



MINUTES OF ORDINARY MEETING HELD AT KONDININ ON 19TH JULY, 2017

1. DECLARATION OF OPENING /ANNOUNCEMENT OF VISITOR

The Shire President Cr Smoker welcomed those present and declared the meeting open at 3.04pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Cr A Smoker (Shire President) Cr S Meeking (Deputy Shire President) Cr R Growden Cr R Butler
Cr G Ilich Cr M James Cr S. Jones Cr G Lynch

Leave of Absence: Cr B Browning

Apologies: Nil

Staff: Mr John Read (CEO) Mr A. George (DCEO) Mr V. Bugna (MOF)
Mr M. Burgess (MOW) Ms T. Young (MPD)

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE

RESOLUTION 3035

Moved Cr Growden

Seconded Cr James

That Cr Butler's application for Leave Of Absence at the August, 2017 Ordinary Council meeting be approved.

CARRIED 8/0

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

Council received a presentation regarding the future operations of the Hyden Occasional Child Care Association.

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of Council Meeting – 21st June 2017

RESOLUTION 3036

Moved Cr Butler

Seconded Cr Ilich

That the minutes of the Council Meeting held on 21st June 2017 be confirmed.

CARRIED 8/0

7.2 Minutes of RoeROC Meeting – 22nd June 2017

RESOLUTION 3037

Moved Cr Meeking

Seconded Cr Lynch

That the minutes of the RoeROC Meeting held on 22nd June 2017 be received.

CARRIED 8/0

7.3 Minutes of Eastern Wheatbelt Primary Care Project Meeting – 22nd June 2017

RESOLUTION 3038

Moved Cr James

Seconded Cr Jones

That the minutes of the Eastern Wheatbelt Primary Care Project Meeting held on 22nd June 2017 be received.

CARRIED 8/0

8. ANNOUNCEMENTS BY PRESIDING MEMBERS WITHOUT DISCUSSION

9. REPORTS OF COMMITTEES AND OFFICERS

- 9.1 Finance Report
- 9.2 Manager of Planning & Development Report
- 9.3 CEO Report
- 9.4 Manager of Works Report
- 9.5 EHO Report
- 9.6 Building Surveyor Report
- 9.7 Hyden & Kondinin Swimming Pool Manager's Reports
- 9.8 Building Maintenance & Ranger Report

9.1 FINANCIAL REPORT

9.1.1 Financial Reports

Name of Applicant: Manager of Finance
Author: Manager of Finance
Voting: Simple
Date: 12th July, 2017

SUMMARY/COMMENT:

The financial statements for the period ending 30 June 2017 are attached.

RESOLUTION 3039

Moved Cr Growden Seconded Cr Lynch
 That the Financial Reports for the period 30 June 2017 as presented be accepted.

CARRIED 8/0

9.1.2 List of Accounts

Name of Applicant: Manager of Finance
Author: Manager of Finance
Voting: Simple
Date: 7th July 2017

SUMMARY/COMMENT:

A list of accounts is attached.

RESOLUTION 3040

Moved Cr Meeking Seconded Cr Jones
 That Muni Cheques 18193 – 18209, Trust Cheques 00629 – 00630, Muni and Trust EFT8121 – 8211 , Transport Direct Debits, Other Direct Debits, Payroll and Bank Fees (for the month of June 2017) totalling \$721,311.78 be endorsed.

CARRIED 8/0

9.1.3 Capital Items Progress

Name of Applicant: Shire of Kondinin
Author: CEO
Voting: Simple
Date: 10th July, 2017

SUMMARY/COMMENT:

Expenditure on capital items for 2016-2017

Programme	Description	Budget	Notes
Governance	Photocopier Lease (Carryover)	2,448	Completed
Governance	OKN Vehicle Changeover	55,000	Completed
Governance	KN0 Vehicle Changeover	45,000	Completed
Governance	KN04 Vehicle Changeover	35,000	Completed
Health	KN52 Vehicle Changeover	35,000	Completed
Housing	Employee House, Kondinin	400,000	Commenced
Plant	Purchase new Grader Trading Volvo	245,000	Completed

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

Economic Services	Kondinin Pioneer Memorial Wall	20,000	Commenced
Economic Services	Karlgarin Hall/Bowling Club Car Park -Seal	25,805	Completed
Recreation & Culture	Kondinin & Hyden Pool Grant	64,000	Completed
Recreation & Culture	CCTV Camera Wave Rock & Humps	10,000	Completed
Economic Services	Hyden Hall surrounds and street paving	50,000	Completed
Transport	East Hyden Bin Rd Construction – RRG	276,620	Completed
Transport	Mt Walker Road Construction – RRG	218,380	Completed
Transport	R2R Total Works	(1,134,581)	Completed
Transport	R2R Worland Road	128,800	Completed
Transport	R2R Henderer Road	68,500	Completed
Transport	R2R Lovering Road	75,000	Completed
Transport	R2R Notting Karlgarin Road	78,200	Completed
Transport	R2R Pedarah West Road	132,800	Completed
Transport	R2R Hyden Norseman Road	197,781	Completed
Transport	R2R Kondinin Lake Road	152,500	Completed
Transport	R2R Kondinin Naremben Road	68,000	Completed
Transport	R2R Roe Road	89,000	Completed
Transport	R2R Mt Walker Rd/Worland Rd T Junction	144,000	Completed
Transport	Stormwater Infrastructure Analysis	38,000	Completed
Economic Services	Coronation Park Hyden Improvements	50,000	17/18 C/Over
Economic Services	Toilet Block Construction Wave Rock	85,436	Completed
Economic Services	Wave Rock Precinct Improvement	50,000	Completed
Other Prop & Services	KN54 Vehicle Changeover (2x)	70,000	Completed
Economic Services	Hyden Tennis Courts	25,000	Completed
Economic Services	Hyden Hockey Field Lighting	34,233	Completed
Economic Services	New Community Bus	120,000	Completed
Economic Services	Community Grants	57,000	Completed
Economic Services	Yeerakine Lodge 4 Unit Extension	172,000	Commenced
Recreation & Culture	KCRC Kondinin Sports Club Extension	250,000	Commenced

TOTAL \$3,659,153

FOR INFORMATION

9.1.4 2017/18 Budget

Applicant: Shire of Kondinin
Author: CEO
Date: 12 July, 2017
Disclosure of Interest: Nil

SUMMARY / COMMENT:

In accordance with the Local Government Act, 1995, Section 6.33(3) the Shire of Kondinin has applied to the Minister for Local Government for approval to levy a Differential Rate more than double the General rate in respect of UV Mining Tenements. This approval (attached) has been received.

As agreed at the Shire’s June Council meeting, the indicative rate increase for the 2017/18 financial year is 2.5%. Mining Infrastructure GRV rating category has been significantly reduced to bring the rate in the \$ below double the general GRV rate. This had the result of decreasing rate revenue from this category by some \$60,000. Because of this rate reduction, the 2.5% increase across other rating category results in a net rate revenue increase of only \$12,000 approximately compared to rates raised in the 2016/17 year.

Significantly, as in 2016/17 budget, no debt is raised in the 2017/18 budget. The budget provides for no funds to be withdrawn from our Reserve Funds, including Plant Replacement Reserve Fund, which will achieve a healthy credit balance of \$685,000.00 plus interest earned during the 2017/18 year.

The 2017/18 proposed Budget comprises the following road construction and road maintenance program as well as specific capital works projects listed below:

2017/18 ROAD WORKS PROGRAM

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

ROAD CONSTRUCTION

\$

Kondinin Town Sts	421,927.40	(\$310,000 R2R; \$111,927 O/Res)
East Hyden Bin Road	277,905.34	RRG
Mt Walker Rd	226,216.90	RRG
Aylmore Rd	60,700.00	O/Res
Kondinin Lake Rd	53,900.00	O/Res
Bendering East Rd	58,512.85	R2R
Gibson Rd	43,557.52	R2R
Narembeen Sth Rd	62,732.14	R2R
Notting Karlgarin Rd	58,512.85	R2R
Spurr Rd	85,375.64	R2R
Hyden Norseman Rd	46,881.51	O/Res

TOTAL \$1,396,223

WANDRRA ROAD REINSTATEMENT/CONSTRUCTION 2017/18

Hyden Norseman Rd	37,000.00	
Karlgarin East Rd	34,957.16	
Karlgarin Lakes Rd	43,358.48	
McLennan Rd	17,747.41	
Notting Karlgarin Rd	10,925.56	
Pederah East Rd	59,944.39	
Roe Rd	3,209.20	
Scrivener Rd	54,781.59	
Tolland Rd	90,443.66	
Worland Rd	67,427.59	TOTAL \$ 419,795.00 (Incl' \$154,000 O/Res)

TOTAL CONSTRUCTION PROGRAM = \$1,816,018.00

ROAD MAINTENANCE PROGRAM

2 Mtce Graders (Winter 60% : Summer40%)	\$ 283,005.00	
1 Road Mtce Truck (Geoff & Geoff)	\$ 162,110.00	\$2,261,114.00 ***

ROAD CONSTRUCTION & ROAD MTCE TOTAL = \$2,261,114 ***

FUNDING SUMMARY

RRG	\$330,000	
RRG 1/3 Own Res	\$165,000 #	
R2R	\$618,691	
R2R O/Res	\$111,927 #	
WANDRRA	\$265,795	
WANDRRA O/Res	\$154,000 #	
MRWA Gen Grant	\$170,000	
FAGS Road Grant	\$445,701	\$2,261,114 ***

2017/18 CAPITAL PROJECTS / ITEMS

Carryover of non-complete and non-commenced major projects with (unexpended) funding provided in the 2016/17 financial year consists of Shire of Kondinin Staff Residence Construction (\$283,000 unexpended balance carryover), Yeerakine Lodge Extension Project (\$922,000) and Kondinin Sports Club Extension (\$770,000). These projects are fully funded, which includes \$300,000 contribution from local volunteer organizations, and do not impact on the financial requirements of the 2017/18 budget with the exception of \$50,000 additional funds provided in the 2017/18 budget for the Kondinin Community & Recreation Club Reserve Fund (building extension project) to cover additional consultant fees, etc.

The proposed budget provides for the following capital projects:

1. Statement of comprehensive Income by Nature and Type on page 2 showing a net result for the year of (\$195,753).
2. Statement of comprehensive Income by Program on pages 3 showing a net result of (\$195,753).
3. Statement of Cash Flows on page 4.
4. Rate Setting Statement on page 5 showing an amount required to be raised from rates of \$2,828,632.
5. Notes to Forming Part of the Budget on pages 6 to 31.
6. Budget Program Schedules as detailed in pages 32 to 52.
7. Budget Capital Expenditure (itemised) as detailed in page 53.

**CARRIED 8/0
ABSOLUTE MAJORITY**

Moved Cr Lynch

Seconded Cr Jones

PART B – GENERAL AND MINIMUM RATES, INSTALMENT PAYMENT ARRANGEMENTS

1. For the purpose of yielding the deficiency disclosed by the Municipal Fund Budget adopted at Part A above, council pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the *Local Government Act 1995* impose the following differential general and minimum rates on Gross Rental and Unimproved Values.

1.1 General Differential Rates

- Residential (GRV)	11.7184 cents in the dollar
- Mining (GRV)	23.4000 cents in the dollar
- Rural (UV)	1.4929 cents in the dollar
- Mining (UV)	27.8972 cents in the dollar

1.2 Minimum Rates

- Residential (GRV)	\$435
- Mining (UV)	\$435
- Rural (UV)	\$435

2. Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, council nominates the following due dates for the payment in full by instalments:

- Full payment and 1 st instalment due date	29 September 2017
- 2 nd half instalment due date	31 January 2018
- 2 nd quarterly instalment due date	30 November 2017
- 3 rd quarterly instalment due date	31 January 2018
- 4 th and final quarterly payment due date	30 March 2018

3. Pursuant to section 6.46 of the *Local Government Act 1995*, council offers a discount of 5% to ratepayers who have paid their rates in full, including arrears on or before 29 September 2017 or 35 days after the date the service appearing on the rate notice, whichever is the later.

4. Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 67 of the *Local Government (Financial Management) Regulations 1996*, council adopts an instalment administration charge where the owner has to pay rates through an instalment option of \$10 for each instalment after the initial instalment is paid.

5. Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 67 of the *Local Government (Financial Management) Regulations 1996*, council adopts an interest rate of 5% where the owner has elected to pay rates through an instalment option.

6. Pursuant to section 6.47 of the *Local Government Act 1995*, council grants full rating concession to the following:

Assessment

Number

7037	Kondinin Community Resource Ctr	3-5 Gordon Street, Kondinin
7039	Kondinin Golf Club Inc	Avon Location 28325 Kondinin
7042	Kondinin Arts Centre	Lot 11 Rankin Street Kondinin
7517	Hyden Golf Club	Roe Location 2936 Hyden
7017	Kondinin Country Club	Lot 263-1 Gordon Street Kondinin
7018	Kondinin Tennis Club	Lot 263-2 Gordon Street Kondinin

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

7508	Hyden Tennis Club	Lot 151/3 Marshall Street Hyden
7514	Hyden Resource & Telecentre	Lot 151 Naughton Street Hyden
7027	Kondinin Lions Club & Seniors Ctr	Lot 22 Jones Street Kondinin
515	Karlgarin Country Club	Lot 19,20,21,23 & 24 Karlgarin
210	Kondinin Men's Shed	Lot 277 Nicholls Street Kondinin

**CARRIED 8/0
ABSOLUTE MAJORITY**

Moved Cr Lynch	Seconded Cr Butler
PART C – OTHER STATUTORY FEES FOR 2017/18	
Pursuant to section 67 of the <i>Waste Avoidance and Resource Recovery Act 2007</i> , council adopt the following charges for the removal and deposit of domestic and commercial waste:	
- 240ltr bin per week collection	\$365.00pa
- 140ltr bin per week collection	\$245.00pa
- Kondinin Golf Club bin per week collection	\$122.50pa
- Hyden Golf Club bin per week collection	\$122.50pa
- Karlgarin Bowling Club	\$122.50pa
- Rural Waste Service	\$50.00pa

**CARRIED 8/0
ABSOLUTE MAJORITY**

Moved Cr Meeking	Seconded Cr Lynch
PART D – MATERIAL VARIANCE REPORTING FOR 2017/18	
In accordance with regulation 34(5) of the <i>Local Government (Financial Management) Regulations 1996</i> , and <i>AASB 1031 Materiality</i> , the level to be used in statements of financial activity in 2017/18 for reporting material variances shall be 10% or \$10,000 whichever is the greater.	

CARRIED 8/0

It was agreed that administration report to the August, 2017 meeting of Council regarding a ten (10) year plan in respect of Shire of Kondinin Housing Requirements including housing to cater for Kondinin Hospital nursing staff and that a site inspection by Councillors be conducted of hospital staff accommodation.

9.2 MANAGER PLANNING & DEVELOPMENT**9.2.1 Grants, Events and Projects Update****Grants Summary 2017 – 2018**

Project	Source of Funding	Grant Amount	Shire Contribution	Status / Comment
Sport 4 All – KidSport Program	Department of Sport and Recreation	\$4,200	In kind Only	In Progress and Extension approved for 2016/2017. Currently applying for funds towards 2017/2018 financial year.
Breakaways Restoration	Natural Resource Management (Department of Agriculture and Food)	\$24,310	\$5,000	In Progress – funding agreement and work plan finalised. Soil ripped up by Western Areas. Tree planting of 1,600 trees planted on 11 th July 2016. Bollards have been installed and signage has been completed by the Shire of Dundas. The signage is still to be installed and some additional planting prior to completion of project. Project to be acquitted by September 2017.
National Stronger Regions Fund (NSRF) – Yeerakine Lodge Extension	Regional Development Australia	\$600,000	\$171,902	Approved – work currently being undertaken in preparing building plans and tender documentation. Deed of Agreement has been finalised with the Federal Government with the proposed date to commence construction being June 2017 and completion by July 2018 to allow for certification and tender process to be completed first. Progress Report #1 submitted on 28 th April 2017. Tender advertised and closed on 7 th July 2017. Three (3) tenders received. Matter the subject of a separate Agenda Item at meeting on 19 th July 2017.
Metal Sculpture Project	Country Arts WA	\$11,200	\$2,500	In Progress – Received \$11,200 and the Funding Agreement in place. Sculptor Len Zuks was engaged to facilitate the project. Workshop was held from 20 – 26 th March 2017 at Kondinin Men’s Shed. Life size sculptures made are now on display outside the Kondinin Men’s Shed and it is anticipated that they will be installed before the Kondinin Primary School Centenary and the Art Show and Twilight Markets weekend.
Extension to Kondinin Community Recreation Centre	Department of Sport and Recreation (Community Sporting and Recreation Facilities Fund) & Wheatbelt Development Commission (Regional Grants Round)	\$100,000 (DSR) \$185,000 (WDC)	\$250,000	Approved – Both Grant Applications submitted to the Northam Offices of the DSR and the WDC respectively on Friday 16 th September 2016. KCRC has confirmed \$150,000 towards the project. DSR have confirmed \$100,000 towards the project. WDC have confirmed \$185,000 towards the project. Funding Agreements with DSR and WDC have both been signed and submitted. Architect has completed the Design Development stage has started to commence the more detailed construction documentation.

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

Pioneer Wall	Lotterywest	\$7,200	\$9,355	In Progress – Stone Mason engaged for May 2017. Concrete and stone mason work has been completed. Plaques and Map currently being finalised by Shire Administration in liaison with local farming families. Matter being presented as a separate item to the 19 th July Ordinary Meeting of Council for endorsement of text and maps.
Kondinin Community Garden Grant	Department of Local Government and Communities	\$5,800	\$4,200 + In kind	In Progress – Application submitted 20 th October 2016 and approved in January 2017. Gabion seating has been installed and several new plantings have been undertaken. Timber slats for gabion seating scheduled to be completed on the 22 nd July 2017.
Red Soil Riches – Kondinin Arts Show and Twilight Markets Weekend	Tourism WA Regional Tourism Grant			Approved – Application submitted on 13 th December 2016 with outcomes scheduled to be received by May 2017. Celebrity Chef, Anna Gare and sous Chef Sophie Budd have been booked in as the celebrities for the Twilight Markets to coincide with Kondinin Arts Show. Work has commenced on obtaining stall holders and produce from local producers for the chefs to cook with.
Wheatbelt South Aged Care Alliance	Royalties for Regions	\$1,062,000 Building Costs for (4) units plus 10% contingency	\$49,920 project coordination \$66,000 land assembly & site works \$78,000 Landscaping & driveways = \$198,920	Approved – the Shire has received approval for grant money (\$265,500 per unit) for the building cost of four (4) new units. Two at Whispering Gums in 2019/2020 and Two (2) at West Court in 2020/2021. The remaining costs including: project coordination, land assembly and site works and landscaping and driveways are to be contributed by the Shire. The land value (\$100,000) was also considered a Shire contribution. Awaiting formal Financial Agreement from State Government and finalisation of MOU with participating local governments.
Kondinin Community Art Project	Department of Culture and the Arts	\$5,520	\$1,000 + In-kind	Completed – Application to engage Ashley Collard to run a 3 day art project in Kondinin in July 2017 to create: Noongar 6 season poles in the community garden; community school centenary mural and rock painting was submitted on 13 th January 2017. Re-submitted in April and approved in May 2017. During NAIDOC week the poles in the community garden were painted in the 6 seasons and a BBQ lunch and Noongar games was provided on the Thursday. The mural at the Primary School was commenced and is being completed by the Kondinin Arts Group in the coming weeks.
TOTAL		\$ 2,036,940.00	\$ 642,877	

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

Events Summary

Date	Event	Target Audience	Location and Status
JULY 2017			
3rd July	Noongar Sports Day	School Students	Kondinin Oval
4 th – 6 th July	Kondinin Community Cultural Arts Project	All community	Kondinin Community Garden and Kondinin Primary School

Community Development Project Summary

Project	Status
Kondinin Community Garden	Busy Bees being held at the end of each month. Next busy bee scheduled for 22 nd July 2017.
Wave Rock Improvements	Working with Hyden Councillors and Works Manager. Discussions have been made with the Department of Parks and Wildlife who have suggested that the Shire apply for the Lotterywest Trails Grant in two parts. The first part to assist in the funding of a design for new pathway and boardwalk and associated plantings and interpretative signage. The second part would be for the construction itself. Matter to be progressed during the 2017/2018 financial year.
Hyden Streetscape Project for 2022 Centenary	HYDEN – Meeting was held on 20 th October 2016 at Coronation Park with some good feedback received to progress project. Some indicative plans / sketches have been drawn up. At the Ordinary Meeting of Council on 15 th March 2017 the Council resolved for the Shire’s Administration to prepare a design brief and invite consultants to provide a quote to prepare a concept design for Hyden Streetscapes. A draft copy of the Design Brief was tabled at the Ordinary Meeting on 19 th April 2017 for Information. Design Brief was sent to 11 design companies for RFQ on 5 th May 2017. Quotations closed on 5 th June 2017 and consultants TPG were selected as the preferred consultants at the Ordinary Meeting of Council on the 21 st June 2017. Initial site visit with designer and landscape architect to be held on either the 20 th July or 3 rd August 2017.
Karlgarin Streetscape Project for 2020 Centenary	KARLGARIN – Meeting held with Karlgarin Progress Association secretary on 15 th December 2016 to discuss ideas for the centenary, including pioneer wall opposite the former shop and story boards. CEO and Manager of Planning and Development attended Karlgarin Progress Meeting on 22 nd February 2017 in which this project was discussed in detail. Various ideas were discussed and it was agreed that a sub-committee be created to progress the matter.

Town Planning Projects and Matters Update

Project	Status
Amendments to Town Planning Scheme No.1	Amendments proposed to Town Planning Scheme No.1, to: 1) re-zone land to enable Whispering Gums development; and 2) Enable grouped dwellings (more than one dwelling) in a rural zone A report to Council to formally initiate the zoning change for Whispering Gums was presented as a separate Agenda Item of the Council Meeting held on 15 th March 2017. Information has been sent to Environmental Protection Authority to assess amendment prior to advertising. Approval from the Environmental Protection Authority has been received and advertising to service providers,

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

	public authorities and affected land owners is currently being undertaken and will close on the 21 st July 2017.
Land Ownership Change for West Court Lots 293, 294, 295, 296, 297 and 285.	In order for the Shire to develop independent living units on the southern lots along West Court, the lots will need to be changed from Unallocated Crown Land to be vested in the Shire. A detailed report on this matter was presented to the Ordinary Meeting of Council on 15 th March 2017 of which the proposal was endorsed and forwarded to the Department of Lands. The Goldfields Esperance Wheatbelt Case Management Team considered the request and advised the Shire in an email dated 29 th June 2017 that <i>'the land is currently under investigation for possible inclusion into the Noongar Land Estate as part of the South West Settlement therefore is not available for Freehold.'</i> A further email was received on the 4 th July 2017 which advised that <i>'due to Native Title issues the Department of Planning, Lands and Heritage (DPLH) cannot offer the land to the Shire of Kondinin at this stage without referring to the Future Act requirements of the Native Title Act 1993 (Cth).</i> As such, until the South West Settlement process has been completed, the matter cannot be progressed further by the Shire.
Creation of dedicated laneway to the north of Clayton Street, Hyden	To formalise the current rear access to lots on the north of Clayton Street it is proposed that a portion of the private property on Lot 802 is excised for the purpose of a dedicated laneway to be managed by the Shire. Matter has been discussed with the owner of the land who has verbally agreed to provide the land to the Shire for the purpose of a laneway. To be progressed in liaison with the owner during the 2017/2018 financial year.

RESOLUTION 3042

Moved Cr Growden

Seconded Cr James

That Council Receive the Manager Planning and Development's update on Grants, Events and Projects;

CARRIED 8/0

9.2.2 Kondinin Pioneer Wall

Applicant:	Shire of Kondinin
Author:	Manager Planning and Development
Date:	12th July 2017
Disclosure of Interest:	Nil
Attachments:	Attachment # 1 – Pioneer Map
	Attachment # 2 – List of Names and Dates
	Attachment # 3 – Pioneer Poem

Summary/Comment

Several years ago the Shire of Kondinin was approached by former resident John Hinck with documentation and a design to prepare a Pioneer Wall that would recognise the early farming families of the district. A grant was received from Lotterywest to progress the project and the wall has since been installed adjacent to the Kondinin Information Bay.

The documentation provided by John Hinck was transferred onto a map prepared by Landgate to be read in conjunction with the list of names and dates provided. This documentation has since been reviewed with various members of the community and was included in the June 2017 edition of the Kondinin Calendar seeking feedback.

Responding to the feedback received during the consultation, the original list has since been expanded to include the wives names of the farmers and also the original property name, where this information is known. A number of additional families and properties have also been added to the list and some corrections have also been made where required.

At this meeting it is requested that Council endorse the documentation to be included on the wall as follows:

1. Map prepared by Landgate (as shown in attachment to this report)
2. List of names and dates (as shown in attachment to this report)
3. Heading – “*Kondinin Pioneers*”
4. Sub-Heading – “*We acknowledge the footsteps of our forebears who paved the way for settlement in this district*”
5. Sub – Heading – “*We acknowledge the footsteps of the original custodians who traversed this land prior to settlement*”

It is anticipated that on endorsement of the documentation the text and maps can be manufactured and attached to the wall prior to the Kondinin Primary School Centenary scheduled for Saturday 23rd September 2017, suggested by John Hinck as a good time to officially open the wall. A poem written by Olive Willey, a pioneer settler has been given to the Shire with the idea to be read at the official opening. A copy of the poem has been attached to this report for Council’s consideration.

During the consultation of the content of the Pioneer Wall the Shire has also received feedback from two different community members recommending that prefaces should be included on the wall to acknowledge the pioneers and also the original custodians. Suggested wording was provided which is included in the recommendation of this Agenda Report.

Statutory Environment

Nil

Policy Implications

Shire of Kondinin Purchasing Policy

Financial Implications

\$7,500 was received from Lotterywest for this project and an additional \$15,080 to be carried over to the 2017/2018 budget.

Strategic Implications

The following extract from the Shire’s Community Strategic Plan 2016 – 2026 supports this project.

“2.4 Encourage, promote and support tourism experiences and businesses in the Shire of Kondinin

2.4.1 Collaborate with key stakeholders and local networks to develop and promote our tourism experiences across the entire Shire

Lot 184 is located in the western segment of the Hyden town site in a well-established residential area. The subject land is irregular in shape, comprises a total area of approximately 2,280m² and has direct frontage and access to Smith Loop along its western boundary.

Lot 184 is gently sloping from front to rear and has been extensively cleared of all native vegetation. The land currently contains two (2) grouped dwellings in its southern portion which were completed as part of the previous Stage 1 works referred to above.

Under the terms of the information and plans submitted in support of the latest planning application the following is proposed:

- i) Construction of three (3) new single storey grouped dwellings comprising brick veneer walls and colorbond roofing;
- ii) Each dwelling will have two (2) bedrooms, one (1) bathroom and a single carport;
- iii) Each dwelling will comprise a total floor area of approximately 98m²;
- iv) All dwellings will have a wall height of approximately 2.430 metres (i.e. plate height) and a ridge height of approximately 5 metres;
- v) Dwellings Unit 3 and Unit 4 will have both direct frontage and access to Smith Loop (i.e. individual 3.0 metre wide driveway crossovers) and Unit 5 being located to the rear of the block will have direct access to Smith Loop only with its own dedicated 3 metre driveway; and
- vi) All dwellings will be connected to all available essential service infrastructure including reticulated sewerage.

ASSESSMENT

Zoning and Land Use Permissibility

Lot 184 (No. 27) Smith Loop, Hyden is classified 'Residential' R10/25 under the Shire of Kondinin's Town Planning Scheme No.1.

Under the terms of the Town Planning Scheme No.1 the development and use of any land classified 'Residential' zone for the purpose of 'grouped dwellings' is listed as being a discretionary (i.e. 'D') use which means it is not permitted unless the local government has exercised its discretion by granting planning approval.

Clause 26 of the Town Planning Scheme No.1 states that any future residential development at the R25 density coding may only be permitted by the local government where:

- I. the development is to be connected to a reticulated sewerage system or an alternative means of effluent disposal approved by the local government and the Department of Health;*
- II. the subject lot, in the opinion of the local government, is located in close proximity to essential services and facilities; and*
- III. the local government, following completion of the advertising procedures specified in Clause 64 of the deemed provisions, is satisfied that the development will not have an adverse impact upon local amenities.*

Given that the application for Lot 184 is seeking Council's consideration and approval under the R25 density coding the proposal has been advertised for public comment for a minimum period of fourteen (14) days prior to being determined by the Council.

Compliance with Development Standards

The assessment of the proposal against the development standards prescribed in Town Planning Scheme No.1 and the 'Deemed to Comply requirements' of the Residential Design Codes of WA (2013) (i.e. the R-Codes) has confirmed it satisfies the majority of standards except for the following:

- i) R-Code Element 5.3.5 C5.2 – 'Vehicular access'; and
- ii) R-Code Element 5.3.7 C7.3 – 'Site works'.
- iii) R-Code Element 5.1.2 C2.1 – 'Primary Street Setbacks'

The following is a brief discussion of the above non-compliance issues:

Point 1: R-Code Element 5.3.5 C5.2 and C5.6 – 'Vehicular Access'

The plans submitted in support of the application show the aggregate width of the existing and proposed new driveway crossovers along the land's frontage to Smith Loop (i.e. five individual crossovers in total) will be approximately 15 metres in lieu of a maximum aggregate width of 9 metres permitted by the 'deemed to comply requirements' of Element 5.3.5 C5.2 of the R-Codes.

Council may consider this non-compliance issue under the 'design principles criteria' contained in Element 5.3.5 of the R-Codes which provides the following guidance:

"P5 - Vehicular access provided for each development site to provide:

- *vehicle access safety;*
- *reduced impact of access points on the streetscape;*
- *legible access;*
- *pedestrian safety;*
- *minimal crossovers; and*
- *high quality landscaping features."*

It is concluded from a detailed assessment of the application in the context of the above 'design principles criteria' that the proposed 6 meter variation to the maximum allowable aggregate crossover width arising from Stage 2 of the proposed development is acceptable and may therefore be supported by Council for the following reasons:

1. The individual widths of the proposed new driveway crossovers in Stage 2 (i.e. 3 metres respectively) satisfy the 'deemed to comply requirements' of Element 5.3.5 C5.2 and C5.6 of the R-Codes entitled 'Vehicular access';
2. The design, aggregate width and scale of the existing and proposed new crossovers to Lot 184 are considered minor and unlikely to have a detrimental impact upon the visual amenity and character of the local streetscape or any adjoining residential properties;
3. The proposed new crossovers will provide safe, efficient and convenient vehicle access for all future occupants of the development;
4. The proposed new crossovers will not require or result in the removal of any existing vegetation within the street verge area immediately abutting Lot 184; and
5. The street verge area immediately abutting Lot 184 comprises a width of approximately 4.5 metres which has significant scope to be comprehensively landscaped as part of the proposed development, if Council so chooses, to help soften any potential negative visual impacts the crossovers may have on the local streetscape.

Point 2: R-Code Element 5.3.7 C7.3 – 'Site works'

The application proposes that a portion of a new retaining wall and associated fill to be built up along the land's northern side boundary will comprise a maximum height of 710mm above the natural ground level (NGL) in lieu of a maximum allowable height of 500mm above NGL as currently prescribed by the 'deemed to comply requirements' of Element 5.3.7 C7.3 of the R-Codes.

Council may consider this non-compliance issue under the 'design principles criteria' contained in Element 5.3.7 of the R-Codes which provides the following guidance:

- *"P7.1 - Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*
- *P7.2 - Where excavation / fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street."*

It is concluded from a detailed assessment of the application in the context of the above 'design principles criteria' that the proposed 210mm variation to the maximum allowable retaining wall height and fill level along the land's northern side boundary (i.e. 500mm above NGL) is acceptable and may therefore be supported by Council for the following reasons:

1. The proposed variation is minor and unlikely to have any detrimental impact upon the existing amenity of any adjoining residential properties;
2. Lot 184 is characterised by a 970mm fall from its western front boundary to its eastern rear boundary. Given this variation in natural ground level across the entire site, there is a clear need to retain and fill the land to accommodate the proposed development without having to incorporate steps and/or slopes which could hinder accessibility by future occupants, particularly the elderly and disabled;
3. The overall length of the new retaining wall and fill proposed to be built up to the northern side boundary is approximately 25 metres and will range in height from nil to 710mm. This is again considered minor and therefore unlikely to have any adverse impacts on any adjoining properties;
4. The proposed retaining wall will not have any adverse impacts on the local streetscape in terms of its overall bulk and scale;
5. The proposed development satisfies the 'deemed to comply requirements' of Element 5.4.1 C1.1 of the R-Codes entitled 'Visual privacy' (i.e. the proposal to retain and fill the site will not compromise or have any adverse impacts upon the visual privacy of any adjoining properties); and

6. With respect to any potential impacts the proposed development may have upon the amenity of the adjoining Lot 156 (No.25) Smith Loop, the following key points should be noted:
- i) That portion of the new retaining wall and fill proposed to be built up to the northern side boundary of Lot 184 abuts an extensive rear yard and vehicle access way servicing an existing single detached dwelling on Lot 156. Given this fact it is contended that the proposed development on Lot 184 will not have any adverse impacts on any major openings to habitable rooms or any outdoor living areas associated with the existing single dwelling on Lot 156;
 - ii) The proposed development on Lot 184 will not cast any shadows over the adjoining Lot 156; and
 - iii) The current owners of Lot 156 have viewed the plans and provided a signed statement confirming they have no objection to the new retaining wall and fill proposed to be built up to the common northern side boundary between the two properties.

Point 3 – R-Code Element 5.1.2 C2.1 – ‘Primary Street Setbacks’

Pursuant to Table 1 of R Codes of WA dwellings within a R25 zoning are to be setback 6 metres from the primary street. When the Stage 2 of this proposal was presented to the Council in 2014, the setbacks of the 2 (two) new dwellings complied with the 6 metre requirement. To enable suitable space for the additional fifth dwelling however, the new site plan submitted as part of this current application has reduced the setback to 4 metres. Council can at their discretion consider this non-compliance under the design principles criteria contained in Element 5.1.2 of the R Codes which provides the following guidance:

“P2.1 Buildings set back from the street boundaries are an appropriate distance to ensure they:

- *contribute to, and are consistent with an established streetscape*
- *provide adequate privacy and open space for dwellings*
- *accommodate site planning requirements such as parking, landscape and utilities; and*
- *allow for safety clearances for easements for essential service corridors. “*

It is considered that given the variation still enables the principles to be met by the proposed development and that the reduced setback will ensure that the rear dwelling is suitably accessible a 2 metre variation to the primary street setback is acceptable.

Bush Fire Prone Area Requirements

The proposed developed has been identified in a Bushfire Prone Area and therefore in accordance with the State Planning Policy No. 3.7 relating to Planning in Bush Fire Prone Areas as shown in the map attached to this report. As such it is a requirement that a Bushfire Attack Level Assessment is undertaken by a Bushfire Planning and Design accredited bushfire practitioner prior to a building permit being issued. A practitioner has been engaged to undertake the site assessment on the 17th July 2017 and the BAL report and site classification certificate has been completed and attached to this Agenda Report. The assessment has identified all three (3) units has having a BAL 12.5 rating which is the lowest rating where specific-construction standards apply. The recommendations of the BAL Assessment are to be considered during the building permit stage of the development to ensure compliance with the necessary requirements with AS 3959-2009 relating to construction in bush fire prone areas with a BAL rating of 12.5.

Conclusion

It is concluded from a detailed assessment of the application that the proposal to construct three (3) additional grouped dwellings on Lot 184 (No.27) Smith Loop, Hyden is capable of being implemented in a proper and orderly manner and are unlikely to have a negative impact upon the general amenity, character, functionality and safety of the immediate locality subject to compliance with a number of conditions. As such it is recommended that the application be approved by the Council subject to conditions.

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)
- R Codes of Western Australia
- AS 3595-2009

POLICY IMPLICATIONS

State Planning Policy No. 3.7 relating to Planning in Bushfire Prone Areas

PUBLIC CONSULTATION

Public Consultation was undertaken for the minimum requirement of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. An advertisement was placed

in the Hyden Householder and on the Shire's website and the information was on display at the Hyden Shire Office during the advertising period. Letters were also sent to property owners within the vicinity of the proposed development.

Advertising closed on the 20th June 2017. During this period two (2) formal submissions were received stating no formal objection to the proposal.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Supports the following section of the Shire's Strategic Community Plan 2016 – 2016

"1.1 A vibrant and attractive place to live that offers choice and a liveable environment

1.1.1 Promote the Shire of Kondinin as a great place to live, work, visit and invest

1.1.2 Encourage greater housing diversity and standards that meets the needs of a broader demographic profile."

VOTING REQUIREMENTS

Simple majority required

RESOLUTION 3044

Moved Cr Meeking

Seconded Cr Growden

That Council resolve to:

1. APPROVE the application for planning approval submitted by the Hyden Progress Association Incorporated to construct three (3) new grouped dwellings on Lot 184 (No.27) Smith Loop, Hyden as shown on the plans stamp dated 14 July 2017, subject to the following conditions and advice notes:

Conditions

- (1) The development shall be undertaken in a manner consistent with the information and plans submitted in support of the application unless otherwise approved by Council.
- (2) All stormwater generated by the development shall be managed and disposed of to the specifications and satisfaction of the Shire of Kondinin.
- (3) All driveways and crossovers shall be constructed (i.e. sealed and drained) to the satisfaction of the Shire of Kondinin and in accordance with plans and specifications approved by the Shire of Kondinin.
- (4) A detailed landscaping plan for the development is required to be prepared and submitted to the Shire of Kondinin for consideration and endorsement by the Shire's Chief Executive Officer prior to the commencement of any development on the land.
- (5) All landscaping shall be completed in accordance with the approved plans prior to occupation of the new dwellings and maintained thereafter to the specifications and satisfaction of the Shire of Kondinin.
- (6) The street verge adjacent to the development shall be landscaped to the satisfaction of the Shire of Kondinin.
- (7) All dwellings shall be connected to reticulated sewerage disposal infrastructure in accordance with the Water Corporation's standard specifications.
- (8) All carports shall be open structures and are not permitted to be enclosed by any walls or doors unless otherwise approved by Council.
- (9) Due regard to all recommendations of the Bushfire Attack Level Assessment Report and Site Classification Certificate as shown as an attachment to this report.

Advice Notes

- (1) 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 this 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.
- (2) A completed Building Permit application inclusive of a Bushfire Attack Level Assessment Report must be submitted to and approved by the Shire of Kondinin Building Surveyor.
- (3) The proposed development is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted to the Shire of Kondinin with the Building Permit application.

Agenda Report;

5. Enable permanent access to the existing Hyden Travel Stop ablution block by the west glass door while remaining premises of the Travel Stop are locked. The existing ablution block has:
 - Female – 3 female pans & two female wash basins
 - Male – 2 male pans, 1 male shower and 1 hand basin
 - Disabled – 1 disabled facility pan basin and shower
6. Install CCTV to monitor the activity of the site to ensure that no untoward vehicle or visitor activity is undertaken after 9.00PM and before 5.30AM when the Travel Stop is closed.

The proposed development extends over three (3) lots all in the one ownership. Under the Shire's Town Planning Scheme No.1 the proposal has been assessed as an 'Incidental Use' to the predominant use on each of the subject lots which are: (Lot 21) Road House; (Lot 20) Motel and; (Lot 802) Broad Acre Farming. Under the Shire's Town Planning Scheme No.1 an 'Incidental Use' to the predominant uses on the subject lots is permitted under their respective rural and commercial zonings, subject to advertising.

The proposal was also examined in accordance with the *Caravan Parks and Camping Ground Regulations 1997* where it has been determined that the proposal can be permitted if it meets the requirements of a 'Transit Park' under this legislation. In particular, in accordance with Schedule 7, Division 6, clauses 20 and 21 of these Regulations, the following requirements are to be met based on the proposal to provide a total of 18 designated sites/bays:

- A minimum of 1 male and 1 female toilet
- A minimum of 1 shower accessible by both sexes
- A minimum of 1 hand basin accessible by both sexes

In addition to this, the local government may approve the use of ablution and toilet facilities located on a property adjoining a transit park by occupiers of the transit park if the owner agrees in writing and the ratio of showers, toilets and hand basins is not less than is permitted under the Regulations.

Based on the information provided by the applicant and on completion of the consultation period it is considered that the proposal meets with the necessary requirements of the *Caravan Parks and Camping Grounds Regulations 1997* and the Shire's Town Planning Scheme No.1 and therefore it is recommended to the Council that the proposal be supported subject to the conditions and advice notes provided.

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)
- Caravan and Camping Grounds Act 1995
- Caravan and Camping Grounds Regulations 1997

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Public Consultation was undertaken for the minimum requirement of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. An advertisement was placed in the Hyden Householder on the 3rd July 2017 and on the Shire's website and the information was on display at the Hyden Shire Office during the advertising period.

Advertising closed on the 17th July 2017. During this period no formal submissions were received. One (1) verbal enquiry was made from a tourist accommodation provider based in Karlgarin.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Supports the following section of the Shire's Strategic Community Plan 2016 – 2026

"2.4 Encourage, promote and support tourism experiences and businesses in the Shire of Kondinin

2.4.1 Collaborate with key stakeholders and local networks to develop and promote our tourism experiences across the entire Shire

2.4.2 Add value to current tourism experiences and facilities as well as creating additional tourism experiences and facilities."

CULTURAL IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple majority required

RECOMMENDATION

THAT Council: APPROVES the application for a Transit Park to be incorporated into part of Lots 802 Hyden-Lake King Road, Lot 21 Marshall Street and Lot 20 Lynch Street, Hyden as an incidental use to the predominant uses of the respective subject lots as shown on the plans and in accordance with the covering letter dated 25th April 2017, subject to compliance with the following conditions and advice notes:

Conditions

1. Compliance with the *Caravan Parks and Camping Ground Regulations 1997* as it relates to the operation of Transit Parks, including that an occupier may stay no longer than 3 consecutive nights;
2. All Parking Bays are to be designed to meet with Australian Standards; and
3. Compliance with any relevant Environmental Health Requirements.

Advice Notes

1. 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;
2. That Council will be required to issue a Transit Park Licence on receipt of a licence application from the land owner prior to the legal operation of the Transit Park.

RESOLUTION 3046

Moved Cr Meeking

Seconded Cr Butler

THAT the agenda item regarding the Proposed Transit Park in Hyden be deferred until the August, 2017 ordinary meeting of Council to allow administration to check and inform all land owners affected by the development proposal.

CARRIED 7/0

9.3 CHIEF EXECUTIVE OFFICER'S REPORT

9.3.1 TENDERS – YEERAKINE LODGE EXTENSION PROJECT

Applicant: Shire of Kondinin

Author: CEO

Date: 12th July, 2017

Disclosure of Interest: Nil

SUMMARY / COMMENT:

The tender for the Yeerakine Lodge extension was advertised in the West Australian Newspaper on 3rd June 2017 and closed at 4.00pm on 7th July 2017. A non-compulsory onsite meeting was held on 14th June 2017 to allow prospective tenderers to view the existing facility and to get a better understanding of the requirements. Two prospective tenderers attended the meeting. Three tenders were received from the organisations listed below.

Solution 4 Building Pty Ltd
Unit 4, 22 Cohn St
Carlisle WA 6101
ABN: 21 151 188 859

ACORP Construction Pty Ltd
Suite 3, 10 Reid Promenade
Joondalup WA 6027

ABN: 54 153 447 655

Kondinin Building Service
22-24 Rankin St

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

Kondinin WA 6367

ABN: 69 147 513 350

The evaluation was carried out using the following criteria with each criteria being given a rating from 1 to 10 with 1 being poor and 10 being excellent. A weighting was then calculated for each of the criteria.

Criteria	Weighting
<p>Financial Offer/Fee Proposal</p> <ul style="list-style-type: none"> This contract is offered on a lump sum fee basis. Include in the lump sum fee all fees, any other costs and disbursements to provide the required service and the appropriate level of the Goods and Services Tax (GST) Represents the "best value" for money Application of a reasonable fee structure in proportion to the service provided 	50%
<p>Relevant experience, expertise and project team</p> <p>Demonstrate your:</p> <ul style="list-style-type: none"> Experience, expertise and project team Capacity to address the range of services required Role and credentials of the key person(s) in the provision of the service (i.e. formal qualifications and experience) Ongoing availability to provide sufficient skilled persons capable of performing the tasks consistent with the required standards Understanding of the required service associated with delivering the services to the Shire 	20%
<p>History and Viability of Organisation</p> <ul style="list-style-type: none"> Detail your history and viability Include any comments received from referees Demonstrate your capacity to deliver Demonstrate your capacity and depth to effectively address the range of requirements of the Shire 	15%
<p>Methodology</p> <ul style="list-style-type: none"> Proposed methodology for this projects to be completed on time and within budget Proposed methodology for this project and demonstrated evidence of successful results, particularly in WA Demonstrated project management experience in relevant projects of a similar nature, particularly in WA 	10%
<p>Quality Assurance</p> <ul style="list-style-type: none"> Demonstrate your level of quality assurance 	5%
TOTAL	100%

A summary statement and confidential assessment of each tender is tabled for Council's information.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Adequate budgeted funding has been provided for this building construction project in the current 2017/18 budget including site works, car parking area and landscaping.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3047

Moved Cr Growden

Seconded Cr Ilich

That the tender for the building extensions to Yeerakine Lodge be awarded to A Corp Construction Pty Ltd for the sum of \$884,000 plus GST.

CARRIED 8/0

9.3.2 WANDRRA AGRN 743 - January, February, 2017 Flood Event

Applicant: Shire of Kondinin

Author: CEO

Date: 12th July, 2017

Disclosure of Interest: Nil

Summary/Comment

Good progress has been made by our road construction crew in the reinstatement of damage to our roads with over one third completed (\$273,000) by the end of the financial 2016/17 year. The new 2017/18 budget provides for \$419,795.00 to be expended in this WANDRRA program to complete the works.

Narembeen Shire appointed one contractor to complete its WANDRRA reinstatement works, denying Kondinin Shire the opportunity to complete part of the work. Corrigin Shire called for tenders for its reinstatement works recently and in discussion with the Manager of Works Mark Burgess, it was agreed that the Shire of Kondinin not submit a tender. This decision was based on the arduous criteria the state government has placed on local government in carrying our WANDRRA reinstatement works, as well as the full road construction and road maintenance works program (\$2.4 million) the Shire of Kondinin already has during the 2017/18 year.

Statutory Environment

Federal & State Natural Disaster Relief and Recovery Arrangements Legislation.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirement

Simple Majority

RESOLUTION 3048

Moved Cr Meeking

Seconded Cr Lynch

THAT the CEO's update regarding progress of the reinstatement program of the Shire's damaged roads as a result of the WANDRRA AGRN743 January, February, 2017 flood event, be received.

CARRIED 8/0

9.3.3 CEO's General and Project Status Report

1) Staff Matters

We continue to have a very stable workforce.

Currently we are in negotiations with the Australian Services Union regarding renewing the three year Enterprise Bargaining Agreement which affects all outside Shire staff.

2) King Rocks Dam Upgrade – Department of Water

February, 2017 – The Shire is continuing to obtain the names of all farmers that would require the use of water from King Rocks Dam in a year of drought for the information of the DoW.

March, 2017 – A survey conducted indicates that at least nineteen (19) farmers would use in the vicinity of 440,000 litres of water from the dam in a drought year. The Department of Water have been requested to advise (as per Council's resolution at its last Council meeting) what Shire contribution towards the repair of King Rocks Dam is expected and also revise its cost estimates of the remedial work recommended including allowing a (high) 50% contingency which substantially increased the estimated cost to over \$900,000.

April 2017 – nothing further to report.

May 2017 – The DCEO has been in discussions with the Manager, Rural Water Planning from the DoW regarding the protracted rectification of the King Rocks dam wall. It would appear that with the recent change in government that there will be little to no funds available for this project even with the possible injection of shire funds. The DoW has been in discussions with the Water Corporation regarding a possible solution to the problem utilizing the Humps dam which has a capacity of 70ML (mega litres), compared to 7ML at King Rocks. The Water Corporation has intimated to the DoW that they will cease using the Humps in the relatively near future and that the water will be available to the shire via a standpipe. It was brought to the DoW's attention that there is already a standpipe at the Humps serviced by 2 tanks and that the water is not always available due to Water Corp. restrictions.

Our disappointment was conveyed to the DoW regarding the lack of funding available for the continuance of the project at this time. The Manager Rural Water Planning has advised that a meeting is to be arranged within the next 2 weeks between themselves, the Water Corporation and the shire to discuss the situation.

June 2017 – The DCEO had a teleconference with the Manager Rural Water Planning from the DoW and Ken Pearce from the Water Corporation on 9th June regarding the Humps dam. Mr Pearce advised that the dam capacity was 40ML not 70ML as previously advised to us by DoW. It was also advised that the Water Corporation will still require the dam for quite a few years to come. They stated however that they would be prepared to provide a license to the Shire for the use of water from the dam and that we would have full use of the water via the current standpipe arrangement. The license will in essence be the same as was recently provided for the use of the Karlgarin town dam. At present the standpipe and tanks are fed direct from the main line to Hyden. At times of water shortages in Hyden access to the tanks is turned off by the Water Corporation. The new proposal would involve the provision of a dedicated line being installed from the dam to the tanks and a separate pump being put in to fill the tanks. It will also be recommended that a larger tank/tanks be installed at the standpipe. This would ensure continuity of supply for farmers etc. Mr Pearce advised that a ballpark cost would be around \$50,000 for the required works. When asked by the DCEO who was going to pay for it, it was proffered by the DoW that they would cover the cost once the necessary authorities were worked out. They see this as a far better option than spending in excess of \$500,000 on King Rocks dam.

Though the outcome did not provide a solution to the King Rocks dam situation it will provide an assured long term alternative source of water for farmers albeit further to collect than King Rocks should King Rocks dam be compromised in the future. It is apparent that there will be no funding coming forth for the repairs to the King Rocks dam wall given the current state of the economy and the mindset of the current government.

July 2017 – A further teleconference was held on 10th July with the Water Corporation, Dept. of Water And Environmental Regulation (DoWER) to discuss the progress of utilizing the Humps dam and increasing the capacity of the nearby standpipe. The Water Corporation is commencing immediately the preparation of the license to use the water which will take approximately one month. The location of the new pipeline and tanks were discussed and agreed upon with the former to be clarified due to the indigenous heritage value of the area though the pipeline is proposed to be laid down an existing firebreak.

An additional 250,000 litre tank will be installed next to the existing tanks and all 3 will be linked to the new standpipe. Once the license is signed quotes will be sought for the infrastructure. DoWER will be funding all the proposed works.

3) Aged Housing

March, 2017 – The Manager of Planning & Development is presenting a comprehensive report to Council regarding matters requiring determination in respect of the four Independent Living Units (ILU) to be constructed in Kondinin and Hyden. Land tenure, town planning zoning, who manages the units, type of structure (brick or modular), etc. requires facilitating and determining.

April, 2017 – Currently we are waiting on the Electrical Engineer's report regarding the Yeerakine Lodge extension project, which will complete all reports required to allow us to move forward with calling tenders for the project's construction. Council made the decision to call tenders for this project at its February, 2017 meeting. Calling tenders during April, 2017 will hopefully allow us to maintain the timeline under our funding agreement with National Stronger Regions Fund of construction commencement by July, 2017. Delays have been encountered in respect of the extension to the Kondinin Sports Club project caused by the Architect Rosalie Pech Eva advising that plans will not be complete until November, 2017, a necessary prerequisite to being able to call tenders for the project's construction.

May, 2017 – Nothing further to report

June, 2017 – There is doubt currently with the change of state government as to whether the Wheatbelt South Aged Accommodation Alliance’s ‘approved’ funding for independent living units will be available. This puts in doubt the construction of the two units at Hyden (Whispering Gums) and two at Kondinin (Westcourt). In respect of the extension of Yeerakine Lodge, tenders are currently being called and will be reported to Council following the closing and assessment of tenders received.

July, 2017 – We are still awaiting the decision of the new state government regarding the Wheatbelt South Aged Accommodation Alliance’s ‘approved’ funding for independent living units. Tenders are currently being considered for the construction of Yeerakine Lodge extension.

4) Staff Housing Construction– Repacholi Parade, Kondinin

February, 2017 - The Shire has completed the site sand pad and Kondinin Building Services (KBS) has commenced marking out the lot and security fencing it ready for construction commencement.

March, 2017 – Progress by KBS over the past month has been very little and slow due to KBS undertaking long overdue work at Kondinin IGA.

April, 2017 – Kondinin Building Services (KBS) have laid the concrete pad for the residence.

May, 2017 – KBS have commenced erecting the upright timber frames to the concrete pad.

June, 2017 – KBS have completed the window and door frames.

July, 2017 – KBS have completed brickwork. Progress is satisfactory although a late start has caused the whole program to be approximately 8 weeks behind.

RESOLUTION 3049
Moved Cr Butler **Seconded Cr Jones**
That the CEO’s General and Project Status Report be received.
CARRIED 8/0

9.3.4 2017 Local Government Elections

Applicant: Shire of Kondinin

Author: CEO

Date: 12th July, 2017

Disclosure of Interest: Nil

SUMMARY / COMMENT:

Local Government elections will be held on Saturday 21 October, 2017. Candidates nominations open on Thursday 7 September, 2017 closing a week later at 4.00pm Thursday 14 September, 2017. As in previous years Council will be conducting an in-house and in-person election.

Necessary arrangements have been made with WAL:GA regarding bulk advertising of each step involved in the election, which gives cost savings to participating local governments. We will be conducting an update of the Shire’s Owners and Occupiers Roll in accordance with the Local Government Act, 1995. This involves checking our Rates Records to ensure that new owners of property are on the Roll, etc.

Councillors affected by the election, whose terms expire in October, 2017, are Councillors Smoker, Meeking, Jones, Ilich and Lynch.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 4.34, 4.40(1), 4.41, 4.33, 4.39(2)

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3050
Moved Cr Ilich **Seconded Cr Butler**

That Council receive the CEO's report regarding the upcoming 2017 local government election and confirm it will conduct an in-house and in-person election.

CARRIED 8/0

It was agreed that administration prepare a notice to include in local newsletters covering the Shire informing the public regarding eligibility to vote in the upcoming local government election.

9.3.5 Catering for Council Meetings

Name of Applicant: Shire of Kondinin

Author: ESO

Declaration of Interest: Nil

Date: 19th July, 2017

BACKGROUND / COMMENT:

One Expressions of Interest was received to cater for the 2017/18 Council Meetings in Kondinin from CC's Café for \$420 per meeting. HOCCA has been approach to cater for the Hyden Meetings as only one meeting was provided and the other Council Meeting was held in Forrestania.

STATUTORY ENVIRONMENT

Local Government Act, 1995

POLICY IMPLICATION

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3051

Moved Cr Meeking

Seconded Cr Butler

THAT Council accept the quote of \$420 per council meeting received from CCs Cafe to cater for Kondinin Council meetings.

CARRIED 8/0

9.4 MANAGER OF WORKS

9.4.1 GENERAL

Construction Crew

The Construction Crew have been undertaking Flood damage repairs in accordance with the assessment completed by Core and resubmitted by the Shire. Roads completed so far are as follows:

Thompson Rd, Bendering East Rd, Greay Rd, Whyte Rd, McDonald Rd, Karlgarin Hills North Rd, Lake Kondinin Rd (Floodway) and Kulin Rock Rd(Floodway)

Roads partly completed are Worland and Tolland.

Lake King and Lake King West Rd have been completed by contract (Sealed Floodway's)

We will be moving to the Hyden Norsemen road next to carry out flood damage repairs. The main reason for this is we will not require a lot of water for construction purposes, hence money that can be put into the road instead of cartage costs.

I have spoken to the Regional Manager of Western Areas Duncan Sutherland and Julstroy Contracting of Lake Grace and at this stage they are looking to carry out gravel works on the areas of road they maintain if we can supply materials. This would be a great benefit to the shire as the only cost associated would be the supply of material.

Kondinin and Hyden Town Sites

After reviewing the issues that Council has discussed with regards to drainage and the state of repair with its road network engineering input to resolve these issues is essential. I have taken the liberty to discuss

these issues with Dale from Proform Civil and together we walked the streets so he could go away and come up with a workable design that Council can stage over the next few years to help rectify these issues. Hyden's McPherson Street has also been included in this analysis in respect to their 100 year anniversary. Please refer to the attached quotes and description for the design and if I may say this is one of the cheapest that you will see.

Plant Repairs

- KN 62 – Lights not working repairs by Bob Spurr
- KN 64 – 1000hr service (Backhoe)
- KN 66 – 6000hr service (Grader)
- KN 58 – 30000km service (Prime Mover)
- KN 60 – New Windscreen and 50000km service
- KN 2106 – Weld Cracks (Prime mover trailer)

Maintenance Grading

Roads to receive grading are

- Mulcahy
- Lovering
- Sedgwick
- Chalk Hill West
- Hyden Norsemen
- Forrestania Southern Cross
- Lake Kondinin (PT)
- Kulin Rock (PT)
- Karlgarin East
- Linto
- Medcalf
- Walton

Maintenance

Council may have seen a Pave line Truck around the place; this is doing a lot of our patching work as well some flood damage works. New guide posts still need to be put on some of the completed works.

Staff

Geoff Healy had a week's holiday from the 3rd to the 10th of July. Geoff Hann is presently on leave from the 10th to 17th of July. Gary Valenta is presently on Workers Comp and there has been no set date on his return

9.4.2 PLANT REPORT						
Rego	Make	User	Year	Begin Hrs/Km	Finish Hrs/Km	Comments
0 KN	Toyota - Prado GLX	CEO	2016	20,888	24,677	
KN 0	Holden Trailblazer	DCEO	2016	19,053	20,617	
KN 04	Subaru Outback	MOF	2017	3850	7,230	
KN 52	Subaru Forester	Doctor	2016			
KN 54	Subaru Forester	MOW	2016	34,322	1,624	
KN 51	Holden Rodeo - Dual Cab	Mick Pratzky	2007	158,437	160,806	
KN 55	Colorado	Brian Lucas	2013	93,323	95,132	
KN 56	Toyota Hilux	P&G Kondinin	2012	172,808	175,131	
KN 58	Prime Mover	Paul Chambers	2016	25,798	31,547	Lease
KN 62	Prime Mover	Vacant	2016	15,400	17,540	Lease
KN 77	Prime Mover	Eric Krakour	2016	19,068	23,920	Lease
KN 61	Nissan Navara Single Cab	Dave Halliday	2013	90,590	93,549	
KN 57	Isuzu - Tray Top - Mtce Truck		2015	65,528	65,730	
KN 60	Isuzu - Tray Top - Dual Cab		2016	48,292	53,517	
KN 89	Isuzu - Tray Top - Dual Cab		2016	7,934	10,127	Lease
KN 63	Isuzu - Tray Top	David Symcox	2001	232,123	232,788	
KN 73	Isuzu - Tray Top	Kondinin	2011	153,459	154,235	
KN 64	John Deere 670G - Grader	Gary Valenta	2015	991	1107	
KN 65	John Deere 670G - Grader	Brian Lucas	2011	6,273	6,418	
KN 66	John Deere 670G - Grader	Dave Halliday	2013		6,073	
KN 67	Volvo L90F - Loader		2012	4,286	4,467	
KN 68	Volvo - Loader		1998	11,368	11,373	
KN 69	Massey Ferguson-Tractor	David Symcox	1999	3,633	3,638	

MINUTES OF ORDINARY MEETING HELD ON 19TH JULY, 2017

KN 70	Case - Tractor	Kondinin	2003	1,864	1,886	
KN 71	John Deere - Backhoe		1992	N/A		Little use
KN3031	Toro - Ride on Mower	Reel Mower	2015		2925	Under repairs
KN72	Bomag - Road Roller	Construction	2015	996	1050	
KN78	Hamm - Vibe Road Roller		2003	8,163	8,241	
KN 76	Toro - Ride on Mower	Kondinin/Hyden	2009	2,072	2,088	
KN123	JCB Backhoe	Kondinin	2014	1,053	1032	
KN 112	John Deere - Ride on Mower	Kondinin	2006	1,165	1,168	
KN 79	Toyota - Community Bus		2008		24,677	
KN 59	Water Truck		2016	13,424		Lease
KN 93	Toyota – Community Bus	Hyden	2017			New

RESOLUTION 3052

Moved Cr Jones

Seconded Cr Lynch

That the Works Manager's Report be received.

CARRIED 8/0

9.5 ENVIRONMENTAL HEALTH OFFICER'S REPORT – APRIL, MAY & JUNE 2017

Date: 10th July 2017

Reporting Officer: Environmental Health Officer, Mr Julian Goldacre

Disclosure of Interest: No interest to disclose

BACKGROUND/ COMMENT

This report provides an update for Council on work that Council's Environmental Health Officer provides for the communities within the Shire of Kondinin for the period of April through to June 2017.

Animals, Environment and Nuisance Local Law 2016 and Health Local Law 2016 –

Both local laws are being prepared for submission to the Joint Standing Committee of Delegated Legislation (JSCDL). Advice from the Clerk of the JSCDL is that the Local Laws will be reviewed around August 2017. Correspondence will be forwarded to the local government of Kondinin with regard to any matters raised or not regarding both Local laws.

Kondinin Clean-up Project – Notices Served for overgrown and disused materials in yards:

- **48 Rankin Street, Kondinin townsite -**
Works mostly completed with an inspection scheduled in July 2017 to see what the intentions for the remaining items are.
- **Lots 76 & 77 Rankin Street Kondinin -**
With the owners health matters still the cause of the ongoing delay for the yard clean up and no further works done.
- **Number 26 and number 28 Rankin Street Kondinin –**
Since this Officer started in October 2014 other than some disused materials being removed there are still outstanding disused materials and the house itself, now with a house unfit for habitation, is further deteriorating. Correspondence has been again sent to the owner who works 'up North' and the Shire is waiting on a reply. The Officer in reading the *Local Government Act 1995* discovered that the Statute of Limitations is two years for articles such as prepared in the original Notice. It would be prudent to investigate legal advice to see if the Notices issued under *Local Government Act 1995* and served in 2014 are still current.

Bendering Landfill Update:

The Officer undertook a Trench inspection to determine trench life expectancy and found Trench 2 which was started after the fire in Trench 1 is now full to ground level. Trench 1 has now been reinstated for waste receipt. It is anticipated Trench 1 will last around 38 weeks to fill to ground level. A discussion with Mr Ashley Fisher of Avon Waste reveals they intend to fill the trenches upwards above ground levels when Trench 1 is filled.

Environmental Health Officer duties:

- Kondinin lodging houses inspected with report to owners for some works required;
- Monitor mosquitoes baits set in water bodies in Hyden;
- Food premises inspections undertaken in Hyden;
- Investigated and provided a report on a complaint regarding a public building in Hyden;
- Met with owner on Jones Street with a collection of vehicles on the verge as well as a collection of materials in the front yard. Agreement reached to have some cars and materials removed by the Shire in lieu of taking further action;
- Reinspection of 2 completed septic tank installations outside Hyden for Permit to Use to be issued;

The EHO took 2 weeks annual leave during May 2017 and is currently working with the relief EHO to handover Lake Grace and Corrigin Shire pending the return of EHO Lauren Pitman.

STATUTORY ENVIRONMENT

Health Act 1911;

Food Act 2008;

Environmental Protection Act 1986 &

Local Government Act 1995.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Legal advice will incur a fee.

VOTING REQUIREMENT

Simple Majority

FOR INFORMATION PURPOSES ONLY

It was agreed that administration investigate the future provision of EHO and Building Surveyor services to the Shire of Kondinin incorporating the Shire of Kulin needs also in these areas.

9.6 BUILDING SURVEYOR'S REPORT – JUNE 2017

Building permits were issued for the following:-

1. 50 Rankin St Kondinin – Shed
2. 1028 Meeking Cres Hyden – Hay Shed
3. Lot 277 Chalk Hill West Rd Hyden – Shade structure.

FOR INFORMATION ONLY

9.7 SWIMMING POOL REPORTS

The Kondinin and Hyden pools are currently closed. The Hyden pool manager has organised requalification for August and will be attending this year's LIWA Conference.

FOR INFORMATION ONLY

9.8 RANGER ACTIVITY AND BUILDING MAINTENANCE REPORT – JUNE 2017

General Maintenance

- | | |
|---|---|
| <ul style="list-style-type: none">• Wave Rock old toilet block, car park bollards and copper logs• 5 Shire Houses• Kondinin Caravan Park & Chalets• Kondinin Community Garden• Karlgarin Public toilets | <ul style="list-style-type: none">• Humps• Kondinin Works depot• Service Waste Transfer Station toilets• Monthly checks on Repeater sites & water metre readings |
|---|---|

Ranger Activity

Dog seized and impounded in Kondinin. Attempts failed to have the owner take the dog home and it was relocated to Northam at no cost to the Shire to be rehomed.

Dog seized at Wave Rock, Hyden. The owner was located and the dog was released back to the owner with a Warning Issued.

4 x \$200 Infringements and 1 warning were issued for littering. 3 Warnings issued for illegal camping. Several verbal warnings issued
Routine Patrols were performed and Wave Rock and Humps walk trails inspected and cleared.
Discussions with CEO/DCEO regarding ongoing issues at McCanns Rock.

FOR INFORMATION ONLY

10. BUSINESS OF AN URGENT NATURE

Nil

11. CLOSURE

Being no further business the Shire President thanked Councillors and Staff for their attendance and declared the meeting closed at 6.39pm.