



# MINUTES

## ORDINARY MEETING OF COUNCIL

held on

**Thursday, 19 September 2024 at 1:30pm**

at the

**Shire of Morawa Council Chambers,  
26 Winfield Street, Morawa**



WESTERN AUSTRALIA'S  
**WILDFLOWER COUNTRY**

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## DISCLOSURE OF FINANCIAL/ IMPARTIALITY/ PROXIMITY INTERESTS

*Local Government Act 1995 – Section 5.65, 5.70 and 5.71 Local Government (Administration) Regulation 34C*

<i>This form is provided to enable members and officers to disclose an Interest in a matter in accordance with the regulations of Section 5.65, 5.70 and 5.71 of the Local Government Act and Local Government (Administration) Regulation 34C</i>			
Name of person declaring the interest			
Position			
Date of Meeting			
Type of Meeting (Please circle one)	Council Meeting/ Committee Meeting/ Special Council Meeting Workshop/ Public Agenda Briefing/ Confidential Briefing		
Interest Disclosed			
Item Number and Title			
Nature of Interest			
Type of Interest (please circle one)	Financial	Proximity	Impartiality
Interest Disclosed			
Item Number and Title			
Nature of Interest			
Type of Interest (please circle one)	Financial	Proximity	Impartiality
Interest Disclosed			
Item Number and Title			
Nature of Interest			
Type of Interest (please circle one)	Financial	Proximity	Impartiality

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

***Important Note:***

Should you declare a **Financial** or **Proximity** Interest, in accordance with the Act and Regulations noted above, you are required to leave the room while the item is being considered.

For an **Impartiality** Interest, you must state the following prior to the consideration of the item:

*“With regard to agenda item (read item number and title), I disclose that I have an impartiality interest because (read your reason for interest). As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly.”*

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**Item 1 Opening of Meeting**

The Presiding Member declared the meeting open at 1:30pm.

**Item 2 Acknowledgement of Traditional Owners and Dignitaries**

The Presiding Member acknowledges the traditional custodians, the Yamatji people, and recognises the contribution of Yamatji Elder's past, present and future, in working together for the future of Morawa.

**Item 3 Recording of Attendance****3.1 Attendance****Council – In Person Attendance**

Deputy President Councillor Ken Stokes (Presiding Member)

Councillor Grant Chadwick

Councillor Dean Clemson

Councillor Mark Coaker

Councillor Diana North

**Council – Electronic Attendance**

Councillor Debbie Collins

**Staff**

Chief Executive Officer

Executive Manager Corporate & Community Services

Minute Taker

Scott Wildgoose

Jackie Hawkins

Tanika Plewright

**Members of the Public**

Tracey Hart

Chelsea Hart

Stuart Hion

Brian Taylor

Simon Taylor

Tayiah Graham

James Sanders

Mickey Mitch

**3.2 Apologies**

President Councillor Karen Chappel

**3.4 Approved Leave of Absence**

Nil

**3.5 Disclosure of Interests**

The Presiding Member read aloud the following listed disclosures of interest received before the meeting:

**Agenda Item 11.1.3 Request from Main Roads Western Australia to assess the suitability of a section of Canna North East Road to modify the Restricted Access Vehicle Network (RAV) rating**

<b>Disclosing Member</b>	<b>Nature of Interest</b>	<b>The Nature being</b>
Cr Coaker	Financial Interest	Shareholder in CBH
Cr Collins	Financial Interest	Shareholder in CBH
Cr Chadwick	Financial Interest	Shareholder in CBH
Cr North	Financial Interest	Shareholder in CBH

The Presiding Member asked if Council Members had any further conflicts of interest to disclose in regard to any item included in the agenda.

No further declarations were made by Council Members.

**Item 4 Applications for Leave of Absence**

Nil

**Item 5 Response to Previous Questions**

Nil

**Item 6 Public Question Time**

**6.1 Public Question Time**

**6.1.1 Tracey Hart asked at 1:35pm –**

*Question 1 - “The Landgate website states that the GRV was set on the 1 August 2023, why has the townsite received such a high increase of rates in our 2024 rates, in relation to the last increase?”*

The Presiding member deferred the question to the CEO, Scott Wildgoose, to address. The CEO advised that Landgate undertook their revaluation process in August 2023, which is part of the 2023-2024 financial year, however, they do not issue this information to the Shire straight away. The Shire received the revaluation information on the 16 April 2024. The Shire then uses this data to develop the basis for the budget.

*Question 2 – “Why are the sewerage charges equal to the land rates?”*

The Presiding member advised that this was a coincidental occurrence. The sewerage charges are set as per what the Shire calculate to charge.

The question was then deferred to the CEO, Scott Wildgoose, to address. The CEO informed that the rates in the dollar for rates and sewerage are set at the level necessary to generate the required income, it happens to be that this year they are very similar numbers. They are not worked out at the same time to equal the same amount. Year on year they are usually different, but they appear similar for 2024.



Question 3 – *“Why, with the cost of living, has the Morawa Shire chosen to keep the rate increase to a high rate in relation to the Midwest area, where other Shire’s have chosen to do a minimal increase to help their constituents?”*

The Presiding member advised that the rate increase was set to what was needed to run the council.

The question was then deferred to the CEO, Scott Wildgoose, to address. The CEO informed that for a number of years, costs have been increasing and the Shire has passed on minimal increases to the townsite, most of the cost increase burden has been felt by the UV property owners. During this budget setting process, council determined that it was a reasonable time with the revaluations to re-align those contributions between the rural and townsite rate payers.

**6.1.2 Stuart Hion** asked at 1:40pm –

*“In regard to the Landgate data spreadsheet, why doesn’t the Shire ask for individual houses?”*

The Presiding member deferred this question to the CEO, Scott Wildgoose, to address. The CEO informed that in terms of the Landgate file, it does list every property individually. When a resident receives their rates notice, the calculation of the rates bill is the rate in the dollar times their property valuation. The Shire receives a file that has everyone’s revaluation data in it, and the Shire uploads this data into the finance system, and this is what generates each individual person’s rates.

**6.1.3 James Sanders** asked at 1:46pm –

*“What is the cost involved in transitioning to deep sewerage, and does the Shire subsidise?”*

The Presiding member informed that the Shire doesn’t subsidise, and the costs involved to connect to deep sewerage is between the home owner and the contracted plumber of their choosing, as this has always been the procedure.

**6.1.4 Simon Taylor** asked at 1:48pm –

*Question 1 - “Regarding the sale of the 3 properties to recuperate the rates not paid on them, they are in poor condition. If they are sold as is, as per the Auction website, are they conditioned that they must be demolished, and would this cost be taken up by the person purchasing it?”*

The Presiding member advised that if the house has been declared unfit for habitation, the purchaser cannot live in it, but they can make changes to it to make it liveable or remove it and have it replaced with something else. The Presiding member then deferred this question to the CEO, Scott Wildgoose, to further expand on.

The CEO informed that all 3 properties that are currently up for auction, have all been declared as uninhabitable. The declaration provided by the Environmental Health Officer refers to their current conditions. The two options for these properties are that they need to be demolished, or the new purchaser will need to renovate them to a standard that is

for habitation. This cost would need to be weathered by the purchaser to make one of these outcomes occur.

*Question 2 – “Is the Environmental Health Officer’s report accessible to the members of the public prior to purchasing one of these properties?”*

The Presiding member deferred this question to the CEO, Scott Wildgoose, to address. The CEO advised that the Environmental Health Officer was currently in Morawa, and the notices are being placed on the properties today (19/09/2024). I assume that if you request this documentation from the auctioneer early next week that they will be able to provide them to you.

**6.1.5 Mickey Mitch** asked at 1:50pm –

*“I purchased 16 Winfield Street, would this zoning be the same as the building next door to the Shire office?”*

The Presiding member advised that the zoning is the same for all of Winfield Street.

**6.1.6 Tracery Hart** asked at 1:51pm –

*“If Landgate were to re-evaluate the townsite rates, will the Shire then rebate everyone and adjust the rates accordingly, pending changes were made?”*

The Presiding member informed that yes, if Landgate make an adjustment, it will come to the Shire in due course and will be dealt with in that manner.

**6.1.7 Stuart Hion** asked at 1:53pm –

*“I have a refrigeration business in town. Why does the Shire of Morawa bring contractors from Geraldton and Perth to work here, when they could use their own rate payers?”*

The Presiding member informed that the Shire have had to use contractors from external sources due to these contractor resources not being available in town previously. In many cases where installations have been made and there is further work to be done, there is a need to use the external contractors that we have used before, it is not a conscious effort to exclude you from work. The Presiding member then deferred this question to the CEO, Scott Wildgoose, to further expand on.

The CEO advised that the Shire has a number of established contractors that we have been working with for a number of years, we undertake procurement on a best value basis, and best value represents other factors as well as price. If there is a local contractor available, we will seek quotes and engage them a number of times, we will then make a decision on an ‘as needed’ basis and taking into account the other quotes and requirements we have at any given time. There is a conscious effort to use local tradespeople where possible. A significant amount of the Shire’s expenditure does go to local contractors.

**6.1.8 Tracey Hart** asked at 1:55pm –

*Question 1 - "In regard to the maintenance of the sewerage system, I have only seen very minimal maintenance of the ponds, the fire burden in this area is substantial, when will these items be addressed to adequately portray the increase in sewerage costs?"*

The Presiding member informed that the maintenance of the sewerage system is ongoing, and the majority of the works happen while people are unaware that it's happening. We have a contractor in that has done a complete submersible investigation of all the lines. The Presiding member then deferred this question to the CEO, Scott Wildgoose, to further expand on.

The CEO advised that the pumps get replaced periodically, with 2 being replaced withing the last 4 years. There is also a sonograph that is done over the dam that tests how much silt and other materials are building up on the bottom. There are general day to day requirements, such as the alarms going off to notify someone that something may be causing a blockage, as items that shouldn't be in the sewerage end up in there and these items have to be removed and the area cleaned up.

The Shire is currently undertaking fire breaks and slashing. If you are referring to the reserve near the dam, it is more than 3000<sup>2</sup>m, so it is only required to have a fire break around it's perimeter, however, the Shire generally do more than this requirement. Within the next 2 weeks, you may start to see the vegetation disappear at these sites.

*Stuart Hion, Brian Taylor, Simon Taylor, Tayiah Graham, James Sanders and Mickey Mitch left the meeting at 2:00pm and did not return.*

### **Item 7 Questions from Members without Notice**

Nil

### **Item 8 Announcements by Presiding Member without Discussion**

President's Meetings for the month of August 2024.

<b>Date</b>	<b>Details of Meeting</b>
1 August 2024	Meeting with Department of Education Representative to discuss ECEC in Morawa
6 August 2024	Mid West Secondary Grain Freight Funding - Round 2 Submissions Meeting
6 August 2024	Shire of Morawa – Morawa Sinosteel Future Fund Committee Meeting
15 August 2024	Shire of Morawa – Ordinary Council Meeting
21 August 2024	MWAC August 2024 Meeting
26 August 2024	WALGA Northern Country Zone Meeting
26 August 2024	CEO Recruitment Meeting
26 August 2024	Shire of Morawa – Special Council Meeting
27 August 2024	State Road Funds to Local Government Advisory Committee
28 August 2024	Shire of Morawa - LEMC Meeting

**Item 9 Declaration by all Members to have given due consideration to All Matters Contained in the Business Paper before the Meeting**

The Elected Members to declare that they had given due consideration to all matters contained in the agenda.

- Deputy President Councillor Ken Stokes (Presiding Member)
- Councillor Grant Chadwick
- Councillor Dean Clemson
- Councillor Mark Coaker
- Councillor Debbie Collins
- Councillor Diana North

**Item 10 Confirmation of Minutes of Previous Meeting**

The Minutes of the 15 August 2024 Ordinary Council Meeting were provided under separate cover via the Shire of Morawa's secure portal to all Councillors on 19 August 2024.

The Minutes of the 26 August 2024 Special Council Meeting were provided under separate cover via the Shire of Morawa's secure portal to all Councillors on 27 August 2024.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240901****Moved: Cr Chadwick****Seconded: Cr Collins****That Council confirm that:**

- 1. the Minutes of the Ordinary Council Meeting held 15 August 2024 are a true and correct record.**
- 2. the Minutes of the Special Council Meeting held 26 August 2024 are a true and correct record.**

**CARRIED BY SIMPLE MAJORITY 6/0**

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*Disclaimer*

*Members of the public are cautioned against taking any action on Council decisions, on items in this agenda in which they may have an interest, until formal notification in writing from the Shire has been received. Decisions made at this meeting can be revoked pursuant to the Local Government Act 1995.*

**Item 11 Reports of Officers****11.1 Chief Executive Officer****11.1.1 Actions Performed under Delegated Authority for August 2024**

**Author:** Governance and Executive Support Officer

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author/Authorising Officer declares that they do not have any conflict of interest in relation to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240902****Moved: Cr North****Seconded: Cr Clemson**

**That with respect to Actions Performed under Delegated Authority for August 2024, Council:**

- 1. Accept the Report.**

***CARRIED BY SIMPLE MAJORITY 6/0***

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**PURPOSE**

To report back to Council, actions performed under delegated authority from the period 01 August 2024 to 31 August 2024.

**DETAIL**

To increase transparency this report has been prepared for Council and includes all actions performed under delegated authority for –

- Development Approvals;
- Building Permits;
- Health Approvals;
- One off delegations to the Chief Executive Officer;
- Dangerous Goods;
- Affixing of Common Seal;
- Other Delegations as provided for in the Delegations Register.

The following outlines the actions performed within the Shire relative to Delegated Authority from the period 01 August 2024 to 31 August 2024 ('the period') and are submitted to Council for information.

**Bushfire**

No delegated decisions were undertaken by Shire pursuant to bushfire matters during the period.

**Caravan parks and campgrounds**

No delegated decisions were undertaken by Shire pursuant to caravan parks and camping grounds during the period.

**Common Seal**

<b>Date of decision</b>	<b>Decision Ref.</b>	<b>Decision details</b>	<b>Applicant</b>	<b>Other affected person(s)</b>
12/08/2024	Resolution 240612	Deed of Gift of Land - Lot 274 (No. 4) Evans Street Morawa	Dallas James Pierpoint	

**Dangerous Goods Safety Act 2004**

No delegated decisions were undertaken by Shire pursuant to Dangerous Goods Safety matters during the period.

**Food Act 2008**

No delegated decisions were undertaken by Shire pursuant to the Food Act matters during the period.

**Hawkers, traders, and stall holders**

No delegated decisions were undertaken by Shire pursuant to hawkers, traders, and stall holders during this period.

**Liquor Control Act 1988**

No delegated decisions were undertaken by Shire pursuant to liquor matters during the period.

**Lodging houses**

No delegated decisions were undertaken by Shire pursuant to lodging house matters during the period.

**Public Buildings**

No delegated decisions were undertaken by Shire pursuant to public buildings matters during the period.

**Septic Tank Approvals**

No delegated decisions were undertaken by Shire pursuant to the Health Act 1911 and Health (Treatment of Sewage and Disposal of Effluent Waste) Regulations 1974 during the period.

**Planning Approval**

No delegated decisions were undertaken by Shire pursuant to *Planning & Development Act 2005* during the period.

**Building Permits**

No delegated decisions were undertaken by Shire pursuant to building permits during this period.

**Other Delegations**

No other delegated decision was undertaken by Shire pursuant to this category during the period.

**LEVEL OF SIGNIFICANCE**

Low – report provided to Council for information purposes.

**CONSULTATION**

Nil

**LEGISLATION AND POLICY CONSIDERATIONS**

*Building Act 2011*

*Bushfire Act 1954*

*Dangerous Goods Safety (Explosives) Regulations 2007*

*Health Act 1991*

*Health Act 1911*

*Health (Public Buildings) Regulations 1992*

*Liquor Control Act 1988*

*Local Government Act 1995*

*Planning & Development Act 2005*

*Shire of Morawa Local Planning Scheme No. 2*

*Shire of Morawa Cemeteries 2018 - Local Law*

*Shire of Morawa Dogs 2018 - Local Law*

*Shire of Morawa Extractive Industries 2018 - Local Law*

*Shire of Morawa Fencing 2018 Local Law*

*Shire of Morawa Health 2004 - Local Law*

*Shire of Morawa Public Places and Local Government Property 2018 - Local Law*

*Shire of Morawa Meeting Procedures 2012 - Local Law*

*Shire of Morawa Waste 2018 - Local Law*

*Shire of Morawa Delegations Register (2020)*

**FINANCIAL AND RESOURCES IMPLICATIONS**

There are no known financial implications relating to this Item.

**RISK MANAGEMENT CONSIDERATIONS**

There are no known risk management implications relating to this Item.

**ATTACHMENTS**

*Nil*



**11.1.2 Christmas Closure Period 2024-2025**

**Author:** Governance and Executive Support Officer

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author/Authorising Officer declare that both have no conflicts of interest pertaining to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240903****Moved: Cr Collins****Seconded: Cr Coaker****That Council:**

- 1. Note the parameters set out in Council Policy ADM06.**
- 2. Agree to vary the conditions of Policy ADM06 for the 2024-2025 Christmas and New Year closure period, to support the closure commencing from 4:00pm on Monday, 23 December 2024, and reopening at 9:00am on Monday, 6 January 2025.**

***CARRIED BY SIMPLE MAJORITY 6/0***

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**PURPOSE**

The purpose of this report is for Council to be advised and approve of the proposed Christmas and New Year Closure Period.

**DETAIL**

Council Policy ADM06 – Closure of Certain Facilities – Christmas/New Year Period states that Council may receive a report from the CEO no later than the Ordinary Council Meeting in October each year advising of the details of the forthcoming Christmas and New Year closure period. The Policy also notes:

*“The Administration Office and Works Depot will be closed for business from 4 pm on the last working day before Christmas and re-open on the second working day following New Year's Day.*

*The Chief Executive Officer will have discretion to vary the times of closure so that the period may include up to one day prior to Christmas Day and up to two days after New Year's Day, but not exceeding a total of eight consecutive working days inclusive of public holidays, excluding weekends.”*

To provide a reasonable option to allow employees to travel and be with family/friends, maximising the Holiday period, the Administration proposes a closure outside of Council Policy.

The CEO plans to close the Shire Administration Office, Library, and Depot facility, to the public from 4pm on Monday, 23 December 2024 to 9am on Monday, 6 January 2025.

The proposed closure would see the Shire Administration Offices, Libraries, and Works Depots be closed for nine (9) consecutive working days, of which three (3) are public holidays. The late opening on Monday 6 January 2025, will be to accommodate an all of staff meeting to kick off the year. The policy would normally have the Shire reopen on Friday 3 January, but reopening for one day seems unnecessary.

The Acting CEO will ensure the necessary staff continue to be available for performing core functions throughout the period the facilities are closed, with appropriate contact information made available to the public in advance.

The Shire of Morawa Swimming Pool usually operates with normal opening hours over the holiday period, with minor modifications to be made by the Acting CEO in agreement with operational staff. Any modifications will still work to ensure the community has access to the pool at least 10 days out of the 14 days from Monday 23 December 2024 to 9am on Monday 6 January 2025 – this is pending successful appointment of a new Swimming Pool Manager.

### **LEVEL OF SIGNIFICANCE**

Low – While the CEO’s course of action does not completely align with Council Policy, the Christmas/New Year closure is an annual occurrence and the minor deviation from Policy is due to the fall of the calendar this financial year.

### **CONSULTATION**

Senior Management Team

### **LEGISLATION AND POLICY CONSIDERATIONS**

Council Policy ADM06 – Closure of Certain Facilities – Christmas/New Year Period

### **FINANCIAL AND RESOURCES IMPLICATIONS**

Nil

### **RISK MANAGEMENT CONSIDERATIONS**

The Acting CEO will ensure the necessary staff are available in case of an emergency or serious maintenance issue arising.

### **CONCLUSION**

The CEO is implementing Council Policy and advising of the planned closure of the Administration Offices, Libraries and Works Depot during the Christmas Period.

### **ATTACHMENTS**

*Nil*

*Cr Collins (electronic attendance) and Cr Coaker (in person attendance) leave the meeting at 2:04pm.*

<b>11.1.3 Request from Main Roads Western Australia to assess the suitability of a section of Canna North East Road to modify the Restricted Access Vehicle Network (RAV) rating</b>
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**Author:** Chief Executive Officer

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

*Cr Coaker, Cr Chadwick, Cr Collins and Cr North all declared a Financial Interest in Item 11.1.3 by way of being Shareholders in CBH. An application to the Minister for Local Government was approved to grant Cr Chadwick and Cr North permission to participate in Item 11.1.3. The Councillors restated the nature and extent of their interest and confirmed approval to participate prior to the item. Approval Letter from the Minister is enclosed as Attachment 2.*

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## OFFICER'S RECOMMENDATION/RESOLUTION

**240904**

**Moved: Cr Clemson**

**Seconded: Cr Chadwick**

**That with respect to the request from Main Roads Western Australia (Heavy Vehicle Section) to assess the suitability of a section of Canna North East Road to modify the Restricted Access Vehicle Network (RAV) rating, Council:**

- 1. Note the RAV Route Assessment (*Attachment 1*); and**
- 2. Support Canna North East Road from Fabling Rd & Offszanka Rd SLK 0.00 to the CBH Entrance SLK 0.56 being upgraded from a Tandem Drive Network 4 (RAV 4) rating to a Tandem Drive Network 7 (RAV 7) rating.**
- 3. Request Main Roads to monitor RAV 4 network sections Canna North East Road SLK 0.56 onwards and Fabling Rd for road user compliance.**

***CARRIED BY SIMPLE MAJORITY 4/0***

*Council Members that voted were Cr Grant Chadwick, Cr Dean Clemson, Cr Diana North and Cr Ken Stokes.*

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## PURPOSE

Council is requested to consider the request by Main Roads WA for an assessment of part of Canna North East Road to determine whether road owner support would be supplied for the upgrade to the Tandem Drive Network 7 (RAV 7) category.

**DETAIL**

CBH Group, through Main roads Heavy Vehicle Services, are seeking to modify the access approval on Canna North East Road, as per the below table:

Dimension Requirements					
Road No.	Road Name	From Location (SLK)	To Location (SLK)	Current Network	Requested Network
5110007	Canna North East Rd	Fabling Rd & Offszanka Rd (0.00)	CBH Entrance (0.56)	Tandem Drive Network 4	Tandem Drive Network 7

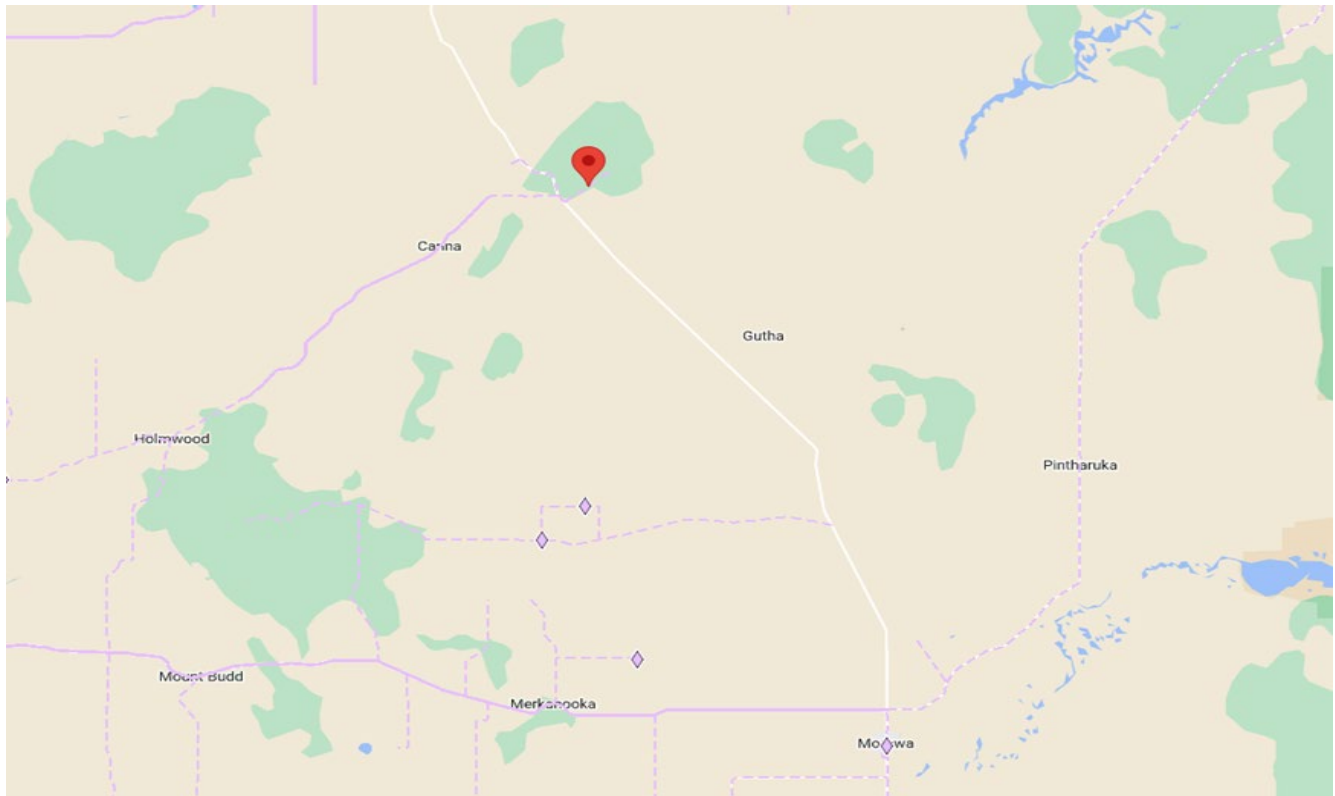
Under Main Roads Western Australia (WA) RAV networks conditions, there is a need to seek approval by users to travel on roads controlled by the Shire of Morawa.

The proposed route consists of a combination of sealed and unsealed pavements, with varying widths with a designated RAV 4 rating. HVS has requested that the Shire provide any comments relating to road condition, road user safety, suitability, planning conflicts, development issues and any other factors which may be impacted by adding the above road to the RAV 7 network.

When assessing this RAV application, the Shire team assessed that it meet the Austroads Guidelines for sightlines, with the exception of vegetation growth to the North of the exit of CBH at SLK 0.56. This is to be removed to ensure sightline compliance is maintained.

As noted in the Shire Assessment (*Attachment 1*), a concern is raised that “having this section of Canna North East Road rated as RAV 7 may lead to operators using vehicles larger than RAV 4 on both Canna North East Road SLK 0.56 onwards and Fabling Rd. It is therefore deemed prudent to request Main Roads monitor the RAV 4 section to ensure compliance is maintained.

As can be seen in the map below the only access to CBH via the RAV 7 network is on Nanekine Road, which would mean that only farmers accessing directly onto that road would be able to deliver grain to CBH with RAV 7's or CBH transporting grain to Mingenew or Geraldton. There would be no access to transport the grain to Morawa.



## LEVEL OF SIGNIFICANCE

Medium significance – response required to be provided back to HVS before the end of September 2024. Main Roads are the ultimate decision maker in this area but generally take Local Government safety concerns on board.

## CONSULTATION

Chief Executive Officer  
Roads Team

## LEGISLATION AND POLICY CONSIDERATIONS

*Local Government Act 1995*  
*Road Traffic Act 1972*  
*Road Traffic (Vehicles) Act 2012*  
*Road Traffic (Vehicle Standards) Regulations 2002*  
*Main Roads Act 1930*

## FINANCIAL AND RESOURCES IMPLICATIONS

The are no known financial and resource implications associated with this Report.

## RISK MANAGEMENT CONSIDERATIONS

High. Primary risks relate to road user safety, network upgrades, and increased road maintenance costs.

## CONCLUSION

This report recommends that Council consider recommending to HVS that the route (as defined above) be added to the RAV 7 network.

## ATTACHMENTS

*Attachment 1 – 11.1.3a Shire of Morawa RAV Route Road Assessment*

*Attachment 2 – 11.1.3b DLGSC Ministerial Exemption Approval Letter*

*Cr Collins (electronic attendance) and Cr Coaker (in person attendance) return to the meeting at 2:06pm.*

**11.1.4 Art and Cultural Centre Feasibility and Establishment**

**Author:** Chief Executive Officer

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240905****Moved: Cr Coaker****Seconded: Cr Clemson****That Council:**

- 1. Acknowledges the Art and Cultural Centre Feasibility Report as per *Attachment 1*.**
- 2. Approves of the establishment of the large and small gallery spaces within the Old Road Board building with a capital expenditure budget of \$45,000 utilising the DLGSCI grant funding and the Silverlake Community Benefit Contribution.**
- 3. Direct the CEO to engage with the North Midlands Project and other active arts groups within the region about activation and utilisation of the gallery once established**
- 4. Direct the CEO to deliver an 18-month art program from the gallery spaces and report back to Council regarding the project and a longer term facility plan.**

***CARRIED BY SIMPLE MAJORITY 6/0***

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**PURPOSE**

For Council to review and approve the establishment of an Art Space in Morawa.

**DETAIL**

At the September 2022 Ordinary Council Meeting, Council resolved to adopt the Shire's Arts and Culture Plan with the three key focus areas of:

1. Grow: capacity-building and development for the local arts and culture sector.
2. Celebrate: increasing access to arts and cultural activity for the wider regional community.
3. Attract: arts and cultural tourism and attracting visitors to the area.

One of Action arising from the Arts and Culture Plan was for the Shire to complete a feasibility study for an arts centre/gallery and workshop space in Morawa.

As such, in January 2023, the Shire applied for and received grant funding through the Department of Local Government, Sport and Cultural Industries (DLGSCI), Leveraged Cultural Planning funding program to undertake a feasibility study and a trial exhibition in Morawa.

The Shire of Morawa employed Left of Centre Concepts and Events (LoC), who had project managed the 2022 Morawa Art Show and Exhibition, to undertake the feasibility study and report.

The final report (*Attachment 1*) was developed in December 2023 and delivered to the Shire in early 2024. The report represents a significant body of work that analyses arts in Morawa, arts across the region, the current market, community sentiment, a practical case study/trial exhibition, operational concepts, and potential project costs and recommendations.

LoC presented their report to a Council Concept Forum in May 2024, and subsequently managed the 2024 Morawa Art Show and Exhibition.

The key findings from the feasibility report highlighted in the Executive Summary were:

- The Old Road Board Building emerged as the preferred location for an Art Space and was successfully tested with a photography exhibition
- The Art Space is unlikely to generate enough income to be self-sufficient, and as such would need the Shire to underwrite its operations.
- The use of the Old Road Board building within the Cultural Precinct would align to the Art Space also displaying cultural and Indigenous heritage
- The space would need to remain flexible and adaptable to remain relevant
- The art space will be more sustainable if it is supported by strong partnerships

The report recommends a three phase approach to establishing an Art Space in Morawa:

- Phase 1 – designate the Old Road Board building as the exhibition space, undertake a gallery fit out, deliver Art Space outcomes under Shire management on a part time basis based on demand and community interest, establish partnerships, develop a longer term plan for the space.
- Phase 2 – Establish Cultural components of the Art Space, identify items of significance the recognise local Indigenous and multicultural heritage, work with an appropriate cultural consultant, and engage with the Morawa Historical Society.
- Phase 3 – review the model and strategic plan.

The Arts and Culture Plan and Feasibility Report both highlight the benefits associated with supporting and investing in artistic endeavours from a social wellbeing and community development perspective. The main challenge often comes with how to leverage resources and capabilities in a relatively small community such as Morawa to deliver the broader social benefits associated with investments in arts and culture. Page 19 of the feasibility report identifies that there is a demonstrated need for an Art Space in Morawa, the main factors then become how that need would be filled in a justifiable and cost-effective manner.

As with many of the facilities in Morawa, demand is generally not high enough for them to operate as a stand-alone area with a single function. The Old Road Board building now hosts



the Morawa Tourist Information Centre, which represents a value add and aligned use of the facility if an Art Space is established.

When reviewing the scope of the Art Space and the Feasibility Report, the administration suggests the initial focus should be upon establishing an exhibition/gallery area as opposed to a workshop/arts hub. This is based on the presence of several other existing areas within the townsite such as the Town Hall, Community Resource Centre, Craft Centre, MEEDAC etc. where arts workshops and gatherings can take place. This is in contrast to there being no formal area where art is displayed other than in shop windows or the Shire office. Based on the community interest and tourist attraction highlighted by the 2024 Art Show and Exhibition in the Town Hall in August 2024, it can be assumed that a arts display adjacent to the tourist centre would add value to the towns offerings.

The removal of the Arts Hub component of the centre aligns to the design provided within the feasibility report that allocated the Old Council Chambers as the Arts Hub space, whereas the Shire has recently allocated this space to the Morawa Tourist Centre. As such the two remaining spaces within the building are classified as the large and small gallery spaces.

The initial capital costs associated with fitting out the Arts Space were estimated to be \$35,333.50. Whilst the Art Space had not been formally endorsed by Council, the Shire administration was made aware of further funding under the DLGSCI Leveraged Creative and Cultural Planning Program to enhance regional galleries, that closed in June 2024. On this basis the administration submitted an application for co-funding towards the fit out of the gallery spaces on a 70% State 30% Shire basis. The Shire was recently notified that it was successful in this funding application. The State has allocated just under \$25,000 towards the fit out project. It is suggested that the Shire also allocate \$20,000 to cover some extra fit out costs not covered by the grant such as CCTV. The grant also required the Shire to deliver a program of exhibitions over an 18-month period to achieve the activation requirements, thus allocating the \$20,000 would facilitate any unforeseen costs associated with exhibitions such as extra staff or cleaning.

It is suggested that Council approve the allocation of funds towards the gallery fit out and the programming and delivery of arts exhibitions as part of a two-year trial. It is also suggested that the Shire administration look to establish a basic MOU/Partnership agreement with the North Midlands Project so they can add the Morawa facility to their touring repertoire when they bring artists to the region. This could also potentially align to an agreement the CRC is trying to establish to run more arts workshops such as paint and sip etc. from their venue.

## **LEVEL OF SIGNIFICANCE**

Medium – whilst the holistic management model and finer details need development. In the short term the administration needs Council support to progress with executing the grant funding and delivering the initial program of arts events to align with the funding.

## **CONSULTATION**

Morawa Community via Feasibility Report

**LEGISLATION AND POLICY CONSIDERATIONS**

N/A

**Strategic Community Plan 2022 - 2032****Take Pride in our Community and an Aesthetically Appealing Townsite**

2. Enhance the appearance of homes, gardens, businesses, public buildings, and open spaces.
3. Utilise public art

**FINANCIAL AND RESOURCES IMPLICATIONS**

The 2024-2025 Annual Budget adopted by Council in August 2024, had expenditure of \$20,000 of expenditure and income aligned to the Community Benefit Contribution provided by Silverlake Resources under their road user agreement. Given the social benefits potentially derived from a gallery space, this project represents a strong alignment with the intentions of the community benefit contribution, and potentially acts as a tangible outcome from the funds that will strengthen the relationship between the Mining company and the Shire.

During the budget process no other project had been allocated to use these funds.

As such the \$45,000 expenditure can be achieved without any budget impact given the grant and unallocated mining contribution.

The other main resource would likely be staff time but the basic fit out and a delivery of an initial arts program would fall within the remit of the Community Development Officer and although they may need to manage priorities, the escalation of Arts and Culture in their portfolio for 18 months would not detract from their other work areas significantly.

**RISK MANAGEMENT CONSIDERATIONS**

The feasibility report has raised a number of challenges and opportunities to factor into risk management activities. If the Shire can partner with established entities such as the North Midlands Project and Yamatji Art, this will reduce the risk of the facility being underutilised.

The use of external contributions and grant funding reduces the initial risk on the Shire as the capital expenditure is funded and CDO time falls within the normal operational budget. As long as the initial trial period is well managed and simplistic, then the burden upon the Shire would be minimised.

The main risk will be in the form of ensuring the centre is secure and any art on display isn't at risk.

The next phase of the project which would involve a more strategic long term focus, would involve more risk and complexity but a basic 2 year trial would allow the core functionality to be explored to highlight areas of weakness.

**CONCLUSION**

The Shire has hosted an art show and exhibition for a number of years and has had success exhibiting artwork to the community. The feasibility report highlights a community need for an art space, and the tourist benefits of adding more visitor attractions to a town are well documented. As such, the establishment of a gallery space is recommended.

**ATTACHMENTS**

*Attachment 1 - 11.1.4a Shire of Morawa Art and Cultural Centre Feasibility Report*

## 11.2 Executive Manager Corporate & Community Services

### 11.2.1 Monthly Financial Report – August 2024

**Author:** Executive Manager Corporate & Community Services

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

#### OFFICER'S RECOMMENDATION/RESOLUTION

240906

Moved: Cr North

Seconded: Cr Coaker

That Council receive:

1. the Monthly Financial Report including the Statement of Financial Activity for the period ending 31 August 2024.
2. the Bank Reconciliation Report for period ending 31 August 2024.
3. the attached List of Payments for the period ending 31 August 2024.
4. with respect to the Chief Executive Officer authorisations and reporting to Council;
  - 4.1. Reimbursement applications made by the Chief Executive Officer for the period ending 31 August 2024.

**CARRIED BY SIMPLE MAJORITY 6/0**

#### PURPOSE

The Monthly Financial Report is prepared to provide Council with a comprehensive report on the financial position on a monthly basis.

The Monthly Financial Report includes the Statement of Financial Activity Report, Bank Reconciliation Report and the List of Payments made during the reporting month.

#### DETAIL

In accordance with the provisions of Section 6.4 of the *Local Government Act 1995* and Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*, a local government is to prepare each month a Statement of Financial Activity (**Attachment 1**) reporting on the revenue and expenditure as set out in the Annual Budget each month.

Under the regulations the report must include the following items,

- Annual Budget estimates
- Budget estimates to the end of the month to which the statement relates,

- Actual amounts of expenditure, revenue, and income.
- Material variances between budget and actual
- Net current assets
- The report is to be accompanied by documents containing an explanation of the net current assets, material variances and other relevant supporting documentation.

As part of the monthly report a bank reconciliation report will be completed and included as **Attachment 2**. The summary of the report for 31 August 2024 is as follows:

Account	Balance
Municipal Account	1,658,548.63
Municipal Online Account	1,105,497.07
Trust Account	1525.11
Reserve Account	7,082,884.23
Term Deposits (Reserves)	0.00
<b>Total Cash &amp; Investments</b>	9,848,455.04

Pursuant to Section 5.42 of the *Local Government Act 1995*, Council has resolved to delegate to the Chief Executive Officer the authority to make payments from the municipal and trust funds.

As a result of this delegation there is a requirement under the *Local Government (Financial Management) Regulations 1996* – Reg 13(3) for a list of payments to be prepared and presented to Council.

The list of accounts paid for the period 1 August 2024 to 31 August 2024 is presented as an attachment to this report (**Attachment 3**) and is summarised in the table below.

Bank	Payment Description	Amount
Municipal	Electronic Funds Transfers (EFT)	570,806.41
Municipal	Cheques No:	0
Municipal	Direct Debit Transactions	44,812.48
Municipal	Bank Transfers / Payroll / Other Payments	212,346.52
Municipal	Corporate Credit Cards	3,925.14
Trust	Electronic Funds Transfers (EFT)	0.00
	<b>TOTAL</b>	831,890.55

### Reimbursement Applications

There have been no reimbursements claimed and 1 leave day taken by the Chief Executive Officer during the month of August 2024.

### LEVEL OF SIGNIFICANCE

Low significance - report is presented to Council for information purposes only.

### CONSULTATION

Chief Executive Officer

### OFFICER'S COMMENTS

1. Depreciation does not get processed until after the 2023-24 financials have been audited and the report adopted by council.
2. Term deposits will be placed with a bank shortly as we are going out to market to achieve the best rate possible for Council.

**LEGISLATION AND POLICY CONSIDERATIONS**

Section 5.42 *Local Government Act 1995* Delegation of some powers and duties to the CEO.

Section 2.7 of the *Local Government Act 1995* states:

Role of council

- (1) The council —
  - (a) governs the local government's affairs; and
  - (b) is responsible for the performance of the local government's functions.
- (2) Without limiting subsection (1), the council is to —
  - (a) oversee the allocation of the local government's finances and resources; and
  - (b) determine the local government's policies.

*Local Government (Financial Management) Regulations 1996*

Regulations 34(1)

- (1) A local Government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d) for each month.

Regulation 13

- (1) If the local government has delegated authority to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month.

- (3) A list prepared under sub regulation (1) or (2) is to be —
  - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
  - (b) recorded in the minutes of that meeting

Procurement Policy

Use of Corporate Credit Card Policy

CEO Leave Authorisations and Other Approvals Policy

**Strategic Community Plan 2023 - 2032**

Be future focused in all we do:

1. Ensure the Shire and its assets are well resourced and sustainable.

**FINANCIAL AND RESOURCES IMPLICATIONS**

As presented.

**RISK MANAGEMENT CONSIDERATIONS**

The risks identified as part of this report being inaccurate information is mitigated by Council receiving financial statements on a monthly basis and in the form that is in accordance with the

Local Government Act 1995 and associated regulations in the format called Statutory Reporting and is considered Low Risk.

**CONCLUSION**

Council is requested to receive the attached Monthly Financial Report that contains the Statement of Financial Activity, the Bank Reconciliation report, the list of accounts paid by the Chief Executive Officer and the list of any work-related expenses/reimbursements submitted by the Chief Executive Officer.

**ATTACHMENTS**

*Attachment 1 – 11.2.1a Monthly Financial Report for the period ending 31 August 2024*

*Attachment 2 – 11.2.1b Bank Reconciliation for the period ending 31 August 2024*

*Attachment 3 – 11.2.1c List of Accounts Paid for the period ending 31 August 2024*

**11.2.2 Proposed Outbuilding – Lot 297 (No.7) Granville Street, Morawa**

**Author:** Coordinator Planning & Compliance Services

**Authorising Officer:** Executive Manager Corporate & Community Services

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240907****Moved: Cr Clemson****Seconded: Cr Coaker**

**That Council resolve to grant development approval for the proposed outbuilding at Lot 297 (No.7) Granville Street, Morawa subject to the following conditions:**

- 1. Development shall be in accordance with the approved plan(s). The endorsed plans shall not be modified or altered without the prior written approval of the local government.**
- 2. The development shall be consistent or complementary in colour with the existing building to the approval of the local government.**
- 3. All stormwater is to be disposed of on-site to the approval of the local government.**
- 4. The landowner/proponent is responsible to ensure the installation and maintenance at all times of a drainage system for the disposal of surface water which:
  - a) Conveys water to an appropriate outfall.**
  - b) Avoids the entry of water into a building.**
  - c) Avoids water damaging the building.****
- 5. That a building permit is to be obtained for the shed prior to construction.**
- 6. The development/land use is to be located entirely within the property boundary.**
- 7. The approved outbuilding is only to be used for general storage purposes associated with the predominant use of the land and shall not be used for habitation, commercial or industrial purposes.**
- 8. The land use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.**
- 9. The use of second hand materials is not permitted.**
- 10. Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists.**



11. Access to the outbuilding is only permitted from Granville Street, no access is permitted off Grove Street.

**CARRIED BY SIMPLE MAJORITY 6/0**

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## PURPOSE

The owner of Lot 297 (No.7) Granville Street, Morawa (the Applicant) is seeking approval to exceed the maximum total floor area from 60.0m<sup>2</sup> as per Clause 5.4.3 Outbuildings of the Residential Design Codes to 96.0m<sup>2</sup>

## DETAIL

Lot 297 (No.7) Granville Street, Morawa is zoned residential R30 under Town Planning Scheme No.3 and is 944m<sup>2</sup>.

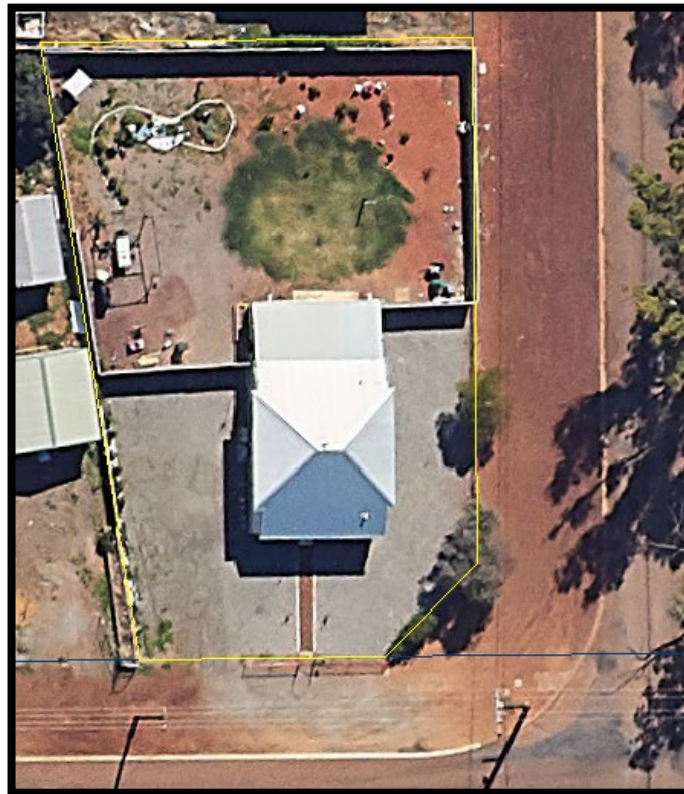


Image: Site Location (Source: Synergy)

The proposed outbuilding is 12m X 8m totally 96.0m<sup>2</sup>. The Residential Design Codes permit a maximum area of 60m<sup>2</sup>. The proposed increase floor area is to accommodate the storage of cars, trailers and a boat.

As per Table B of the Residential Design Codes R30 zoning is required to have a minimum total open space of 45% of the total lot area. The proposed outbuilding and existing dwelling on the site are considered to provide adequate open space allowing access to sunlight into existing buildings.

The proposed shed is positioned behind the existing dwelling and not considered to encroach on the neighbour's amenity nor the amenity of the street. Access to the proposed shed is solely from Granville Street (no access to the proposed shed is sought from Grove Street).

The applicant is proposing a 1.0m setback from the rear (northern boundary) and side (eastern boundary). This complies with Table 2a of the Residential Design Codes.

**LEVEL OF SIGNIFICANCE**

Medium

**CONSULTATION**

Aimee North – Coordinator Planning & Compliance Services Officer, Shire of Morawa  
Jon Trotter – Senior Building Surveyor – City of Greater Geraldton

**LEGISLATION AND POLICY CONSIDERATIONS**

State Planning Policy – Residential Design Codes – Volume 1 2024

**FINANCIAL AND RESOURCES IMPLICATIONS**

Nil

**RISK MANAGEMENT CONSIDERATIONS**

Nil

**CONCLUSION**

That the proposed outbuilding be grant planning approval.

**ATTACHMENTS**

*Attachment 1 – 11.2.2a Development Application*

**11.2.3 Morawa Tennis Club – Support for Court Renewal Project**

**Author:** Executive Manager Corporate & Community Services

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION**

**240908 Moved: Cr Coaker Seconded: Cr Clemson**

**That Council:**

- 1. Support the Morawa Tennis Club's application for the Community Sporting and Recreation Facilities Fund (CSRFF) 2025-2026 Forward Planning Grant, committing to provide a Shire financial contribution towards the project equivalent to one-third of the total project costs up to \$220,000.**
- 2. Accept that the assessment of the project will make it the top priority project being the only project for this round of funding and that all the planning and reports have been completed and meet Councils strategic goals.**
- 3. Direct the CEO to complete any necessary items for the grant application**
- 4. Support the Morawa Tennis Club by underwriting their one-third contribution upfront, while they secure the required funding to cover their portion of costs up to \$220,000.**

***CARRIED BY SIMPLE MAJORITY 6/0***

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**PURPOSE**

To seek Council's support for the Morawa Tennis Club to submit an application to the Department of Local Government, Sport and Cultural Industries (DLGSC) under the CSRFF Forward Planning Grants round 2025-2026 to upgrade the tennis courts. As this is the only grant application with CSRFF this round then rank the project as the top priority and rate it as a well-planned and necessary project for the municipality.

**DETAIL**

The Morawa Tennis Club, with over 50 members, has been operating for several years and conducts tennis sessions during the summer months. The club currently uses the Morawa Sports Complex, where the tennis courts were installed as part of the complex's development. The synthetic surface of the courts, which typically has a 15-year life cycle, has been in place since 2009 without any base updates or maintenance, and is now nearing the end of its useful life.

Historically, the Tennis Club has had a priority agreement for the use of the Sports Complex and Tennis Courts during the tennis season, paying an annual fee to the shire. There is no formal lease agreement, but a letter from the Chief Executive Officer summarising this arrangement is attached as *Attachment 2*.

Local government authorities and not-for-profit sport/recreation organizations are eligible to apply for CSRFF grants, which aim to increase participation through the development of basic, sustainable infrastructure that is well planned and designed.

The DLGSC offers the CSRFF Forward Planning round annually for projects valued above \$500,000. CSRFF requirements include Council approval for all applications within the geographic area where the grant will be expended, and minutes must be provided endorsing the project for application.

At its 19 October 2023 Ordinary Meeting (resolution number 231003), Council resolved to:

- 1. In principle supports the Tennis Court renewal project and an application for CSRFF funding associated with Court renewal.**
- 2. Directs the CEO to use Shire resources to scope and cost the project to support the grant application and subsequent tender applications, subject to the costs involved with scoping being applied to the Shire's contribution for this project.**
- 3. Direct the CEO to include a \$35,000 budget allocation in the Budget Review that comes to Council in November to ensure funds are available for the completion of detailed plans to support the project.**

The Shire's Corporate Business Plan 2024-2034 includes the redevelopment of the tennis courts during the 2024-2025 financial year, with an estimated total cost of \$450,000. After consulting with the Tennis Club, it was decided to submit the project application by 30 September 2024. The project will be delivered in 2025-2026 with an updated cost estimate of \$649,786, \$199,786 more than initially planned with each party to contribute approximately \$216,596.

The Tennis Club currently has \$70,000 and has requested the Shire to underwrite their contribution of \$216,596 (*Attachment 1*), to submit the application. The club plans to fundraise the remaining amount. A separate agreement can be made, if necessary, between the Shire and the club prior to project commencement.

It is anticipated that even though the grant application is being submitted by the Morawa Tennis Club, Porters will be Contract Superintendents and the Shire will be the project managers.

## **LEVEL OF SIGNIFICANCE**

This project is of high significance as the CSRFF Forward Planning Grants round 2025-2026 closes on 30 September 2024. Tennis is a key social and physical activity during summer, and the current courts are nearing the end of their useful life. The club has been proactive over the past year but needs the Shire's support to proceed.

**CONSULTATION**

Chad Leeson, Morawa Tennis Club President  
Craig Vinci, DLGSCI Regional Manager  
Michael Cook, Porter Consulting Engineers  
Senior Management Team

**LEGISLATION AND POLICY CONSIDERATIONS**

Nil

**Strategic Community Plan 2022 - 2032**

Occupy a Safe and Healthy living space:  
3. Increase active living.

Be future focused in all we do:

1. Ensure the Shire and its assets are well resourced and sustainable.

This project will contribute towards the active living focus area of the Strategic Community Plan as Morawa Tennis Club maintains strong local membership and court improvements will allow for a higher participation rate.

**FINANCIAL AND RESOURCES IMPLICATIONS**

The project costs exceed the initial Business Plan estimate, but the full costs and income will be budgeted for in the 2025-2026 year.

**RISK MANAGEMENT CONSIDERATIONS**

The Shire will manage financial risk by setting a maximum budget allocation and ensuring the club covers any funding shortfalls or cost escalations.

**CONCLUSION**

That Council support the Morawa Tennis Club CSRFF Forward Planning Grants Round 2025-2026 Application to upgrade the Morawa Tennis Courts.

**ATTACHMENTS**

*Attachment 1 – 11.2.3a Request from the Tennis Club for support*  
*Attachment 2 – 11.2.3b Correspondence from the CEO*

**11.2.4 Development Approval – Lot 409 (No.26) Prater Street, Morawa**

**Author:** Coordinator Planning & Compliance Services

**Authorising Officer:** Executive Manager Corporate & Community Services

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240909****Moved: Cr North****Seconded: Cr Chadwick**

**That Council:**

**Resolve to grant development approval for the proposed Morawa Early Childhood Education and Family Centre at Lot 409 (No.26) Prater Street, Morawa subject to the following conditions:**

- 1. Accept that the Shire would be the proponent for the delivery of the proposed development, with works subject to appropriate grant funding being secured to finance the project.**
- 2. Accept that the Shires contribution towards the project may be \$1.5m.**
- 3. Resolve to grant development approval for the proposed Morawa Early Childhood Education and Family Centre at Lot 409 (No.26) Prater Street, Morawa subject to the following conditions:**
  - a. Development shall be in accordance with the approved plan(s). The endorsed plans shall not be modified or altered without the prior written approval of the local government.**
  - b. The development/land use is to be located entirely within the property boundary.**
  - c. The use of second hand materials is not permitted.**
  - d. All stormwater is to be disposed of on-site to the approval of the local government.**
  - e. The landowner/proponent is responsible to ensure the provision of reticulated sewerage to the development/land use.**
  - f. Prior to commencement of the development/land use, all land indicated as landscaped area on the attached approved plan(s) are to be landscaped effectively and maintained thereafter to the approval of the local government.**

- g. Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists.**
- h. All mechanical service systems (including air conditioners, pool filters etc.) are to be designed and installed to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the Environmental Protection (Noise) Regulations 1997 (as amended).**
- i. Provision for carparking on Lot 408 (No.4) Croot Street should parking be deemed necessary in the future a dedicated parking area can be generated on Lot 408 (No.4) Croot Street (Reserve 29344 Plan 2910931).**

***CARRIED BY SIMPLE MAJORITY 6/0***

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## **PURPOSE**

For Council to grant development approval for the proposed Morawa Early Childhood Education and Family Centre at Lot 409 (No.26) Prater Street, Morawa.

## **DETAIL**

The Shire of Morawa is seeking funding from the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA) Growing Regions Program – Round 2 for the construction of an Early Childhood Education and Family Centre (the Centre) in the town of Morawa.

The project aims to provide a critical piece of community infrastructure to enable the provision of early childhood education and care services via approved/licensed Long Day Care (LDC) and Out of School Hours Care services, parenting and family support programs and aligned health and wellbeing services. This will improve child development outcomes, economic opportunities for parents, and provide access to support services for families, each of which will contribute to the enhanced liveability and sustainability of the Morawa community.

The architect has converted the concept design into a suitable design for development approval (Attachment 1). Lot 409 (No.26) Prater Street, Morawa is 1,246m<sup>2</sup>. A portion of the Morawa Early Childhood and Family Centre is proposed to be an Australian Children's Education and Care Quality Authority (ACECQA) approved Early Childhood Education and Care centre for up to 19 children. The design of the centre provides capacity to increase the number of places to 22 if there is sufficient demand over time. Along with a Family Centre which will provide a space for children and family services to operate from, including but not limited to speech pathology, occupational therapy and health services provided for in a consultation room, a wellness room and space for parenting groups and programs, family focused activities and a hub for a range of other community interest groups. Other opportunities to be considered include professional development, education and training of Early Childhood professionals and establishment of a hub for First Nations people with children undertaking training in preparation for employment.

The Shire of Morawa is seeking development approval for Morawa Early Childhood Education and Family Centre at Lot 409 (No.26) Prater Street, Morawa. This property is zoned

Commercial under the Shire of Morawa Town Planning Scheme No.3 (the Scheme).

The proposed Morawa Early Childhood Education and Family Centre is defined as ‘community purpose’ meaning premises *designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.*

Under Table 3 – zoning table of the Scheme, community purpose development in a commercial zone is listed as a ‘D’ use meaning *that the use is not permitted unless the local government has exercised its discretion by granting development approval.*

The applicant (Shire of Morawa) is seeking to reduce the onsite parking requirements as required under Clause 41 Car parking and servicing of the Scheme.

Commercial Use	Scheme Requirements	Required	Proposed
<b>Community purpose</b>	1 per 4m <sup>2</sup> of eating, drinking or lounge area, plus 1 per 4m <sup>2</sup> of public assembly and/or seating area, with other uses as determined by the local government	21	0

The proposed nil onsite carparking for the Morawa Early Childhood Education and Family Centre is not considered to have an impact on the development or the overall functionality of the proposal.

In this location the car parking has not historically been a scarce resource with sufficient street parking on Croot Street and Prater Street, the Town Hall parking area being able to accommodate the basis of provisions of onsite parking, as well as the adjacent lot to the north being 240m<sup>2</sup> of public open space.

However, should parking be deemed necessary in the future a dedicated parking area can be generated on Lot 408 (No.4) Croot Street (Reserve 29344 Plan 2910931).

The Centre will look to employ local workers, facilitate local childcare training and development pathways for school leavers, empower parents to rejoin the workforce, and attract new residents to the region contributing towards regional economic development and population goals.

This project to construct an Early Childhood Education and Family Centre in Morawa presents a pivotal opportunity to positively impact economic opportunity, social development and inclusion within our community.

The Shire is requesting this preapproval to better allow them to apply for funding for the project as most funding bodies require a DA to be in place before an application will be accepted.

## LEVEL OF SIGNIFICANCE

High significance – Round 2 Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA) Growing Regions Program.

## CONSULTATION

Eastman Poletti Architects



**LEGISLATION AND POLICY CONSIDERATIONS**

Shire of Morawa Town Planning Scheme No.3

**POLICY IMPLICATIONS**

Nil

**FINANCIAL AND RESOURCES IMPLICATIONS**

The Shire will be applying for Growing Regions funding for an amount of 50-70% of the project cost dependent on Cost Benefit Analysis outcomes. The Shire is budgeted to have \$1.4m in the Community and Economic Development Reserve by 30 June 2025 which is sufficient to cover the gap between funding and the project costs.

**RISK MANAGEMENT CONSIDERATIONS**

Nil

**CONCLUSION**

That Council supports the development application.

**ATTACHMENTS**

*Attachment 1 – 11.2.4a Development Application Plans*

**Item 12 Reports from Committees**

Nil

**Item 13 Motions of Which Previous Notice Has Been Given**

Nil

**Item 14 New Business of an Urgent Nature**

Nil

**Item 15 Matters for Which the Meeting May Be Closed (Confidential Items)****15.1 Matters for Which the Meeting May Be Closed (Confidential Items)****Author:** Chief Executive Officer**Authorising Officer:** Chief Executive Officer**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.**OFFICER'S RECOMMENDATION/RESOLUTION**

240910

Moved: Cr Chadwick

Seconded: Cr Clemson

That Council:

That Council closes the meeting to the public under section 5.23 (2)(a), (b) and (c) of the *Local Government Act 1995* and the *Shire of Morawa Meeting Procedures Local Law 2012 s 6.2* so that it can consider the following Items:

- 15.2 Confidential Report – Disposal of Property – 11 Broad Avenue, Morawa

**CARRIED BY SIMPLE MAJORITY 6/0****PURPOSE**

This item seeks Council's approval under s5.23 (2) of the *Local Government Act 1995* to move into camera or closed session to consider confidential matters.

**DETAIL**

Under s5.23 (2) of the *Local Government Act 1995*, Council must resolve to move into

camera or closed session. The following items are ‘confidential matters’ as addressed below:

- 15.2 Confidential Report – Disposal of Property – 11 Broad Avenue, Morawa

## LEVEL OF SIGNIFICANCE

High – Confidential Items

## CONSULTATION

Senior Management Team

## LEGISLATION AND POLICY CONSIDERATIONS

Local Government Act 1995

Under section 5.23 (2) of the *Local Government Act 1995*, part of a council meeting may be closed, if the meeting deals with any of the following:

- (a) *a matter affecting an employee or employees;*
- (b) *the personal affairs of any person;*
- (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;*
- (d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;*
- (e) *a matter that if disclosed, would reveal —*
  - (i) *a trade secret;*
  - (ii) *information that has a commercial value to a person;*
  - (iii) *information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;*
- (f) *a matter that if disclosed, could be reasonably expected to —*
  - (i) *impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;*
  - (ii) *endanger the security of the local government’s property;*
  - (iii) *prejudice the maintenance or enforcement of a lawful measure for protecting public safety;*
- (g) *information which is the subject of a direction given under section 23(1a) of the Parliamentary Commissioner Act 1971; and*
- (h) *such other matters as may be prescribed.*

## Shire of Morawa Meeting Procedures Local Law 2012

The key parts include:

6.2 Meetings not open to the public;

- (1) The CEO may, at any time, recommend that a meeting or part of a meeting be closed to members of the public.
- (2) The Council or a committee, in one or more of the circumstances dealt with in the Act, may at any time, by resolution, decide to close a meeting or part of a meeting.
- (3) If a resolution under subclause (2) is carried— (a) the presiding member is to direct everyone to leave the meeting except— (i) the members; (ii) the CEO; and (iii) any

officer specified by the presiding member; and (b) the meeting is to be closed to the public until, at the conclusion of the matter justifying the closure of the meeting to the public, the Council or the committee, by resolution, decides otherwise.

- (4) A person who fails to comply with a direction under subclause (3)(a) may, by order of the presiding member, be removed from the meeting.
- (5) While the resolution under subclause (2) remains in force, the operation of clause 8.9 is to be suspended until the Council or the committee, by resolution, decides otherwise.
- (6) A resolution under this clause may be made without notice.
- (7) Unless the Council resolves otherwise, once the meeting is reopened to members of the public, the presiding member is to ensure that any resolution of the Council made while the meeting was closed is to be read out including a vote of a member to be included in the minutes.

### **Strategic Community Plan 2022 to 2032**

***Be future focused in all we do:***

Ensure the Shire and its assets are well resourced and sustainable.

### **FINANCIAL AND RESOURCES IMPLICATIONS**

Any known financial implications are addressed in the respective reports.

### **RISK MANAGEMENT CONSIDERATIONS**

There are no known risk management implications in relation to this item.

### **CONCLUSION**

That Council closes the meeting to the public under section 5.23 (2) of the *Local Government Act 1995* and the *Shire of Morawa Meeting Procedures Local Law 2012* s 6.2 so that it can consider the reports as addressed.

### **ATTACHMENTS**

*Nil*

*Tanika Plewright, Tracey Hart and Chelsea Hart left the meeting at 2:11pm. Tracey Hart and Chelsea Hart did not return to the meeting.*

**15.2 Confidential Report – Disposal of Property – 11 Broad Avenue, Morawa**

**Author:** Chief Executive Officer

**Authorising Officer:** Chief Executive Officer

**Disclosure of Interest:** The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

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**OFFICER'S RECOMMENDATION/RESOLUTION****240911****Moved: Cr Clemson****Seconded: Cr Coaker****That Council:**

1. Note the market valuation of 11 Broad Avenue, Morawa conducted by Elders Real Estate (*Attachment 2*).
2. In principle, accept the disposition of 11 Broad Avenue, Morawa to Mr. N Edwards, and Ms. D Butler, for a purchase price of \$80,000, subject to relevant sale conditions including conditions relating to ongoing employment with the Shire.
3. Direct the CEO to give the legislated local public notice of the proposed disposition in line with section 3.58 of the *Local Government Act 1995*.

**CARRIED BY SIMPLE MAJORITY 4/2**

***Cr Dean Clemson, Cr Mark Coaker, Cr Diana North and Cr Ken Stokes voted for.***

***Cr Grant Chadwick and Cr Debbie Collins voted against.***

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**15.3 Reopening of the Meeting to the Public****OFFICER'S RECOMMENDATION/RESOLUTION****240912****Moved: Cr North****Seconded: Cr Coaker****That Council reopens the meeting to the public.*****CARRIED BY SIMPLE MAJORITY 6/0****Tanika Plewright returned to the meeting at 2:14pm.***15.4 Presiding Member Publicly Confirms Confidential Item Resolutions***The Presiding Member publicly confirms the Confidential Item Resolutions for:*

- 15.2 Confidential Report – Disposal of Property – 11 Broad Avenue, Morawa

**Item 16 Closure****16.1 Date of Next Meeting**

The date of the next ordinary meeting of Council will be on Monday, 14 October 2024 commencing at 5:30pm, in the Council Chambers.

**16.2 Closure**

There being no further business, the Presiding Member declared the meeting closed at 2:16pm.