



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

AGENDA

Ordinary Council Meeting

To be held in Council Chambers
Corner King & Barrack Street's, Merredin
Tuesday 16 July 2019
Commencing 3.00pm



Notice of Meeting



Dear President and Councillors,

The next Ordinary Meeting of the Council of the Shire of Merredin will be held on Tuesday 16 July 2019 in the Council Chambers, Corner King and Barrack Streets, Merredin. The format of the day will be:

1.00pm Briefing Session

3.00pm Council Meeting

KELLIE BARTLEY
ACTING CHIEF EXECUTIVE OFFICER

11 July 2019

DISCLAIMER

PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:

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

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

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

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

Shire of Merredin
Ordinary Council Meeting
3.00pm Tuesday 16 July 2019



1. Official Opening

2. Record of Attendance / Apologies and Leave of Absence

Councillors:

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

Staff

G Powell	CEO
K Bartley	DCEO
P Zenni	EMDS
M Ivanetz	EA to CEO
L Hoffmann	MCO

Members of the Public:

Apologies:

Approved Leave of Absence: Nil

3. Public Question Time

4. Disclosure of Interest

5. Applications for Leave of Absence

6. Petitions and Presentations

7. Confirmation of Minutes of the Previous Meetings

7.1 [Ordinary Council Meeting held on 18 June 2019](#)

8. Announcements by the Person Presiding without discussion

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

10. Receipt of Minutes of Committee Meetings

10.1 [Central East Aged Care Alliance Inc Meeting held on 5 June 2019](#)

10.2 [Wheatbelt Eastern District Health Advisory Committee held on 11 June 2019](#)
[Receipt of Minutes of Committee Meetings](#)

10.3 [Merredin Wildflower Society of Western Australia Inc held on 19 June 2019](#)

10.4 [WEROC Council Meeting held on 26 June 2019](#)

10.5 [WALGA State Council Summary Meeting held on 3 July 2019](#)

10.6 [Central East Aged Care Alliance Inc Special Committee Meeting held on 3 July 2019](#)

10.7 [Central East Aged Care Alliance Inc Special General Committee Meeting held on 3 July 2019](#)

11. Recommendations from Committee Meetings for Council consideration

Nil

12. Officer's Reports – Development Services

12.1 [Lot 64 Crossland Street Muntadgin – Proposed Upgrades to CBH Grain Receival Facilities](#)

13. Officer's Reports – Engineering Services

Nil

14. Officers Reports – Corporate and Community Services

14.1 [List of Accounts Paid](#)

14.2 [Statement of Financial Activity](#)

14.3 [2019/20 Differential Rates Adoption](#)

14.4 [2019/20 Budget Adoption](#)

- 14.5 [Change in Rating – Unimproved Valuation to Gross Rental Valuation – A9720 & A5506](#)
- 14.6 [Merredin Regional Community and Leisure Centre – Belgravia Leisure – Management Plan 2019/20](#)
- 14.7 [Review of Apex Park Redevelopment](#)

15. Officer's Reports – Administration

Nil

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

Nil

19. Matters Behind Closed Doors

Nil

20. Closure

7. Confirmation of Minutes of the Previous Meetings

7.1 Ordinary Council Meeting held on 18 June 2019

[Attachment 7.1A](#)

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the Minutes of the Ordinary Council Meeting held on 18 June 2019 be confirmed as a true and accurate record of proceedings.

10. Receipt of Minutes of Committee Meetings

10.1 Central East Aged Care Alliance Inc Meeting held on 5 June 2019

[Attachment 10.1A](#)

10.2 Wheatbelt Eastern District Health Advisory Committee held on 11 June 2019

[Attachment 10.2A](#)

10.3 Merredin Wildflower Society of Western Australia Inc held on 19 June 2019

[Attachment 10.3A](#)

10.4 WEROC Council Meeting held on 26 June 2019

[Attachment 10.4A](#)

10.5 WALGA State Council Summary Meeting held on 3 July 2019

[Attachment 10.5A](#)

10.6 Central East Aged Care Alliance Inc Special Committee Meeting held on 3 July 2019

[Attachment 10.6A](#)

10.7 Central East Aged Care Alliance Inc Special General Committee Meeting held on 3 July 2019

[Attachment 10.7A](#)

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That the Minutes of the Central East Aged Care Alliance Inc Meeting held on 5 June 2019, Wheatbelt Eastern District Health Advisory Committee held on 11 June 2019, Merredin Wildflower Society of Western Australia Inc held on 19 June 2019, WEROC Council Meeting held on 26 June 2019 and WALGA State Council Summary Meeting held on 3 July 2019, Central East Aged Care Alliance Inc Special

Committee Meeting held on 3 July 2019 and Central East Aged Care Alliance Inc Special General Committee Meeting held on 3 July 2019 be received.

11.	Recommendations from Committee Meetings for Council consideration
------------	--

12. Officer's Reports - Development Services

12.1 Lot 64 Crossland Street Muntadgin – Proposed Upgrades to CBH Grain Receival Facilities

<h2>Development Services</h2>		
Responsible Officer:	Peter Zenni, EMDS	
Author:	Peter Zenni, EMDS	
Legislation:	Shire of Merredin Local Planning Scheme No 6	
File Reference:	A9852	
Disclosure of Interest:	Nil	
Attachments:	Attachment 12.1A – Application for development approval, associated plans and specifications.	

Purpose of Report

- Executive Decision Legislative Requirement

Background

The Shire of Merredin has received an application for development (planning) approval from Mr Tim Dolling lodged on behalf of Co-operative Bulk Handling (CBH) for proposed development at the CBH grain handling facility located at Lot 64 Crossland Street Muntadgin. The proposed development is aimed at upgrading the existing CBH receival facilities in Muntadgin.

Comment

The proposed development consists of the installation of a new 36m long weighbridge and hut to replace the existing 18m long weighbridge and hut as well as the provision of a new sealed internal road, culvert, crossover and site exit on to Dunwell Road.

Strategic

The proposal is consistent with the current as well as longer-term use of the area.

Statutory

The property located at Lot 64 Crossland Street Muntadgin is designated 'Railway Local Scheme Reserve' under the Shire of Merredin Local Planning Scheme No.6. (LPS).

Clause 3.4 of the LPS states that in determining an application for planning approval, the local government is to have due regard to the ultimate purpose intended for the reserve. In the case where land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.

In this case the objectives of the Local Planning Scheme No. 6 relating to a Railway Local Reserve areas follows;

- To provide land and facilities for railway purposes and associated activities.
- To protect land from activities considered inappropriate to the successful continued operation of railway infrastructure.

The above objectives are not being contravened and the proposed development complements the current long term use of the area.

The land in question is owned by the State of WA and is a reserve vested in the Public Transport Authority.

The development application has been signed by the Executive Director Infrastructure Planning And Land Services on behalf of the PTA. The Shires Executive Manager Development Services (EMDS) has spoken with a representative of the PTA and confirmed that the PTA supports the application lodged by CBH to the Shire of Merredin.

Impacts

Environmental (Noise)

The proposed development is in proximity to noise sensitive premises (dwellings) in the Muntadgin Town site. Previously Council Officers have held discussions with CBH Management in relation to noise complaints received associated with the use of air horns by truck drivers accessing the site. The EMDS has highlighted this issue as part of the discussions relating to this development application and requested information from CBH operations personnel as to how CBH will address the issue of preventing unreasonable noise emissions from the site in future.

Subsequently CBH Management have confirmed that all truck drivers are now advised that air horns must not be used on site. In light of this it is believed that there is currently no need to request the development and implementation of a dedicated noise management plan for the site.

Bush Fire Protection

The application for development approval is accompanied by a Bush Fire Management Plan prepared by Green Start Consulting which addresses criteria specified by WAPC Guidelines for planning in bush fire prone areas.

Road Infrastructure

The proposed development incorporates the establishment of an internal sealed road, the provision of a culvert on the site as well as the provision of a sealed crossover accessing Dunwell Road.

CBH representatives have advised the EMDS that the proposed development will not result in the increase in overall truck movements to and from the site or an increase in the length of the vehicles accessing the site.

CBH representatives are aware that truck drivers are required to comply with Tandem Drive Network 7.3, with no operation on the unsealed road when visibly wet without approval.

CBH are still to finalise specifications for the crossover but have been advised that it will need to be constructed to the Shire of Merredin specifications.

The EMDS has discussed the proposed development with the Shires Executive Manager Engineering Services (EMES), who has confirmed that he has no objection to the proposed crossover and access on to Dunwell Road, subject to all costs associated with the construction and maintenance of the crossover being borne by CBH.

Policy Implications

Nil

Statutory Implications

Compliance with the Shire of Merredin Local Planning Scheme No 6

Compliance with the *Building Act 2011*

Strategic Implications

➤ Strategic Community Plan

Zone: Economy and Growth

Zone Statement: Merredin seeks new opportunities for growth and strives to develop rich and multifaceted economy

Key Priority: 2.3 Supporting initiatives from local businesses for growth

➤ Corporate Business Plan

Key Action: 4.1.1 - Continue to update the Integrated Planning Framework, meet statutory requirements of the Local Government Act and regulations and regulatory obligations required under other regulations

Directorate: Development Services

Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ **Workforce Plan**

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

Risk Implications

Nil

Financial Implications

The relevant development application fees have been paid.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That Council:

1. **Grants the development (planning) approval to Co-operative Bulk Handling (CBH) for proposed works at Lot 64 Crossland Street, Muntadgin as outlined in attachment 12.1A, subject to the following conditions.**
 - a) **The proposed crossover being constructed and maintained to the satisfaction of the Shire of Merredin.**
 - b) **All costs associated with the construction and maintenance of the crossover being borne by CBH.**
 - c) **The landowner shall comply with the Bush Fire Management Plan prepared by Green Start Consulting, Report Number: 12290a.**

Advice Notes:

- a) **That the granting of development 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; and**
- b) **The building must not be used or occupied until the applicable occupancy permits have been obtained from the Shire of Merredin.**

13. Officer's Reports - Engineering Services

14. Officers Reports – Corporate and Community Services

14.1 List of Accounts Paid

<h2>Corporate Services</h2>		 <p>SHIRE OF MERREDIN INNOVATING THE WHEATBELT</p>
Responsible Officer:	Charlie Brown, EMCS	
Author:	Charlie Brown, EMCS	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	Nil	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.1A - List of Accounts Paid	

Purpose of Report

- Executive Decision
 Legislative Requirement

Background

The attached List of Accounts Paid during the month of June 2019 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

Zone: Zone 4 – Communication & Leadership
Zone Statement: Merredin Council engages with its Community and leads by example.
Key Priority: 4.1 – Ensuring all planning, reporting and resourcing is in accordance with best practice, compliance and statutory requirements.

➤ **Corporate Business Plan**

Key Action: 4.1.1 – Continue to update the Integrated Planning Framework, meet statutory requirements of the Local Government Act and Regulations and regulatory obligations required under other regulations.
Directorate: Corporate Services
Timeline: Ongoing

Sustainability Implications

➤ **Strategic Resource Plan**

Nil

➤ **Workforce Plan**

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

Risk Implications

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

Financial Implications

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

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That the schedule of accounts paid as listed, covering cheques, EFT's, bank charges, directly debited payments and wages, as numbered and totalling \$2,308,577.89 from Council's Municipal Fund Bank Account and \$13,515.97 from Council's Trust Account be endorsed by Council.

14.2 Statement of Financial Activity

<h2>Corporate Services</h2>		 <p>SHIRE OF MERREDIN INNOVATING THE WHEATBELT</p>
Responsible Officer:	Charlie Brown, EMCS	
Author:	Charlie Brown, ECMS	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	Nil	
Disclosure of Interest:	Nil	
Attachments:	<p>Attachment 14.2A - Statement of Financial Activity</p> <p>Attachment 14.2B – Detailed Statements</p> <p>Attachment 14.2C – Detailed Investment Statement</p> <p>Attachment 14.2D – Financial Ratios</p>	

Purpose of Report

Executive Decision Legislative Requirement

Background

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

Comment

Operating Income and Expenditure is consistent with Council’s YTD Budget with Operating Income 3% down up budget estimates and Expenditure showing a 10% variance. Main reasoning behind income is grant incoming not being received as anticipated, however, this will even out the remainder of the year.

As can be seen on page 3 the Adjusted Net Current asset position is slightly better than with the same period last year.

Explanations at Program level, where possible, is held at Note 2, however a detailed listing can be seen in the Attachment.

Capital Expenditure

A detailed look at capital expenditure can be found in Note 8.

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

Zone: Zone 4 – Communication & Leadership
Zone Statement: Merredin Council engages with its Community and leads by example.
Key Priority: 4.1 – Ensuring all planning, reporting and resourcing is in accordance with best practice, compliance and statutory requirements.

➤ Corporate Business Plan

Key Action: 4.1.1 – Continue to update the Integrated Planning Framework, meet statutory requirements of the Local Government Act and Regulations and regulatory obligations required under other regulations.
Directorate: Corporate Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

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

➤ Workforce Plan

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

Risk Implications

The Financial Activity report is presented monthly and provides a retrospective picture of the activities at the Shire. Contained within the report is information pertaining to the financial cost and delivery of strategic initiatives and key projects.

In order to mitigate the risk of budget over-runs or non-delivery of projects, the Chief Executive Officer has implemented internal control measures such as regular Council and management reporting and a quarterly process to monitor financial performance against budget estimates. Materiality reporting thresholds have been established at half the adopted Council levels, which equate to \$10,000 for operating budget line items and \$10,000 for capital items, to alert management prior to there being irreversible impacts.

It should also be noted that there is an inherent level of risk of misrepresentation of the financials through either human error or potential fraud. The establishment of control measures through a series of efficient systems, policies and procedures, which fall under the responsibility of the CEO as laid out in the *Local Government (Financial Management Regulations) 1996*, Regulation 5, seeks to mitigate the possibility of this occurring. These controls are set in place to provide daily, weekly and monthly checks to ensure that the integrity of the data provided is reasonably assured.

Financial Implications

The adoption of the Monthly Financial Report is retrospective. Accordingly, the financial implications associated with adopting the Report are nil.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That in accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, the Statement of Financial Activity and the Investment Report for the period ending 30 June 2019 be received.

14.3 2019/20 Differential Rates Adoption

<h2>Corporate Services</h2>		 SHIRE OF MERREDIN INNOVATING THE WHEATBELT
Responsible Officer:	Charlie Brown, EMCS	
Author:	Charlie Brown, EMCS	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	FM/5/20	
Disclosure of Interest:	Nil	
Attachments:	Nil	

Purpose of Report

- Executive Decision Legislative Requirement

Background

Council resolved at the Ordinary Council meeting, 21st May 2019 to adopt the differential rates for advertising for the 2019/20 financial year. (CMRef 82372)

“That Council:

- adopt for advertising purposes the following differential rate in the dollar and minimum payments for Unimproved Value rated properties, subject to finalisation of the draft 2019/20 Budget and the establishment of the funding shortfall required from imposition of rates on Gross Rental Value rated properties:***

Unimproved Value	Minimum	Rate in \$
UV1 – Rural	\$1,110.00	0.019300
UV2 – Urban Rural	\$1,110.00	0.03110
UV3 – Mining	\$200.00	0.036800
UV4 - Special Zone Power	\$1,110.00	0.036800
UV5 – Special Use Airstrip	\$1,110.00	0.036800

in accordance with Section 6.36 of the Local Government Act 1995, advertise its intention to levy differential rates on Unimproved Value properties for the 2019/20 Budget, and advise the public of the availability of the Shire of Merredin’s 2019/20 Differential Rating Objects and Reasons.”

CARRIED 9/o

Comment

A notice seeking submissions to the proposed differential rates for 2019/20 was advertised on 7th June 2019. The closing date for submissions was the 3rd July 2019. No submissions were received.

During finalisation of the draft budget and subsequent rates modelling, it was not necessary to adjust the rate in the dollar in all rate classes to conform to Section 6.33 (3) of the *Local Government Act 1995*.

In adopting the recommended model, Ministerial approval is not required as the differential rated properties are not more than double the non-differentially rated properties once the annual increase has been applied.

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

6.33. Differential general rates

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
 - (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
 - (b) *a purpose for which the land is held or used as determined by the local government; or*
 - (c) *whether or not the land is vacant land; or*
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
 - (a) *specify the characteristics under subsection (1) which a local government is to use; or*
 - (b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of*

that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.

- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation 1 is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
- (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6),*
- on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
- (a) *the number of separately rated properties in the district; or*
 - (b) *the number of properties in each category referred to in subsection (6),*
- unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
- (a) *to land rated on gross rental value; and*
 - (b) *to land rated on unimproved value; and*
 - (c) *to each differential rating category where a differential general rate is imposed.*
-

Strategic Implications

➤ Strategic Community Plan

Zone: Zone 4 – Communication and Leadership
Zone Statement: Merredin Council engages with its community and leads by example
Key Priority: 4.1 – Ensuring all planning, reporting and resourcing is in accordance with best practice, compliance and statutory requirements

➤ Corporate Business Plan

Key Action: 4.1.1 – Continue to update the Integrated Planning Framework, meet statutory requirements of the Local Government Act and regulations and regulatory obligations required under other regulations
Directorate: Corporate Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

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

Risk Implications

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

Adopting the differential model as detailed below will result in rates revenue in accordance with Council's Strategic Resources Plan incorporating the Long Term Financial Plan and Asset Management Plan

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council:

1. Notes that no submissions were received regarding the proposed 2019/20 Differential General Rates and Minimum Payments; and
2. After giving consideration to public submission, endorses the 2019/20 Differential General Rates and Minimum Payments as follows, with a view of striking the rates as part of the 2019/20 Budget adoption:

Unimproved Value	Minimum	Rate in \$
UV1 – Rural	\$1,110.00	0.019300
UV2 – Urban Rural	\$1,110.00	0.03110
UV3 – Mining	\$200.00	0.036800
UV4 - Special Zone Power	\$1,110.00	0.036800
UV5 – Special Use Airstrip	\$1,110.00	0.036800

14.4 2019/20 Budget Adoption

Corporate Services



Responsible Officer:	Charlie Brown, EMCS
Author:	Charlie Brown, EMCS
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Attachment 14.4A – 2019/20 Budget (Incorporating Statutory Budget, Fees and Charges)

Purpose of Report



Executive Decision



Legislative Requirement

Background

The Draft 2018/19 Budget has been compiled based on the principles contained in the Strategic Community Plan, Strategic Resources Plan and in accordance with the presentations made to Council at the budget workshops held in June and July 2019.

The proposed differential general and minimum rates were approved by Council on 21st May 2019 and advertised for public comment. No submissions were received by 3rd July 2019 when the public comment period closed (refer to item 14.3).

Comment

The main features of the draft 2019/20 Budget includes:

1. The budget has been prepared with a 3% rate increase in accordance with Council's Long Term Financial Plan, adopted in June 2019. This increase applies to all general and differential general rate categories utilising the Gross Rental Valuation (GRV) and the Unimproved Valuation (UV) provided by Landgate;
2. Fees and Charges have not been increased and are itemised in the draft 2019/20 Budget;

3. Household and Commercial Waste charges have been increased by 3%. The intention is that the sub program “Sanitation” should be a zero impact on the budget. It currently shows a deficit of \$120,557.00 in the draft 2019/20 Budget;
4. A capital works budget totalling \$7.03M for investment in infrastructure, land and buildings, plant and equipment is planned. Expenditure on road infrastructure is the major component of this (\$2.56M) in line with Council’s Expenditure of \$3.20M relates to CEACA Inc for which the Shire of Merredin is the conduit for the funds; and

The estimated brought forward balance is \$2,858,519, however this is unaudited and may change once the annual accounts are finalised. The major influence on the brought forward balance is the receipt of 50% of the 2019/20 Financial Assistance Grants allocation in June 2019.

Policy Implications

The draft 2019/20 Budget is based on the principles contained in the Strategic Plans.

Statutory Implications

Section 6.2 of the *Local Government Act 1995* requires that not later than 31 August in each financial year the local government is to prepare and adopt a budget for its municipal fund for the financial year ending on the next following 30 June.

Division 5 and 6 of Part 6 of the *Local Government Act 1995* refers to the setting of budgets and raising of rates and charges. The *Local Government (Financial Management) Regulations 1996* details the form and content of the budget. The draft 2019/20 Budget as presented is considered to meet the statutory requirements.

Strategic Implications

➤ Strategic Community Plan

Zone: Zone 4 – Communication and Leadership
Zone Statement: Merredin Council engages with its community and leads by example
Key Priority: 4.1 – Ensuring all planning, reporting and resourcing is in accordance with best practice, compliance and statutory requirements

➤ Corporate Business Plan

Key Action: 4.1.1 – Continue to update the Integrated Planning Framework, meet statutory requirements of the Local Government Act and regulations and regulatory obligations required under other regulations
Directorate: Corporate Services

Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

The draft 2019/20 Budget has been compiled on the principles contained in the Strategic Resource Plan.

➤ 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 the *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council for adoption.

Financial Implications

Specific financial implications are as outlined in the Detail section of this report and as itemised in the draft 2019/20 Budget as contained the attachment 14.4(A).

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council:

1. Pursuant to the provisions of Section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, Council adopt the 2019/20 Budget as contained in attachment 14.4(A), with the inclusion of budget ratios on page 30 of the document, for the Shire of Merredin;
2. Pursuant to Sections 6.32, 6.33, 6.34 and 6.35 of the *Local Government Act 1995* impose the following differential general and minimum rates on Gross Rental and Unimproved Values adopted for the purpose of yielding the deficiency disclosed by the Municipal Fund Budget in the Rate Setting Statement:

2.1 General Rates

Gross Rental Value	Minimum	Rate in \$
GRV	\$890	0.106152

General Differential Rates:

Unimproved Value	Minimum	Rate in \$
UV1 – Rural	\$1,110.00	0.019300
UV2 – Urban Rural	\$1,110.00	0.03110
UV3 – Mining	\$200.00	0.036800
UV4 - Special Zone Power	\$1,110.00	0.036800
UV5 – Special Use Airstrip	\$1,110.00	0.036800

3. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, Council nominate the following due dates for the payment in full by instalments:

Full payment or 1 st Instalment due date	30 August 2019
2 nd Instalment due date	1 November 2019
3 rd Instalment due date	3 January 2020
4 th Instalment due date	6 March 2020

4. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996* Council adopts an instalment administration charge where the owner has

elected to pay rates (and service charges) through an instalment option of \$13 for each instalment after the initial instalment is paid;

5. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996* Council adopts an interest rate of 5.5% where the owner has elected to pay rates (and service charges) through an instalment option;
6. Pursuant to Section 6.51(1) and subject to Section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996* Council adopts an interest rate of 11% for rates (and service charges) and costs of proceedings to recover such charges that remain unpaid after becoming due and payable;
7. Pursuant to Section 67 of the *Waste Avoidance and Resources Recovery Act 2007* Council adopts the Schedule of Fees and Charges for the Shire of Merredin removal and/or deposit of domestic and commercial waste included in Attachment 14.4A;
8. Pursuant to Section 5.99 of the *Local Government Act 1995* and Regulation 34 of the *Local Government (Administration) Regulations 1996*, Council adopts the following annual fees for payment of elected members in lieu of individual meeting attendance fees:

Shire President	\$8,445.56
Deputy Shire President	\$8,445.56
Councillors	\$8,445.56

9. Pursuant to Section 5.98A of the *Local Government Act 1995* and Regulation 33 and 33A of the *Local Government (Administration) Regulations 1996*, Council adopts the following annual local government allowance to be paid in addition to the annual meeting allowance:

Shire President	\$14,081
Deputy Shire President	\$3,520

10. In accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality the level to be used in the Statement of Financial Activity in 2018/19 for the reporting material variance shall be 10% or \$10,000, whichever is greater
 11. Pursuant to section 6.16 of the *Local Government Act 1995* adopts the schedule of fees and charges as included in attachment 14.4A.
-

14.5 Change in Rating – Unimproved Valuation to Gross Rental Valuation – A9720 & A5506

<h2>Corporate Services</h2>		 SHIRE OF MERREDIN INNOVATING THE WHEATBELT
Responsible Officer:	Charlie Brown, EMCS	
Author:	Kellie Bartley, Acting CEO	
Legislation:	<i>Local Government Act 1995</i>	
File Reference:	RV/11/4	
Disclosure of Interest:	Nil	
Attachments:	<p>Attachment 14.5A – (Confidential) Letter of Request UV to GRV</p> <p>Attachment 14.5B - (Confidential) Land Use Declaration Form (Signed)</p> <p>Attachment 14.5C – (Confidential) Certificate of Title</p> <p>Attachment 14.5D – (Confidential) Rating Policy Valuation Land Application Form</p> <p>Attachment 14.5E – Local Planning Scheme No 6 – Burracoppin Town site</p> <p>Attachment 14.5F – Map of Local Town Planning Scheme No 6 – Amendment 4</p> <p>Attachment 14.5G – Defined UV & GRV Rating Areas - Burracoppin</p>	

Purpose of Report

Executive Decision

Legislative Requirement

Background

The Local Government has a role in ensuring that the rating principles of the *Local Government Act 1995*, are correctly applied to rateable land within their district such that rural land is rated on its Unimproved Valuation (UV) and non-rural land is rated on its Gross Rental Valuation (GRV).

The Local Government is required to have systems and procedures in place to:

- identify and record any changes in land use;

- review the predominant use of land affected by significant land use changes; and
- ensure timely applications for the Minister's approval.

The Principles the Local Government are to apply and implement in these systems and procedures are:

- Objectivity;
- Fairness and equity;
- Consistency;
- Transparency; and
- Administrative efficiency.

Council is requested to consider the application for changes that may be identified and require Ministerial approval for change in rating methodology from UV to GRV.

Comment

Council Officers have received a request from the ratepayer for review of the land located on A9720 & A5506. The registered owners are requesting the land to be contiguously rated. For Council to consider this request, it is required to send their approval with a council resolution that it supports the request that is required by the Minister of Local Government for consideration.

Property on A5506 is located within the townsite boundary of Burracoppin, is zoned residential, and is currently rated with a Gross Rental Valuation of \$7,280.00. Property on A9720 is located outside the townsite boundary of Burracoppin and is zoned Townsite with a land use of vacant land. The Unimproved Valuation for A9720 is currently \$6,000.00.

The townsite boundary runs between the 5 identified lots owned by the ratepayer and therefore A9720 is classified outside the registered townsite boundary of Burracoppin which then gives is the rating to be Unimproved Valuation.

On review of the title for these 5 lots, the owner is in receipt of one registered title with the Department of Land Administration, with all five lots registered on the one title. This gives the opportunity for the ratepayer to request to the local government for the rating to be classified under the Valuer Generals rating guidelines for the opportunity to be rated contiguously.

It is a requirement prior to the request to the Valuer General that the land is required to be approved and gazetted by the Minister of Local Government prior to the Valuer General allowed to make the changes for the purpose of rating from UV to GRV.

The following details have been provided to support this request:

- Rating Policy Valuation Land Application as contained in attachment 14.5D;
- The owner is required to complete the land use declaration form as contained in attachment 14.B;

- Certificate of Title showing the 5 residential lots on the one title as contained in attachment 14.5C;
- Town Planning Scheme number 6 map defining the townsite boundary as contained in attachments 14.5E and 14.5F;
- Copy of Officers report and Council's resolution for the request to be submitted to the Minister in support.

As the Crown currently owns the balance of land along this identified street, the balance of lots in the same concept however are currently rated non-rateable and are not attracting rates. Crown is exempted from rates until the land is sold or rented out. The current lots are all vacant land.

Council may consider in the future a realignment of the townsite boundary for Burracoppin to include all the UV lots that are separated by undesignated laneways.

Council Officers are in support of this recommendation by the ratepayer and requests that Council supports the request to the Minister of Local Government for Assessment number A9720 for a change in rating methodology from UV to GRV effective on the Minister of Local Government approval and gazette this request.

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

6.28 Basis of rates

- (1) *The Minister is to:*
 - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
 - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be:*
 - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
 - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of the land.*

Strategic Implications

➤ Strategic Community Plan

Zone: Zone 4 – Communication & Leadership
Zone Statement: Merredin Council engages with its Community and leads by example.

Key Priority: Key Priority 4.1 – Ensuring all planning, reporting and resourcing is in accordance with best practice, compliance and statutory requirements

➤ **Corporate Business Plan**

Key Action: 4.1.1 – Continue to update the Integrated Planning Framework meeting statutory requirements of the Local Government Act and Regulations and regulatory obligations required under other regulations.

Directorate: Corporate Services

Timeline: Ongoing

Sustainability Implications

➤ **Strategic Resource Plan**

Differential Rating is identified in the Strategic Resource Plan and the basis of rating helps to assist the Local Government to meet the operational and strategic needs for the ratepayers and community within the district.

➤ **Workforce Plan**

Directorate: Nil

Activity: Nil

Current Staff: Nil

Focus Area: Nil

Strategy Code: Nil

Strategy: Nil

Implications: Nil

Risk Implications

The risk is considered to be of low impact on the shire.

Financial Implications

No preliminary GRV's have been obtained from the Valuer General to date however it has been requested to their office for advice on the change in GRV on A5506.

It is anticipated that A9720 – will have a reduction of rate charge of \$1,195.50 (2018/19 financial year) and that A5506 will increase in the GRV therefore increasing the rates levied. Without revised valuations for these properties for the Valuer General, it is difficult to determine the effect on the value of rates on these two assessments.

The financial implications of this will be the cost of officers time to complete the request and the loss of income approximately \$1,195.50 on A9720 and an proposed increase in GRV on A5506 (yet to be determined on the advice of the Valuer General).

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council:

1. **Agrees to support the change of the basis of valuation for land on Assessment Number A9720 from Unimproved Valuation to Gross Rental Valuation effective on the date approval by the Minister of Local Government, Sport and Cultural Industries.**
2. **Authorises the Chief Executive Officer to submit the Rating Policy Valuation Land Application form and supporting documentation to the Minister of Local Government, Sport and Cultural Industries as contained in attachments 14.5A, 14.5B, 14.5C & 14.5D.**

14.6 Merredin Regional Community and Leisure Centre – Belgravia Leisure – Management Plan 2019/20

<h2>Community Services</h2>		
Responsible Officer:	Kellie Bartley, DCEO	
Author:	Kellie Bartley, DCEO	
Legislation:	Nil	
File Reference:	MRC/2/1	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.6A – MRCLC Management Plan 2019/20	

Purpose of Report

- Executive Decision Legislative Requirement

Background

Council commenced a five year management agreement with Belgravia Leisure on 17 April 2018 for the management of Merredin Regional Community and Leisure Centre (MRCLC) on behalf of the Shire of Merredin.

At its April 2018 Council resolved behind closed doors (CMRef 82170)

“That Council accepts the proposal submitted by Belgravia Leisure to extend the Management Agreement for a maximum of five years for the provision of contract management of the Merredin Regional Community and Leisure Centre commencing 1 July 2018”

Under the terms of the agreement Belgravia Leisure will provide annually to Council the Management Plan for Council’s consideration and endorsement and proposed fees and charges for the upcoming financial year.

Comment

MRCLC Management Plan

The Management Plan outlines the programs and services, workforce plan, marketing and communications, operational hours, asset management, fees and charges and operational action plan. A copy of the Management Plan is attached for Council’s perusal.

Policy Implications

Nil

Statutory Implications

There is no statutory provisions related to this matter. However, it does align with our Strategic Community Plan.

Strategic Implications

➤ Strategic Community Plan

Zone: Zone 1 - Community and Culture

Zone Statement: Merredin is rich in cultural diversity, performing and fine arts and a variety of sports available for both residents and visitors.

Key Priority: 1.3 – Supporting sport activities and promoting healthy lifestyles

➤ Corporate Business Plan

Key Action: 1.6.1 – Support community groups to deliver activities and services to the community effectively and sustainably
1.6.2 – Support community groups that recognise and celebrate positive community achievements

Directorate: Community Services

Timeline: 2019/20 Budget timeframe

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

The annual operational deficit is factored into the Strategic Resource Plan. The possible risks associated are as follows:

- The contractor is unable to deliver the operational action plan;
- The relationship between the two parties is not conducive; and/or

Financial risk if the community do not engage or participate.

Financial Implications

The financial implications have been defined under the terms of the contract and will be reviewed and presented to Council for consideration after the year end process has been completed by the contractor.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council receives the Merredin Regional Community and Leisure Centre Management Plan 2019/20 submitted by Belgravia Leisure as contained in attachment 14.6A

14.7 Review of Apex Park Redevelopment

<h2>Community Services</h2>		
Responsible Officer:	Kellie Bartley, DCEO	
Author:	Kellie Bartley, DCEO	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	GS/2/4	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.7A – Photos of Playgrounds – Northam, Nedlands & Kellerberrin	

Purpose of Report

- Executive Decision Legislative Requirement

Background

Following the March 2019 Ordinary Council meeting, Shire Officer’s conducted minimal community engagement enabling members of the community to have input into the Apex Park Redevelopment. The outcomes of the community engagement were presented to Council for consideration at the May 2019 Council meeting.

Council at the Ordinary Council Meeting on the 19th March 2019 recommended (CMRef 82331) that:

That:

1. ***the Concept Plan with indicative costings of between \$450,000-\$550,000 for the redevelopment of Apex Park be adopted in order to facilitate community consultation;***
2. ***Council’s preferred option for funding the Concept Plan is Option 3 with Council using its own resources for 50% and seeking grant funds for 50% of the project costs;***
3. ***a community consultation period of three weeks commencing Friday 29 March 2019 (date of the next publication of The Phoenix) be undertaken; and***
4. ***the matter be referred back to Council following the consultation period.***

Council at the Ordinary Council Meeting on the 21st May 2019 recommended (CMRef 82375) that:

1. ***Creates the “Apex Park Redevelopment Reserve Account” and the transfer of \$150,000, being unused municipal funds included in the 2018/19 Shire of Merredin Budget;***
2. ***The purpose of the reserve to be “used to fund the redevelopment works at the Apex Park”;***
3. ***The Chief Executive Officer be authorised to actively seek grant funding for the redevelopment of Apex Park;***
4. ***A transfer of \$75,000.00 be included in the 2019/2020 Draft Budget to the Apex Park Redevelopment Reserve Account.***

Comment

Initial report to Council

Contained within the 2018/19 Budget (job number 1137) is an amount of \$150,000 for Apex Park Play Equipment. This amount was allocated in the budget to repair and effect minor upgrades of the existing playground equipment.

Council subsequently formed an informal committee which looked at preparing a concept plan to facilitate major upgrades to Apex Park by re-grouping the existing equipment, the installation of new equipment, the construction of a half-court basketball court and a driver training circuit for children.

A concept plan and indicative costings were developed in conjunction with Councillors Flockart, Anderson, Boehme and Executive Manager Engineering Services, Mr Mike Hudson.

Community Engagement

The concept plan for Apex Park Redevelopment advertising commenced on the 29th March 2019. Social Media (Facebook) was used to commence community engagement. With Councillors and Staff attending Merredin Show (30th March 2019) and Youthfest (13th April 2019).

A total number of 186 responses were received over this public comment period. With over 107 comments at the Merredin Show and Youthfest. The balance of responses were driven by social media comments. As Council is unable to monitor “sharing” of the posts or other comments and posts that may have been on individual social media pages, it is noted that the public consultation for social media may have had a larger number of responses that the Shire is not able to view.

The community engagement was a positive response from ratepayers and the community. With most people in support of the playground redevelopment. The benefits that were identified by the community were:

- Options for disabled children;

- Flying fox and big playground were most popular;
- Noted that more shade to be included;
- More drinking fountains; and
- Toilets to be improved.

On review of the community engagement undertaken, the responses have all been in support of the Council to continue with the Apex Park Redevelopment.

Grant Funding – Lotterywest

The Deputy Chief Executive Officer (DCEO) and Community Liaison Officer (CLO) attended the Lotterywest Offices in Subiaco on the 11th June 2019 to discuss the Apex Park Playground Redevelopment. Officers were advised that funding has been revised and the new guidelines require a more informative community engagement. Funding is no longer identified as 50/50% contribution concept.

Officers were advised that the minimal community engagement that has been undertaken for this project to date, would not be supported. Lotterywest supports projects that have a community driven concept that is supported and requires the additional information to support the application. This includes:

- Documentation that the local government is responsible for the space or owns the land or buildings;
- Draft Plans;
- Builder's or architect's quotes;
- Feasibility study;
- Business case assessing the options considered and substantiating the preferred option;
- Relevant building approvals and compliance to relevant codes, standards and legislation (including environmental and heritage factors); and
- Facility management plan and other related policies.

Lotterywest expect strong planning from a Local Government including relevant community and stakeholder support, showing how the proposal represents the most effective solution to addressing the identified needs. There is no longer cut off periods or categories with grant funding opportunities. Projects can be staged but options must be discussed prior to submitting an application.

Lotterywest Community Investment Framework

Lotterywest and Healthway grants ensure that Western Australia's health, sports and arts sectors, as well as thousands of local government authorities and not-for-profit groups are supported in their valuable contribution to the community.

The coming together of Lotterywest and Healthway created an opportunity to align our grant making strategy, and build synergies to maximise our community support through a shared Community Investment Framework.

The Framework is designed to achieve our visions by setting five priority areas and desired outcomes to benefit the Western Australian community. The

Framework will measure impact, incorporating mechanisms to show what was achieved, and how the community benefited.

Understanding the positive impact our grants make in the community means we know how we are helping to build a better and healthier Western Australia.

Community Investment Framework Diagram



Applications will need to relate to one of the Framework's five priority areas with a demonstrated community benefit related to one or more of the priority area outcomes.

Lotterywest recommended the DCEO & CLO to visit the sites at City of Nedlands and Shires of Northam and Kellerberrin sites that have recently completed Naturescape parks that incorporate the following principles:

Accessible & Diverse

- Playgrounds and associated facilities and amenities will cater for a range of abilities and needs;
- Playground designs will be stimulating and fun to enable play environments within each community;
- taking pedestrian barriers into account;
- The location and design complexity of playgrounds that are located in the open space network will be guided by the Public Open Space Guidelines.

Creative, Innovative & Fun

- Playgrounds will be designed to provide a high play value, incorporating,
 - Challenging and fun physical play
 - Stimulating cognitive play
 - Free and creative play
 - Opportunities for social and interactive play
 - Integrated associated facilities (such as seating, pathways, shelters)
- Playgrounds will be designed to encourage child development through the four types of play, which are:
 - Individual or quiet play;
 - Social play;
 - Active play;
 - Cognitive and creative play.

Safe & Sustainable

User safety will be a high priority in the location, design and management of playgrounds which is undertaken in line with the Australian Standards: but we accept that taking calculated and graduated risks at play is essential for good physical and mental development.

Playground equipment will be renewed at the end of its useful life (approximately 10-25 years).

Playground

‘Playground’ refers to a space that can be utilised for the purposes of formal, informal, active and passive play as well as the provision of any associated facilities and amenities.

Play Value

‘Play Value’ is the extent to which a child’s physical, mental, emotional and social developmental needs are met through the provision of a ‘playground’.

Nature Play

‘Nature Play’ provides opportunities for unstructured, open ended and self-directed play, allowing for freedom to roam seeking adventure and exploration which inspires creativity and imagination inspired by nature.

Open Space Hierarchy

The hierarchy categorises open spaces from local to state levels to indicate user catchments, guide equitable distribution, and standards for the provision of facilities such as playgrounds, picnic amenities, pathways, public toilets.

Please review the photos as contained in attachment 14.7A from the 3 local governments that were recommended to review by Lotterywest.

Options and Implications

With regard to the recommendation for the Apex Park Playground Redevelopment, Council has the following options:

Option 1

Council may resolve to not proceed with the Apex Park Playground Redevelopment.

Should Council elect Option 1, Council may be considered with the additional funding requested of \$75,000 for the draft budgets 2019/20 & 2020/21. This allocation may be considered to be utilised in other matters of Council or to still maintain the injection of these funds into the “Apex Park Reserve” for future consideration.

Option 2

Council may resolve to complete this project in-house and within the budgeted amount within the “Apex Park Reserve” and do not seek funding from grant funding opportunities for the relevant agencies or stakeholders.

Should Council elect option 2, then Council will be only able to utilised the current amount of \$150,000 in reserve and the amount of \$75,000 as detailed in the draft

2019/20 and the allocation proposed of the amount of \$75,000 in the 2020/21 draft budget. A total of \$300,000 to be used for the project. It is recommended that officers provide a design plan based on this amount of money to be allocated to the project up until 30th June 2021.

Option 3

Council may resolve to further seek funding Federal funding opportunities. This may be limited depending on the Government spending and funding opportunities related specifically to this project.

Should Council elect Option 3, federal funding will be required to be further investigation. This may also require similar supporting documents like Lotterywest and may require additional internal resources or consultant to achieve the funding guidelines.

Option 4

Council may resolve to proceed with the project, however the guidelines as defined by Lotterywest will require considerable community engagement with ratepayers, elected members and stakeholders along with further costs associated with business plan, feasibility study, proper and informed draft plans and other documents as outlined above.

Should Council election option 4, Council will need to understand that Council Officer's time and the community engagement may take up to 6 months to achieve the community engagement required to be undertaken for this project and the possibility of a contractor to be employed to help achieve the recommended reports defined under Lotterywest guidelines.

Option 5

Council may resolve to borrow the additional money required to complete this project for the Apex Park Playground Redevelopment.

Should Council elect Option 5, Council may consider with the borrowing the additional funds over a period of 10 year loan.

Conclusion

The "Apex Park Playground Redevelopment" is a decision that Council needs to consider all the options presented in this report. The recommendations gives Council options to consider for their community, "stop over" point and the tourism that this project will enhance the local businesses and a very positive place to visit in Merredin.

It must be noted that approval is required to be sought from Minister of Railways (PTA) to complete this project. A location map and details of the equipment and installation is required to be submitted to the current leasing agent Burgess Rawson.

Policy Implications

Policy 5.4 - Establishment and Maintenance of Playground Equipment states:

“To ensure that playground equipment, under the control of the Shire, is maintained to the highest standard possible, all new playground equipment purchased by Council, donated or supplied on a joint venture basis and constructed on Council owned or controlled land shall be according to the Australian Standards Association (1924, Part 1, 1981) Playground Equipment for Parks, Schools and Domestic Use (ASA2155 - 1982 and 2555 – 1982)”.

Statutory Implications

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

Strategic Implications

➤ Strategic Community Plan

Zone: Zone 5 – Places and Spaces

Zone Statement: Merredin is a an attractive regional town that creates opportunities for residents and visitors to enjoy its many attractions.

Key Priority: 5.1 – Designing and maintaining attractive parks, open spaces the town centre and streetscapes that creates opportunities for people to come together, socialise and enjoy a range of activities.

➤ Corporate Business Plan

Key Action: 5.1.3 – Progressively renew and upgrade infrastructure at Apex Park and Roy Little Park.

Directorate: Engineering Services

Timeline: 2018/19; 2019/20

Sustainability Implications

➤ Strategic Resource Plan

The Strategic Resource Plan notes the Apex Park Redevelopment within the Strategy.

➤ Workforce Plan

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

Risk Implications

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

Financial Implications

The current draft budget 2019/20 included a provision of \$75,000 and the reserve account for the “Apex Park Redevelopment” holds the initial \$150,000. Allocations have been made provisions in the Strategic Resource Plan.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation

That Council:

- 1. Supports option 4 for the Apex Park Redevelopment and continues to seek grant funding from Lotterywest;**
- 2. Instructs the Chief Executive Officer to engage a consultant to assist with the grant funding application and guidelines for the Apex Park Redevelopment;**
- 3. Endorses a well planned community engagement and report that is conducted over a minimum period of 3 months with the ratepayers of the Shire of Merredin and seek relevant stakeholder engagement in support of the Apex Park Redevelopment; and**
- 4. Instructs the Chief Executive Officer to present a full design plan and the stages based on the funding being supported by Lotterywest Grant Funding application.**

15. Officer's Reports – Administration

16. Motions of which Previous Notice has been given

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

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

19. Matters Behind Closed Doors

20. Closure

This page has intentionally
been left blank