



Western Australia

Unconfirmed Minutes for the Electors Meeting of the Murchison Shire,
Held in the Sports Complex, Carnarvon Mullewa Road, Murchison,
On Friday **25 March 2011**, commencing at 4.30 pm.

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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The President opened the meeting at 4.25pm and thanked everyone for their attendance.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Elected Members:

Shire President, Councillor Simon Broad,
Deputy Shire President, Councillor Mark Halleen
Councillor Bridget Seaman
Councillor Rosasco Foulkes-Taylor
Councillor Sandy McTaggart
Councillor Paul Squires

Staff:

Chief Executive Officer, Mike Sully,
Administration Officer, Joyce Sully, (Minutes)
Works Supervisor, Brian Wundenberg (5.43pm)

Electors:

Natalie Broad
Carolyn Halleen
Emma Foulkes-Taylor
Reg Seaman
Jo Squires – (5.35pm)
Jano Foulkes-Taylor
Michael Foulkes-Taylor
David Pollock
Frances Jones
Miles Williams
Andrew Whitmarsh
Bruce Halleen
Peter Jeffries

Visitor:

Peter Turner, Town Planning Consultant

Apologies:

Carol McTaggart
Katie Jeffries
William Herold
Colleen Herold
Brett Pollock
Elizabeth Sorrenson

3. PRESIDENT'S REPORT

The President read aloud his report.

Moved: Emma Foulkes-Taylor
That the President's report be accepted.

Seconded: Carolyn Halleen

CARRIED 18/0

4. CEO'S REPORT

The CEO read aloud the previous CEO's report.

Moved: Cr Sandy McTaggart
That the CEO report be accepted.
CARRIED 18/0

Seconded: Cr Rossco Foulkes-Taylor

5. AUDITOR'S REPORT

The CEO read aloud the Auditor's management letter.

- Emma Foulkes-Taylor requested that under the title of Record Keeping Plan the word 'Yalgoo' be amended to read 'Murchison'.
- Michael Foulkes-Taylor queried that the management letter had been sent to the CEO as he believed it should be sent to the Shire President. Shire President Simon Broad advised that two letters are sent.

Moved: Frances Jones
That the Auditor's report be accepted.
CARRIED 18/0

Seconded: Cr Mark Halleen

6. HERITAGE PRECINCT

Mr Tony Turner – Town Planning Consultant gave the meeting an overview of the proposed project and what his thoughts were given his observations of the Settlement and surrounds. He advised that he had been a long term employee in Local Government in Town Planning after which he set up his own consultancy. He also stated that there is considerable pressure for everyone to have a Town Planning Scheme. Following his outline Tony asked for questions and discussion.

Q Michael Foulkes-Taylor

We have followed Draft Local Laws and Strategic Plans. How does a Town Plan fit in? Shouldn't we talk to what already exists?

A Tony Turner

A Strategic Plan is not only concerned with planning. A Town Planning Scheme specifically addresses town planning matters.

Q Michael Foulkes-Taylor

Would a Town Planning Scheme apply only to the Settlement and not other areas of the Shire?

A Tony Turner

A Town Planning Scheme usually covers the whole area – District scheme. Technically development needs approval. It is possible to have a specific clause or clauses – eg don't want to give planning approval for certain things. The Settlement may need planning approval for everything.

Q Emma Foulkes-Taylor

Do you want to know where we want the precinct? The community were given an opportunity to respond to the question what was the response?

A Shire President Cr Simon Broad

Two.

Q Carolyn Halleen

Are we just talking Settlement or town – what are the planning implications?

A Tony Turner

Whether leasehold or freehold, there is generally no difference.

Q Councillor Foulkes Taylor

Could you clarify '21 year Lease Agreement'. As Freehold has been mentioned.

A CEO - Mike Sully

As it stands now it is Reserve Crown land vested in Council, with a power to lease. As a general rule a 21 year lease can be extended.

A Tony Turner

In the Freehold process the Department of Lands converts the area to Freehold. There would be possible Native Title issues, although I have seen somewhere written that there are no Native Title issues relating to the Settlement – would have to check that out. Council would receive a large block of land and would be subjected to the subdivision process and costs for services where, with a possible block value of \$6,000, costs would prove more than return.

Q Emma Foulkes-Taylor

Where did the 21 years come from?

A Tony Turner

Department of Lands who determine a maximum term of lease.

Miles Williams

Loans are difficult to get if a person is leasing.

Michael Foulkes-Taylor

There is the opportunity to explore Freehold and gather information.

Q Jano Foulkes-Taylor

There is a small population in the whole Shire. Are there examples of similar situations and here there is the travel component.

Q Natalie Broad

If Freehold was introduced, what about public housing?

A Tony Turner

There is a one block in ten policy.

CEO - Mike Sully

A lack of community services would be a big consideration in this case.

David Pollock

There are other disadvantaged groups with the means to purchase.

Michael Foulkes-Taylor

If land is Freehold you can't dictate who buys.

Natalie Broad

Can you do that with a lease?

Michael Foulkes-Taylor

The Founders guarded jealously that the land is vested in the Shire with the ability to decide who and what ran the place. Freehold has been mentioned in the past and was thrown out for fear of the wrong people getting their hands on the facilities. It would be hard to maintain the services.

Leasehold with strategy can be controlled. With Freehold land there is not the control.

David Pollock

If there is a problem with a leaseholder 21 years is a long time and the lease can be handed on to others which perpetuates the problem.

Michael Foulkes-Taylor

Leasehold has a finite time, Freehold doesn't.

Carolyn Halleen

With a Lease it can have many clauses.

Cr Foulkes-Taylor

The building should go where the stables are currently located.

Frances Jones

I agree. I believe we are starting from a fresh slate. I have heard that some want the building to also be used for accommodation and I strongly disagree with that. This is supposed to be Heritage and it would lose that.

Cr Paul Squires

The building itself would not be modernised.

Frances Jones

It would not only lose its Heritage value the cost would be prohibitive. The Shire could build or buy more accommodation.

Cr Paul Squires

There would be no problem moving the stables. I have changed my original opinion, but is there a third option to keep the status quo.

Michael Foulkes-Taylor

We are promoting a Shire without a Town.

Cr Sandy McTaggart

I'm pleased to hear that the wheel has turned. The issues of Freehold are horrendous. We can Lease for private purposes.

Cr Halleen

There is the shed at Boolardy, but also a building at Byro. If put where the stables are it will crowd the area and there are not sufficient ablutions. The EHO would have to look at another block. The current ablutions need upgrading and if the stables were upgraded they would not look out of place.

Jano Foulkes-Taylor

I don't see an issue with shifting the stables they should be located elsewhere. We need a building in keeping with what is already there ie Roadhouse, motel and Shire office. A historic walkway should be laid to link the buildings.

Cr Sandy McTaggart

Could one room in the building be utilised for a school room?

Cr Paul Squires

We don't want a school room in the building. I agree it should tie in and I think we should move the kitchen building too. It would be ideal for school camps and we should do the building up as is for accommodation.

Natalie Broad

The memorabilia that was located on the outside walls of the old roadhouse is in storage and it was decided some time ago that the number plates etc were to be attached to the colourbond fence on the south side of the roadhouse, behind the lawned area.

Miles Williams

A Town Planning Scheme would interfere with what individuals value about the Murchison Shire. I would be very wary of the Scheme infringing on the current lifestyle and individuality of the area.

Shire President, Cr Simon Broad

Tony is aware of these issues.

Miles Williams

I should be honest – we want control. Forget the other side of the road. The idea of linking is perfect.

Michael Foulkes-Taylor

Ron's idea was to mirror. The Settlement needs linkage on this side, we don't need a split community. No development on west side of road, it always divides.

Shire President, Cr Simon Broad

It was Ron's idea that any future block on the other side would mirror the development on this side.

Michael Foulkes-Taylor

Ron's sort of gone now.

Q Bruce Halleen

Has the shed been appraised as to its state of repair?

Shire President, Cr Simon Broad

A No.

Bruce Halleen

It is seriously run down. It was constructed in 1926.

Frances Jones

If accommodation in the building is the preferred option please reconsider what to call it.

Natalie Broad

I request that consideration be given in the Budget for additional tourist accommodation with private facilities. It could have a Heritage look outside.

Peter Jeffries

The only way is to renovate to its present form.

Cr Mark Halleen

The caravan park could be extended. I think we should put money into upgrading existing facilities as this is cheaper than building new.

David Pollock

I don't have really strong views, but I believe we would be crazy to bring old buildings in. If this must be done then locate them with the Museum.

Carolyn Halleen

We should be looking at rustic. It would be crazy to shift the old buildings. Renovate the old ablution block and look at the cost of building shearing shed type accommodation.

Emma Foulkes-Taylor

I agree.

Reg Seaman

I concur. It makes me shudder to think of these buildings and they would be very hot in summer and very cold in winter.

Frances Jones

Are we committed to this for the grant? Do people really want to go through with this.

Shire President, Cr Simon Broad

There was an offer from CSIRO of a donation of \$5,000 to assist with shifting the building.

CEO, Mike Sully

There are three grants available for projects, with three divisions. \$100,000 which has been spent. Second amount of \$30,000 to shift the building. Third amount of \$30,000 to upgrade the inside. The second portion expires on 30 June 2011 and, if not spent, will be lost. I am working to gain an extension to September 2011. The third portion of the grant is safe until June 2012.

Cr Bridget Seaman

The grant was applied for because CSIRO were asked by Ron to give the Shire the building.

Jano Foulkes-Taylor

There is no reason why we can't build a more modern building to look old with a similar type roof to the roadhouse.

Carolyn Halleen

We are talking as if this is a fait accompli. What would be the cost of relocating the stables?

Shire President, Cr Simon Broad

We've been given valuable information which we will discuss in Chambers. We may need to reconvene to sum up views.

7. GENERAL BUSINESS

Natalie Broad

- We have discussed previously the need for a walk and cycle path.
- Upgrade the botanical walk. Signs need an upgrade.
- Pathway from the airstrip to the office.

Jano Foulkes-Taylor

The Museum Committee would pay for the signs.

Natalie Broad

There has been no response to Cemetery discussions held with Ron. We have asked for a register of graves on the back of one of the shelters at the entrance. There was money in the budget.

Shire President, Cr Simon Broad

I suggest that the CEO reactivate the Committee.

CEO, Mike Sully

With Cemetery funds, if they are not carried over they disappear, but we can certainly make sure there are funds made available in 2011/12 Budget.

Natalie Broad

- I would like Council to give consideration to funds for ongoing Cemetery upgrade.
- Give the Settlement a more professional look with sealing of road outside roadhouse and Shire office.
- Put large pots of bougainvillea down the centre.

Emma Foulkes-Taylor

It doesn't have to be pots. Plants could be placed directly into the ground.

Natalie Broad

- One necessary facility for tourists is a laundry and I would like Council to give consideration to funds being made available in the 2011/12 Budget.
- I would also like consideration to be given for funding for additional accommodation with ensuite facilities.

Emma Foulkes-Taylor

I concur.

- The old roadhouse dongas do not look good at the entrance to the Settlement and I request their removal.

Cr Sandy McTaggart

They were to be given to the dog catchers, but I think they should be scrapped.

Michael Foulkes-Taylor

- We were to have water binding or similar on the east roads, but this hasn't happened.
- Undermining of floodways on Carnarvon and Mullewa Road.

Works Supervisor, Brian Wundenberg

- With regard to the roadhouse dongas – Ron was to have put them up for sale.
- There is a quote coming for the floodways and also to bitumise areas of Settlement roads.

Shire President, Cr Simon Broad

Obviously Michael is concerned that the bitumen has lifted and this is being dealt with.

Michael Foulkes-Taylor

Can I ask whether it was the rain or the bitumen was too thin?

Shire President, Cr Simon Broad

We are looking at binding.

Cr Mark Halleen

We have tried to address the situation with less traffic on the road.

Carolyn Halleen

Regarding the Community Fund, I am concerned there is no information re criteria and no information about what has been spent.

Cr Bridget Seaman

There was criteria and an ad was placed in the Monologue to say it was available. Need to ask CEO for criteria.

Carolyn Halleen

Who set the criteria.

Shire President, Cr Simon Broad

There was no direction so Bridget set the criteria which was given to Ron, Shire President and Crosslands Resources.

Cr Bridget Seaman

There has been talk of having a Committee Meeting.

Joyce Sully

I have taken over responsibility for the Monologue and hope to get it out monthly. Please send anything you would like to be included to me as I aim to let you all know what is happening around the community.

Natalie Broad

- Could the Committee Fund be used to part fund new accommodation?
- Should the old roadhouse be put out for Tender?
- The Curbur bypass in extreme weather.
- What is happening regarding Ballinyoo Bridge?

Works Supervisor, Brian Wundenberg

Has had discussion with Tim Lee of Main Roads who will arrange an inspection.

Natalie Broad

Is anything happening in Council regarding Curbur water?

Shire President, Cr Simon Broad

Can you please comment Brian.

Works Supervisor, Brian Wundenberg

To open the bypass to traffic it must be widened to a minimum of 6m. Would need extensive signage. Would need to follow all processes and investigate possible Native Title. We would then need to deal with the old road as it would not be allowed to remain as a closed road.

Jano Foulkes-Taylor

- It will be good to see more regular Monologues Joyce, I'd like to see a slim colour picture across the top.
- The roads should have some concrete foundation with a level of crushed rocks under the bitumen to give it a firm base that is less likely to wash away.
- When will we be given the traffic counter figures from Pindar Beringarra Road?

Works Supervisor, Brian Wundenberg

We already have the figures.

David Pollock

When will something happen regarding my grid? I talked to Dirk and to Ron and would like to see some action.

Shire President, Cr Simon Broad

Provision has been made in the Budget and the foundations have been made and are currently curing.

David Pollock

The roads seem to be closed if they get a little bumpy. They are closed for too long. How much pressure has been put on CSRO regarding the roads?

Shire President, Cr Simon Broad

There has been a lot of pressure applied. It is very difficult to nail them down and today Council resolved to employ a Consultant to take up the cause.

Cr Rossco Foulkes-Taylor

- CSIRO claim diplomatic immunity.
- The road counts record only around 15% of the requirement.
- It is good to see the Club clean.
- Thanks Mike and Joyce for organising cleaning and other things and saving me a lot of bother.

CEO, Mike Sully

When I met with Lotterywest in Perth recently I mentioned the problem with the coolroom in the bar and they would be happy to fund a new one as it is in a community facility.

Cr Sandy McTaggart

- We haven't confirmed previous Minutes.
- I don't believe that item one of General Business has been done. ie 'Should the mails service go from twice a week to once a week.

Frances Jones

I would think this is not a Shire issue.

Cr Sandy McTaggart

Of course it is – the Shire use the mail service.

CEO, Mike Sully

With the volume of mail for the Shire we need at least two deliveries per week.

Cr Sandy McTaggart

I support David regarding the road closures. Why are they still closed?

Works Supervisor, Brian Wundenberg

- Because of road safety regulations. According to the law the maximum water to cross is 200mm.
- If the road is in bad condition it must be closed.
- We open up to get people in and out. To make safe we would need extensive signage.

CEO, Mike Sully

Circumstances this year have changed as the Shire was declared a disaster area. If we had opened roads prior to Main Roads inspections and approval for disaster funding we would have lost money and we have been granted \$4.75m by following the rules.

Miles Williams

- People ring two Shires and get two differing stories regarding whether roads are open.
- I don't think we are kept well enough informed of the Road Conditions and I don't think they are prominent enough on the website.

David Pollock

We had people stuck at Wooleen because of the road closed.

CEO, Mike Sully

We do our best, but we can't be everywhere to check conditions 7 days a week.

Cr Bridget Seaman

There was a resolution at the February meeting to work on the Road Closure Policy.

Emma Foulkes-Taylor

Thanks to whoever painted the floor in the ablutions, it has made a big difference.

Natalie Broad

My grid at Beringarra is full of sand.

Shire President, Cr Simon Broad

It's on the list.

Natalie Broad

When will there be a grid program?

Works Supervisor, Brian Wundenberg

There is one in place.

Cr Paul Squires

- We've had no mail for months and were locked in for 4 months in 2006, slightly less in 2008 and now again in 2011.
- Could we please look at a boxed culvert for Meeberrie or our crossing in the budget?

Reg Seaman

- The Cockney Bill crossing needs at the very least a depth gauge. Needs a culvert crossing.
- We need an old road rehabilitation program.

Shire President, Cr Simon Broad

It's still in the budget, but the dozer has been out of action.

Reg Seaman

Regarding the roads in general, the focus has shifted and major projects are taking place to the detriment of maintenance. I would like to see the maintenance program brought back.

Michael Foulkes-Taylor

Drains need attention. Parkers Hill has had a lot of work with wide drains designed to get a bigger volume of water moving. We need better drains and bunds.

Miles Williams

The windrows are the wrong side of the drains if there is heavy rain as happened recently.

Cr Rossco Foulkes-Taylor

I had a discussion with Brian re a situation like this and he got rid of the windrow straight away. You need to let him know.

Jano Foulkes-Taylor

Could people in the Settlement please flush the toilets in the ablution blocks on a regular basis as they become choked with frogs and stink.

David Pollock

I am concerned that some of us have had much higher rate rises than others.

Shire President, Cr Simon Broad

This is out of the Shire hands as it is the Valuer General that determines valuations.

Frances Jones

Congratulations for the new roadhouse and other projects. In future anything that promotes tourism in the Shire should be considered.

Jo Squires

Is the CBD committee still running as I am concerned about maintenance issues such as cracked glass at the roadhouse and the front counter not being covered at the base.

CEO, Mike Sully

I have tried very hard to get a glazier, but they won't come out here.

Shire President, Cr Simon Broad

The counter will be covered with iron as planned I have some at home if it's needed.

Cr Bridget Seaman

The front will be covered. Yes, the Committee is still running, but will probably change it's name. If anyone would like to join the committee please let us know.

Cr Squires

The front counter was meant to be covered to create a time capsule.

Michael Foulkes-Taylor

There has been an issue at Cue regarding the Depreciation schedule. Has the Shire of Murchison's been looked at.

CEO, Mike Sully

The books are being checked at present.

8. CONFIRMATION OF MINUTES

Moved: Councillor McTaggart

Seconded: Emma Foulkes-Taylor

That the Minutes of the 2010 AGM of Electors meeting held on 21 May 2010 be confirmed as an accurate record of proceedings.

CARRIED 19/0

9. MEETING CLOSURE

The Shire President closed the meeting at 7.00pm