



SHIRE OF KONDININ

NOTICE OF MEETING

Councillors: Please be advised that the next meeting of the

KONDININ SHIRE COUNCIL

Will be held on Wednesday 15th May 2024 at the
Hyden CRC

**TBC: Works Committee Meeting
Lunch**

2:00PM Informal Agenda Discussion

3:00PM Ordinary Council Meeting

David Burton
10th May 2024
CHIEF EXECUTIVE OFFICER

11 Gordon Street, KONDININ WA 6367 Tel (08) 98891006
All communications are to be addressed to the CHIEF EXECUTIVE OFFICER
ceo@kondinin.wa.gov.au

STATEMENT OF COMMITMENT TO INDIGENOUS AUSTRALIANS

“The Shire of Kondinin acknowledges that, as we proceed with the development & management of facilities & services within the Shire we give recognition of the distinctive relationship that indigenous people have within the community and encourage a broader understanding & appreciation of indigenous heritage & culture.

The Shire of Kondinin is committed to consultation across all communities in our Shire & we aim for mutual respect to achieve recognition of all Cultures.”

SHIRE OF KONDININ QUESTIONS FROM THE PUBLIC

The Shire of Kondinin welcomes community participation during public question time at Council Meetings. Any member of the public is welcome to do so. The following is a summary of Section 5.24 of the Local Government Act 1995, the Local Government (Administration) Regulations 1996, the Shire's procedure and a guide to the completion of registering attendance and question/s.

- Members of the public should ideally register their attendance and question with the Council before the meeting before the closing of business the day before the scheduled meeting. This can be done;
 - a. In person at the Shire of Kondinin Office (11 Graham St, Kondinin).
 - b. By emailing the Executive Support Officer at eso@kondinin.wa.gov.au
 - c. By phoning the Executive Support Officer on 08 9889 1006
- When registering the following information will need to be supplied for record keeping and future correspondence (if required);
 - a. Name, Address, contact number and Name of Organisation representing (if applicable)
 - b. A written copy of the question to be asked at Public Question Time.
- It is recommended to arrive at the location of the Council Meeting 5 minutes before the commencement of the meeting. If you have not registered in advance it can be completed at this time. However, public members will still be able to attend the meeting and provide the required details meeting if they have not been able to register in advance.
- The Presiding Member will open Public Question Time and, if necessary, provide a summary of the rules, regulations and procedures of Public Question Time:
 - a. The person asking the question must state their name before asking it.
 - b. Questions are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a question and the right to nominate a Councillor or Officer to answer.
 - c. To provide an opportunity for the greatest portion of the gallery to take advantage of question time, questions are to be as succinct as possible. Any preamble to questions should therefore be minimal and no debating on the issue between the Gallery, Councillors or Officers is permissible.
 - d. Where the Presiding Member rules that a member of the public is making a statement during public question time, then no answer is required to be given or recorded in response.
 - e. Questions which are considered inappropriate; offensive or otherwise not in good faith; duplicates or variations of earlier questions; relating to the personal affairs or actions of Council members or employees; will be refused by the Presiding Member as 'out of order and will not be recorded in the minutes.

- f. Questions from members of the public that do not comply with the Rules of Question Time or do not abide by a ruling from the Presiding Member, or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member or Council, or refuse to abide by any reasonable direction from the Presiding Member, will be ruled 'out of order and the question will not be recorded in the minutes.
 - g. Answers to questions provided in good faith, however, unless reasonable prior written notice of the question is given, answers should not be relied upon as being comprehensive.
 - h. The priority for asking questions shall be 'first 'questions on which written notice has been given before the meeting' (that is, before noon on the day immediately preceding the meeting) and secondly, 'questions from the floor.
- Public Question Time is set for a maximum period of 15 minutes and will terminate earlier should no questions be forthcoming.
- There are circumstances where it may be necessary to place limits on the asking of questions to enable all members of the public a fair and equitable opportunity to participate in Public Question Time. In these events, the Presiding Member will apply the most appropriate limit for the circumstance. Generally, each member of the public shall be provided with a maximum two minutes time limit in the first instance, in which to ask a maximum of two questions (whether these are submitted 'in writing' or 'from the floor). A question may include a request for the tabling of documents where these are relevant to an issue before Council.
- Should there be time remaining on the initial period for Public Question Time (i.e. 15 minutes) after all members of the public have posed their initial allotment of two questions, the Presiding Member will then allow members of the public to sequentially (by the register) ask further questions (with necessary limits in place as discussed above if required) until the initial period for Public Question Time has expired.
- Any extension to the initial period for Public Question Time is to be limited to a period that will allow sufficient time for any remaining members of the public to ask their initial allotment of two questions.
- Where a question (compliant to these rules) is raised and is unable to be answered at the meeting, the question shall be 'taken on notice' with an answer being given at the next appropriate Council Meeting.
- Where a member of the public submitting a question is not physically present at the meeting, those questions will be treated as an item of correspondence and will be answered in the normal course of business (and not be recorded in the minutes).

**SHIRE OF KONDININ
DISCLOSURE OF FINANCIAL/IMPARTIALITY & PROXIMITY INTEREST**

To: *Chief Executive Officer*

As required by Section 5.65(1) (a) of the Local Government Act 1995, I hereby declare my interest in the following matters included on the Agenda paper for the Council/Committee meeting to be held on _____ (Date).

The type of interest I wish to declare is a: Financial Proximity Impartiality

Item No	Details of Interest

The extent of interest only has to be declared if the Councillor also requests to remain present at a meeting or participate in discussions or the decision-making process (see item 6 below).

Councillor's Signature _____ Councillor's Name _____ Date _____

NB:

- 1 This notice must be given to the Chief Executive Officer before the meeting or at the meeting immediately before the matter in which you have an interest is discussed, Section 5.65(1) (a) & (b).
- 2 It remains the Councillor's responsibility to make further declarations to the Council if a matter arises during the course of a meeting and no previous declarations have been made.
- 3 It is a Councillor's responsibility to ensure that the interest is brought to the attention of the Council/Committee when the Agenda item arises and to ensure that it is recorded in the minutes.
- 4 It remains the Councillor's responsibility to ensure that he/she does not vote on a matter in which a declaration has been made. This responsibility also includes the recording of particulars in the minutes to ensure they are correct when such minutes are being confirmed.
- 5 It is recommended that when previewing the Agenda, Councillors mark Agendas with items on which interest is to be declared and complete the declaration form at the same time.
- 6 Councillors may be allowed to remain at meetings at which they have declared an interest and may also be allowed to preside (if applicable) and participate in discussions and the decision-making process upon the declared matter subject to strict compliance with the enabling provisions of the Act and appropriately recorded resolutions of Council. Where Councillors request consideration of such approval the affected Councillor must vacate the Council Chambers in the first instance whilst the Council discusses and decided upon the Councillors application.

Remember The responsibility to declare an interest rests with individual Councillors. If Councillors are in any doubt seeking legal opinion, or, to be sure, simply declare in any case.
Penalties for not disclosing an interest apply.

Office Use Only:	Date/Initial
1. Particulars of the declaration given to the meeting	_____
2. Particulars recorded in the minutes	_____
Signed by Chief Executive Officer Or President (when the declaration belongs to the CEO)	_____

SHIRE OF KONDININ DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Kondinin for any act, omission or statement or intimation occurring during Council/Committee meetings or formal/informal conversations with Staff. Shire of Kondinin disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

*In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a license, any statement or limitation of approval made by a member or officer of Shire of Kondinin during the course of any meeting is not intended to be and is not taken as notice of approval from Shire of Kondinin. The Shire of Kondinin warns that anyone who has an application lodged with the Shire of Kondinin must obtain and only should rely on **WRITTEN CONFIRMATION** of the outcome of the application, and any conditions attaching to the decision made by the Shire of Kondinin in respect of the application.*

Signed on behalf of Council



David Burton

Chief Executive Officer

Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Shire President Cr Mouritz read the Statement of Commitment to Indigenous Australians, welcomed those present and declared the meeting open at _____pm.

2. RECORD OF ATTENDANCE/ APOLOGIES/ LEAVE OF ABSENCE

Councillors:	Cr Kent Mouritz (President) Cr Darren Pool Cr Kerrie Green	Cr Brett Smith Cr Paul Green Cr Beverley Gangell	Cr Bruce Browning Cr Murray James
Staff:	David Burton (CEO) Desiree Waters (ESO)	Vince Bugna (MCS) Mark Burgess (MoW)	Tory Young (MPA)
Apologies:			

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4. PUBLIC QUESTION TIME

5. APPLICATIONS FOR LEAVE OF ABSENCE

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS/ INFORMATION REPORT

7.1 MINUTES OF COUNCIL MEETING - 17th April 2024

RECOMMENDATION:

That the minutes of the Council Meeting held on the 17th April 2024, be confirmed.

7.2 INFORMATION REPORT- May 2024

RECOMMENDATION:

That Council receives and accepts the Information Report before this meeting.

8. ANNOUNCEMENTS BY PRESIDING MEMBERS WITHOUT DISCUSSION

9. ITEMS

9.1 MANAGER OF PLANNING & ASSETS

9.1.1 Consideration to purchase no. 26 (lot 244) Repacholi parade, Kondinin

- 9.1.2 Expansion of Lease 3553 Marshall Street, Hyden
- 9.1.3 Consolidation of Crown Lots Kondinin Recreation Precinct
- 9.1.4 Amalgamation of Lots 19, 20 and 21 Federal Street Karlgarin

9.2 MANAGER OF CORPORATE SERVICES

- 9.2.1 List of Accounts
- 9.2.2 Financial Reports
- 9.2.3 Proposed Differential Rates 2024/2025

9.3 MANAGER OF WORKS

9.4 CHIEF EXECUTIVE OFFICER

- 9.4.1 Discovery Centre Update
- 9.4.2 Wave Rock Entrance Fee Waiver
- 9.4.3 Approval of Shire Property Use
- 9.4.4 Sponsorship for Event
- 9.4.5 GECZ Minutes

9.5 COMMUNITY DEVELOPMENT OFFICER

- 9.5.1 Shire community grant budget submission 2024-2025

9.6 ENVIRONMENTAL HEALTH OFFICER

- 9.6.1 Septic pond – wave rock

9.7 COMMITTEE MEETINGS

- 9.7.1 Update on Housing Matters

9.1 MANAGER OF PLANNING & ASSETS

9.1.1 – CONSIDERATION TO PURCHASE NO. 26 (LOT 244) REPACHOLI PARADE, KONDININ

Author: Tory Young, Manager Planning and Assets
Authorising Officer: David Burton, Chief Executive Officer
Date: 7th May 2024
Disclosure of Interest: Nil
Attachments: Sale Documentation; Valuation

*****CONFIDENTIAL ITEM*****

5.23. Meetings generally open to public

- (1) Subject to subsection (2), the following are to be open to members of the public —
 - (a) all council meetings; and
 - (b) all meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —
 - (b) the personal affairs of any person; and
 - (e) a matter that if disclosed, would reveal —
 - (ii) information that has a commercial value to a person;

9.1.2 EXPANSION OF PTA LEASE AREA L3553

Author: Tory Young, Manager Planning and Assets
Authorising Officer: David Burton, Chief Executive Officer
Date: 8th May 2024
Disclosure of Interest: Nil
Attachments: Plans of Proposed Expanded Lease Area L3553
Land Use Plans for Lease Area L3553 & L7363
Photographs of proposed Historic Displays

OFFICER RECOMMENDATION

That Council:

1. **APPROVE** the expansion of the Lease Area L3553 as shown in the plans attached; and
2. **AUTHORISES** the Chief Executive Officer to;
 - a) Advise the Public Transport Authority of Council’s request to expand the lease area L3553 and that all other terms of the Lease to remain the same;
 - b) Provide the Public Transport Authority with details of the intended use and proposed infrastructure to be installed in the proposed expanded leased.

SUMMARY

The Shire’s Administration seeks approval from Council for the expansion of the Leased Area L3553 as shown in the plans attached to accommodate additional historic display infrastructure to be installed to complement the railway precinct area.

BACKGROUND

Since 2020, the Shire, via way of exchange of letters with Burgess Rawson the property manager for the Public Transport Authority have expanded the Leased Area 3553 to accommodate the expansion of uses and infrastructure at the site. As it stands at the moment the leased area comprises an area of 38,422m² as shown in green shading in the map attached to this Agenda Report.

This current proposal seeks a further expansion of the leased area along the southern portion of the lease to align with the area that currently accommodates the Goods Shed and Loading Dock. This area is located within the Railway Corridor which will require referral to ARC Infrastructure facilitated by the property manager, Burgess Rawson on receipt of this request.

It is understood by the Shire’s Administration that the area proposed to be expanded will primarily comprise historic displays, including a railway engine and carriage purchased by the Hyden Progress Association. Photos of these items purchased are shown as an attachment to this Agenda Report.

STATUTORY ENVIRONMENT

Local Government Act 1995

Land Administration Act 1997

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

Maintenance costs associated with land and associated infrastructure within the leased area remain the responsibility of the Shire as per the current Lease Agreement.

There are no administrative fees to amend the lease.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

"CIVIC LEADERSHIP

4.2 We are a compliant and resourced Local Government."

VOTING REQUIREMENT

Simple Majority

**9.1.3 REALIGNMENT OF LOT BOUNDARIES AND CONSOLIDATION OF RESERVES
WITHIN THE KONDININ SPORTING PRECINCT**

Applicant: N/A

Author: Tory Young, Manager Planning and Assets

Authorising Officer: David Burton, Chief Executive Officer

Date: 8th May 2024

Disclosure of Interest: Nil

Attachments: IOFD Deposited Plan 404100; Reserve Maps

OFFICER RECOMMENDATION

That Council:

1. **SUPPORTS** the amendments to the crown reserves within the Kondinin Sporting Precinct as follows:
 - a) The removal of Lot 501 on Deposited Plan 75662 from Reserve 23641 and excision of portion of Lot 259 on Deposited Plan 211790 within Reserve 31208 for inclusion into Reserve 16731.
 - b) The revocation of the Shire's Management Order and the cancellation of Reserve 31207 so that land may be included into Reserve 31208;
 - c) The amendment of Reserve 23641 to remove Lot 503 on Deposited Plan 75662 so that the land can be included into Reserve 31208;
 - d) The amendment of Reserve 23641 to remove Lot 329 on Deposited Plan 41199 for inclusion into Reserve 23640
 - e) The expansion of the Kondinin townsite boundary to the west so as to align with that shown on Deposited Plan 404100; and
2. **AUTHORISES** the Chief Executive Officer to advise the Department of Planning, Lands and Heritage of the amendments accordingly.

SUMMARY

The purpose of this report is to seek further approval from Council for additional amendments to the crown reserves in the Kondinin Sporting Precinct and advise the Department of Planning, Lands and Heritage accordingly.

BACKGROUND

This matter was first presented to Council back in July 2013 in which Council resolved as follows:

1. *Formally request the Hon. Minister for Lands to consolidate and re-vest various Crown reserves and Unallocated Crown Land within the 'Kondinin Recreation Precinct' in the Kondinin townsite in accordance with the details shown on the attached Plan 5; and*
2. *Indemnify the Minister for Lands and the State of Western Australia against any possible costs and/or claims arising from the proposed consolidation and re-vesting of the various Crown reserves and Unallocated Crown Land within the 'Kondinin Recreation Precinct'.*

The matter was receipted by the then Department of Lands on the 25th July 2013 and the IOFD Deposited Plan 404100 was created. No further correspondence between the Shire and the Department of Planning, Lands and Heritage was recorded and the matter was not progressed.

During the preparation of the documentation for the separate crown lot to enable DFES to operate independent of the Shire's depot operations the historic information was revealed by the Department of Lands, Planning and Heritage and forwarded to the Shire's Administration for consideration.

Through discussions with the Department of Lands, Planning and Heritage it has been recommended that the matter be progressed similar to where it left off, with some slight amendments being the balance of UCL 331 that is not being utilized by the Department of Fire and Emergency Services (DFES) being incorporated into Lot 262 on DP211179 and reducing the current six (6) reserves down to four (4).

The matter was presented to Council at its Ordinary Meeting held on the 16th August 2023 and a Crown Enquiry Form was submitted to the Department of Planning, Lands and Heritage for consideration. The Department of Planning, Lands and Heritage have since asked the Shire's Administration to seek Council Resolution on specific aspects of the amendments in order to progress the matter. These amendments are listed in the Officer's Recommendation.

In light of the above it is considered that the amendment listed in the Officer Recommendation will serve to consolidate the crown land holdings in the Kondinin Recreation Precinct, in turn leading to improvements in the management of this land and therefore recommended to be supported by Council.

STATUTORY ENVIRONMENT

- Land Administration Act 1997
- Land Administration Regulations 1998

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Most of the costs relating to this proposal were covered in the preparation of the IOFD Plan back in 2013. Some minor administrative costs maybe incurred to complete the process which can be covered in the Shire's 2023/2024 budget.

STRATEGIC IMPLICATIONS

Supports the following section of the Shire's Strategic Community Plan 2022 – 2032

“CIVIC LEADERSHIP

4.2 We are a compliant and resourced Local Government.”

VOTING REQUIREMENT

Simple majority

9.1.4 TRANSFER OF FREEHOLD LOTS 19 & 21 FEDERAL STREET, KARLGARIN TO THE CROWN TO AMALGAMATE WITH CROWN RESERVE 31640 AT THE KARLGARIN BOWLING GREEN

Applicant: N/A

Author: Tory Young, Manager Planning and Assets

Authorising Officer: David Burton, Chief Executive Officer

Date: 10th May 2024

Disclosure of Interest: Nil

Attachments: Nil

OFFICER RECOMMENDATION

That Council:

3. **APPROVES** the transfer of freehold lots 19 and 21 on Deposited Plan 205013 Federal Street, Karlgarin to the State of Western Australia and amalgamated into Reserve 31640 to be adopted and signed with a Common Seal by Order of Council.

SUMMARY

The purpose of this report is to seek the common seal of approval from Council to transfer freehold lots 19 and 21 Federal Street, Karlgarin to the State of Western Australia and amalgamated with Reserve 31640 (Lot 20 on DP 205013) Federal Street, Karlgarin.

BACKGROUND

This matter was last presented to Council in August 2023 in which Council resolved as follows:

1. *SUPPORTS the surrender of freehold lots 19 and 21 Federal Street, Karlgarin and have these amalgamated into Reserve 31640 (Lot 20 on DP 205103) incorporated into one Lot pursuant to section 51 of the Land Administration Act 1997.*
2. *SUPPORTS the proposed enlarged Reserve 31640 to include the same provisions as the existing Reserve 31640 including a Management Order with the power afforded to the Shire to lease or licence the Lot and for the purpose of the reserve to remain for Recreation Bowling Green; and*
3. *AUTHORISES the Chief Executive Officer to complete a Crown Enquiry Form and submit to the Department of Planning, Lands and Heritage to progress the matter.*

The proposal to amalgamate the two Lots 19 and 21 and transfer to the state is near completion, requiring the Common Seal by Order of Council to finalise the transfer.

STATUTORY ENVIRONMENT

- Land Administration Act 1997

- Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

A document preparation fee of \$781 is to be paid to the Department of Planning, Lands and Heritage to complete the transfer.

STRATEGIC IMPLICATIONS

Supports the following section of the Shire’s Strategic Community Plan 2022 – 2032

“COMMUNITY

1.4 Recreational and social spaces encourage active and healthy lifestyles Achievement of the Sport and Recreation Facilities Plan

Parks, nature reserves and community spaces are green, tidy, accessible and activated”

“CIVIC LEADERSHIP

4.2 We are a compliant and resourced Local Government.”

VOTING REQUIREMENT

Simple majority

9.2 MANAGER OF CORPORATE SERVICES

9.2.1 LIST OF ACCOUNTS

Applicant: Shire of Kondinin
Author: Vince Bugna, Manager Corporate Services
Disclosure of Interest: Nil
Date: 3rd May, 2024
Attachment(s): List of Accounts 01/04/2024 to 30/04/2024

OFFICER RECOMMENDATION

Moved: Cr

Seconded: Cr

That Council receive the attached report – List of Accounts Due & Submitted to Council for the month of April 2024:

- Municipal Fund payment cheque numbers 19397 to 19400
 =\$ 15,200.39
 - Municipal EFT18523–18668 (excluding EFT18550, 18618, 18661)
 =\$ 745,552.07
 - Direct Debits – Transport – Hyden Office
 =\$ 10,558.45
 - Direct Debits – Transport – Kondinin Office
 =\$ 14,178.55
 - Direct Debits – Credit Cards DD21140.1
 =\$ 2,044.03
 - Direct Debits – Other
 =\$ 86,204.37
 - EFTPOS Merchant Fees & Tyro
 =\$ 1,561.43
 - Bank Fees – NAB Connect
 =\$ 70.98
 - Payroll
 =\$ 135,520.28
 - Trust EFT18550, 18618 & 18661
 =\$ 5,350.00
-
- TOTAL**
=\$1,016,240.55

Carried:

SUMMARY

To present to Council a list of accounts paid from Municipal and Trust Funds (when applicable) under the delegated authority to the CEO.

BACKGROUND

The Chief Executive of a local government has delegated authority to make payments from Municipal and Trust Fund accounts pursuant to Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.

As required by sub regulation (1), a list of accounts paid by the CEO each month should show –

- (a) the payee’s name;
- (b) the amount of the payment;

- (c) the date of the payment;*
- (d) sufficient information to identify the transaction*

Sub regulation (3), a list prepared under sub regulation (1) and (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.*

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

All payments made to the Shire creditors have been in accordance with the 2023/24 Annual Budget.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022 – 2032

4. Civic Leadership

4.1 Skilled, capable and transparent team:

- We engage with the community on key projects and we provide regular, transparent communication

- The capability of our organisation is continually improved

4.2 We are a compliant and resourced Local Government:

- External audits and reviews confirm compliance with relevant Local Government legislation

- Financial sustainability in achieving community aspirations

VOTING REQUIREMENTS

Simple Majority

9.2.2 FINANCIAL REPORTS

Applicant: Shire of Kondinin
Author: Manager Corporate Services - Vince Bugna
Disclosure of Interest: Nil
Date: 3rd May 2024
Attachment(s): Monthly Financial Report for the period ended 30 April 2024

OFFICER RECOMMENDATION

Moved: Cr

Seconded: Cr

That Council receive the attached reports entitled Monthly Financial Report (Containing the required Statement of Financial Activity and Statement of Financial Position) for the period ended 30 April 2024.

Carried:

SUMMARY

To present to Council the Monthly Financial Report for the period ended 30 April 2024.

BACKGROUND

The monthly Financial Report (Containing the Financial Activity and Financial Position) is presented in accordance with the Local Government Act 1995 and the Local Government (Financial Management) Regulation 1996.

Regulation 4(4) states that, *a statement of financial activity, and the accompanying documents (notes) referred to in sub regulation (2), are to be –*

- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
- (b) recorded in the minutes of the meeting at which it is presented.*

The Statement of Financial Activity summarizes the Shire’s financial activities for the period at which it relates.

STATUTORY ENVIRONMENT

Local Government Act 1995

Local Government (Financial Management) Regulation 1996

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

In accordance with the approved material variances of 10% or \$10,000 whichever is the greater within the monthly Statement of Financial Activity during the 2023/24 financial year.

STRATEGIC IMPLICATIONS

Shire’s Strategic Community Plan 2022 – 2032

4. Civic Leadership

4.1 Skilled, capable and transparent team:

- We engage with the community on key projects and we provide regular, transparent communication

- The capability of our organisation is continually improved

4.2 We are a compliant and resourced Local Government:

- External audits and reviews confirm compliance with relevant Local Government legislation

- Financial sustainability in achieving community aspirations

REPORTING OFFICER’S COMMENT

The highlights of the April 2024 financial reports are as follows:

Item	Reference
<ul style="list-style-type: none"> Cash at Bank The Shire’s total cash as at 30th April 2024 was \$7,340,076 – composed of \$3,858,260 reserve accounts (restricted), \$49,352 LCDC fund, \$1,650,875 term deposit investments and \$1,781,589 general fund (Muni, OCDF & Petty cash). 	Page 9 – Note 6 Cash and Financial Assets Page 10 – Note 7 Reserve Accounts
<ul style="list-style-type: none"> Receivables Rates and Rubbish – \$425,475 current outstanding as 90% had been settled. Other receivables of \$297,838 – composed of \$195,578 plant hire for works at Brookton Highway and Hyden Intersection, \$85,417 gst receivable and other minor receivables. 	Page 16 – Note 10 Receivables
<ul style="list-style-type: none"> Current Liabilities YTD balance is \$1,124,623 which includes \$441,332 of employees’ annual and long service leave provision, \$20,961 of Loan repayment provision, \$387,794 Capital Grants/Contributions Liabilities and \$34,536 of Gst and other payables. 	Page 5 – Note 2 Net Current Assets used in the Statement of Financial Activity Information
<ul style="list-style-type: none"> Closing Funding Surplus(Deficit) YTD actual is \$2,919,986– composed of \$8,002,868 Current Assets less \$1,124,623 Current Liabilities and \$(3,858,260) Net Adjustments to Net Current Assets. 	Page 5 – Note 2 Net Current Assets used in the Statement of Financial Activity Information
<ul style="list-style-type: none"> Significant Capital Projects: Roadworks having \$5.08m per amended budget is 96% completed as at 30th April 2024 major expenditure from Hyden Norseman Road – Remote Road Upgrade Program (RRUP) and Lovering Road – RRG 2/3 funded. 	Page 7 – Key Information Page 11 to 14 – Note 8 Capital Acquisitions

In relation to material variances, “timing difference are due to the monthly spread of the budget not matching in comparison to the actual spread of revenue or expenditure.

Timing difference will not result in a forecast adjustment. Where the material variance is flagged as “permanent”, this indicates that a forecast adjustment to the annual budget is required. – Page 6, Note 3 – Explanation of Material Variances.

VOTING REQUIREMENTS

Simple Majority

9.2.3 PROPOSED DIFFERENTIAL RATES 2024/2025

Applicant: Shire of Kondinin
Author: Rates Officer- Leandr  Genis
Reviewing Officer: Manager Corporate Services - Vince Bugna
Authorising Officer: Chief Executive Officer – David Burton
Disclosure of Interest: Nil
Date: 1st of May 2024
Attachment(s): Differential Rating Objects and Reasons 2024/2025

OFFICER RECOMMENDATION:

That Council

1. endorse the Differential Rating – Objects and Reasons for the 2024/2025 rating year as presented;
2. endorse the following proposed Differential Rates Categories, Rates in the dollar and Minimum Payment amounts for the Shire of Kondinin for the 2024/2025 financial year:

Land Category	Rate – cents in the dollar (\$)	Minimum Payment \$
GRV – Town Sites	13.0522	475.00
GRV – Mining	26.2824	475.00
UV – Mining	26.3342	475.00
UV – Rural	0.9342	475.00

3. endorse a public consultation process on the proposed Differential General Rates and General Minimum Rates as follows:
 - Statewide and local public notice as per the requirements of section 6.36 of the Local Government Act 1995;
4. advise that the Council has reviewed the expenditure requirements and considered efficiency measures during the following budget deliberations -
 - Housing & Building Committee Meeting, Item 4.1 10 Year Housing Programs & Item 4.2 10 Year Building Programs – minutes, 11/10/2023;
 - Housing & Building Committee Meeting, Item 4.1 Update on Housing Matters – minutes, 12/12/2023;
 - Housing & Building Committee Meeting, Item 4.1 Update on Housing Matters – minutes, 17/04/2024;
 - Sports Council & Housing & Building Committee Meeting- minutes, 19/07/2023;
 - Sports Council Committee Meeting, Item 4.1 Proposed New Build for Karlgarin Bowling Club, Item 4.2 Update on Shire’s Sporting Facilities- minutes, 13/12/2023;
 - Works Committee Meeting, Item 4.1 Future Road Works Programs & Item 4.2 Plant Replacement 10-Year Program- minutes, 03/10/2023

And, consider that the rates to be advertised are required to meet the budget deficiencies.

SUMMARY

To present to Council for endorsement the proposed 2024/2025 Differential Rates and the Differential Rates – Objects and Reasons.

BACKGROUND

In consultation with the Shires Strategic Community Plan, Corporate Business Plan and Long-Term Financial Plan and considering the proposed projects to be undertaken in the 2024/2025 financial year, an overall increase of 3.5% is required.

The gross rental valuations townsites (GRV – Townsites) did not have many changes this year and increased by 0.31%. The GRV was updated for the 2022/2023 financial year.

The gross rental valuation for mining infrastructure (GRV – Mining) remains unchanged.

The unimproved valuations for the mining area (UV – Mining) increased by an average of 6.16%. With this increase, we allow for a modest revenue increase.

The unimproved valuations for the rural area (UV – Rural) increased an average of 25.04% this year. We were able to decrease the rate in the dollar to reflect a modest revenue increase.

The proposed Differential Rates for 2024/2025 in each rating category in comparison with the adopted/imposed 2023/2024 Differential Rates are set out in the table below:

Land Category	2024/2025 Proposed Rate – cents in the \$	2023/2024 Proposed Rate – cents in the \$	Increase (decrease) Rate – cents in the \$	2024/2025 Proposed Minimum Payment \$	2023/2024 Proposed Minimum Payment	Increase (decrease) Minimum Payment \$
GRV – Town Sites	13.0522	12.6840	0.3682	475	460	15.00
GRV - Mining	26.2824	25.3937	0.8887	475	460	15.00
UV - Mining	26.3342	27.0497	(0.7155)	475	460	15.00
UV - Rural	0.9342	1.1395	(0.2053)	475	460	15.00

Under section 6.33(3) of the Local Government Act 1995, a Local Government is not without the approval of the Minister, to impose a differential general rate which is more than twice the lowest general rate imposed by it. Both rating categories UV and GRV are so affected. Accordingly, Ministerial approval is required and the proposal to impose this rate must be advertised for a period of not less than 21 days with any submissions received subsequently being presented to Council for consideration.

STATUTORY ENVIRONMENT

Local Government Act 1995, section 6.33(3), section 6.35

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Public consultation will commence after Council’s decision on the above resolution.

FINANCIAL IMPLICATIONS

The outcome of this recommendation will ultimately inform the direction of the 2024/2025 budget (income) as it relates to raising rates.

STRATEGIC IMPLICATIONS

Shire’s Strategic Community Plan 2022 – 2032

“4. Civic Leadership

4.1 Skilled, capable and transparent team:

- We engage with the community on key projects and we provide regular, transparent communication*
- The capability of our organisation is continually improved*

4.2 We are a compliant and resourced Local Government:

- External audits and reviews confirm compliance with relevant Local Government legislation*
- Financial sustainability in achieving community aspirations”*

VOTING REQUIREMENTS

Simple Majority

9.3 MANAGER OF WORKS

Nil

9.4 CHIEF EXECUTIVE OFFICER

9.4.1 DISCOVERY CENTRE UPDATE

Author: CEO - David Burton
Authorised Officer: CEO - David Burton
Date: 8th April 2024
Disclosure of Interest: Nil
Attachments:

OFFICER RECOMMENDATION:

That Council **NOTES** the update information in relation to the Discovery Centre Project and the Chief Executive Officer to circulate the Business Case to Members for final comment before being released to the public.

SUMMARY

This report is to provide information and updates in relation to the Discovery Centre Project

BACKGROUND

Since 2018, the Shire of Kondinin has been working with the Hyden CRC and the Hyden Progress Association for the project of construction of a Centre in Hyden for the CRC and to promote tourism for the Shire and region.

An application was made for funding in 2020, but failed to gain financial support. The Working Group has been following through with improving the project and seeking funding.

This project is in the Shire of Kondinin Strategic Community Plan and Long Term Financial Plan.

Funding through the Growing Regions Funding will be available later this year and will be the final round of funding for this project. It is likely that other funding may be available, but details and timeframes are not known and no indications of future funding have been made.

The Working Group are also trying to get funding from State Government to reduce the financial impact of the project on the residents and ratepayers of the Shire of Kondinin.

COMMENT

The preparation of the business case for the Discovery Centre is being finalized. Once available, it will be advertised for the required for 6 weeks and returned to Council for comments to be considered.

Staff have been monitoring for the next round of Growing Regions funding, however it have not been announced at the time of writing this report.

In order to apply for funding, the land tenure must be considered. At this time, the Hyden

Progress Association (HPA) have given a letter of support for the project and advised in a letter that the land would be given to the Shire once funding is received. In accordance with the Local government Act 1995, Local Government cannot develop private land, so a legal arrangement will need to be considered to ensure the land transfer will happen. This consideration has been made to the HPA, but will need to be done for the application to proceed.

The Shire has approached State Government for a commitment for the project of \$4m. No response has been received, but this may be used as a political promise for the next round of elections.

The Working Group has not met recently, but a sub-group has been formed to look at the Discovery Area and consider displays that could be used for the Centre. It is important that this be established early, so that the displays can be organized while construction is in progress. Storage for the display information may need temporary housing during the construction of the Centre, and the Town Hall has been considered for this.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Costings will be needed to be able to complete the business case and advertise as required. This can be funded through current budget allocations.

The building will require substantial funding before it can go ahead and funding options are being sought through federal and state sources. Funding opportunities are being sought for this.

CONSULTATION

Discovery Centre Working Group comprising of members from Hyden Progress Association, Hyden CRC, local Business and Council representatives.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2022-2023

- “1.3 *Celebrate our pioneers, community members and protect our heritage*
Shire owned heritage buildings and places of interest are maintained and manager appropriately

- 2.1 *Support the diverse industry across the Shire*
Townsite entrances, Shire verges and aesthetics are tidy, green and welcoming

- 4.1 *Skilled, capable and transparent team*
We are inclusive and our communities feel heard
We engage with the community on key projects and we provide regular, transparent communication”

VOTING REQUIREMENT

Simple Majority

9.4.2 WAVE ROCK ENTRANCE FEES WAIVER REQUEST

Author: CEO - David Burton
Authorised Officer: CEO - David Burton
Date: 6th May 2024
Disclosure of Interest: Nil
Attachments: Information Sheet – Co-Connect

OFFICER RECOMMENDATION:

That Council **APPROVES** the waiver of the Entrance Fee to the Co-Connect Group for their event in June 2024.

SUMMARY

This report is to consider the waiving of entrance fees for Wave rock for a Seniors Group being conducted by a not-for-profit group.

BACKGROUND

A request has been received from the Co-Connect for the waiver of entry fees to Wave Rock for approximately 53 seniors for 30th June 2024.

Co-Connect is a not-for-profit association passed in Perth establish in 2021 for assisting seniors. A general statement from Co-Connect has been included for Council information.

COMMENT

Entry for buses (Touring Companies) is charged out at \$5 per person as an entry fee. The normal entry fee for Wave Rock is \$12 per vehicle.

Co-Connect had anticipated the entrance fee to be \$12, or the vehicle charge as they were not aware of a bus charge. In initial discussions we suggested a 50% discount, which was when they questioned the entrance fee. As per the bus fee, the entrance fee would be \$265.

If Council is accepting of the waiver of the fees, the reduction in come would only be minor. It may also be favourable as the seniors could encourage their families to attend Wave rock at a later date. The concern with the waiver is that it may set precedent for other groups to request a similar discount. This could be managed if it becomes an issue.

The CEO does not have delegated authority to waive fees and charges for groups outside of the Shire of Kondinin.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The waiver of the fee will reduce the Shires income by approximately \$265. Concern is noted that approval of this reduction may entice other groups to apply for a similar discount which

would compound the losses to the Shire.

CONSULTATION

Nil

STRATEGIC IMPLICATIONS

Strategic Community Plan 2022-2023

2. Economy

2.3 Coordinated planning and promotion of the visitor and tourist experience

VOTING REQUIREMENT

Simple Majority

9.4.3 APPROVAL OF SHIRE PROPERTY USE AND CONTRIBUTION

Author: CEO - David Burton
Authorised Officer: CEO - David Burton
Date: 8th May 2024
Disclosure of Interest: Nil
Attachments:

OFFICER RECOMMENDATION:

That Council **APPROVES** the use of the Hyden Recreation Centre and Hyden Town Hall and Hyden CRC building for possible venues of use by the Hyden Progress Association for Seniors activities requiring a Section 55 permit; and Budget considerations of \$7,500 for Seniors Functions as the Shires contributions be included in the 2024/2025 Annual Budget.

SUMMARY

This report is for council to approve use of Shire facilities for the Hyden Progress Association (HPA) to use for Seniors Luncheons which may also have activities requiring a Section 55 permit under the Gaming and Wagering Commission.

The HPA are also requesting a consideration of \$7,500 in the 2024/2025 Budget as a contribution towards the project.

BACKGROUND

A request has been received from the Hyden Progress Association for approval to use Shire facilities including, the Hyden Recreation Centre, Hyden Town Hall and Hyden CRC facility for Seniors Luncheons which may also include activities requiring a Section 55 permit from the Gaming and Wagering Commission, such as Bingo, Two-Up, etc.

As part of the request, the HPA are also requesting a consideration of \$7,500 to assist the group with funding the luncheon's over a 12 month period. Other funding will be sought and a contribution from the HPA will be essential. The HPA were looking at a Community Grant for this, but staff advised that as it may be easier to consider outside the normal Community Grant process.

COMMENT

The use of the facilities will be conducting such games as bingo, etc. This may not be every week, but under legislation, it is still considered gaming and an approval must be sought. The HPA will be applying for the Section 55 approval and require notice form the Shire for the use of the facilities and the approval of the activities. To allow for different venues to be used, the approval will be for the Hyden Recreation Club, Hyden Town Hall and Hyden CRC building to ensure that all venues are covered for the senior.

The Seniors Luncheons will be a great way for the community to ensure that the local seniors are being looked after on a regular basis and also allow the seniors to participate in activities. It will also allow the members to Act, Belong, Commit to the functions giving mental health benefits to our seniors while providing activities and entertainment with the

meal.

Budget allocations can be made as part of the 2024/2025 Annual Budget to ensure funds are available.

As this initiative will be advantageous to our seniors. Council may also wish to allocate a similar amount in the budget for the Kondinin Seniors

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Costings will be built into the budget to ensure minimal impact to the Shires finances.

CONSULTATION

Hyden Progress Association

STRATEGIC IMPLICATIONS

Strategic Community Plan 2022-2023

1. Community

*1.1 Community members have the opportunity to be active, engaged and connected
We collaborate with CRCs and local organisations to deliver community programs and activities*

*1.2 Facilitate and advocate for quality health services, health facilities and programs in the Shire
Seniors have access to local support services and social programs*

VOTING REQUIREMENT

Simple Majority

9.4.4 **CONTRIBUTION TO EVENT**

Author: CEO - David Burton
Authorised Officer: CEO - David Burton
Date: 9th May 2024
Disclosure of Interest: Nil
Attachments: Letter and Flyer.

OFFICER RECOMMENDATION:

That Council **APPROVES** a contribution of \$2,000 to the Kondinin 100 Years Golf Event to be held in July 2024.

SUMMARY

This report is for council to sponsorship to the Kondinin 100 years Event.

BACKGROUND

A request has been received from the Kondinin Golf Club that they will be celebrating 100 years of the Club in July this year. They have requested sponsorship from the Shire for the event.

COMMENT

The Shire has previously given sponsorship to annual events such as Open Days usually for the amount of \$500 which can be done through the CEO's delegated authority.

As this event is a 100 year celebration, Council may consider allocating more for sponsorship.

The Golf Club has requested any amount from \$500 to \$2,000 for sponsorship which will also include:

The opportunities to connect with your clients will be in the form of

- Corporate logo on entry forms
- Corporate logo and contact details on event promotional materials.
- 1 player entry for the event (player to have a valid Golf Australia handicap) with opportunities to pick playing partners for networking.
- Prize presentation for a staff member with the opportunity for a brief corporate introduction.
- Sponsors board prominently displayed at event.
- A display table where business cards/flyers can be left.
- Items to be included in a welcome pack (e.g. stubby holder, pen, logo golf ball, note pad)

Due to this being a 100 year event, Council may wish to look at the maximum request amount.

As all of our Towns have had their 100 years Celebration, it is possible that Council may get more request similar to this as our local Groups will be reaching the 100 years milestones.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Costings will be built into the budget to ensure minimal impact to the Shires finances.

CONSULTATION

Kondinin Golf Club

STRATEGIC IMPLICATIONS

Strategic Community Plan 2022-2023

*“1.1 Community members have the opportunity to be active, engaged and connected
We collaborate with CRCs and local organisations to deliver community
programs and activities*

*1.5 Support local volunteer organisations
Clubs and service organisations feel supported*

VOTING REQUIREMENT

Simple Majority

9.4.5 GECZ Meeting

Author: CEO - David Burton
Authorised Officer: CEO - David Burton
Date: 9th May 2024
Disclosure of Interest: Nil
Attachments: Minutes and Attachments

OFFICER RECOMMENDATION:

That Council **NOTES** the Minutes from the GECZ Meeting held in Kellerberrin on 11th April 2024

SUMMARY

This report is for council to receive the Minutes from the GECZ Meeting held in Kellerberrin on 11th April 2024.

BACKGROUND

GECZ WALGA is our regional representation for matters presented to WALGA or state-wide considerations of WALGA on behalf of the industry.

COMMENT

The following items were presented to the GECZ Meeting:

- 9.1.1 Enhanced and Alternative Education Opportunities for Regional WA
- 9.1.2 Agricultural Land Use
- 9.1.3 Adoption of Policy and Advocacy Prioritisation Framework
- 9.1.4 Consultation Opportunities

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

CONSULTATION

Members of GECZ

STRATEGIC IMPLICATIONS

Strategic Community Plan 2022-2023

*“4. Civic Leadership
RoeROC and Regional Groupings deliver local benefit”*

VOTING REQUIREMENT

Simple Majority

9.5 COMMUNITY DEVELOPMENT OFFICER

9.5.1 SHIRE COMMUNITY GRANT BUDGET SUBMISSION 2024-2025

Applicant:	Shire of Kondinin
Author:	Steevi-lee Thomas – Community Development Officer
Authorising Officer:	David Burton – Chief Executive Officer
Date:	May 2024
Disclosure of Interest:	Nil
Attachments:	Details of Application will be available at the meeting.

OFFICER RECOMMENDATION

That Council:

To SUPPORT the funding of the following projects and amounts requested in the 2024/2025 budget to a total of \$_____.

To SUPPORT the funding of the following project and amount requested in the 2024/2025 budget to a total of \$_____ with the condition that all purchases are labelled and remain the Property of the Shire of Kondinin.

To Request more information regarding the funding of the following projects and amounts requested in the 2024/2025 budget to a total of \$_____.

To REJECT the funding of the following projects and amount requested in the 2024/2025 budget to a total of \$_____.

Summary/Background

The Shire advertised for community grant projects of up to \$7,500 for community groups to be considered in the 2024/2025 budget which closed on the 1st of May 2024. A total of eighteen applications were received with a total amount requested being \$76,612.16

In the 2023/2024 financial year, the Council awarded fourteen (14) grant applications totalling \$65,105.00 towards community projects.

The purpose of this report is for Council to consider the applications listed in the table below and determine which of the Projects shall receive funding in the 2024/2025 budget.

All projects have been reviewed by the Shire's Administration and comment provided in the table below, with due consideration given to the following factors:

- Need for the Project;
- Amount of Money Received Previously;
- Community Benefit; and
- Contribution by Community Group towards Project.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

As per the table above, the total requested for the community groups to be considered in the 2024/2025 budget is \$76,612.16

Strategic Implications

This action supports the following sections of the Shire's Strategic Community Plan 2022-2032:

1. Community
 - 1.5. Support local volunteer organisations – Community Grant Scheme is well subscribed.

Voting Requirement

Absolute Majority

9.6 ENVIRONMENTAL HEALTH OFFICER

9.6.1 SEPTIC POND – WAVE ROCK

Author:	Brendon Gerrard
Authorising Officer:	David Burton
Date:	23 rd April 2024
Disclosure of Interest:	Nil
Attachments:	Talis Report – Wastewater Management Options Assessment and Implementation Plan Hyden Liquid Effluent Pond 19 th March 2024

*****CONFIDENTIAL ITEM*****

5.23. Meetings generally open to public

- (1) Subject to subsection (2), the following are to be open to members of the public —
 - (a) all council meetings; and
 - (b) all meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —
 - (b) the personal affairs of any person; and
 - (e) a matter that if disclosed, would reveal —
 - (ii) information that has a commercial value to a person;

9.7 HOUSING AND BUILDING COMMITTEE MEETINGS

9.7.1 UPDATE ON HOUSING MATTERS

Applicant:	Shire of Kondinin
Author:	Manager of Planning and Assets – Tory Young
Responsible Officer:	Chief Executive Officer – David Burton
Disclosure of Interest:	-
Date:	21 st March 2024
Attachment(s):	Housing Replacement Plan (as amended March 2024) 10 Year Housing and Maintenance Capital Works Plan (as amended March 2024)

OFFICER / COMMITTEE RECOMMENDATION

Moved: **Seconded:**

1. **NOTES** the update on housing matters detailed within the Agenda Report for consideration and discussion
2. **RECEIVES** the Housing Replacement Plan dated March 2024 as a working document to inform future budget considerations.
3. **RECEIVES** the 10 Year Housing Maintenance and Capital Works Plan
4. **NOTES** the update on building matters detailed within the Agenda Report for consideration and discussion.

SUMMARY

To provide an update on the current and projected requirements for addressing housing demand in the Shire and also to provide an update on a selection of building projects.

BACKGROUND

The 10-year Housing Maintenance and Capital Works Plan and the 10 Year Housing Replacement Plan are working documents that are reviewed and presented to the Housing and Building Committee meetings for discussion and endorsement as working documents to inform the Shire's Long-Term Financial Plan and annual budget considerations.

In addition to the discussion of these Plans, key matters have also been raised for discussion as outlined below.

- 1) *Consider the review of the Shire's Policy 004 relating to Staff Housing*

The Shire's Policy relating to housing provides a blanket approach to housing management and rental agreements, with variations only for Shire Executive staff on contracts and other contract staff. A review of surrounding Shires in the district indicated that whilst all like Shires do offer subsidies to attract and retain staff, a number of Shires provide a 'sliding scale' approach relating to the age, composition and value of the housing stock. Examples of this and a comparison table was presented to the Housing and Building Committee Meeting held

on the 11th October 2023 for discussion. At this meeting, the Shire's Administration were directed to investigate the matter further in the context of the best interests of the Shire of Kondinin and present proposed amendments to the Shire's current Policy 004 to the next Housing Committee meeting for discussion and consideration.

A staff survey was circulated by the Shire's CEO including questions in relation to housing be factored into the review of the Shire's Housing Policy.

An amended Policy was prepared by the CEO and a separate Agenda Item was included below for discussion at the Housing Committee Meeting held on the 12th December 2024.

The matter was presented to Council on the 14th February 2024 as minutes of the agenda of the Housing Committee Meeting held on the 13th December 2023 for endorsement. Concern was raised by Council Members at the Council Meeting that this matter needed to be discussed further prior to the Policy being endorsed in its draft form. Administration currently further reviewing Policy with the view of presenting back to the next Housing and Building Committee Meeting.

- 2) *Consider entering an investor partnership with the Western Australia Country Health Services (WACHS) for the construction and/or purchase of up to four (4) dwellings to service staffing demand at Kondinin Hospital;*

This matter was presented to the Ordinary Meeting of Council on the 19th July 2023 in which Council endorsed to obtain a \$900,000 Treasury Loan to finance the construction of 2 x dwellings at No. 51 (Lot 121) Rankin Street, Kondinin. A Business Case was prepared and advertised for 6 weeks, closing on the 16th October 2023. One (1) submission was received during the advertising period and the matter was presented back to the Ordinary Meeting of Council on the 14th February 2024 to endorse the Business Case.

This matter was again presented to the Ordinary Meeting of Council held on the 20th March 2024 providing formal costings from two modular companies similar in pricing for each dwelling to be around \$450,000 to construct. In order to progress to the next stage, the Shire is currently waiting on the formal 'offer to lease' from the Western Australia Country Health Service. Once in receipt of this, the Shire can submit the loan application to the WA State Treasury.

Similarly, at the Ordinary Meeting of Council held on the 19th July 2023, Council endorsed an application to Treasury for a loan of \$900,000 to the Kondinin Community Recreation Council to construct an additional two (2) dwellings for WACHS housing. At the time, the KCRC were working through options for the best site for the proposed housing development and recently have decided on No. 53 (Lot 120) in which they purchased via auction on the 23rd January 2024. An item was presented to the Ordinary Meeting of Council held on the 20th March 2024 to amend the resolution of the 19th July 2023 for the preferred location to construct the housing being No. 53 (Lot 120) Rankin Street, Kondinin.

The Kondinin Community Recreation Council are following a similar process to the Shire and have also sought quotations from two modular companies for two (2) 2 x 2 dwellings to be constructed at No. 53 (Lot 120) Rankin Street, Kondinin and are also waiting on the 'offer to lease' documentation from WACHS to proceed.

Once contracts are awarded to the preferred modular company, it is anticipated that works

can be completed within six (6) months.

- 3) *Consider the construction of a dwelling/s at the vacant lot on No. 39 (Lot 282) Repacholi Parade, Kondinin for Shire employees within the 2023/2024 financial year;*

The Shire own the above lot on Repacholi Parade, Kondinin. The lot lends itself to a 4 x 2 or 3 x 2 dwelling that can accommodate varying occupancy types that could be expected of Shire employees. Currently a number of the Shire houses are of an age and structural condition that are unable to be easily upgraded to modern standards resulting in on-going maintenance issues. It is considered that the Shire start with the construction of a dwelling at No. 39 (Lot 282) Repacholi Parade, Kondinin in the 2024/2025 financial year to commence a replacement and renewal process.

Discussion on this matter ensued at the Housing Committee Meeting on the 11th October 2023 where it was recommended to the Administration to go out to tender on varying housing configurations on an unspecified lot. This is not recommended a preferred way forward by the Shire's Administration, favouring instead to finalise the scope at a specified lot and housing type before going out for tender.

At the Housing Committee Meeting held on the 12th December 2023, an option was presented to purchase an existing brick and iron 3 x 2 house (circa. 2008) at No. 26 Repacholi Parade, Kondinin as a more cost-effective approach to commence the replacement process of shire housing in Kondinin. This was presented as an item to the Ordinary Meeting of Council on the 13th December 2023 and was not supported by Council.

- 4) *Consider the sale of No. 43 (Lot 284) Repacholi Parade, Kondinin and/or No.30 (Lot 246) Repacholi Parade, Kondinin*

The processes involved in the disposal of Shire property is prescribed under section 3.58 of the Local Government Act 1995 (the Act). In response to verbal interest for the purchase of No. 43 (Lot 284) Repacholi Parade and No. 30 (Lot 246) Repacholi Parade, the Shire's Administration have elected to follow due process in accordance with section 3.58(3) of the Act. Under this process before the Council can agree to dispose of the property the proposal needs first to be given public notice which shall include information describing the property, details of the proposed disposition and an invitation for submissions to be made.

The Shire's Administration have received written consideration including a purchasing figure for No. 43 (Lot 284) Repacholi Parade, Kondinin. This was discussed at the previous Housing Committee Meeting requesting more information on the offer, which has not been received to date.

The Shire's Administration have received written confirmation from the current tenant to continue to rent No. 30 (Lot 246) Repacholi Parade, Kondinin rather than to purchase at this point in time. A new rental agreement is in place for a 6-month term expiring in May 2024.

The general consensus discussing this matter at previous Housing Committee Meetings has expressed a reluctance from some members to pursue the sale of these houses. As of March 2024 the current tenants have not provided the Shire's Administration any further written advice on their interest in purchasing the properties.

5) Purchase of No. 43 (Lot 151) Radbourne Drive, Hyden

Initially, the Shire undertook a valuation on the 2189m² property at No. 39 (Lot 150) Radbourne Drive, Hyden subsequently placing a reserve with Development WA with funds to purchase the property included in the Shire's 2023/2024 budget. The purchasing price indicated by Development WA being similar to that in the valuation undertaken.

At the October Housing and Building Committee meeting the matter was further discussed and it was recommended that the Council look to purchase adjacent No. 43 (Lot 151). Being a corner lot, a more regular lot configuration, and north facing it was considered that greater development options would be available for this site. Council endorsed to proceed in the purchase of this 2147m² property to facilitate options for potential staff housing in Hyden in the medium term which has been allocated in the 2023/2024 budget.

The Shire's Administration have now received and signed the contract of sale for the property being \$20,000 from Development WA, and the matter has now reached settlement stage.

6) Review of the Shire's Industrial Lots

At the Housing and Building Committee meeting held on the 23rd June 2023 a request was made into the review of the Shire's existing industrial lots. An update was made at the 11th October Housing and Building Committee. The Shire's Administration are currently investigating development options for the 6.2975ha Shire freehold Lot 10 Kulin-Williams Road, Kondinin and will report back on the matter in due course.

7) Review of Vacant Town Lots

At the Housing and Committee Meeting on the 23rd June 2023, a request was made into a summary and review of the vacant lots in the residential town sites. The Shire has engaged Landgate to prepare individual town site maps that will make it easier for the Shire's Administration to show this information spatially.

The Landgate maps are near completion and the Shire has also received maps and listings from the Water Corporation for vacant residential lots within the Shire's three (3) town sites. The Water Corporation documentation will assist in highlighting the vacant residential lots on the Landgate maps. Once completed, the information can be presented to the Housing and Committee Meeting for discussion.

8) Building Projects Update

Karlgarin Bowling Club

Correspondence was received from the Karlgarin Bowling Club and the Karlgarin Progress Association via email on the 8th November 2023 to seek Council's support and financial contribution to a new modular club room at Karlgarin Bowling Rink.

A meeting was held with stakeholders (Karlgarin Bowling Club, Karlgarin Progress Association and Karlgarin Country Club) during the Sports Committee Meeting on the 13th December 2023. On the 19th December 2023 the Shire Administration, Cr's James and Mouritz and members of the Karlgarin Bowling Club met with representative from the Department of Local Government, Sport and Cultural Industries to discuss the suitability of the project for the CSRFF grant. General consensus at these meetings was that the building

be positioned on the north of the bowling green to replace existing structure. Quotes were obtained for retaining wall, demolition of existing structure and reconfigure proposed design.

The matter was presented as a separate item to the 14th February 2024 Ordinary Meeting of Council endorsing part funding of the project in the 2024/2025 financial year. CSRFF grant application was submitted to the DLGSC on the 28th March 2024. At this Council meeting on the 14th February 2024, the Agenda report detailed the pros and cons of the best location for the new club room, which on balance the most cost effective and feasible option being to the east of the bowling rink, which was endorsed by Council.

The proposed funding model is proposed if successful with the CSRFF grant

Shire of Kondinin	\$179,000
Karlgarin Bowling Club & Karlgarin Progress Association	\$170,000
DLGSC	\$150,000
Total	\$499,999

Hyden Tennis Club House

Matter presented to the Ordinary Meeting of Council on the 14th February 2024 in which Council resolved to not accept any of the tenders received for the re-roof and to go back to the Hyden Tennis Club to discuss alternative options for the site. Since this time, the Shire's Manager Planning and Assets and members of the Hyden Tennis Club have been in regular contact and have met in Perth with a modular company to look at options for a modular new build at the site. The Shire's Administration have also sought feedback from Councils that have constructed modular public buildings recently to assist in determining the best way forward.

Currently the Shire's Manager Planning and Assets and members of the Hyden Tennis Club are working on a scope and design brief to be prepared with a Request for Quote to consider costings for a modular building at the site and/or a Kit Form development. Consideration is being given to sharing change rooms with hockey club during one-day sport and also with the croquet club and other community user groups.

The Shire's contract building maintenance officer has also met with representatives of the Hyden Tennis Club to arrange a short-term fix for the leaking roof.

Hyden Swimming Pool

A quote is currently being obtained to upgrade the effluent disposal system at the pool due significant issues identified at the end of the season.

Consideration needs to also be given to additional shade structures at the site. The temporary shelters were just meant to be for period when the change room upgrades were being undertaken. West Coast Shades have provided options for additional shades over this area to be discussed by this committee.

During a safety assessment audit, the 3-metre diving board was found non-compliant. The Shire's Administration have sought quotations from engineering companies to modify the structure in order to make compliant, with only one quotation received. Awaiting on feedback if works can be done without original engineering drawings being located. The Shire's Administration are open for other suggestions by this Committee.

Kondinin Pavilion

Requests for quotes were sought for concept plans and costings for the Kondinin Pavilion comprising a new roof and internal alterations and refurbishment to the kitchen and function area as per the timeline within the Sports and Recreation Plan 2021 – 2031.

Quotations closed on 30th September 2022 with three quotations received. The preferred consultant has been engaged to undertake the project. Project Scope endorsed by Council at its Ordinary Meeting on the 16th of November 2022 and first draft concept was received in January 2023 and discussed at the KCRC meeting on the 8th February 2023.

A community workshop was held with the architect on the 27th February 2023 to discuss the proposed plans with local community members. Good attendance from community and sporting groups and constructive feedback provided to the architect.

Plans tweaked to factor in community feedback and costings prepared by the Architect's Quantity Surveyor submitted in May 2023 and matter presented to the 17th May 2023 Sports Council Committee Meeting. Letter received from Kondinin Community Recreation Council finalising the scope and their cash contribution of \$300,000.

Matter presented to the 21st June 2023 Ordinary Meeting of Council endorsing the progression of the project. Shire Administration have completed and submitted grant application and supporting documentation for CSRFF in collaboration with Kondinin Community Recreation Council.

The Shire have since been advised that were successful in receiving the full allocation applied for being \$384,860 for the project.

Summary of source of funding as follows:

\$543,234 – Local Roads and Community Infrastructure – Phase 4

\$384,860 – Community Sporting Recreation Facilities Fund

\$300,000 – Kondinin Community Recreation Council

\$36,072 – Shire of Kondinin

TOTAL = \$1,264,166 (Quantity Surveyor Report Estimate)

REPORTING OFFICER'S COMMENT

The purpose of this meeting and supporting documentation is to update the Housing and Building Committee to consider the Shire's housing stock and the housing needs of the broader community, together with an update and discussion on several key building projects.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

The proposed program relies on funding being made available and any reduction found in grant funding would impact the proposed programs and the final actual program(s)

scheduled.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

"1.2 Facilitate and advocate for quality health services, health facilities and programs in the Shire

Local health facilities, visiting allied health and volunteer health services are retained

2.4 Housing meets existing and future community needs for families and workers

Shire housing stock is well maintained and expanded upon

We advocate for improved State Government and Public Housing stock"

VOTING REQUIREMENT

Simple Majority

10. BUSINESS OF AN URGENT NATURE

11. CLOSURE