.3	Co-Operative Marketing Activity	18
8.4	Waste Management.....	19
9.	EMERGING ISSUES.....	19
9.1	Local Government Expenditure on Primary Healthcare Services	19
9.2	SAT ONE	20
10.	OTHER MATTERS (FOR NOTING)	20
10.1	WEROC Board Nominations Required for November Meeting	20
10.2	Wheatbelt Tourism Destination Development Working Group	20
10.3	Live Sheep Export by Sea	20
10.4	\$100 Million Community Energy Upgrades Fund	21
11.	FUTURE MEETINGS	21
12.	CLOSURE	21

WEROC Inc.

Wheatbelt East Regional Organisation of Councils Inc.

Shires of Bruce Rock, Kellerberrin, Merredin, Tammin, Westonia, Yilgarn

MINUTES

Minutes of the Board Meeting held in Merredin on Monday 4 September 2023.

1. OPENING AND ANNOUNCEMENTS

Ms. Emily Ryan as Chair of WEROC Inc. welcomed Members of the Board and opened the meeting at 1.17pm.

2. RECORD OF ATTENDANCE AND APOLOGIES

2.1 Attendance

Ms. Emily Ryan (Chair)

Ms. Glenice Batchelor

Ms. Lisa Clack

Mr. Mark Crees

Mr. Wayne Della Bosca

Mr. Mark McKenzie (Deputy Chair)

Mr. Darren Mollenoyux

Mr. Bill Price

Ms. Joanne Soderlund

Mr. Nic Warren, proxy and voting delegate for Mr. Bryan Close

Mr. Stephen Strange, proxy and voting delegate for Mr. Tony Crooks

Ms. Rebekah Burges, Executive Officer

2.2 Apologies

Mr. Tony Crooks

Mr. Raymond Griffiths

Mr. Bryan Close

2.3 Guests

Mr. Grant Arthur, Director Regional Development, Wheatbelt Development Commission (joined via videoconference at 1.17pm and left the meeting at 1.46pm)

Ms. Kerida Hodge, General Manager Communications and Business Analytics, Rural Health West (joined via videoconference at 2.04pm and left the meeting at 2.11pm)

3. DECLARATIONS OF INTEREST

As per Clause 42 of the Associations Incorporation Act 2015, "a member of the management committee of an incorporated association who has a material personal interest in a matter being considered at a management

committee meeting must, as soon as the member becomes aware of the interest, disclose the nature and extent of the interest to the management committee”.

Name	Agenda Item / Initiative	Disclosure
Ms. Glenice Batchelor	Items relating to tourism/marketing initiatives.	Ms. Batchelor has previously declared a possible conflict of interest in relation to tourism discussions given that she operates a tourism business in the Shire of Tammin.

4. PRESENTATIONS

NIL

5. MINUTES OF MEETINGS

5.1 Minutes of the WEROC Inc. Board Meeting held on Wednesday 28 June 2023

Minutes of the WEROC Inc. Board meeting held in Tammin on Wednesday 28 June 2023 have previously been circulated.

Recommendation:

That the Minutes of the WEROC Inc. meeting held in Tammin on Wednesday 28 June 2023 be confirmed as a true and correct record.

RESOLUTION:

Moved: Mr. Darren Mollenoyux

Seconded: Mr. Wayne Della Bosca

That the Minutes of the WEROC Inc. meeting held in Tammin on Wednesday 28 June 2023 be confirmed as a true and correct record.

CARRIED

5.2 Business Arising – Status Report

Actions Arising from the WEROC Inc. Board Meeting held on 28 June 2023.

Agenda Item	Action(s)	Status
7.1 Shire of Merredin Tourism Proposal	<ol style="list-style-type: none"> 1) Commence work on WEROC Drive Trail 2) Register WEROC Trails on Trails WA website. 	<p>A draft WEROC Drive Trail itinerary has been completed. Further information is provided under Agenda Item 7.3.</p> <p>The Executive Officer met via videoconference with Ms. Katie Stevens, Marketing Officer Trails WA, to discuss the best way to improve WEROC trails’ presence on their website. A list of WEROC trails was sent to Ms. Stevens who is now planning a visit to Westonia and Merredin from 9 to 15 September with the view to collecting missing trail content and content for social media, imagery, and drone footage. The WEROC trails that Ms. Stevens has on her list to complete while in the region are:</p> <ul style="list-style-type: none"> • Elachbutting Rock walk and drive trail • Totadgin Conservation Park Interpretive Trail

		<ul style="list-style-type: none"> • Kokerbin Rock Walk • Granite Way - Images only • Yorkrakine Rock Walk Trail • Tamma Parkland - Merredin • Merredin Cycle Paths x 2 • WWII Military History Trail • WWII Army Hospital Trail <p>Ms. Stevens will also host a mini workshop at the Central Wheatbelt Visitors Centre on 12 September to demonstrate how to upload and manage content on the Trails WA website. The Executive Officer has registered as a Trail Manager and after this workshop will be able to upload missing WEROC trail information.</p>
7.2 WEROC Housing Analysis	<ol style="list-style-type: none"> 1) Request base level housing data for WEROC Local Governments from the Wheatbelt Development Commission. 2) WEROC Local Governments to individually complete a ground truthing exercise to verify the desktop data provided by the WDC and compile the additional information required. 3) Request assistance from WDC assessing current and future economic drivers for the WEROC region. 	<p>The Executive Officer requested base level housing data and assistance with assessing current and future economic drivers for WEROC from Ms. Renee Manning at the Wheatbelt Development Commission. Ms. Manning has provided both. Please refer to Agenda items 7.1 and 7.2.</p> <p>Mr. Grant Arthur, Director Regional Development, Wheatbelt Development Commission, will join the meeting via videoconference to provide further information and answer questions on these two items.</p>

Recommendation:

That the status report be received.

Comments from the Meeting:

- The Executive Officer will send details of the Trails WA workshop on 12 September to Shire CEOs to include members of their staff responsible for tourism information management.

RESOLUTION:

Moved: Mr. Bill Price

Seconded: Ms. Glenice Batchelor

That the status report be received.

CARRIED

6. WEROC INC. FINANCE

6.1 WEROC Inc. Financial Report as of 30 June 2023

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

WEROC Inc. Board Meeting Monday 4 September 2023 - Minutes

Date: 1 August 2023

Attachments: Nil

Voting Requirement: Simple Majority

At the WEROC Inc. Board Meeting held on 2 May 2022 the budget for the financial year commencing 1 July 2022 and ending 30 June 2023 was adopted. The approved Budget for 2022-23 is used as the basis for the financial report.

An explanation for each of the notations on the financial report is provided below.

Note 1	Annual Financial contributions paid by Member Local Governments.
Note 2	GST received
Note 3	GST refunds for Q4 BAS 2021-22, Q2 and Q3 BAS 2022-23
Note 4	Executive Officer services for the months of June 2022 to April 2023
Note 5	Executive Officer travel to Board and other meetings
Note 6	Monthly subscription fee for Xero accounting software
Note 7	Payment to Audit Partners Australia for completing the audit of WEROC finances for the 2021-22 financial year
Note 8	Payments to ASK Waste Management for the WEROC Strategic Waste Management Plan, the Customer Service Institute of Australia for the customer service excellence workshops, the Shire of Merredin for the Central Wheatbelt Visitor Centre mail out service and Australia’s Golden Outback for cooperative marketing initiatives and the Perth Caravan and Camping show.
Note 9	Payment to PWD for .au domain name registration, 12-month hosting fee and compulsory safety upgrade
Note 10	Payments to Local Community Insurance Services for insurances for WEROC Inc. including workers compensation, Cyber insurance, Public and Products Liability, Associations and Officials Liability and Personal Accident – Volunteer Workers.
Note 11	GST paid
Note 12	Payment to the Australian Tax Office for Q1 BAS 2022-23

WEROC Inc.
ABN 28 416 957 824
1 July 2022 to 30 June 2023

		Budget 2022/2023	Actual to 30/06/2023	Notes
	INCOME			
0501	General Subscriptions	\$72,000.00	\$72,000.00	1
504.01	Consultancy & Project Reserve	\$0.00	\$0.00	
0575	Interest received	\$0.00	\$0.00	
584	Other Income	\$0.00	\$0.00	
	GST Output Tax	\$7,200.00	\$7,200.00	2
	GST Refunds	\$7,927.78	\$5713.00	3

	Total Receipts	\$87,127.78	\$84,913.00	
	EXPENSES			
1545	Bank Fees & Charges	\$0.00	\$0.00	
1661.01	WEROC Inc. Executive Services	\$34,501.50	\$31,928.16	4
1661.02	Executive Officer Travel and Accommodation	\$1,560.00	\$1,006.99	5
1661.03	WEROC Executive Officer Recruitment	\$0.00	\$0.00	
1687	WEROC Financial Services Accounting	\$1,000.00	\$818.16	6
1687.03	WEROC Financial Services Audit	\$1,000.00	\$931.00	7
1585	WEROC Consultant Expenses	\$60,000.00	\$16,056.10	8
1850	WEROC Management of WEROC App & Website	\$360.00	\$680.00	9
1801	WEROC Meeting Expenses	\$500.00	\$0.00	
1851	WEROC Insurance	\$6,000.00	\$5,938.52	10
1852	WEROC Legal Expenses	\$2,000.00	\$0.00	
1853	WEROC Incorporation Expenses	\$0.00	\$0.00	
1930	WEROC Sundry	\$300.00	\$0.00	
3384	GST Input Tax	\$10,722.15	\$5,394.15	11
	ATO Payments	\$3,668.70	\$5,399.00	12
	Total Payments	\$121,612.35	\$68,152.08	
	Net Position	-\$34,484.57	\$16,760.92	
	OPENING CASH 1 July	\$168,194.70	\$164,322.88	
	CASH BALANCE	\$133,710.13	\$181,083.80	

Recommendation:

That the WEROC Inc. financial report for the period 1 July 2022 to 30 June 2023, be received.

RESOLUTION:

Moved: Mr. Wayne Della Bosca

Seconded: Ms. Glenice Batchelor

That the WEROC Inc. financial report for the period 1 July 2022 to 30 June 2023, be received.

CARRIED

6.2 WEROC Inc. Financial Report as of 31 July 2023

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Date: 1 August 2023

Attachments: Nil

Voting Requirement: Simple Majority

At the WEROC Inc. Board Meeting held on 26 April 2023 the budget for the financial year commencing 1 July 2023 and ending 30 June 2024 was adopted. The approved Budget 2023-24 is used as the basis for the financial report.

An explanation for each of the notations on the financial report is provided below.

Note 1	Annual Financial contributions paid by Member Local Governments.
Note 2	GST received
Note 3	GST refund for Q4 BAS 2022-23
Note 4	Executive Officer services for the month of June 2023
Note 5	Executive Officer travel to Board and other meetings
Note 6	Monthly subscription fee for Xero accounting software

WEROC Inc.
ABN 28 416 957 824
1 July 2023 to 30 June 2024

		Budget 2023/2024	Actual to 31/07/2023	Notes
INCOME				
0501	General Subscriptions	\$72,000.00	\$60,000.00	1
504.01	Consultancy & Project Reserve	\$0.00	\$0.00	
0575	Interest received	\$0.00	\$0.00	
584	Other Income	\$0.00	\$0.00	
	GST Output Tax	\$7,200.00	\$6,000.00	2
	GST Refunds	\$5,083.15	\$917.00	3
Total Receipts		\$84,283.15	\$66,917.00	
EXPENSES				
1545	Bank Fees & Charges	\$0.00	\$0.00	
1661.01	WEROC Inc. Executive Services	\$34,500.00	\$2,603.18	4
1661.02	Executive Officer Travel and Accommodation	\$1,000.00	\$77.00	5
1661.03	WEROC Executive Officer Recruitment	\$1,000.00	\$0.00	
1687	WEROC Financial Services Accounting	\$1,000.00	\$68.18	6
1687.03	WEROC Financial Services Audit	\$1,050.00	\$0.00	
1585	WEROC Consultant Expenses	\$60,000.00	\$0.00	
1850	WEROC Management of WEROC App & Website	\$420.00	\$0.00	
1801	WEROC Meeting Expenses	\$500.00	\$0.00	
1851	WEROC Insurance	\$6,300.00	\$0.00	
1852	WEROC Legal Expenses	\$2,000.00	\$0.00	
1853	WEROC Incorporation Expenses	\$0.00	\$0.00	
1930	WEROC Sundry	\$300.00	\$0.00	
3384	GST Input Tax	\$10,807.00	\$267.14	
	ATO Payments	\$2,393.33	\$0.00	
Total Payments		\$121,270.33	\$3,015.50	

Net Position	-\$36,987.18	\$63,901.50
OPENING CASH 1 July	\$181,216.58	\$181,083.80
CASH BALANCE	\$144,229.39	\$244,985.30

Recommendation:

That the WEROC Inc. financial report for the period 1 July 2023 to 31 July 2023, be received.

RESOLUTION:

Moved: Mr. Bill Price

Seconded: Ms. Glenice Batchelor

That the WEROC Inc. financial report for the period 1 July 2023 to 31 July 2023, be received.

CARRIED

6.3 Income & Expenditure

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Date: 1 August 2023

Attachments: Nil

Voting Requirement: Simple Majority

A summary of income and expenditure for the period 1 June 2023 to 30 June 2023 is provided below.

Date	Description	Credit	Debit	Running Balance
Opening Balance		183,746.30		
07 Jun 2023	150 Square Pty Ltd	0.00	2,662.50	181,083.80
TOTAL		0.00	2,662.50	181,083.80
Closing Balance		181,083.80		

A summary of income and expenditure for the period 1 July 2023 to 31 July 2023 is provided below.

Date	Description	Credit	Debit	Running Balance
Opening Balance		183,746.30		
04 Jul 2023	150 Square Pty Ltd	0.00	3,015.50	178,068.30
07 Jul 2023	ATO	917.00	0.00	178,985.30
11 Jul 2023	Shire of Tammin	13,200.00	0.00	192,185.30
14 Jul 2023	Shire of Bruce Rock	13,200.00	0.00	205,385.30
20 Jul 2023	Shire of Merredin	13,200.00	0.00	218,585.30
26 Jul 2023	Shire of Westonia	13,200.00	0.00	231,785.30
28 Jul 2023	Shire of Yilgarn	13,200.00	0.00	244,985.30
TOTAL		66,917.00	3,015.50	244,985.30
Closing Balance		244,985.30		

Recommendation:

That the WEROC Inc. summary of income and expenditure for the period 1 June 2023 to 30 June 2023 and 1 July 2023 to 31 July 2023 be received.

That the Accounts Paid by WEROC Inc. for the period 1 June 2023 to 30 June 2023 totalling \$2,662.50 be approved.

That the Accounts Paid by WEROC Inc. for the period 1 July 2023 to 31 July 2023 totalling \$3,015.50 be approved.

RESOLUTION: **Moved:** Mr. Darren Mollenoyux **Seconded:** Ms. Joanne Soderlund

That the WEROC Inc. summary of income and expenditure for the period 1 June 2023 to 30 June 2023 and 1 July 2023 to 31 July 2023 be received.

That the Accounts Paid by WEROC Inc. for the period 1 June 2023 to 30 June 2023 totalling \$2,662.50 be approved.

That the Accounts Paid by WEROC Inc. for the period 1 July 2023 to 31 July 2023 totalling \$3,015.50 be approved.

CARRIED

7. MATTERS FOR DECISION

7.1 WEROC Housing Analysis

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Date: 21 August 2023

Attachments: *Attachment 1. WEROC Housing & Land Availability*

Attachment 2. 4WDL Key Worker Housing Analysis

Consultation: Ms. Renee Manning, Principal Regional Development Officer, Wheatbelt Development Commission

Financial Implications: NA

Voting Requirement: Simple Majority

Background:

At the WEROC Inc. Board meeting held on 28 June 2023 the Board received a presentation from Mr. Gavin Treasure, Chief Executive Officer, Shire of Dumbleyung, on the 4WDL worker housing analysis. The 4WDL report had not been finalised at the time of the last meeting but has now been released and is provided as an attachment.

In response to Mr. Treasure's presentation and further discussion prompted by the Wheatbelt Development Commission, it was suggested that WEROC follow the example of the 4WDL group and be proactive in undertaking a housing analysis. It was resolved that the initial steps in progressing a housing needs analysis would involve the following:

- 1) Request that the WDC provide base level housing data for the WEROC Local Governments.
- 2) Individually WEROC Local Governments complete a ground truthing exercise to verify the desktop data available from the WDC and to compile the additional information required.
- 3) Request assistance from the WDC or RDA Wheatbelt in assessing current and future economic drivers for the WEROC region.

Executive Officer Comment:

On 7 August 2023 the Executive Officer received base level housing data from the Wheatbelt Development Commission, which was forwarded to the WEROC CEOs on the same day with a request to compile some of the following information in advance of the next WEROC meeting on 4 September:

1. Ground truth the housing statistics.
2. Identify “lazy land”. This is land that is ideally located, maybe owned by the Shire or someone else. Think about what it would be ideal for and what would be required to prepare it to be “development ready” - for example zoning, knowing costs of servicing.
3. Identify potential “stranded accommodation assets” and document what might be required to get them back to a functioning standard.
4. Each Shire to go through their planning schemes with a forward looking, growth optimistic lens. That is, if someone wanted to develop some worker accommodation in town, is there appropriately zoned and located land to facilitate this. Same with light industry land.
5. Document any existing or known, projected demand for residential land and housing, including any known shortages for GROH, or even the Shires themselves, and from existing businesses.

Mr. Nic Warren provided the following responses regarding the data provided for the Shire of Yilgarn:

- Lazy land:
 - Crown Land along Procyon Street in Southern Cross. Located in industrial Zone. DPLH not actively offering. Would require onsite Septics, not sure about power and water connections.
 - Significant parcels of surveyed UCL properties, would require significant infrastructure spend to develop, not on sewer would need road infrastructure.
- Planning Scheme: Existing site of historic accommodation camp in Southern Cross, was reconsidered by Council in 2017 and approved, but did not eventuate.
- Existing, known, or projected demand:
 - Aware that GROH housing is in demand both due to poor existing stock and inadequate quantities, both Education, Police and Health all seeking and often ask Shire for housing.
 - Shire leases 3 properties to private businesses.
 - Own Shire properties need updating, whilst still finalising Shire housing strategy, already looking at 1 executive and 2 standard dwellings.

Mr. Darren Mollenoyux provided the following responses regarding the data provided for the Shire of Bruce Rock:

- Ground truth housing data provided:
 - It appears the CEACA Units maybe missing from the new construction data.
 - Light Industrial Land on the market – there are 3 significant industrial lots not included.
 - Residential Land on the market – there are 10 lots not included (owned by Council)
 - The statistics from Census are not accurate for total dwellings on any of the years. I have checked against the Census website and they don’t match what has been provided either. I am thinking that they may have just selected Bruce Rock Townsite and not the LG area which includes our outlying towns/farms.
- Lazy Land:
 - 37 Farrall Street - This is privately owned residential land that is 9890m² and would be ideal for subdivision or used for a multi property development. The owners were proposing a village style accommodation, however never eventuated and now want too much for it. Sold in 2019 for \$25,000 with reports the owner wants in excess of \$100,000. Land would require headworks to be subdivided and is currently R25 under Town Planning Scheme
 - 71 Noonajin Road - This is owned by State Government for GROH housing, residential land and is 2543m².

- 69 Noonajin Road - Is land vested with the Catholic Church as it was previously a Catholic School oval which has not existed for many years. The land is a large 1.0284 ha area and ideally located opposite the school and hospital. There would be the expensive of headworks as well as the site would need significant raising as it sits lower than the road.
- 92 Johnson Street - Land under the control of Education Department in a residential zoning which has never been developed. Ideal for a house or 2 smaller units being 1012m2.
- Stranded accommodation assets: Memorial House owned by WACHS – this has been vacant for 6 years and was previously low care aged persons accommodation adjoining the hospital. It was deemed no longer suitable by the Department of Health and WACHS and the remaining occupants relocated. It was assessed over four years ago and WACHS advised that they would be converting it to staffing accommodation. Whilst Council has been advised on several occasions that these works will be occurring, to date nothing has started. There is a significant shortage of accommodation options for nursing staff, and this has been propped up by Council for the past 10 years, where nursing staff have occupied Council’s staff housing that is required for our own purposes.
- Planning Scheme: This is something that is ongoing and our EHO, who is currently completing his Town Planning Degree is continually monitoring and seeking to update.
- Existing, known, or projected demand:
 - The Shire of Bruce Rock has just completed a survey of businesses seeking feedback on accommodation shortages within the Shire and their impacts. The highlighted issues and demand were:
 - i. 80% of the businesses are experiencing challenges in recruiting & retaining staff due to lack of housing.
 - ii. 60% provide housing assistance.60% of businesses have staff finding it difficult to access housing within a reasonable distance.
 - iii. Most businesses are looking for 2- or 3-bedroom accommodation.
 - iv. 77% of businesses see their workforce growing and being impacted by accommodation restrictions.
 - There is significant shortage of GROH accommodation within Bruce Rock and if the Shire was not constructing and leasing then the situation would be dire. Council already constructed 2 Police residences and 1 Principal Residence to GROH on medium term leases. Council also accommodates two nursing staff and up until 5 months ago provided a house for the HSM of the Bruce Rock Hospital, which we had to break the lease for our own staffing requirements. It is estimated that there is a need for at least 3 houses for Hospital staff and 3 for the District High School.
 - Bruce Rock Engineering is a significant employer in Bruce Rock and has constructed a 25-man village for drive in drive out workers. There is a high demand for rentals from their employees and many are also now buying residential properties.
 - The Shire has just completed its own review and analysis of staff housing and it was identified that there needed to be greater diversity in accommodation as there were a large portion of larger family home options and not enough smaller type accommodation. The review also highlighted aging assets and plan for renewal.

The Executive Officer is aware that some WEROC Shires are involved in a joint housing initiative that was put forward as a project for consideration through the Growing Regions program expression of interest process. There may be some valuable insights from the work done in preparing this application that can add value to the discussion.

Recommendation:

That the Board discuss the matter and agree on next steps.

Comments from the meeting:

- The data provided by the WDC was discussed and Members advised as follows:

- Kellerberrin's information looks mostly correct.
- Westonia have not had a chance to look at the data as yet.
- Tammin's data looks ok, but they would like to confirm some items with their town planner.
- Merredin have identified that some of the data is accurate but there are some issues as well.
- Bruce Rock and Yilgarn provided their assessments of the data in advance of the meeting.
- Mr. Darren Mollenoyux asked if it can be verified where WDC got their data as it appears to be inconsistent with the Census data they have. Mr. Mollenoyux questioned if they had just used the Bruce Rock townsite and not the Shire.
- Mr. Grant Arthur, who joined the meeting via videoconference, advised that:
 - The 4WDL group have completed their worker housing analysis and are now progressing with a feasibility study to develop a couple of lots in each town.
 - AROC are looking at undertaking the same process and have engaged the same consultants as the 4WDL group.
 - Not all Shires in the AROC are involved in their housing analysis so they have formed a sub-group that is looking at doing the more detailed planning and economic analysis. WEROC could consider doing the same if not all Shires want to be involved.
 - There is very little money available for land activation at the moment. WDC are currently looking at ways to get more investment in the activation space.
- Ms. Glenice Batchelor queried, if headworks are an issue are the WDC approaching Development WA to address this. Mr. Arthur advised that it is part of their process but reiterated there is limited money available.
- Ms. Emily Ryan asked Mr. Arthur what his recommended next steps for WEROC would be. Mr. Arthur suggested the following:
 - Collate all the individually collected information into one document.
 - Complete the economic futures process (as per Agenda item 7.2).
 - Identify and justify the demand now and into the future.
 - If there are a small group of people from WEROC that are particularly interested in progressing this work, form a sub-committee and organise a time to meet with Mr. Alex MacKenzie.
- Ms. Lisa Clack advised that the Shire of Merredin are meeting with RDA Wheatbelt to discuss the Regional Precincts and Partnerships Program, which offers grants of between \$5 million and \$50 million to help deliver one or more elements of a precinct. Ms. Clack suggested that there might be an opportunity to put forward a multi-Shire proposal and will make some enquiries.

RESOLUTION:

Moved: Mr. Darren Mollenoyux

Seconded: Ms. Glenice Batchelor

That:

- 1) Individually, Shires will review the base level data provided by WDC and provide feedback to the Executive Officer by the end of September.
- 2) The Executive Officer will collate the data into one document and then arrange a meeting with Mr. Alex MacKenzie to discuss the findings and next steps.
- 3) The Executive Officer will source quotes from the consultants who assisted the 4WDL group and who are now working with AROC.

CARRIED

7.2 WEROC Economic Futures

Author:	Rebekah Burges, Executive Officer
Disclosure of Interest:	No interest to disclose.
Date:	21 August 2023
Attachments:	<i>Attachment 3: WEROC Economic Futures Discussion Paper</i>
Consultation:	Ms. Renee Manning, Principal Regional Development Officer, Wheatbelt Development Commission
Financial Implications:	NA
Voting Requirement:	Simple Majority

Background:

At the WEROC Inc. Board meeting held on 28 June 2023, the second action arising from Agenda item 7.2, WEROC Housing Analysis, was to request assistance from the Wheatbelt Development Commission (WDC) on assessing current and future economic drivers for the WEROC region.

Executive Officer Comment:

The Executive Officer contacted Ms. Renee Manning Principal Regional Development Officer, WDC with a request for assistance. Ms. Manning advised that the WDC are working with NEWROC to test an approach to explore and understand key economic drivers and to identify assets and constraints of the NEWROC region in enabling future development and/or investment related to these drivers. The approach does not involve attracting one type of investment, rather it is about preparedness/investment readiness.

Ms. Manning has prepared a written overview of the process. It is intended that this overview will initiate some early discussion, and Ms. Manning will attend the next WEROC meeting, scheduled for 29 November, to give a more comprehensive presentation that prompts the detailed discussion.

Recommendation:

As per the briefing note the recommendations are that:

- The contents of the paper be noted.
- Consider if WEROC would like to progress working with the WDC like the NEWROC approach.
- Contact WDC to further discuss the next steps.

Comments from the meeting:

- Mr. Grant Arthur advised that the WDC are starting to gather some information on the WEROC region but the amount of data they collect will be dependent on how much interest there is from our Shires. If there is a positive response from WEROC, the WDC will start preparing for a detailed discussion at the November meeting.
- Mr. Arthur noted that this process will require quite a bit of work at the Shire level and there may need to be some financial investment from WEROC but reinforced that this economic piece is really essential for the housing analysis.

RESOLUTION:

Moved: Ms. Glenice Batchelor

Seconded: Mr. Wayne Della Bosca

That WEROC advise the Wheatbelt Development Commission that we would like their assistance in progressing the WEROC Economic Futures discussion.

CARRIED

7.3 WEROC Drive Trail

Author:	Rebekah Burges, Executive Officer
Disclosure of Interest:	As noted in Agenda item 3.
Date:	21 August 2023
Attachments:	<i>Attachment 4: Draft WEROC Drive Trail Itinerary</i> <i>Attachment 5: Example WEROC Drive Trail Signage</i>
Consultation:	Shire's of Westonia, Tammin, Yilgarn & Merredin have provided input.
Financial Implications:	As per cost estimates provided.
Voting Requirement:	Simple Majority

Background:

At the WEROC Inc. Board meeting held on 28 June 2023 it was agreed that WEROC would progress with a staged series of tourism projects aligned to the priority recommendations of the WEROC Tourism audit. Immediate priorities were to develop a WEROC self-drive trail itinerary and to improve the visibility of existing trails by uploading them to the Trails WA website.

Executive Officer Comment:

A draft WEROC self-drive trail itinerary has been developed and is presented for discussion. The trail focuses on 18 key sites (three in each Shire) and has purposely been designed to encourage stays in the towns rather than at the free camp sites as per the discussion at the previous meeting. Recommended overnight stops are in the towns with the most accommodation on offer but the accommodation options in each town are listed.

The Executive Officer has obtained two cost estimates from cartographers to produce the self-drive trail map. The first option is for one map and the second option is for one regional map and six individual shire trail maps with more detailed itineraries for each location.

Option 1: Flat Earth Mapping

This option includes the production of a regional A4 map featuring the six towns and the 18 points of interest. The map scale will be around 1:1 million and will include basic features such as major roads, towns, parks, reserves, lakes etc. The roads will have route numbers and names and the suggested drive trail route will be highlighted to navigate the reader between the points of interest. The approximate cost to design and produce this custom map is \$1,650+GST which includes 3 drafts and a final high-res digital file.

On the rear of the map will be written text and images. The WEROC colour palette will be used to inspire the design. Assistance with editing the text will be provided. This side will cost \$1,200+GST.

Printing, trimming, folding/binding, and shipping can also be provided. The cost will be dependent on quantity of maps required. The following options were provided:

A4 brochure, folded to DL size: 1,000 copies \$680

A4 brochure, folded to DL size: 2,000 copies \$790

A4 tear-off pads of 50 maps: 40 pads (2,000 maps) \$785

A4 tear-off pads of 50 maps: 80 pads (4,000 maps) \$987

The printing prices are +GST and are indicative only as paper stock prices fluctuate regularly.

You can view some of the work produced by Flat Earth Mapping on their website [Custom Mapping Service, Digital Cartography, Flat Earth Mapping](#).

Option 2. Development Cartographics.

This option includes the development of one regional map with the six towns and 18 points of interest plus six individual maps with more detailed itineraries for each location. The estimated cost to produce one regional map and six individual shire maps is \$3,000 + GST plus the cost of the digital data that would come from Landgate as the base for the maps.

A quote for some basic aluminium trail signs (see attachment 5 for indicative art work) has been sourced from Wheatbelt Uniforms, Signs & Safety. For a 300mm x 225mm sign the cost will be \$37.50 +GST each. If one sign for each of the 18 points of interest is purchased the total cost will be \$675 +GST.

Recommendation:

That:

- The draft WEROC self-drive trail itinerary be endorsed with amendments to be made as per board discussion; and
- The Board agree on a preferred cartographer to develop the map(s).

Comments from the meeting:

- Members expressed a desire to have more time to review the draft itinerary and provide feedback.
- Mr. Nic Warren suggested that having hard copies of the map/itinerary is worthwhile as many visitors still like to pick up brochures.
- At this stage, Members would just like to progress with the overarching drive-trail itinerary as some Shires already have their own self-drive itineraries (e.g., Bruce Rock through Pathways to Wave Rock and Westonia through the Wheatbelt Way).
- The drive trail signage needs to include the wording “Eastern Wheatbelt” and it is recommended that a graphic designer be engaged to provide the design so that it presents professionally. Potentially add a QR code that links to the map/itinerary for the trail. Once the sign design is finalised it can be distributed to each Shire who will decide on where they want the signs and pay for the quantity they require.

RESOLUTION:

Moved: Ms. Joanne Soderlund

Seconded: Mr. Darren Mollenoyux

That:

- 1) Option 1 as outlined above, be progressed.
- 2) Shires to review the draft itinerary and provide feedback to the Executive Officer by the end of September.
- 3) The Executive Officer to finalise the design for the drive trail sign, with the assistance of a graphic designer.

CARRIED

7.4 WEROC Inc. Bank Account Review

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Date: 10 August 2023

Attachments: Nil

Consultation: Nil

Financial Implications: As per the recommendation

Voting Requirement: Simple Majority

Background:

WEROC Inc. holds a Community Solutions One account with Westpac Bank, into which all funds are deposited. The Community Solutions One account is specifically designed for not-for-profits and charities and has no associated fees. This account previously paid a small amount of interest (0.10%), however this ceased in November 2020.

In March 2021 the Executive Officer consulted with Ms. Kerry Kretschmer, Branch Manager Merredin Westpac Bank on interest earning accounts that might be suitable for WEROC. At that time interest rates paid on term deposits ranged from 0.05% to 0.10% depending on the term fixed.

Due to the minimal interest rates being paid on accounts it was resolved that the existing Community Solutions One bank account would be retained, and no new account would be opened at that time.

Executive Officer Comment:

Given that banks are now offering competitive interest rates the Executive Officer suggests that the board consider establishing a term deposit.

The Executive Officer corresponded with Ms. Kerry Kretschmer, Bank Manager, Westpac Merredin, who advised on 10 August 2023 that the available rates are as follows:

- 3.78% for 3 months
- 3.86% for 4 months
- 3.94% for 5 months
- 4.10% for 6 months

An online search found that there is also a 12-month option with a 4.25% per annum fixed rate.

The budget for the 2023-24 financial year estimates an expenditure of \$121,270.33 and income of \$84,283.15 resulting in a closing cash balance on 30 June 2024 of \$144,229.39. To account for any budget, overspend and to allow for investment in any new initiatives that might arise in this timeframe, the Executive Officer suggests locking in \$50,000 for a 12-month term. At an interest rate of 4.25% the interest payable at maturity would be \$2,125.

Recommendation:

That WEROC Inc. establish a Term Deposit with \$50,000 locked in for a 12-month term.

Comments from the meeting:

- The Executive Officer advised that the balance of the WEROC Inc. Bank Account as of 4 September is \$248,214.54. If \$50,000 was put into a Term Deposit the remaining balance will be \$198,214.54. With an estimated expenditure of \$121,270.33 for the 2023-24 financial year, there is room to increase the amount transferred to a Term Deposit.
- Ms. Glenice Batchelor recommended that \$100,000 be invested in a Term Deposit.

RESOLUTION:

Moved: Ms. Glenice Batchelor

Seconded: Ms. Lisa Clack

That WEROC Inc. establish a Term Deposit with \$100,000 locked in for a 12-month term.

CARRIED

8. PROJECT UPDATES

8.1 Corella Management Coordinator

On 10 August 2023 the Executive Officer contacted Wheatbelt NRM for an update on the corella management project. They advised that they have appointed a coordinator, who started with them in early August and indicated that Dr. Karl O’Callaghan “will be in touch to assist in the integration”. No further information was provided.

Comments from the meeting:

- The Shire of Bruce Rock have a meeting with Dr. Karl O’Callaghan this coming Wednesday.
- The Shire of Merredin is also meeting with Dr. O’Callaghan this Wednesday, over the phone.
- Ms. Glenice Batchelor queried if there is scope for the Corella Coordinator to look at other pest birds (e.g., pigeons).

8.2 Town Team Movement

Attachment 6: *RAC Connecting Communities Fund EOI Pack*

Attachment 7: *Two-Day Change Maker Workshop*

As agreed at the WEROC Inc. Board meeting held on 28 June 2023, the Town Team Partnership has been deferred until 1 January 2024. In the interim Town Teams have agreed to keep WEROC informed of activities and grant opportunities that may be of benefit.

Ms. Alyce Ventris forwarded information on the RAC Better Streets and Communities funding opportunity. Expression of interest applications are open and close on Sunday 17 September 2023 (EOI pack is provided as an attachment). They are looking for projects from local community groups and Local Governments up to \$25,000 that align to one of the following:

- Safer roads by encouraging people to slow down.
- Cleaner and healthier air by encouraging people to walk, cycle and use public transport.
- Inviting streets and better planned communities that improve the way local residents move around their community.

Ms. Ventris also advised that the Department of Local Government, Sport, and Cultural Industries are providing free online placemaking training to Local Government staff and elected members. To access the courses staff or elected members can:

- 1) Go to <https://placemaking.education/courses>
- 2) Choose the course or product you would like to access, go to the checkout for the product and add the coupon code - **WALOCALGOV** - in the Order Summary section. This will automatically apply the 100% discount and allow you to purchase the course or product for free.

Please note that the coaching sessions are not free, but they can be purchased separately at an additional cost.

A free leadership workshop delivered by the Australian Rural Leadership Foundation as part of the Helping Regional Communities Prepare for Drought Initiative is taking place in Merredin on 18 and 19 September 2023 (see attached flyer for more information).

Finally, the sixth annual Town Team Convergence will take place in the Joondalup City Centre on Friday 27 and Saturday 28 October 2023. With the theme Make It Happen, the event focuses on collaboration and breaking down the barriers to empower and enable communities to reimagine the places they live and provide an avenue to positively influence change. The Friday program will run from 11.30am to 4.00pm and is focused on Local and State Government staff and elected members. The event is free to attend.

8.3 Co-Operative Marketing Activity

Attachment 8: *Wheatbelt Co-Op Spring Campaign*

Attachment 9: *The West Travel Feature 5 August 2023*

Attachment 10: *AGO Agritourism Strategy*

WEROC Inc. have once again committed \$3,000 +GST in the 2023-24 financial year toward the Wheatbelt Co-operative Marketing Group which consists of WEROC, Roe Tourism, NEW Travel, Pioneers Pathway and

Australia's Golden Outback (AGO). The primary aim of this marketing is to promote the four major self-drive trails - Golden Pipeline Heritage Trail, Wheatbelt Way, Pioneers Pathway and Pathways to Wave Rock.

The Spring Campaign was launched in late July. The first activity was a half-page ad in the West Australian (provided as an attachment). This will be followed by a three-week social media campaign through the AGO Facebook page, which will commence in late August.

Whilst separate to the co-operative marketing group, the AGO Agritourism Strategy, which was launched in June 2023, might be of interest to Members and is provided as an attachment. This strategy is the current focus for tourism product development for AGO.

8.4 Waste Management

The Executive Officer invites Members to provide any updates on progress with the agreed actions to implement the WEROC Strategic Waste Management Plan.

- Ms. Lisa Clack provided the following update from the Shire of Merredin:
 - An interim gate fee has been set so that it can be used at any point.
 - Their data management system will be implemented in the coming weeks.
 - The Shire is working on fixing up the existing site now.
 - The Shire has received a grant to establish an E-waste and recycling facility.
- Mr. Darren Mollenoyux advised that the Bruce Rock waste collection service is out for tender at the moment.
- Mr. Bill Price advised that a new scheme is being trialed in Westonia. It is a partnership between the Shire and the Cash for Containers provider that involves a monthly household pick up service. Bins have been provided and the householder can nominate under the lid where they want the money to go. If there is no nomination the money goes to the Westonia Progress Association.
- Mr. Nic Warren advised that they are working on a plan to consolidate their waste sites.

9. EMERGING ISSUES

9.1 Local Government Expenditure on Primary Healthcare Services

Rural Health West are partnering with the WA Local Government Association on a survey to determine the total funding local governments are spending on primary healthcare services in their communities. This is in response to concerns that the rate of local government spending into supporting health services – particularly GP services – is becoming unsustainable.

WALGA and Rural Health West aim to quantify this spend to inform advocacy efforts to State and Commonwealth government. A request to complete an online survey has been sent via email to WEROC Local Governments.

Ms. Kerida Hodge, General Manager Communications and Business Analytics, Rural Health West, will join the meeting via videoconference at 2.00pm to provide a brief overview of the project and to outline what they intend to do with the survey results.

Comments from the meeting:

- Ms. Kerida Hodge provided the following overview:
 - This initiative is enabled by a partnership with WALGA and is being conducted in recognition that Local Governments are increasingly being left to pick up the pieces of unsustainable GP services and the Federal and State Government are not being as proactive as they should be in that space.

- Through the survey they aim to put a dollar value on exactly how much Local Government's are spending on primary healthcare services, particularly GP's. They will use this information to advocate to Government for more support. This information will feed in to State Government budget submissions and they will do some media around it.
- So far, they have received 92 responses. They are particularly eager for all Wheatbelt Shires to respond.

9.2 SAT ONE

SAT ONE is a global connectivity company. It is one of the first companies in the world to offer communication services via a dedicated business grade Low Earth Orbit (LEO) satellite constellation. They claim that their LEO constellation will provide highspeed, low latency internet services across the entire globe including areas where communication has previously been impossible. The constellation consists of 648 satellites orbiting the earth at a distance of 1,200kms.

The Executive Officer attended the launch of SAT ONE in Perth on 31 August 2023 and met their National Sales Manager, Mr. Bart Duys, and Mr. Damien Frearson, Head of Global Sales & Business Development at Positive Off-Grid Solutions, both of whom expressed an interest in connecting with WEROC Local Governments to explore applications for the Wheatbelt.

Comments from the meeting:

- There is no interest in having a discussion with SAT ONE at this time. It was suggested that they speak with big corporates that operate in the region, like CBH, before coming to Local Government.

10. OTHER MATTERS (FOR NOTING)

10.1 WEROC Board Nominations Required for November Meeting.

Board Members terms expire on 30 October 2023. As per the WEROC Inc. Constitution representatives are to be nominated every two years by each Local Government and notification given in writing to the Executive Officer. To comply with this requirement, as soon as possible after Local Government elections are concluded, and prior to the next meeting, it is requested that all Member Local Governments send their nominated representatives in writing to the Executive Officer.

10.2 Wheatbelt Tourism Destination Development Working Group

Attachment 11. *Wheatbelt Working Group Team Meeting Notes 26 July 2023*

Attachment 12. *Wheatbelt Visitor Information Support Proposal (Draft)*

The Wheatbelt Tourism Destination Development Working Group met on 26 July 2023. This was a brief meeting to receive an overview of the draft proposal on the Wheatbelt Visitor Information Support Program (see attached). The group will meet again on 20 September 2023 to discuss next steps in implementing this program.

10.3 Live Sheep Export by Sea

Attachment 13. *WEROC Inc. Letter to Minister Watt RE: Live Sheep by Sea*

Attachment 14. *Letter of response from Department of Agriculture, Fisheries & Forestry*

On 13 July 2023, the Executive Officer received a request from NEWROC to write to the Federal Minister for Agriculture before the independent panel, appointed to consult with stakeholders on the phase-out of live sheep exports by sea, completes its report to the Minister. The Executive Officer emailed this request to Board Members on the same day seeking direction on whether a letter should be sent on behalf of WEROC and asking for information on any areas of concern that should be addressed in the letter. Responses in support of a letter were received from the Shires of Yilgarn (Mr. Wayne Della Bosca), Merredin (Mr. Mark McKenzie), Kellerberrin (Ms. Emily Ryan) and Bruce Rock (Mr. Darren Mollenoyux). A letter was prepared and sent to the

Minister on 17 July. A copy of the letter was emailed to Board Members and is provided again as an attachment.

A response was received on 17 August 2023 and is provided as an attachment.

10.4 \$100 Million Community Energy Upgrades Fund

The Australian Government announced in June that it is partnering with local governments to deliver energy upgrades for community facilities like local pools, sporting clubs and community centres. The assistance will help councils cut their emissions and reduce their energy bills.

The new \$100 million Community Energy Upgrades Fund will co-fund upgrades with councils and could include upgrades like replacing energy-intensive heating in pools with heat pumps and energy-efficient lighting and battery storage at sporting fields, libraries, and community centres.

The guidelines for the Fund will be designed in close consultation with key stakeholders, including the Australian Local Government Association.

It might be worthwhile considering what, if any, opportunities this could present for WEROC Shires.

11. FUTURE MEETINGS

The approved schedule of meetings for 2023 is as follows:

Date	Time	Host Council
Wednesday 22 February 2023	9.30am	Kellerberrin
Wednesday 26 April 2023	9.30am	Yilgarn
Wednesday 28 June 2023	9.30am	Tammin
Wednesday 30 August 2023	9.30am	Merredin
Wednesday 29 November 2023	9.30am	Westonia

The next General Meeting and Annual General Meeting is schedule to be held in Westonia on Wednesday 29 November 2023. A request to change the meeting location to Bruce Rock has been received as the Shire would like to showcase their completed supermarket project.

Comments from the meeting:

- Westonia are happy to change the meeting to Bruce Rock.
- The first meeting of 2024 will now be held in Westonia and the final meeting for 2023 will be in Bruce Rock.

12. CLOSURE

There being no further business the Chair closed the meeting at 3.05pm.

DECLARATION

These minutes were confirmed by the WEROC Inc. Board at the meeting held _____

Signed _____

Person presiding at the meeting at which these minutes were confirmed