



SHIRE OF KONDININ

MINUTES OF MEETING KONDININ SHIRE COUNCIL

held on Wednesday 17th August, 2022 at the
Hyden Community Resource Centre

A handwritten signature in blue ink, appearing to read 'David Burton'.

David Burton
12th August 2022
CHIEF EXECUTIVE OFFICER

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

Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Shire President Cr Kent Mouritz read the Statement of Commitment to Indigenous Australians, welcomed those present and declared the meeting open at 3:09pm.

2. RECORD OF ATTENDANCE/ APOLOGIES/ LEAVE OF ABSENCE

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

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

NIL

4. PUBLIC QUESTION TIME

NIL

5. APPLICATIONS FOR LEAVE OF ABSENCE

NIL

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

NIL

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS/ INFORMATION REPORT

7.1 MINUTES OF COUNCIL MEETING- 20th July 2022

RESOLUTION #3981:

Moved: Cr Beverley Gangell

Seconded: Cr Paul Green

That the minutes of the Council Meeting held on the 20th July 2022, be confirmed.

Carried: 8/0

7.2 INFORMATION REPORT- August 2022

RESOLUTION #3982:

Moved: Cr Brett Smith

Seconded: Cr Kerrie Green

That the Council receive and accept the Information Report prior to this meeting.

Carried: 8/0

8. ANNOUNCEMENTS BY PRESIDING MEMBERS WITHOUT DISCUSSION

NIL

9. ITEMS

9.1 MANAGER OF PLANNING & ASSETS

9.1.1 Telecommunications Tower Pederah East Road, Hyden

9.2 MANAGER OF CORPORATE SERVICES

9.2.1 List of Accounts

9.2.2 Rates Write Off- 51 Rankin Street

9.2.3 Room Manager/ Chalets- Revised Fees & Charges 2022/23

9.3 MANAGER OF WORKS

NIL

9.4 CHIEF EXECUTIVE OFFICER

9.4.1 RoeROC- Unconfirmed Minutes

9.4.2 WALGA AGM

9.4.3 Actions performed under Delegated Authority

9.4.4 Hyden Centenary Celebrations Support

9.5 ENVIRONMENTAL HEALTH OFFICER

NIL

9.6 WORKS COMMITTEE

9.6.1 Adopted Works Program 2021/2022

9.1 MANAGER OF PLANNING & ASSETS

9.1.1 DEVELOPMENT APPLICATION – PROPOSED TELECOMMUNICATION TOWER AT LOT 12 PEDERAH ROAD EAST, HYDEN

Applicant: Crisp Wireless Pty Ltd
Author: Tory Young, Manager Planning and Assets
Authorising Officer: David Burton, Chief Executive Officer
Date: 9th August 2022
Disclosure of Interest: Nil
Attachments: Supporting Documentation; Plans

RESOLUTION #3983:

Moved: Cr Tom Mulcahy

Seconded: Cr Beverley Gangell

That Council:

APPROVES the application for the proposed Telecommunication Tower and associated Communication Hut to be installed at Lot 12 Pederah Road East, Hyden as shown in the plans attached received on the 29th July 2022, subject to compliance with the following advice notes:

ADVICE NOTES

- 1) A completed building permit application is required to be submitted to the Shire prior to the placement of the proposed communication hut (sea container) on the site;
- 2) A completed building permit application is required to be submitted to the Shire prior to construction of the proposed Telecommunication Tower which shall include relevant engineering certification and footing details;
- 3) Suitable arrangements being made to ensure that the Telecommunication Tower is highlighted in all navigational maps and equipped with tower safety lighting or marking/s to the specifications and satisfaction of the Civil Aviation Safety Authority;
- 4) The development shall be substantially commenced within two (2) years from the date of this approval. If the development is not substantially commenced within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further planning approval of the Shire of Kondinin having first been sought and obtained.
- 5) If the Applicant / Landowner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2006 Part 14. An application must be submitted within 28 days of determination.

Carried: 8/0

Summary

The proposed Telecommunication Tower and associated Communication Hut is consistent with the objectives of a Rural Zone under the Shire's Local Planning Scheme No.1 and adheres to the provisions of relevant State Planning Policy and the Local Planning Scheme Regulations 2015 Deemed Provisions. The proposal is considered to bring much needed infrastructure to the locality providing significant improvements in communications. In light of this it is recommended that Council support the application.

Background

An application has been received for the construction of a 30m communications tower and the installation of an associated 6m sea container to be used as a communications hut on Lot 12 on DP 21559 Pederah Road East, Hyden for the purposes of telecommunications infrastructure (communication repeater point - wireless broadband).

Access to the tower is proposed to be via Pederah Road East, Hyden. There is no requirement for any vegetation to be removed for the installation of the tower and its supporting infrastructure as the site selected is clear and unobstructed. The approximate distances range from 353m to 2430m to adjoining property boundaries and the tower is approximately 3.0km to the nearest residential dwelling.

Public Consultation was undertaken for the minimum requirement of 14 days in accordance with deemed provisions 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. No formal submissions were received during the advertising period.

ASSESSMENT

Land Owner:	ML Lane and PL Lane
Applicant:	Crisp Wireless Pty Ltd
Zoning:	Local Planning Scheme No.1 – Rural
Lot Area	862.4846 Hectares
Existing Land Use	Broad Acre Farming

Local Planning Scheme No.1

The subject land is zoned 'Rural' under the Shire's Town Planning Scheme No.1. Under the Shire's Town Planning Scheme No.1 'Telecommunication Infrastructure' is an 'A' use, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.

Under the Shire's Local Planning Scheme No.1, the objectives of a 'Rural' zone are:

- *To ensure the continuation of broad-hectare farming as the principal land use in the district and encouraging where appropriate the retention and expansion of agricultural activities;*
- *To consider non-rural uses where they can be shown to be of benefit to the District and not detrimental to the natural resources or the environment; and*
- *To allow for facilities for tourists and travellers, and for recreation uses.*

The proposed 'Telecommunications Infrastructure' supports the above objectives of this zone by retaining the existing agricultural activities on this Lot whilst at the same time bringing substantial economic and social benefit to the district by generating significant improvement in communications and providing businesses and local residents the ability to use the Internet in a much more efficient and time effective way. It also broadens the opportunity for greater home businesses in the district.

The minimum setback requirements for development in a rural zone is 20m front set back and 15m side and rear setbacks. As shown on the site plan submitted with the application the setbacks are well within the prescribed minimum boundary setbacks with 353m to the northern boundary, 2112m to the eastern boundary, 1837m to the southern boundary and 2430m to the western boundary.

The proposal has also been assessed against the provisions of State Planning Policy 2.5 relating to Land Use Planning in Rural Areas; Visual Landscape Planning in WA and State Planning Policy 5.2 relating to Telecommunication Infrastructure, confirming that the benefit that this proposed development will provide to the locality far outweighs any perceived visual impact on the area, which considering the proposed location and distances from existing dwellings is anticipated to be minimal.

Statutory Environment

- Shire of Kondinin Town Planning Scheme No.1
- Planning and Development (Local Planning Schemes) Regulations 2015
- Planning and Development Act 2005 (as amended)
- State Planning Policy 5.2 – Telecommunication Infrastructure

- State Planning Policy 2.5 – Land Use Planning in Rural Areas
- Visual Landscape Planning in WA

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

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

“2. ECONOMY

2.1 Support the diverse industry across the Shire

Improved telecommunications (including data) service across the Shire and reduced number of blackspots”

Voting Requirement

Simple majority

9.2 MANAGER OF CORPORATE SERVICES

9.2.1 LIST OF ACCOUNTS

Applicant:	Shire of Kondinin
Author:	Senior Administration Officer – Ellen Valenta
Authorising Officer	Manager of Corporate Services – Vince Bugna
Disclosure of Interest:	Nil
Date:	9 th August, 2022
Attachment(s):	List of Accounts 01/07/2022 to 31/07/2022

RESOLUTION #3984:

Moved: Cr Paul Green

Seconded: Cr Brett Smith

That Council receive the attached report – List of Accounts Due & Submitted to Council for the month of July 2022:

• Municipal Fund payment cheque numbers 19204 to 19217	= \$ 42,813.43
• Municipal EFT15492 to 15601	= \$ 666,516.87
• Direct Debit – NAB Credit Cards – DD18874.1	= \$ 3,349.08
• Direct Debits – Transport – Kondinin Office	= \$ 23,284.75
• Direct Debits – Transport – Hyden Office	= \$ 34,654.45
• Direct Debits – Other	= \$ 80,683.52
• EFTPOS Merchant Fees	= \$ 922.13
• Bank Fees – NAB Connect & Tyro	= \$ 131.53
• Payroll	= \$ 179,802.75

TOTALS : = \$ **1,032,158.50**

Carried: 8/0

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 –

- the payee's name;*
- the amount of the payment;*
- the date of the payment;*
- sufficient information to identify the transaction*

Sub regulation (3), a list prepared under sub regulation (1) and (2) is to be –

- presented to the council at the next ordinary meeting of the council after the list is prepared;*
and
- 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 2021/22 Adopted 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 Write-Off Balance of Assessment 71 – Shire of Kondinin

Applicant: Shire of Kondinin
Author: Finance/Administration Officer – Heather Lockyer
Authorising Officer: Manager Corporate Services – Vince Bugna
Date: 9th August 2022
Disclosure of Interest: Nil
Attachments: Nil

RESOLUTION #3985:**Moved: Cr Murray James****Seconded: Cr Tom Mulcahy**

That Council:

Approve to write off the balance of rates outstanding and the penalty interest on 51 Rankin Street, Kondinin property with Assessment number 71 totalling \$463.23 as per the listed schedule below.

Carried: 8/0**Summary**

To seek Council approval to write-off the outstanding rates, service and penalty charges balance on Assessment 71 located at 51 Rankin Street, Kondinin.

Background

Number 51 Rankin Street, Kondinin property is one of those abandoned properties of which two (2) Council offered to purchase and included in the 2020/21 budget and carried forward in 2021/22. The process was quite tedious but the eventual purchase of this property took place on January 2022.

The outstanding balance is the Shire of Kondinin's portion of rates and services for 21/22 from the date of settlement. As the Shire of Kondinin does not pay rates and charges on properties that it owns, it is therefore practical that the outstanding balance be written off from its own record.

In accordance with the *Local Government Act 1995 - Section 6.12(1)(c)*, Council is empowered to *write-off any amount of money which is owed to the local government.*

The financial summary of this outstanding balance is as follows:

A71 - 51 Rankin Street Kondinin			
Levies	Receipts	Balance	Description
293.35	0.00	293.35	Rates
7.89	0.00	7.89	Interest
0.15	0.00	0.15	ESL Penalty
0.40	0.00	0.40	ESL Penalty
161.44	0.00	161.44	Waste Collection Service 140Ltr
463.23	0.00	463.23	*** TOTALS ***

Statutory Environment

Local Government Act 1995 – Section 6.12

Policy Implications

Nil

Financial Implications

The total of outstanding rates will be reduced by the total amount written off as per the above schedule.

Strategic Implications

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

"4. Civic Leadership

4.2 We are a compliant and resourced Local Government"

Voting Requirement

Absolute Majority

9.2.3 ROOM MANAGER/ CHALETS- REVISED FEES & CHARGES 2022/23

Applicant: Shire of Kondinin
Author: Executive Support Officer – Leandré Genis
Authorising Officer: Manager Corporate Services – Vince Bugna
Disclosure of Interest: Nil
Date: 11th August 2022
Attachments: Nil

RESOLUTION #:
Moved: Cr Murray James **Seconded: Cr Paul Green**
 That Council:
 ACCEPTS the revised Fees and Charges for 2022/23 financial year with a review to be conducted as soon as possible.
Carried:

This item was not voted on as a Procedural Motion allowed the item to lay on the table until the following month for additional information.

Procedural Motion:
Moved: Cr Brett Smith **Seconded: Cr Kerrie Green**
 That the item lay on the table until next month.
Carried: 8/0

SUMMARY

To present to Council for adoption the revised list of Fees and Charges 2022/23 to include an amended fee structure that is in line with the Room Manager software currently being used.

BACKGROUND

The Room manager program now used to manage online & in office bookings of the Chalet accommodation at the Kondinin Caravan Park does not allow for the method of increase in our previous fee schedule held. It is only programmed to use an increase of a set amount per each adult and/or each child. Below is our current schedule of fees and charges:

Caravan Parks			
Powered Sites		per night	\$ 25.00
Unpowered Sites		per night	\$ 15.00
Weekly Rate			\$ 130.00
Self Contained Chalet - Chalet 2 inc Linen		Single	\$ 95.00
(2 x double beds)		Couple	\$ 130.00
	(use of 2 rooms)	Family (max of 4 guests)	\$ 165.00
Weekly Rate		Single	\$ 530.00
		Double	\$ 770.00
	(use of 2 rooms)	Family (max of 4 guests)	\$ 970.00
Chalets 1 & 3 (disabled)		Single	\$ 90.00
(1 x double bed and 1x bunks)		Couple	\$ 115.00
		Family (max of 4 guests)	\$ 145.00
Weekly Rate		Single	\$ 500.00
		Double	\$ 620.00
		Family (max of 4 guests)	\$ 740.00
Porta Cot			\$ 10.00
Washing Machine		Coin Operated	\$ 5.00
Dryer		Coin Operated	\$ 5.00

Below is a summary of the proposed fees and charges for Room Manager, in an attempt to keep it as consistent as possible:

Caravan Parks				
Powered Sites	per night			\$ 25.00
Unpowered Sites	per night			\$ 15.00
Weekly Rate				\$ 130.00
Self Contained Chalet - Chalet 2 inc Linen	Single			\$ 95.00
(2 x double beds)	(use of 2 rooms)	For Extra Adult	per person	\$ 25.00
	(use of 2 rooms)	For Extra Child	per person	\$ 15.00
Weekly Rate	Single			\$ 530.00
	Double			\$ 770.00
	(use of 2 rooms)	Family (max of 4 guests)		\$ 970.00
Chalets 1 & 3 (disabled)	Single			\$ 90.00
(1 x double bed and 1x bunks)		For Extra Adult	per person	\$ 25.00
(1 x double bed and 1x bunks)		For Extra Child	per person	\$ 15.00
Weekly Rate	Single			\$ 500.00
	Double			\$ 620.00
		Family (max of 4 guests)		\$ 740.00
Porta Cot				\$ 10.00
Washing Machine	Coin Operated			\$ 5.00
Dryer	Coin Operated			\$ 5.00
Shower at Caravan Park				\$ 5.00

Chalet 1 & 3	1x Adult (base booking) @ \$90
Chalet 2	1x Adult (base booking) @ \$95
All 3 Chalets	\$25 per additional Adult
All 3 Chalets	\$15 per additional Child

The proposed changes only influence the amount paid for additional adults in each Chalet. For example:

Chalet 1: 2x Adults +2 Children = \$145.00;
 3x Adults = \$140.00
 4x Adults = \$165.00

This is also more in line with what other places are charging for their self-contained chalets and cottages, although we are still considerably cheaper when doing the comparison.

We can keep the discounted prices for bookings of more than 7 days. We have added a note to the Website that prompts contact with the office to make this type of booking when they put in a time frame that is longer than 7 nights. Alternatively, we can get rid of the long stay discount altogether and just keep the one set off pricing.

Office Administrative Staff corresponded with Room Manager and Booking.com and both have their fee structure in this fashion. When corresponding with Room manager, they advised that they will not write a change to their whole programming structure when we are the only place that charges in a unique way.

STATUTORY ENVIRONMENT

The Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Increase revenue for fees and charges for the Shire.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2022-2032

“4.2 We are a compliant and resourced Local Government.”

VOTING REQUIREMENTS

Absolute majority

9.3 MANAGER OF WORKS

NIL

9.4 CHIEF EXECUTIVE OFFICER

9.4.1 ROEROC UNCONFIRMED MINUTES

Applicant:	Shire of Kondinin
Author:	David Burton – Chief Executive Officer
Authorising Officer:	David Burton – Chief Executive Officer
Date:	11 August 2022
Disclosure of Interest:	Nil
Attachments:	Minutes from Meeting

RESOLUTION #3986:

Moved: Cr Tom Mulcahy

Seconded: Cr Darren Pool

That the Minutes of the RoeROC Meeting held on 21st July be noted.

Carried: 8/0

Summary

This report is for Council to note actions and recommendations from the RoeROC Meeting held on 21st July 2022 at the Shire of Kondinin Chambers.

Background

RoeROC is the voluntary regional grouping of Shires including the Shires of Corrigin, Kondinin, Kulin and Narembeen.

Comment

The following items were discussed at the RoeROC Meeting.

- 7.1. Housing Matters – RoeROC to look at opportunities for funding for a needs analysis
- 7.2 Project Officer – CEO's to look at future projects for RoeROC to determine details for Projects Officer.
- 7.3 Bendinger Landfill Management Plan –
- 8 Other items – LG Week Dinner, Access to Bendinger Farm land

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil at this time, however future projects of RoeROC may require a contribution from the Shire.

Strategic Implications

Strategic Community Plan 2022-2023

"4. CIVIC LEADERSHIP

4.1 Skilled, capable and transparent team

RoeROC and regional groupings deliver local benefit."

Voting Requirement

Simple Majority

9.4.2 WALGA AGM – LOCAL GOVERNMENT WEEK

Applicant: Shire of Kondinin
Author: David Burton – Chief Executive Officer
Authorising Officer: David Burton – Chief Executive Officer
Date: 11 August 2022
Disclosure of Interest: Nil
Attachments: WALGA Brochure

RESOLUTION #3987:

Moved: Cr Kerrie Green

Seconded: Cr Brett Smith

That:

- 1) registration for the Local Government Week Conference / AGM be completed and accommodation reservations be made at an appropriate location for the following attendees:
 1. Cr Kent Mouritz
 2. Cr Kerrie Green
 3. Cr Tom Mulcahy
 4. Cr Beverley Gangell
 5. Cr Bruce Browning
 6. CEO – David Burton

and;

- 2) voting rights for the WALGA AGM be given to Shire President and Deputy President, with proxies being Cr Tom Mulcahy and CEO/Cr Kerrie Green.

Carried: 8/0

Summary

To consider the participation of Council Members to the Local Government Week Convention and elect voting delegates for the WALGA AGM

Background

The WALGA Local Government Week Convention and AGM is an annual event showcasing information and exhibited items for Council members. This year, the Convention will be held at Crown Perth from Sunday 2nd October to Tuesday 4th October 2022. The Convention also hosts the Gala Dinner to be held on Monday 3rd October at Optus Stadium. As part of the Convention, the WALGA AGM will be held on Monday 3rd October from 9am to 1pm. The Shire will need to nominate voting delegates for the WALGA AGM.

Comment

The WALGA Local Government Week Convention is an excellent opportunity for Council Members to network with other Local Government representatives, receive information or ideas on a variety of topics or from motivational speakers and also keep information about the latest trends in Local Government through the trade exhibitors. Information is readily available for members to peruse and discuss with vendors the practicality of how new approaches could work in their own community. This year, the venue has returned to Crown Perth, which means members can be accommodated at the same location as the Convention and allow greater social networking outside of the Convention with other Council Members if desired.

This year, the Shire of Narembeen is also responsible for the RoeROC Dinner which will include members from the Shires of Corrigin, Kondinin, Kulin and Narembeen.

Costs for the conference are as follows:

Full Delegate	\$1,200
Extras	
Gala Dinner	\$125
WALGA AGM and breakfast	\$80
Breakfast with Justin Langer	\$95

Accommodation at Crown hotels can be at the following:

Crown Towers	From \$544 per night
Crown Metropol	From \$564 per night
Crown Promenade	From \$384 per night.

A range of parking options are available as well.

Other Perth hotels are available, but will require travel to and from the venue.

For the WALGA AGM, two members are to be given voting rights for the meeting. This is usually the President and Deputy President providing that they are attending the conference. If unavailable proxy members are nominated to ensure voting for the Shire.

Statutory Environment

Nil

Policy Implications

Attendance at the WALGA Local Government Week is an approved conference as per Policy GOV-007

Financial Implications

An amount of \$20,000 has been included in the 2022/2023 draft Budget for Conferences, this may not cover all members attending and accommodation pending accommodation costs.

Strategic Implications

Strategic Community Plan 2022-2023

"4. CIVIC LEADERSHIP

4.1 We are a compliant and resources Local Government

External audits and reviews confirm compliance with relevant Local Government legislation."

Voting Requirement

Simple Majority

9.4.3 ACTIONS PERFORMED UNDER DELEGATED AUTHORITY

Applicant: Shire of Kondinin
Author: David Burton – Chief Executive Officer
Authorising Officer: David Burton – Chief Executive Officer
Date: 11 August 2022
Disclosure of Interest: Nil
Attachments: Delegated Authority Reports

RESOLUTION #3988:

Moved: Cr Tom Mulcahy

Seconded: Cr Brett Smith

That Council in accordance with Section 5.46 of the Local Government Act, accept the reports outlining the actions performed under delegated authority for the period 1st July 2021 to 30th June 2022.

Carried: 8/0

Summary

To receive a report on all actions performed under delegated authority from 1st July 2021 to 30th June 2022.

Background

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

- Development Approvals issued
- Building Permits issued;
- Health Approvals issued;
- Affixing of Common Seal
- Waiving of fees and charges by CEO.

Comment

The attached tables outline the action performed within the organisation relative to delegated authority for the months of 1st July 2021 and 30th June 2022.

Statutory Environment

Local Government Act 1995
Planning & Development Act 2005
Health Act 1911 –
Health (Public Buildings) Regulations 1992

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Strategic Community Plan 2022-2023
"4. CIVIC LEADERSHIP
4.1 We are a compliant and resources Local Government"

Voting Requirement

Simple Majority

9.4.4 HYDEN CENTENARY CELEBRATIONS SUPPORT

Applicant: Shire of Kondinin
Author: CDO – Kirstie Pool
Authorising Officer: CEO – David Burton
Date: 10th August 2022
Disclosure of Interest: NIL
Attachments: Supporting Documentation

RESOLUTION #3989:

Moved: Cr Brett Smith

Seconded: Cr Paul Green

That Council endorses the inclusion of \$65,568.84 in the 2022/2023 Budget (providing funds are available.)

Carried: 8/0

Summary

The Hyden Town site will be celebrating its 100 years in October 2022, but for the 2022/2023 Financial year, several items will need to be purchased as part of the celebrations. The consideration of these items will be included in the 2022/2023 Annual Budget.

Background

The Shire of Kondinin has previously assisted the town Progress Associations with the Centenary Celebrations. This has been for Kondinin and Karlgarin.

For the Karlgarin Centenary, most of the funding from the Shire was for infrastructure items that would remain in place and provide amenities for the town site. The Shire also assisted in applying for funding where possible for other events as part of the celebrations.

The Hyden Progress Associations has requested the Shire contribute to several items regarding the Hyden Centenary, which will be celebrated on the 7th, 8th & 9th of October 2022. Contributions will span the financial years of 2021/2022 and 2022/2023 as some items will need to be prepared or booked before the main event.

Comment

As part of the centenary celebrations, the Shire is looking at infrastructure in Hyden and removing or replacing some old items that no longer functioning and also assisting with the upgrading of the main parking area at the front of the town. This includes looking at leasing all available land from Public Transport Authority (PTA) to give the Shire increased abilities to improve the aesthetics of the area.

Shire staff will also look at funding opportunities that can be accessed to improve the facilities and town amenities as part of the celebrations as well.

A request has been received from the Hyden Centenary Committee for contributions to the following items (with the relevant financial years) for consideration:

2020/2021 Budget	
Completion of Documentary	\$27,000
Total =	\$27,000

2021/2022 Budget	
Completion of Documentary	\$8,000

Website	\$720.00
Total	\$8,720.00

Estimated funding required for the 2022/23 years:		Lotterywest
Welcome to Country/Acknowledgement of Country	\$250	
Marquee, tables and chairs hire (incl. setup & freight)	\$38,186.50	\$3,000
Audio visual equipment hire & setup	\$12,112.10	
Children's Entertainment Wheatbelt kid's face painting	\$2,370.24	\$2,000
Fireworks	\$6,000.00	
Security	\$3,500	
Toilet Hire	\$1,000	
Shire Bus x2 (\$1500 can be approved by Shire's CEO, any amount over will need to be approved by the council)	Approx \$1500	
Shire Marquee	\$900	
Completion of Documentary	\$5,000	
Hyden Entry Signs (Approved at July Council Meeting)	\$74,000	
Total =	\$144,818.84	\$5,000.00
Total with the Lotterywest grant (without Hyden Entry Signs) =	\$65,568.84	

Estimated funding required for the 2023/24 years:	
Hyden Entry Signs (3rd entry signs)	\$37,000
Total =	\$37,000

The total costs for these items over the four years will be \$217,538.84

These items will be considered as part of the budget process and be included with funds permitting. To ensure their inclusion in the budgeting process, the Council's endorsement of the items for these items to be considered as part of the budget process. It should be noted that the endorsement of this expenditure is only if funds are available.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

The consideration of the funding will be on the basis that funds are available. Staff cannot foresee any issues with the funding, however, details of the 2022/2023 Budget are not yet in consideration

Consultation

Hyden Centenary Committee

Strategic Implications

The project meets the following objectives of the Shire’s Community Strategic Plan 2012-2032:

“Goal 1: Community

1.1 community members have the opportunity to be active, engaged and connected

1.1.2 We collaborate with the CRCs and local organisations to deliver community programs and activities

1.3. Celebrate our pioneers, and community members and protect our heritage

Goal 4: Civic Leadership

4.1 Skilled, capable and transparent team

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

Voting Requirement

Simple Majority

9.5 ENVIRONMENTAL HEALTH OFFICER

NIL

9.6 WORKS COMMITTEE

9.6.1 ADOPTED WORKS PROGRAM 2021/2022

Applicant:	Shire of Kondinin
Author:	David Burton – Chief Executive Officer
Authorising Officer:	David Burton – Chief Executive Officer
Date:	11 August 2022
Disclosure of Interest:	Nil
Attachments:	Supporting Documentation

RESOLUTION #3990:

Moved: Cr Murray James

Seconded: Cr Tom Mulcahy

That the comments made in regards to the Roadworks and Plant Replacement Programs be presented to Council for budget consideration.

Carried: 8/0

SUMMARY

For the Committee to provide comment on the proposed works and plant replacement for 2022/2023.

BACKGROUND

The road works and plant replacement programs for 2022/2023 are attached for Council to consider in detail.

REPORTING OFFICER'S COMMENT

The current programs have been based on roads that may be funded through Regional Road Group (RRG), Roads to Recovery (RTR) or Shire funds. While Shire funds and RTR have some ability to be moved, RRG projects will need approval from the Regional Road Group before being changed. Plant items have been listed based on what we believe may be the best for the Shire, however, vehicle availability may change items.

STATUTORY ENVIRONMENT

Local Government Act 1995

Adopted works program – budgetary constraints and potential cost increase implications.

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

The proposed works are as listed in Council's budget allocation for road works. The works are a mixture of 'Roads to Recovery', 'Regional Road Group' and financial assistance grants as well as Council funded works.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

"2. Economy

2.2 Safe and efficient transport network enables economic growth

4 Civic Leadership

4.1 Skilled, capable and transparent team

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4.2 We are a compliant and resourced Local Government”

VOTING REQUIREMENT

Simple Majority

10. BUSINESS OF AN URGENT NATURE

SPORTS COUNCIL COMMITTEE

10.1 FINALISING SCOPE OF HYDEN RECREATION CENTRE EXTENSION

Applicant:	Shire of Kondinin
Author:	Tory Young (MPA)
Authorising Officer:	David Burton – Chief Executive Officer
Date:	15 August 2022
Disclosure of Interest:	Nil
Attachments:	QS Report V.1 and V.2 Original Stage 2 Plans 2014 CAD Drawing 2019 Plans from Architects 2021 Emails from Hyden Sports Council Proposed Changes from Sports Council Emails on Indoor Netball Courts Amended Plans from Architects 2022 Sports and Recreation Facilities Plan 2021 – 2031 Hyden Sports Precinct Plan

Mr Mark Burgess left the meeting at 4:00pm and returned at 4:08pm

Mrs Leandr  Genis left the meeting at 4:19pm and returned at 4:23pm.

RESOLUTION #3991:

Moved: Cr Beverley Gangell Seconded: Cr Darren Pool Third Signatory: Cr Tom Mulcahy

1. That Resolution #3966 be revoked.

Carried: 8/0

Information from the recent Meeting with the Sports Council of Hyden indicates that more consultation of the general public is required before an application can be lodged to funding. As such, this motion cannot be completed by staff at this time.

RESOLUTION #3992:

Moved: Cr Tom Mulcahy

Seconded: Cr Murray James

1. That a public survey be prepared by the Shire Administration in liaison with the Sports Council Committee that is distributed to the whole Shire community for a two (2) week period seeking feedback on the following two (2) options to determine a way forward for the Hyden Sports Pavilion:

- a) Extend existing Hyden Sports Pavilion; or

- b) Demolish Hyden Sports Pavilion and construction of a new Pavilion incorporating all surrounding playing surfaces, noting this will require a significant cash contribution from the community;
2. Following the collation of the public survey and a further meeting of the Sports Council Committee, a public meeting is held to discuss and vote on the two options presented in the survey;
3. A further meeting of the Sports Council Committee is held following the public meeting to determine the progression of the project; and
4. Advise Council not to proceed with the application of any grant funding until a firm direction for the project is resolved.

Carried: 8/0

SUMMARY

The purpose of this report is to discuss and finalise the scope for the extensions to the Hyden Recreation Centre. The latest version from architects and earlier plans are attached for consideration.

BACKGROUND

In 2016 Council completed Stage 1 of the extensions to the Hyden Recreation Centre which included enlarging the function area, upgrading the kitchen and bar area, providing a unisex accessible toilet and upgrades to the ladies change rooms. The second stage was to be completed at a later date and included a gymnasium, additional storage and upgraded change rooms.

At the Ordinary Meeting of Council held on the 18th September 2019 Council supported the Shire's Administration to arrange a project brief and seek quotations from suitably qualified practitioners to prepare detailed plans, engineering drawings and a quantity surveyor report to progress with Stage 2 of the extensions based on a floor plan from the Hyden Sports Council proposing a new gym, upgrades to the men's change rooms and additional storage space. At the Ordinary Meeting of Council held on the 18th March 2020, Council awarded Slavin Architects to prepare the plans and associated documentation.

In August 2020 preliminary concept plans were prepared and a QS report submitted to the Shire with an estimate project cost of \$2,457,677. Based on these costings the following funding model was proposed by the Shire's Administration and presented to Council at its Ordinary Meeting on the 20th July 2022.

At this meeting Council resolved that it could commit to a maximum of \$2.5 million to the project, which included any grant funding and contribution from the Hyden Sports Council.

- **Shire Contribution** - \$1,534,234 (\$1 million cash plus the \$534,234 Local Roads and Community Infrastructure (LRCI) Federal funding phase 3 extension money which is available from July 2023).
- **CSRFF Contribution** - \$819,226 (If successful with 1/3 funding from CSRFF)
- **Hyden Sports Council** - \$104,217

(NB any shortfall of funding not received by the grant funding or Hyden Sports Council in the above model to be met by the Shire of Kondinin)*

Meetings with the Department of Local Government Sports and Cultural Industries (DLGSC) were held on the 8th December 2020 and the 9th March 2022 with representatives from the Shire's Administration, Council Members and the Hyden Sports Council to discuss the eligibility of the project for the CSRFF funding and what needs to be completed to submit in a grant application. Initial feedback from the DLGSC have indicated that the project is eligible, but aspects of the project have higher priority than others, as follows:

- Women's and away team change rooms – high priority
- Gym Construction – low priority
- Storage space – medium to high priority
- Improved spectator viewing and meeting space (childcare space) -low priority

As recommended by the DLGSC the Shire prepared a Sport and Recreation Facilities Plan 2021 – 2031 and an accompanying Precinct Plan, both of which have been endorsed by Council.

With due regard to escalating construction costs, the Shire's Administration have received an updated QS report indicating that the projected cost if work were to commence in January 2024 would be \$3,313,801. This assumes that costs will continue to escalate, although an opinion is that they may stabilise as rate increases begin to impact. Based on the fiscal capacity of the Shire it is not possible to go ahead and submit a grant application for a project of this magnitude.

As such, it is recommended by the Shire's Administration that discussions are held with the Hyden Sports Council and the architects to devise a scope of works to a maximum construction cost of \$2,500,000. Obviously when the project goes out for tender the actual cost may vary but we need a figure based on a QS report to submit with the grant application.

The Shire are currently awaiting a formal response from the Hyden Sports Council, however they have provided an indication that they will be able to provide \$50,000 cash towards the project and are currently seeking pledges from local sporting groups and progress associations for additional contributions, which will assist in reducing the contribution from the Shire.

Since the Council Meeting on the 20th July 2022, the architects have submitted a draft sketch to factor in the additional considerations by the Hyden Sports Council and an attempt to reduce the project cost to \$2.5 million. The sketch was submitted with the following information.

I've prepared a very rough sketch of the new brief/design you sent through to establish approximate building areas – see attached. I've also now discussed costs with Graham Peden from Wilde and Woollard – the quantity surveyor for the project. His view, after considering the area and high level of servicing for the building, is that the construction cost in today's market will be of the order of \$2.5m. In addition, there are the other add-on costs including fees, which will take it to around \$2.9m. It must be remembered that these estimates are based on today's construction costs, which is an issue given the high level of escalation we're experiencing in the industry".

It is also important to note that the STED connection line has been identified as located in the general vicinity of the proposed extension area. Information has been obtained from Water Corporation about this indicating that essentially the connection line is the Shire's infrastructure and not part of the Water Corp's STED infrastructure providing the Shire with some flexibility in the potential relocation.

REPORTING OFFICER’S COMMENT

In order to be in a position to apply for grant funding and progress this project, the Shire’s Administration seeks consensus on the scope of this proposed development through input from the Council Sports Council Committee, the Council and the Hyden Sports Council, representing the needs and priorities of the local community and sporting groups.

As resolved by Council at its Ordinary Meeting on the 20th July 2022, the maximum commitment to fund this project over a two year period is \$2.5million, which includes any grant funding received or contributions from the Hyden Sports Council / Community Groups.

In collaboration with the Shire of Kondinin, the scope is to address the priority areas identified by the Hyden Sports Council, representing the needs of the local community and sporting groups, to improve this facility within a \$2.5million budget.

STATUTORY ENVIRONMENT

- Local Government Act 1995
- Local Government (Functions and General) Regulations 1996

POLICY IMPLICATIONS

Shire of Kondinin Policy # Fin 002 – Purchasing

Shire of Kondinin Policy # FACS 003 – Sporting Club and Amenity

PUBLIC CONSULTATION

- Community Survey is required for Grant Application
- Regular consultation with Hyden Sports Council through planning stage
- Community Meetings with the Department of Local Government Sports and Cultural Industries
- Community Engagement in preparation of Recreation Facilities Plan 2021 – 2031
- Community Workshops held in February 2022 seeking feedback on priority of Hyden Recreation Pavilion Extension and Hyden Visitor Centre

FINANCIAL IMPLICATIONS

The Council at its Ordinary Meeting has endorsed a maximum of \$2.5 million to the total project cost over the 2023/2024 and 2024/2025 financial years.

STRATEGIC IMPLICATIONS

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”

VOTING REQUIREMENT

Simple Majority

FURTHER BUSINESS / POINTS RAISED AT THE MEETING

Manager Planning and Assets provided an overview of the project and presented the various plans that have been prepared since 2014.

Chief Executive Officer provided an overview of the financial situation and the impact of increased costs since the project was first costed in 2020.

Cr James – proposal needs to be considered alongside other projects across all three town sites in the Shire. Due consideration needs to be given to the affordability of the project by the Shire and the community at this point in time. Wary of replicating large recreation facilities in neighbouring Shires of Corrigin and Kulin and the on-going costs of these facilities in the long term.

Cr Mouritz – endorsed former Cr Lynch’s recommendation for the existing pavilion building to be demolished and a new purpose built building constructed that better accommodated all playing surfaces in the Hyden Sports Precinct. Noted importance to seek feedback on what the community want.

Cr Pool – questioned why the proposed extension is to the north of the building rather than the south. Noted importance of weighing up costs and the needs of the community.

Feedback was received from all the community members in attendance at the meeting, summarised as follows:

- Current building is in the wrong spot. Would be better as an ‘L’ shape that incorporates all existing playing fields in the Sports Precinct including tennis, football, hockey, netball and a provision for bowls.
- Need to obtain more input from all the community to obtain a broader insight into the priorities for the Hyden sports pavilion and the sports precinct in general in the medium to long term.
- Whole building and all its users need to be considered. I.e. the function centre area is not large enough to accommodate a number of events (e.g. wind ups, funerals etc.) and is at capacity during one day sports days.
- Need for a committed community ‘buy in’. If preference is to undertake a new build then the community need to organise a community cropping program to raise funds to contribute towards the project. Might take 4 – 6 years to raise the funds required.
- Nothing structurally wrong with the building now that the roof has been fixed, and therefore no need for it to be demolished. Concerns that a new build will not adequately accommodate all sporting playing fields in the precinct.
- Need to weigh up the pros and cons of a new build and the extension of the existing. I.e. will need to wait much longer to get a new build involving significant community fundraising verses the extension can largely be undertaken in the existing Shire budget, a small contribution from the Sports Council and potential grant funding.
- Extension to the existing building will be OK if it is done properly and accommodates all the needs of the community and users of the facility.
- Important to take a long term outlook towards the project. A new building doesn’t have to be bigger, but just more functional and one that better incorporates all the playing surfaces in the Hyden Sports Precinct.
- A community the size of Hyden does not warrant a sporting facility the size of the Recreation Centres in Kulin or Corrigin. Need to be realistic about matching the facility with the population base and financial support to build and maintain in the long term.

- Whether a new extension or new build is undertaken, both will be good, however in the longer term the maintenance and management of one facility would be preferred. Important that we get it right and are proud of the outcome.
- Acknowledgement that the Hyden Tennis Club are scheduled to spend considerable funds on a court resurface and building in the short term. New roof is a short term need that is being largely funded through the Local Roads and Community Infrastructure Program.
- A new building doesn't have to be 'big', rather it needs to be functional and factor in all the sporting playing surfaces in the sporting precinct, plus other user groups. It could be argued that a better use of funds in the longer term would be one good project at say \$6 million than a 'tack on' at \$3 million. Acknowledge that to get a new build would require the lease of land to undertake a 4 – 6 year cropping program facilitated by the local community.

Cr Gangell acknowledged that there was a split of opinion within those in attendance and concurred that the best way forward was to undertake a community survey followed by a public meeting to determine the way forward for this project.

A resolution was formulated addressing this to replace the recommendations within the Agenda.

Cr Gangell also noted that the matter would be presented back to Council to reconsider the resolution of the 20th July 2022 Ordinary Meeting of Council in turn postponing the application of a CSRFF grant funding and re-directing Phase 3 Extension Local Roads and Community Infrastructure funding to be spent on other projects in the 2023 – 2024 financial year.

Mr Vince Bugna left the meeting at 4:31pm and did not return.

11. CLOSURE

Meeting was closed at 4:56pm.