



SHIRE OF KONDININ HOUSING & BUILDING COMMITTEE

MINUTES OF MEETING

HOUSING & BUILDING COMMITTEE

held at 9.00am on Wednesday 28th June 2023 at the
Kondinin Country Club

David Burton
CHIEF EXECUTIVE OFFICER
21st June 2023

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Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Chairperson, Cr Kerrie Green, welcome those present and declared the meeting open at 9:04am.

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors: Cr K Green (Chairperson) Cr T Mulcahy Cr B Browning

Staff: David Burton (CEO) Tory Young (MPA)

Apologies: Cr D Pool Leandré Genis (ESO)

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RESOLUTION:

Moved: Cr Bruce Browning

Seconded: Cr Tom Mulcahy

That the minutes of the Housing & Building Committee Meeting held on the 29th March 2023 be confirmed.

Carried: 3/0

4. REPORTS OF MEMBERS AND OFFICERS

4.1 10 YEAR HOUSING PROGRAMS

Applicant: Shire of Kondinin
Author: Manager of Planning and Assets – Tory Young
Responsible Officer: Chief Executive Officer – David Burton
Disclosure of Interest: -
Date: 23rd June 2023
Attachment(s): Long Term Housing Development Plan – Working Copy
 10 Year Housing Maintenance and Capital Work Plan (as amended)

RESOLUTION:

Moved: Cr Tom Mulcahy

Seconded: Cr Bruce Browning

That the 10 Year Housing Maintenance and Capital Works Plan as amended be noted for consideration in the Long-Term Planning for the Shire; and

That the 10 Year Housing Replacement Plan as amended be noted as a working document for consideration in the 2023/2024 Budget and the Long-Term Planning for the Shire with priority given to the WA Country Health Housing.

Carried:3/0

SUMMARY

To provide an update on the current and projected requirements for addressing housing demand in the Shire.

BACKGROUND

At the previous Housing Committee Meeting held on the 29th March 2023 the 10 year Housing Maintenance and Capital Works Plan and the 10 Year Housing Replacement Plan were discussed and endorsed as working documents to inform the Shire's Long Term Financial Plan. At this meeting, the Committee also resolved that priority be given to WA Country Health Housing.

The reporting officer also presented the following key matters for discussion as a way forward in the 2023/2024 financial year. A summary on the status of these recommendations are outlined as follows:

- 1) *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 21st June 2023 and deferred for more information to be provided by the Shire's Administration and reported back accordingly. The matters raised are discussed below.

WACHS requirements

The WACHS information brochure (as attached) outlines the requirements of the WACHS investment partnership detailing the various building scenarios.

The 2 x 2 recommendation of the reporting officer was in response both to guidance from WACHS, site context and in particular the needs of the Kondinin Hospital. Various scenarios can be considered but are to be approved by WACHS before progressing the project.

Community / Private Investment

The matter has been tabled at the Kondinin Community Recreation Council (KCRC) meeting held on the 21st June 2023 for discussion. The KCRC are looking at the possibility of investing in two (2) dwellings via a WA Treasury loan to be constructed on Lot 325 (No. 9) Browning Street, Kondinin owned by the Kondinin Progress Association and ask that the Shire would match their contribution in the construction of two dwellings for WACHS.

- 2) *Consider the construction of an additional dwelling 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 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 to construct some new dwellings to commence a replacement and renewal process.

- 3) *Consider the sale of No. 43 (Lot 284) 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 Repacholi Parade and No. 30 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 are waiting on the written consideration in the purchase of the properties including a purchasing figure before commencing the public notice period. The interest to purchase No. 43 Repacholi Parade, Kondinin has been removed from consideration in the short term.

Other Matters for Consideration

Purchase of No. 39 (Lot 150) Radbourne Drive, Hyden

The Shire have undertaken a valuation on this 2189m² property on Radbourne Drive. It is proposed that this property be purchased in the 2023-2024 to be developed in subsequent financial years as the need arises. The sale of No. 30 Repacholi Parade, Kondinin could provide the basis to construct dwelling/s on this property in the 2024/2025 financial year subject to budget considerations and need.

REPORTING OFFICER'S COMMENT

The purpose of this meeting and supporting documentation is primarily for this committee to look strategically at the Shire's housing stock and the housing needs of the broader community and consider the recommendations of this Agenda Report and the Housing Replacement Plan attached to mark out a way forward on this matter.

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

Cr Bruce Browning left the meeting at 10:54am and returned at 10:55am.

4.2 10 YEAR BUILDING PROGRAMS

Applicant: Shire of Kondinin
Author: Manager of Planning and Assets – Tory Young
Responsible Officer: Chief Executive Officer – David Burton
Disclosure of Interest: -
Date: 23rd June 2023
Attachment(s): Long Term Building Development Plan – Working Copy
 10 Year Building Maintenance and Capital Work Plan (as amended)

RESOLUTION:

Moved: Cr Bruce Browning

Seconded: Cr Tom Mulcahy

That the 10 Year Building Maintenance and Capital Works Plan as amended be noted for consideration in the Long-Term Planning for the Shire; and

Carried:3/0

SUMMARY

To provide an update on the current and projected requirements in the management of some of the Shire’s key public buildings.

BACKGROUND

As outlined in the Integrated Planning and Reporting Framework Guidelines, the effective management of assets is crucial to the sustainable delivery of local government services. The Shire’s assets need to serve the needs of the community, in alignment with the Strategic Community Plan and the Corporate Business Plan and integrated with the Long-Term Financial Plan. As local governments hold a large portfolio of long-lived assets, it is critical to plan and prioritise the maintenance, renewal and replacement of existing assets and the acquisition of new assets, requiring a long-term “whole of life” view of asset management.

The Shire’s Asset Management Plan was adopted by Council at its April 2023 Ordinary Meeting providing overarching guidance to implement strategy including financial capacity (integrated with the Long-Term Financial Plan and the Corporate Business Plan) in respect of providing and maintaining adequate assets for the Shire of Kondinin. With a number of new builds and renewal projects that have been outlined in the Shire’s Integrated Planning Framework documents, robust asset planning and costings are paramount to develop an understanding of the long-term costs of the existing asset base to inform budget decisions.

Sound management of assets is an important and integral part of senior management’s responsibilities. Part of this responsibility is achieving high quality in the construction, renewal and maintenance of a local government’s assets. This assists in achieving high value for money spent, extending the life of important assets and minimizes maintenance and replacement costs.

The Shire aims to work with the local community to ensure that the Shire’s assets are commensurate with the needs of the community whilst also being within realistic budget parameters, meeting compliancy and minimizing maintenance and replacement costs. The purpose of this report is to discuss some of the key public assets that require renewal and/or replacement in the short term to meet current functional and compliance considerations.

HYDEN DEPOT

The Hyden Depot comprises a toilet/shower block; a crib room; and single bedroom dongas and associated sheds. The toilet/shower facility is aged and does not meet with modern compliance criteria and not suitable as a shared facility. The crib room serves its purpose, however there is no storage space and the furnishings and décor require upgrading. The single room bedroom dongas are small and aged and are not suitable for long term occupancy.

As a way to consolidate the public buildings at the Hyden Depot it is proposed that the toilet block, crib room and dongas are demolished to make way for a new crib room with associated toilets, kitchen, communal space and storage and a set of six (6) new 1 x bedroom x 1 x bathroom units. Research and costings are currently being undertaken for modest modular style development.

HYDEN TENNIS CLUB

The Hyden Tennis club building is aged and structural compromised with a leaking roof and cracks in the walls of the kitchen area. A recent inspection by the Shire's Environmental Officer provided the following status on the building

"There are some structural problems in the kitchen, looks like there is a roof leak which has caused some staining on the walls and potentially building wall material degradation, also the ceiling has been identified as asbestos. The adjacent wall has a significant crack in the corner wall junction. There is evidence of rodent infestation and possibly rodents are getting in through the crack in the wall? As a registered food premises there needs to be some work done to repair the walls, leak and targeted pest control management. Alternately could just deregister it and they can use the pavilion kitchen instead?"

Initial feedback from the Hyden Tennis Club was to construct a roof over the existing building and quotes were provided from a local contractor. To follow the Shire's Procurement Policy plans needed to be prepared to enable the Shire to obtain Requests to Quote or Tender. The process was completed and the job awarded. The Shire is still however having difficulty in obtaining structural certification for the new roof. Options were presented to Council to fix the existing box gutter roof, however when presented to Council and the tennis club this was not supported.

Responses to Hyden Sports Precinct survey undertaken in October 2022 noted the following in regards to the Tennis Club Building

- *Important that there are toilets at the Tennis Courts as it is currently unsafe to have children crossing over the car park*
- *Possible structural issues with the kids' room at tennis building as kitchen wall and door moving*
- *Tennis Club Building is a disgrace and needs to be demolished*
- *Most people would be unaware of significant issues with the tennis club building.*
- *Tennis Club building needs a roof ASAP*
- *Tennis Club building will require a re-build in 5 to 10 years*
- *Tennis Club in serious state of disrepair that needs to be addressed*
- *Ramp into tennis club area not very accessible*

As noted above, part of the Shire's responsibility is achieving high quality in the construction, renewal and maintenance of its' assets. It could be argued that the proposed new roof of this building is not addressing this and that other options should be explored.

The Shire's Administration is undertaking research into alternative scenarios for the tennis club building to be discussed at this Committee Meeting.

HYDEN RECREATION CENTRE

The purpose of this report is not to engage in any further debate on the upgrades to this building and the timing of this in regards to the proposed Visitor Centre, however not doing any upgrades to this building for another 10 years is concerning in particular in regards to the lack of storage and condition of the men's change rooms. The results of the community survey on the Hyden Sporting Precinct undertaken in October 2022 indicated an overwhelming majority of respondents dissatisfied with the men's change rooms and the storage space not meeting with the expectations and needs of the users.

Given the Shire's responsibility in the management of its existing assets this should still be given some consideration in the short term and not wait another 10 years.

KARLGARIN BOWLING CLUB

The Shire's Recreation Facilities Plan 2021 – 2031 includes the upgrades to the Karlgarin Bowling Club as a medium-term priority. Settlement is almost complete with titles scheduled to be issued by August 2023 to then proceed with an Administrative subdivision to amalgamate the three lots 19, 20 and 21 Federal Street, Karlgarin to one crown lot for the purpose of recreation and bowling green. This will then enable the removal of the existing asbestos building to be replaced with a new modular style club room of around 180m². Project currently at preliminary research stage.

HYDEN GOLF CLUB

The Shire's Recreation Facilities Plan 2021 – 2031 includes the upgrades to the Hyden Golf Club including upgrades to the toilet block and kitchen. Basic maintenance on the building has been undertaken in 2022 including the replacement of the leach drain and the installation of a pressure pump and associated tank to improve the water pressure in the showers. The Golf Club have indicated that they would like adequate showers in both the men's and ladies' toilets and an upgrade to a commercial kitchen.

An inspection by the Shire's Environmental Health Officer has indicated that to make the kitchen a registered food premises would require some changes, however given the scope of what the Golf Club are wanting it is not considered to be too involved.

Upgrades to the toilets and the showers has been inspected by a local builder and is achievable subject to the scope and budget parameters.

UPDATE ON CURRENT PROJECTS

Upgrades to Hyden Swimming Pool Building

Majority of works have been completed. Currently working with the builder, certifier and architect to retrofit the Hyden Youth Base storeroom to accessible toilet and shower and associated pathways and signage to be completed by October 2023 to link to pool building and pool car park.

Upgrades to Kondinin Pavilion

Concept plans and costs prepared and endorsed by community and then Council at its Ordinary Meeting on the 21st June 2023. Project to be undertaken in the 2023 – 2024 and 2024-2025 financial years. Grants to be submitted by September 2023 by Shire's Administration.

Upgrades to Hyden Tennis Club Building

Preferred tender approved but no works commenced. As discussed above still some uncertainty in the best approach for this building.

REPORTING OFFICER'S COMMENT

The purpose of this meeting and supporting documentation is primarily for this committee to look strategically at the Shire's existing public buildings and consider the recommendations of this Agenda Report and the Plans attached to mark out an agreed way forward.

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

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VOTING REQUIREMENT

Simple Majority

5. CLOSURE OF MEETING

Being no further business the meeting was closed at 11:41am.