



**MINUTES OF ORDINARY MEETING HELD AT HYDEN CRC ON 20<sup>TH</sup> SEPTEMBER, 2017**

**1. DECLARATION OF OPENING /ANNOUNCEMENT OF VISITOR**

The Shire Deputy President Cr Meeking welcomed those present and declared the meeting open at 3:21pm.

**2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

Cr S Meeking (Deputy Shire President)	Cr R Growden	Cr B Browning
Cr M James	Cr S Jones	Cr G Lynch
		Cr R Butler

**Leave of Absence:**

**Apologies:** Cr A Smoker (Shire President)          Cr G Ilich

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

**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**

Presentation/Progress Report from Principal Lauren Smart Hyden Primary School

Presentation/Progress Report from President Colin Muir Kondinin/Hyden St John Ambulance

**7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

7.1 Minutes of Council Meeting – 16<sup>th</sup> August 2017

**RESOLUTION 3075**

Moved Cr Browning

Seconded Cr James

That the minutes of the Council Meeting held on 16<sup>th</sup> August, 2017 be confirmed.

**CARRIED 7/0**

Tory Young (MPD) absent at the start and joined the meeting at 3:38pm

Alan George (DCEO) absent at the start and joined the meeting at 3:40pm

**7.2 Minutes of Roe Tourism Meeting 21 August, 2017**

Name of Applicant:                  Shire of Kondinin

Author:                                      CEO

Declaration of Interest:              Nil

Date:                                         18 September, 2017

**BACKGROUND / COMMENT:** Minutes of the Roe Tourism Meeting are attached.

**RESOLUTION 3076**

Moved Cr Butler

Seconded Cr Jones

THAT the Minutes of the Roe Tourism Meeting held on 21 August 2017 be received.

**CARRIED 7/0**

**7.3 Minutes of Wheatbelt South Aged Housing Alliance Meeting - 12 September, 2017**

Name of Applicant:                  Shire of Kondinin

Author:                                      CEO

Declaration of Interest:              Nil

Date:                                         18 September, 2017

**BACKGROUND / COMMENT:** Minutes of the Wheatbelt South Aged Housing Alliance Meeting are attached.

**RESOLUTION 3077**

Moved Cr Jones

Seconded Cr Growden

THAT the Minutes of the Wheatbelt South Aged Housing Alliance Meeting held on 12 September 2017 be received.

CARRIED 7/0

**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: 5<sup>th</sup> September, 2017

SUMMARY/COMMENT: The financial statements for the period ending 31 August 2017 are attached.

**RESOLUTION 3078**

Moved Cr Growden

Seconded Cr Butler

That the Financial Reports for the period 1 July 2017 to 31 August 2017 as presented be accepted.

CARRIED 7/0

**9.1.2 List of Accounts**

Name of Applicant: Manager of Finance

Author: Manager of Finance

Voting: Simple

Date: 6<sup>th</sup> September 2017

SUMMARY/COMMENT: A list of accounts is attached.

**RESOLUTION 3079**

Moved Cr Lynch

Seconded Cr James

That Muni Cheques 18230 – 18244, Trust Cheque 00632 - 00633, Muni EFT8336 – 8449 , Transport Direct Debits, Other Direct Debits, Payroll and Bank Fees (for the month of August 2017) totalling \$503,550.47 be endorsed.

CARRIED 7/0

**9.1.3 Plant Purchase**

Applicant: Shire of Kondinin

Author: CEO

Date: 11<sup>th</sup> September, 2017

Disclosure of Interest: Nil

**SUMMARY / COMMENT:**

**HAMM Roller**

Quotations were obtained for the supply of a smooth drum vibratory roller from five suppliers. The accepted quote and the lowest price was from Construction Equipment Australia for the supply of a Dynapac CA3500D "C Spec" CA roller at a changeover price after trading our HAMM roller of \$98,000.00. Our 2017/18 budget allowed for a \$130,000 changeover resulting in a saving of \$32,000.

Changeover Budget \$130,000 Ex GST				
Company	Vehicle Details	Price	Trade	Changeover
TUTT Bryant Equipment	Bomag Roller BW213D-5 Single Drum Roller	\$145,000.00	\$32,000.00	\$113,000.00
Construction Equipment Australia	Dynapac - CEA Dynapac CA4600D "C-Spec" CA roller	\$136,756.27	\$30,500.00	\$106,256.28
WesTrac Pty Ltd	New Caterpillar CS-533E XT 12,360kg Roller (Vibratory Compactor)	\$120,550.00	\$17,000.00	\$103,550.00
Wirtgen Group	New 2017 HAMM 3414 Smooth Drum Compactor	\$128,840.00	\$29,000.00	\$99,840.00
Conplant	ASC130DT3 Smoothdrum Vibrating Single Drum Roller	\$135,489.56	\$36,000.00	\$99,489.56
<b>Construction Equipment Australia</b>	<b>Dynapac - CEA Dynapac CA3500D "C-Spec" CA roller</b>	<b>\$128,500.00</b>	<b>\$30,500.00</b>	<b>\$98,000.00</b>

Smith Broughton Auctions have provided us with an outright Purchase Price of \$19,800.00 inc GST for the HAMM Roller but believe it could sell for between \$24,200.00 - \$27,500.00 inc GST if taken to auction.

**KN 63 Tipper Truck**

Quotations were obtained for the supply of a tipper truck replacing the (traded) 2004 Isuzu Tray Top (KN.63) used by Dave Symcox our Hyden gardener. Quotes were obtained from three companies resulting in a 2107 Fuso Canter 515 City Cab AMT MWM at a changeover price of \$48,650.00 from Daimler Trucks being accepted. Our budget allows for a \$62,000 changeover resulting in a \$13,350.00 saving.

Changeover Budget \$62,000.00 Ex GST				
Company	Vehicle Details	Price	Trade	Changeover
Daimlers Trucks Perth	2017 Fuso Canter 515 Wide Cab Auto MWB	\$60,730.00	\$5,000.00	\$55,730.00
Daimlers Trucks Perth	2017 Fuso Canter 515 Wide Cab Manual MWB	\$57,980.00	\$5,000.00	\$52,980.00
WA HINO	Hino 300 Series 717 Medium Dump 6500kg Tipper, payload ≈ 2900kg Built Up	\$61,370.00	\$10,000.00	\$51,370.00
South West Isuzu	NPRBC-H15 NPR 75-190 Tipper	\$58,500.00	\$9,090.90	\$49,409.09
South West Isuzu	NPRBC-B15 NPR 65/45-190 Tipper	\$54,409.09	\$9,090.90	\$45,318.18
WA HINO	Hino 300 Series 717 Medium Dump 6500kg Tipper, payload ≈ 3080kg Factory	\$52,770.00	\$10,000.00	\$42,770.00
<b>Daimlers Trucks Perth</b>	<b>2107 Fuso Canter 515 City Cab AMT MWB</b>	<b>\$53,650.00</b>	<b>\$5,000.00</b>	<b>\$48,650.00</b>

**KN51 & KN56 Work Utilities**

Quotations were received for the replacement (trade in) of Council's Holden Rodeo KN.51 and Toyota Hilux KN56. From quotations received from Merredin Isuzu Ute, Narrogin Mazda and Narrogin Toyota, the quotes considered best was the supply of two Toyota Hilux SC 4x2 Workmate manual 2.45l with tipper and tray. The 2017/18 budget allowed for a \$25,000 changeover of KN.51, which was achieved under budget by \$4318.18. The changeover of KN.56 after trade was \$12,000 with the quote received with tipping tray being \$18,181.82 (Ex GST) which is \$6,181.82 over budget. Due to large savings in other plant replacement areas, (roller & truck), it is recommended that we purchase the replacement vehicle for KN.56 from Narrogin Toyota at the over budget figure of \$6,181.82. The net result of purchasing the two Toyota vehicles is \$1,863.64 over budget.

**KN56 - Single Cab Manual Diesel 4x2 (2.4l-2.8L)**

Company	Vehicle Details	Price	Trade	Changeover
DVG	Toyota SC 4x2 Hilux	\$24,281.50	\$5,000.00	\$19,736.05
DVG	Isuzu SC 4x2 DMAX	\$23,524.00	\$5,000.00	\$18,978.55
DVG	Isuzu DMAX Auto	\$28,910.20	\$5,000.00	\$24,364.75
DVG	Mitsubishi Triton Auto	\$21,204.40	\$5,000.00	\$16,658.95
DVG	Mitsubishi SC 4x2 Triton	\$19,207.00	\$5,000.00	\$14,661.55
DVG	Holden SC 4x2 Colorado	\$25,300.95	\$5,000.00	\$20,755.50
DVG	Holden SC 4x2 Colorado	\$23,582.59	\$5,000.00	\$19,037.14
Narrogin Auto Centre	Mitsubishi MQ Triton GLX	\$25,001.84	\$6,820.03	\$18,181.81
Narrogin Auto Centre	Drop Side steel tray in lieu of alloy \$1,309.09 + gst, Supply & fit tipper \$3636.37 + gst, Supply and fit alloy bull bar \$2072.73 + gst			
Merredin Isuzu Ute	Isuzu D-MAX CC Low	\$28,594.54	N/A	
Merredin Toyota	Toyota Hilux 4x2 SC	\$28,021.63	N/A	
Merredin Toyota	Toyota Hilux 4x2 SC	\$23,908.63	N/A	
Merredin Isuzu Ute	Isuzu D-MAX CC Low	\$24,776.36	N/A	
Narrogin Mazda	Mazda BT-50 4x2 C/CH XT	\$23,636.36	\$9,318.18	\$14,318.18
<b>Narrogin Toyota</b>	<b>Toyota Hilux Workmate</b>	<b>\$23,181.82</b>	<b>\$9,318.18</b>	<b>\$16,363.63</b>
<b>Narrogin Toyota</b>	<b>Toyota Hilux Workmate Including HD Tray &amp; Tipper</b>	<b>\$27,500.00</b>	<b>\$9,318.18</b>	<b>\$18,181.82</b>

**KN51 - Single Cab Manual Diesel 4x2 (2.4l-2.8L)**

Company	Vehicle Details	Price	Trade	Changeover
DVG	Toyota SC 4x2 Hilux	\$24,281.50	\$3,000.00	\$21,554.23
DVG	Isuzu SC 4x2 DMAX	\$23,524.00	\$3,000.00	\$20,796.73
DVG	Isuzu DMAX Auto	\$28,910.20	\$3,000.00	\$26,182.93
DVG	Mitsubishi Triton Auto	\$21,204.40	\$3,000.00	\$18,477.13
DVG	Mitsubishi SC 4x2 Triton	\$19,207.00	\$3,000.00	\$16,479.73
DVG	Holden SC 4x2 Colorado	\$25,300.95	\$3,000.00	\$22,573.68
DVG	Holden SC 4x2 Colorado	\$23,582.59	\$3,000.00	\$20,855.32
Narrogin Auto Centre	Mitsubishi MQ Triton GLX	\$25,001.84	\$4,547.30	\$20,454.54
Narrogin Auto Centre	Drop Side steel tray in lieu of alloy \$1,309.09 + gst, Supply & fit tipper \$3636.37 + gst, Supply and fit alloy bull bar \$2072.73 + gst			
Merredin Isuzu Ute	Isuzu D-MAX CC Low	\$28,594.54	N/A	
Merredin Toyota	Toyota Hilux 4x2 SC	\$28,021.63	N/A	
Merredin Toyota	Toyota Hilux 4x2 SC	\$23,908.63	N/A	
Merredin Isuzu Ute	Isuzu D-MAX CC Low	\$24,776.36	N/A	
Narrogin Mazda	Mazda BT-50 4x2 C/CH XT	\$23,636.36	\$6,818.18	\$16,817.82
<b>Narrogin Toyota</b>	<b>Toyota Hilux Workmate</b>	<b>\$23,181.82</b>	<b>\$6,818.18</b>	<b>\$13,863.63</b>
<b>Narrogin Toyota</b>	<b>Toyota Hilux Workmate Including HD Tray &amp; Tipper</b>	<b>\$27,500.00</b>	<b>\$6,818.18</b>	<b>\$20,681.82</b>

2x Toyota Hilux SC 4x2 Workmate Manual 2.4L Diesel with Tippers after Trade = \$38,863.64

**STATUTORY ENVIRONMENT**

Local Government Act 1995

**POLICY IMPLICATION**

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

**FINANCIAL IMPLICATIONS**

Significant savings have been achieved compared to budget in respect of the roller and truck purchase totalling \$45,350.00.

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENT**

Absolute majority

**RESOLUTION 3080**

Moved Cr Browning

Seconded Cr Jones

**THAT Council approve the \$6,181.82 over expenditure of Budget item replacing/trading KN56 with a Toyota Hilux Workmate that includes a tipper tray.**

**CARRIED 7/0  
Absolute Majority**

**9.1.4 Capital Items Progress**

**Name of Applicant:** Shire of Kondinin  
**Author:** CEO  
**Voting:** Simple  
**Date:** 10<sup>th</sup> September, 2017

**SUMMARY/COMMENT:**

Expenditure on capital items for 2017-2018

<b>Programme</b>	<b>Description</b>	<b>Budget</b>	<b>Notes</b>
Governance	Council Chamber Chairs	10,000	
Governance	Solar Panels Shire Admin Building	20,000	
Governance	Server & Computers Upgrade	50,000	
Governance	OKN Vehicle Changeover	55,000	
Governance	KN0 Vehicle Changeover	42,000	
Governance	KN04 Vehicle Changeover	35,000	
Health	Yeerakine Lodge Extension	921,902	Commenced
Housing	Employee House, Kondinin (Bal C/F)	283,000	Commenced
Recreation & Culture	Sporting Precinct Landscaping, Kondinin	25,000	Commenced
Recreation & Culture	KCRC Kondinin Sports Club Extension	820,000	Commenced
Recreation & Culture	Solar Panels Hyden Pavilion	30,000	
Recreation & Culture	Hyden & Kondinin Oval Retic' Upgrades	80,000	
Recreation & Culture	Solar Panels Kondinin S/Pool Building	30,000	
Recreation & Culture	Hockey Field Upgrade, Kondinin	20,000	
Transport	East Hyden Bin Rd Construction (RRG)	277,905	
Transport	Mt Walker Road Construction ( RRG)	226,217	
Transport	Aylmore Rd (Own Resources)	60,700	
Transport	Kondinin Lake Nth Rd (O'Res)	53,900	
Transport	Hyden Norseman Rd (R2R \$60K + O'Res)	106,882	
Transport	Kondinin Town St's (R2R \$310K + O'Res)	421,927	
Transport	Bendering East Rd (R2R)	58,513	
Transport	Gibson Road (R2R)	23,558	
Transport	Narembeen Sth Rd (R2R)	62,732	
Transport	Notting Karlgarin Rd (R2R)	38,513	
Transport	Spurr Rd (R2R)	65,375	
Transport	Accommodation Units (Hyden Depot)	80,000	
Transport	New Bus Parking Facility (Hyden Depot)	11,108	Commenced
Transport	KN56 Vehicle Changeover	17,000	Commenced
Transport	KN63 Vehicle Changeover	70,000	Commenced
Transport	KN51 Vehicle Changeover	28,000	Commenced
Transport	KN2108 Vehicle Changeover	95,000	
Transport	Purchase Mowers (x2)	25,000	
Transport	KN78 Hamm 3412 Roller Changeover	130,000	Commenced
Economic Services	Wave Rock Pathway Reseal	26,964	
Economic Services	Kondinin Tourist Precinct Improvement	15,000	
Economic Services	Karlgarin Centenary Project	20,000	
Economic Services	Wave Rock Tourist Precinct Improvement	50,000	
Economic Services	Kondinin Pioneer Wall (C/F)	15,080	Commenced
Economic Services	Hyden Main Street Beautification	100,000	Commenced
Other Prop & Services	KN54 Vehicle Changeover (2x)	70,000	
<b>TOTAL</b>		<b>\$4,571,276</b>	

**FOR INFORMATION**

**9.1.5 Rates Debtors Write Offs**

**Applicant:** Shire of Kondinin  
**Author:** FAO / MOF  
**Date:** 31<sup>st</sup> August 2017  
**Disclosure of Interest:** No interest to disclose

**SUMMARY**  
 To seek Council approval to write-off outstanding amounts owed to the Shire of Kondinin by rates debtors. In accordance with Section 6.12 of the Local Government Act 1995, the Council is empowered to write-off any amount of money which is owed to the Shire of Kondinin.

**COMMENT**  
 Below is the schedule titled "Rates Debtors for Write-Off as at the 31st August 2017" which details the amount owed by rates debtors. As there is no prospect of collecting these monies, they are now recommended to Council for write-off.

**SCHEDULE OF RATES DEBTORS (for Write-Off as at 31<sup>st</sup> August 2017)**

A2033	Goldmine Pty Ltd	\$20,145.03	This company never paid rates since 2011. Goldmine Pty Ltd was <u>deregistered by ASIC in 2011</u> but still registered by the Department of Mines and Petroleum until its tenement was forfeited on 05 Feb 2016. All effort made to recover monies outstanding proved unsuccessful. Interests accrued since then were \$6,720.23. Shire of Narembeen was owed monies by this company too – and had written-off the debt.
A2115	Robert John Want	\$746.20	<u>These rates and charges were raised in error</u> Robert sold property but one location was missed during conveyancing. This mistake was finalised after we raised the rates in 2014. Rates/ESL-\$508.81 Interest-\$212.68 and ESL Penalty-\$24.71.
A610	Wyoming Farms	\$76.13	<u>Interest was raised in error</u> Rates were paid before the due date but allocated to wrong assessment.
	<b>TOTAL</b>	<b>\$20,967.36</b>	

**Statutory Environment**  
 Local Government Act 1995 – Section 6.12

**Policy Implications**  
 Nil

**Financial Implications**  
 The provision for Doubtful debts has a balance of \$31,024.32. Amount to be written-off is \$20,967.36 leaving a balance of \$10,056.96.

**Strategic Implications**  
 Nil

**Voting Requirement**  
 Absolute majority

**RESOLUTION 3081**  
**Moved Cr Lynch** **Seconded Cr Growden**  
**That the rates debt amounting to \$20,967.36 as at 31 August 2017 relating to assessment number A2033, A2115 and A610 be written-off.**

**CARRIED 7/0**  
**Absolute Majority**

**9.1.6 Hyden Progress Association (Hyden Young Singles Units sub-committee) Self Supporting Loan Request**

**Applicant:** Hyden Progress Association

**Author:** ACEO

**Date:** 12<sup>th</sup> September, 2017

**Disclosure of Interest:** No interest to disclose

**SUMMARY**

Hyden Progress Association (Hyden Young Singles Units sub-committee) is seeking a Self-Supporting loan of \$300,000 over a term of 10 years to assist with the construction of 3 additional units at Lot 184 Smith Loop Hyden.

**BACKGROUND**

The Hyden Progress Association Incorporated (HPA) has been undertaking the staged development of Lot 184 (No.27) Smith Loop, Hyden to provide additional housing in the Hyden town site. Stage 1 has been completed comprising the construction of two (2) new grouped dwellings on the subject land. In 2014 the HPA was granted planning approval for Stage 2 of the project which comprised the construction of two (2) additional new single storey grouped dwellings similar in design to those constructed in Stage 1. A Building Permit was also issued for this development. Both the planning approval and the building permit issued in 2014 lapsed as the development did not commence within the prescribed time period.

In July the HPA re-submitted a planning application for Stage 2 of the development which comprised the construction of the two (2) additional dwellings proposed in 2014, together with an additional third dwelling to be located to the rear of the lot.

Planning approval was granted by way of Resolution 3044 at the July 2017 Council meeting. At that time it was suggested by Councillor Lynch that the HPA may be seeking a Self Supporting loan from Council to assist with the completion of the proposed units.

Attached is a letter of request dated 8<sup>th</sup> September 2017 from HPA seeking a Self Supporting loan of \$300,000 to assist with the construction of the 3 additional dwellings with a total construction cost of \$450,000. Funding is being sought over a period of 10 years commencing in October 2017.

HPA received a Self Supporting loan in September 2011 for \$175,000 to assist with the purchase of farmland and this was repaid in September 2016.

It is to be noted that this request has been received after construction of the 3 new units has already commenced and no provision has been made in the 2017/2018 budget.

Approval of the loan is subject to WA Treasury approval and is also subject to the Shire of Kondinin advertising its Proposal to Borrow and one month's public notice of the proposal is given pursuant to Section 6.20 of the Local Government Act, 1995. As such it may not be possible that approval for the loan and the subsequent advance of funds will be forthcoming by October 2017.

Though disappointing that this loan proposal was not received prior to the finalisation of the 2017/2018 budget it is to be noted that the HPA is contributing significantly to the construction costs of the new dwellings (\$150,000). Additionally, the provision of additional housing is in line with the Shire of Kondinin Community Strategic Plan 2016-2026 in that it is providing "... *greater housing diversity and standards that meets the needs of a broader demographic profile.*"

HPA has displayed a proven repayment ability from its cropping program as evidenced by its previous loan.

**Statutory Environment**

Local Government Act 1995

**Policy Implications**

The Shire of Kondinin does not have a policy on Self Supporting loans. Consideration should be given to forming a policy for the provision of such loans.

**Financial Implications**

As a Self Supporting loan HPA is responsible for the servicing of this debt. WA Treasury approval for the loan is a prerequisite.

HPA is prepared to provide guarantors in support of the loan.

**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 Requirement**

Absolute Majority

**RESOLUTION 3082**

**Moved Cr James**

**Seconded Cr Butler**

**THAT Council seek a Self Supporting loan of \$300,000 from WA Treasury Corporation for a 10 year term to assist Hyden Progress Association with the construction of 3 additional units at Lot 184 Smith Loop, Hyden totalling \$450,000.**

**Approval is subject to:**

**One month public notice of the proposal is given pursuant to Section 6.20 of the Local Government Act, 1995.**

**WA Treasury Corporation approval.**

**Guarantee to be provided from suitable Guarantors in support of the loan**

**CARRIED 7/0**

**Absolute Majority**

**Vince Bugna (MOF) left the meeting at 4:22pm**



**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	<b>In Progress</b> and Extension approved for 2016/2017. Applied for funds towards 2017/2018 financial year. Kidsport now only for Registration Fees.
Breakaways Restoration	Natural Resource Management (Department of Agriculture and Food)	\$24,310	\$5,000	<b>In Progress</b> – funding agreement and work plan finalised. Soil ripped up by Western Areas. Tree planting of 1,600 trees planted on 11 <sup>th</sup> 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 has recently being completed. Project to be acquitted by September 2017.
National Stronger Regions Fund (NSRF) – Yeerakine Lodge Extension	Regional Development Australia	\$600,000	\$171,902	<b>In Progress</b> – 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. Progress Report #1 submitted on 28 <sup>th</sup> April 2017 and Progress Report #2 submitted on 28 <sup>th</sup> July 2017. Tender advertised and closed on 7 <sup>th</sup> July 2017. Three (3) tenders received and ACorp Construction was awarded the tender at the 19 <sup>th</sup> July 2017 Council Meeting. Building Permit was issued on 8 <sup>th</sup> August 2017. Work currently progressing on schedule.
Metal Sculpture Project	Country Arts WA	\$11,200	\$2,500	<b>In Progress</b> – Received \$11,200 and the Funding Agreement in place. Sculptor Len Zuks was engaged to facilitate the project. Workshop was held from 20 – 26 <sup>th</sup> 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 adjacent to the Kondinin bowling green.
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	<b>Approved</b> – Both Grant Applications submitted to the Northam Offices of the DSR and the WDC respectively on Friday 16 <sup>th</sup> 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 and now commenced the more detailed construction documentation to be completed by 14 <sup>th</sup>

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				December 2017 at the latest.
Pioneer Wall	Lotterywest	\$7,200	\$9,355	<b>In Progress</b> – Stone Mason engaged for May 2017. Concrete and stone mason work has been completed. Plaques and Map completed and delivered to be installed prior to 23 <sup>rd</sup> September 2017.
Kondinin Community Garden Grant	Department of Local Government and Communities	\$5,800	\$4,200 + In kind	<b>In Progress</b> – Application submitted 20 <sup>th</sup> October 2016 and approved in January 2017. Gabion seating has been installed and several new plantings have been undertaken. Timber slats for gabion seating completed.
Red Soil Riches – Kondinin Arts Show and Twilight Markets Weekend	Tourism WA Regional Tourism Grant	Not to be disclosed		<b>In Progress</b> – Application submitted on 13 <sup>th</sup> 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. Event also been widely advertised through various mediums.
Wheatbelt South Aged Care Alliance	Royalties for Regions	<del>\$1,062,000</del> Building Costs for (4) units plus 10% contingency (money no longer available)	\$49,920 project coordination \$66,000 land assembly & site works \$78,000 Landscaping & driveways = \$198,920	<b>Decision changed (now unsuccessful)</b> – 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. Letter received from Ralph Addis, the Director General, Department of Primary Industries and Regional Development advising that this funding through Royalties for Regions is no longer available. Separate item relating to this matter in CEO report of September 2017 Council Meeting.
Kondinin Community Art Project	Department of Culture and the Arts	\$5,520	\$1,000 + In-kind	<b>Completed</b> – 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 <sup>th</sup> 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. Due to standard of original mural Georgina Paterson was engaged to complete the mural on the 14 <sup>th</sup> and 15 <sup>th</sup> August 2017.
<b>TOTAL</b>		<b>\$ 943,239</b>	<b>\$ 642,877</b>	

MINUTES OF THE ORDINARY MEETING HELD ON 20<sup>TH</sup> SEPTEMBER, 2017

**Events Summary**

Date	Event	Target Audience	Location and Status
<b>OCTOBER 2017</b>			
6 <sup>th</sup> – 8 <sup>th</sup> October	Red Soil Riches – Art Show and Twilight Markets Weekend	Locals and Tourists	Kondinin Town Hall and Kondinin Community Garden
5 <sup>th</sup> October	Noongar Sports Day	School Children	Kondinin Oval

**Community Development Project Summary**

Project	Status
Kondinin Community Garden	Busy Bees being held at the end of each month. Mia Mia has recently been erected by Clontarf College students under supervision of Don and Ashley Collard, together with some additional painting of the Noongar poles. We are looking to do some more work in the nature play area shortly. Next busy bee scheduled for 18 <sup>th</sup> September 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> April 2017 for Information. Design Brief was sent to 11 design companies for RFQ on 5 <sup>th</sup> May 2017. Quotations closed on 5 <sup>th</sup> June 2017 and consultants TPG were selected as the preferred consultants at the Ordinary Meeting of Council on the 21 <sup>st</sup> June 2017. Initial site visit with designer and landscape architect held on the 3 <sup>rd</sup> August 2017 attended by Manager Planning and Development and Manager of Works. Consultants have drafted a plan to be presented to the Council and Hyden Community on the 14 <sup>th</sup> September at the Hyden Community Resource Centre.
Karlgarin Streetscape Project for 2020 Centenary	KARLGARIN – Meeting held with Karlgarin Progress Association secretary on 15 <sup>th</sup> 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 <sup>nd</sup> 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. Sub-Committee met on 7 <sup>th</sup> September 2017 at Karlgarin gazebo. Productive ideas discussed which are being followed up on. Key ideas: information boards on the gazebo; and artistic centre piece to be installed next to the gazebo. Currently looking at artist to engage to complete this latter idea. The running of the day was also discussed to be held on the long weekend in October 2020.
Landscaping adjacent to	Reality Landscape engaged to undertake improvements to the area adjacent to the Kondinin Bowling Green. Work has been

Kondinin Bowling Green	completed and comprised earth works, path ways, bridges, reticulation, planting and mulching. Volunteer labour and material provided by KCRC representatives, Shire Councillors and the Kondinin Primary School. Sculptures to be installed in coming weeks.
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**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 <sup>th</sup> 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, public authorities and affected land owners is currently being undertaken and will close on the 21 <sup>st</sup> July 2017.
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.

<p><b>RESOLUTION 3083</b>  <b>Moved Cr Lynch</b>  <b>That Council Receive the Manager Planning and Development's update on Grants, Events and Projects;</b></p>	<p><b>Seconded Cr Jones</b></p>	<p><b>CARRIED 7/0</b></p>
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**9.2.2 No. 849 (Lot 23430) Notting-Karlgarin Road, Kondinin – Proposed Wind Monitoring Mast**

**SUBJECT:** Planning Application –Proposed Wind Monitoring Mast  
**LOCATION:** No. 849 (Lot 23430) Notting-Karlgarin Road, Kondinin  
**APPLICANT:** Kondinin Energy Pty Ltd  
**ATTACHMENTS:** Plans, Maps and Mast Details  
**DATE OF REPORT:** 12<sup>th</sup> September 2017  
**AUTHOR:** Tory Young, Manager Planning and Development  
**DISCLOSURE OF INTEREST:** Nil

<b>Land Owner:</b>	Tania and Gary Biglin
<b>Applicant:</b>	Kondinin Energy Pty Ltd
<b>Zoning:</b>	Town Planning Scheme No.1 – Rural
<b>Lot Area</b>	811.41 hectares
<b>Existing Land Use</b>	Broad Acre Farming

**BACKGROUND**

Over the past 12 months, Lacour Energy has been investigating the feasibility to site a wind farm on the subject lot using data collected using a SODAR which has revealed that there is a significant potential for a wind farm in this location. As such, to gather more accurate information, it is now proposed that a wind monitoring mast, the subject of this report, is installed in the locality as part of the project feasibility to consider constructing a windfarm at this location.

**DEVELOPMENT DETAIL**

The wind monitoring mast is proposed to be installed for a temporary period of 36 months; The tower comes equipped with its own solar battery system and transfers the information it collects via Telstra mobile network; and

The tower of the mast is a guyed lattice structure 90m high with a 550mm face width, with several instrument booms to measure the wind speed and direction including the following specifications:

- The leg diameter is: 24mm solid
- The lattice diameter is: 12mm solid
- Step spacing is: 360mm
- Section length is: 3.63m
- Section weight is: 78kgs
- Surface Finish is: hot dip galvanizing or 316 stainless steel
- Finished mast height is: up to 110m
- Anchor configuration: 6 anchor points, 2 in each 120 degree direction

The installation of the tower does not require the clearing of any land and once the mast is taken down it can again be used for cropping.

The mast is proposed to be located on the south-western portion of the subject lot currently used for broad acre farming, as shown on the site plan attached to this report. The lots immediately adjacent to the subject lot are also used for broad acre farming, with the exception of Lot 23420 which is a homestead lot comprising a dwelling, sheds and associated infrastructure which are approximately 1 kilometre from the position of the proposed mast.

**ASSESSMENT**

- **Zoning and Land Use Permissibility**

No. 849 (Lot 23430) Notting-Karlgarin Road is zoned ‘Rural’ under the Shire’s Town Planning Scheme No.1. The key objective of the land’s current ‘Rural’ zoning is to ensure the continuation of broad acre farming as the principle land use and to consider non-rural uses where they can be shown to be of benefit to the district and allow for facilities for tourist and travelers.

A wind monitoring mast is not expressly listed in Table 1 – Zoning Table of the Shire’s Town Planning Scheme No.1 and therefore the application is required to be assessed in accordance with clause 18 (4) of the Shire’s Town Planning Scheme No.1. This clauses states as follows:

“(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as following within a use class referred to in the zoning table –

- (a) Determine that the use is consistent with the objectives of a particular zone and therefore is a use that may be permitted in the zone subject to conditions imposed by the local government; or

- (b) Determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
- (c) Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

In this particular instance, on examining the details of the proposal it is considered that the proposed wind monitoring mast to be constructed on the subject Lot 23430 is consistent with the objectives and purpose of the land's current 'Rural' zoning as it has the potential to be beneficial to the district by facilitating the future possible development of a sustainable energy source, which will have flow on economic and social benefits to the community.

Clause 31 of the Shire's Town Planning Scheme No.1 sets out the minimum setback from boundaries for proposed development. Under a rural zone the setbacks are prescribed as 20 metres (front); 15 metres (rear) and 15 metres (rear). The proposed location of the mast complies with these setback requirements.

In light of the above, and the existing land uses surrounding the subject lot, being broad acre farming it is reasonable to conclude that the proposed wind monitoring mast will not cause any detrimental impacts or cause any particular land use conflicts, and there is recommended to be approved by the Council subject to conditions.

- **Western Australian Planning Commission Planning Bulletin No.67 - *Guidelines for Wind Farm Development***

The WAPC's Planning Bulletin No.67 published in May 2004 entitled *Guidelines for Wind Farm Development* provide local government with a guide to the matters required to be considered when assessing land-based wind farm developments throughout Western Australia.

As the proposal being considered by Council is for a wind monitoring mast only, not all of the matters contained in the guidelines are relevant to the planning application for Lot 23430. The following provisions are however considered relevant and should be considered by Council in determining the application:

*Aircraft Safety & Public Health*

The guidelines recommend that the wind monitoring mast be highlighted in all navigational maps and be equipped with tower safety lighting or marking/s to minimise any potential impact on aircraft safety and the operation of any surrounding airfields. The guidelines also recommend that the Civil Aviation Safety Authority and Air Services Australia be consulted.

In terms of general public health and safety the guidelines recommend that public access to the site during construction should be prohibited and that perimeter visitor traffic be carefully managed. The installation of fencing around the wind monitoring mast and associated guy wires to prevent public access following completion of construction may also be appropriate.

*Design & Construction & Decommissioning*

The guidelines make the following recommendations regarding the design, construction and decommissioning of wind farms and associated infrastructure:

- The siting and design of wind farms and associated infrastructure should be undertaken with great care and with due regard to any environmental and landscape impacts;
- The transport of equipment and freight to the site should be carefully managed and may need to be coordinated with adjacent local governments and the WA Police Department;
- Towers and foundations should be designed and constructed in accordance with the manufacturer's specifications;
- Site clearance works, earth moving, cutting, filling and stockpiling of top soil should be kept to a minimum wherever possible; and
- When a site is decommissioned the demolition work will need to be appropriately managed and the site reinstated to its original use and condition, or other agreed use.

*Landscape & Visual Impact*

The guidelines make the following recommendations to help minimise the potential negative visual impacts that a wind farm development may have on the local landscape:

- The siting of wind farms, ancillary buildings, access roads and other associated infrastructure should be located with due regard for the natural landscape and topographical features. They should

complement the natural landform contours and landform backdrop, including ridgelines and not give rise to any visual clutter;

- The choice of materials and colours should complement the skyline and backdrop of the view sheds and dwelling;
- The removal of native vegetation should be minimised and the planting of vegetation screens as visual buffers should be considered where appropriate; and
- Good quality vegetation should be protected and landform rehabilitation undertaken both on and off-site where appropriate.

As the proposed wind monitoring mast is proposed to be a temporary structure, the potential impacts on the visual landscape are unlikely to be permanent. Notwithstanding this conclusion, it should be noted that in the event Lacour's wind monitoring feasibility study confirms the potential for the development of a medium sized wind farm in the locality, it will be required to undertake a detailed landscape and visual impact assessment to address the wind farm's potential impact on the landscape prior to the issuance of planning approval. This investigation will be in addition to a range of other environmental impact assessments recommended by the guidelines and required under other relevant legislation, regulations and policies.

● **State Planning Policy No.4.1 – State Industrial Buffer Policy**

State Planning Policy No.4.1 entitled *State Industrial Buffer Policy* aims to provide a consistent, state-wide approach for the protection and long-term security of industrial zones, transport terminals (including ports) other utilities and special uses. It also provides for the safety and amenity of surrounding land uses.

The key policy objectives are summarised as follows:

- To avoid conflict between industry and essential infrastructure and sensitive land uses.
- To protect industry and essential infrastructure from encroachment by incompatible land uses that would adversely affect their efficient operation.
- To provide for the development of industry and the provision of essential infrastructure in a way that minimises amenity and health impacts on, and takes account of risk to, nearby sensitive land uses.
- To promote compatible uses within areas affected by off-site impacts of industry and infrastructure.

The development of a proposed new wind monitoring mast on Lot 23430 is considered to be generally consistent with the objectives of SPP No.4.1 as it is small in scale, will be located in an isolated part of the Shire dominated by broad acre agricultural uses and is well removed from all existing and proposed sensitive land uses. As such it is unlikely to give rise to any serious land use conflicts in the short term future.

If and when the Shire receives a planning application for the development of a medium sized wind farm in the locality that may have potential to have a negative impact upon the amenity of any existing or future proposed sensitive land uses in the immediate locality, the determining body, which will be the Development Assessment Panel, will be required to have due regard for the provisions contained in SPP No.4.1 and may resolve to refuse any such application if the external impacts associated with the proposed development are considered unacceptable.

**Conclusion**

It is concluded from a detailed assessment of the application in the context of the Shire's current Town Planning Scheme No.1 and the relevant WAPC guidelines and policy that the proposal to develop a wind monitoring mast on Lot 23430 (No. 849) Notting-Karlgarin Road, Kondinin is capable of being approved and implemented in a proper and orderly manner subject to compliance with a number of conditions to ensure that it proceeds in accordance with the details of the plans submitted in support of the application and does not have a negative impact upon the general amenity, functionality and safety of the immediate locality.

In making a final determination on the application it is recommended that Council consider imposing a number of conditions on any approval issued to address the following matters:

- The need to ensure that a building permit approval is obtained from the Shire prior to installation of the new wind monitoring mast;
- The need to ensure that the wind monitoring mast and its foundations are designed and constructed in accordance with the manufacturer's specifications;

- The need to ensure that the wind monitoring mast complies with the minimum setback requirements for any development on land classified 'Rural' zone under TPS No.1;
- The need to ensure that the wind monitoring mast and associated infrastructure is located with due regard for the natural landscape and topographical features;
- The need to ensure that site clearance works, earth moving, cutting, filling and stockpiling of top soil are kept to a minimum wherever possible;
- The need to ensure that public access to the site during and after construction is prohibited;
- The need to ensure that the transport of equipment and freight to the site is carefully managed and coordinated with the Shire of Kondinin, adjacent local governments and the WA Police Department if required;
- The need to ensure that the choice of materials and colours of the wind monitoring mast complement the skyline and backdrop of the view sheds;
- The need to ensure that the removal of native vegetation is minimised and the planting of vegetation screens as visual buffers is undertaken where appropriate;
- The need to ensure that good quality vegetation is protected and landform rehabilitation is undertaken on-site where appropriate;
- The need to ensure that the wind monitoring mast is highlighted in all navigational maps and equipped with tower safety lighting or marking/s to minimise any potential impact on aircraft safety and the operation of any surrounding airfields;
- The need to ensure that the wind monitoring mast and associated infrastructure is regularly maintained in a neat, tidy and safe condition at all times to the specifications and satisfaction of the Shire; and
- The need to ensure that if / when the wind monitoring mast is decommissioned the demolition work is appropriately managed and the site reinstated to its original use and condition, or other agreed use in a timely manner.

#### **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)

#### **POLICY IMPLICATIONS**

State Planning Policy No. 4.1 – *State Industrial Buffer Policy*

Western Australian Planning Commission Planning Bulletin No.67 - *Guidelines for Wind Farm Development*

#### **PUBLIC CONSULTATION**

Public Consultation was undertaken in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. Letters were sent to adjacent property owners within the vicinity of the proposed development.

Advertising closed on the 19<sup>th</sup> September 2017. During this period no formal submissions were received.

#### **FINANCIAL IMPLICATIONS**

Nil

#### **STRATEGIC IMPLICATIONS**

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

*"2.2 Provide sustainable infrastructure and services that support current and future needs of the community*

....

*2.2.3 With stakeholders develop and maintain suitable utility services including water, power, sewerage and waste*

....

Action:

- *Investigate alternative energy options for the Shire, community and industry e.g. solar, wind, bio-fuel, salt lake power generation."*

#### **VOTING REQUIREMENTS**

Simple majority required



**RESOLUTION 3084**

**Moved Cr Growden**

**Seconded Cr Lynch**

That the application for planning approval submitted by the Kondinin Energy Pty Ltd to erect a ninety (90) metre high wind monitoring mast on Lot 23430 (No. 849) Notting-Karlgarin Road, Kondinin be APPROVED in accordance with the details of the plans submitted in support of the application subject to the following conditions:

1. The development is to be completed within a period of two (2) years from the date of this approval. If the development is not completed 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 approval of the Shire of Kondinin having first been sought and obtained.
2. A completed building permit application with structural certification must be submitted to and approved by the Shire prior to the commencement of any development.
3. The wind monitoring mast and its foundations shall be designed and constructed in accordance with the manufacturer's specifications.
4. The wind monitoring mast shall be sited in accordance with the details of the plans submitted in support of the application and with due regard for the natural landscape and topographical features.
5. Site clearance works, earth moving, cutting, filling and stockpiling of top soil shall be kept to a minimum.
6. Suitable arrangements being made to ensure that public access to the site during and after construction is prohibited.
7. Suitable arrangements being made to ensure that the transport of all structural materials, equipment and freight to the site is carefully managed and coordinated with the Shire of Kondinin, adjacent local governments and the WA Police Department if required.
8. The materials and colours of the wind monitoring mast shall complement the skyline and backdrop of the view sheds and dwelling.
9. The removal of native vegetation shall be kept to a minimum and the planting of vegetation screens as visual buffers shall be undertaken where appropriate.
10. All good quality vegetation shall be protected and landform rehabilitation undertaken on-site where appropriate.
11. Suitable arrangements being made to ensure that the wind monitoring mast 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.
12. The wind monitoring mast and associated infrastructure shall be regularly maintained in a neat, tidy and safe condition at all times to the specifications and satisfaction of the Shire and repaired, removed or replaced when considered necessary by the Shire to ensure it does not detract from the visual appearance of the subject land or the immediate locality.
13. In the event that Lacour Energy's wind monitoring feasibility study confirms that there is no potential for the development of a medium sized wind farm in the locality, this information shall be conveyed to the Shire in writing immediately thereafter and the wind monitoring mast shall be decommissioned and removed from the site within six (6) months of the date of that written notice.
14. If / when the wind monitoring mast is decommissioned the demolition work shall be appropriately managed and the site reinstated to its original use and condition, or other agreed use in a timely manner.

**CARRIED 7/0**

It was requested that a letter be sent to CASA to determine whether the Telstra Phone Tower located in Kondinin should be on Aviation Navigation Maps.

Tory Young (MPD) left the meeting at 4:46pm and the meeting was adjourned until 5:00pm

**9.2.3 – Proposed Scheme Amendment No.8 to Town Planning Scheme No.1 – Outcome of Consultation Period and Final Approval**

**SUBJECT:** Proposed Scheme Amendment No. 8 to Town Planning Scheme No.1,  
**LOCATION:** Lot 330 Clayton Street, Hyden  
**APPLICANT:** Shire of Kondinin

**ATTACHMENTS:** Attachment #1 – Summary of Submissions  
Attachment # 2 – Scheme Report

**DATE OF REPORT:** 14<sup>th</sup> September 2017

**AUTHOR:** Tory Young, Manager Planning and Development

**DISCLOSURE OF INTEREST:** Nil

**SUMMARY/BACKGROUND**

The existing six (6) units at Whispering Gums Retirement Village were constructed in 1998 through a Housing Joint Venture Agreement between the State Housing Commission (Homeswest), the Shire of Kondinin (the Vestee) and the Lions Club of Hyden Inc. (the Organisation). The existing units are located on the southern-most portion of the subject lot 330 which when constructed were on a smaller area of 0.4008 hectares known then as Lot 153 (reserve 41282) Clayton Street, Hyden that was vested in the Shire of Kondinin. The current management of the existing properties is undertaken in accordance with the Housing Joint Venture Agreement and a lease between the Shire of Kondinin (the lessor) and The Lions Club of Hyden Inc. (the Lessee) which expires on 31st December 2019. The lease only applies to the area comprising former Lot 153 covering 0.4008 hectares which is zoned Residential R30 under the Shire’s Town Planning Scheme No.1.

In 2009 after some boundary realignment and tenure transfers between the Shire of Kondinin and the Department of Education, Lot 153 was incorporated into a new larger lot covering 2.316 hectares which became known as the subject Lot 330 and was all transferred to the Shire of Kondinin. Simultaneously another new Lot, (Lot 331) was created covering 2.3852 hectares and vested in the Department of Education and utilised by the Hyden Primary School. The current zoning of the subject Lot 330 still reflects the original land tenure with the majority of the lot currently zoned as a ‘Local Reserve for Public Purpose – Education’ and only the southern-most portion of the lot (the portion originally known as Lot 153) being zoned as Residential R30.

To align with the new land tenure and to enable the expansion of Whispering Gums, it is required that all of Lot 330 is re-zoned to Residential R30 to match this future intended use and development and the current zoning of the former Lot 153. Whilst the funding assumed allocated for two (2) new units from the Royalties for Regions Wheatbelt South Aged Housing Alliance has been discontinued, the Wheatbelt South Aged Housing Alliance is looking for other funding options to fund the development and therefore it is important that the Council continue with this Scheme Amendment to ensure that we are project ready to develop when funds do become available.

Following this matter being considered by Council at its Ordinary Meeting on the 15<sup>th</sup> March 2017, the proposed Amendment No.8 to the Shire’s Town Planning Scheme No.1 was advertised for a period of 49 days closing on the 21<sup>st</sup> July 2017, during which time fourteen (14) submissions were received.

The purpose of this report is to consider the submissions received and resolve to progress the Scheme Amendment No.8 to the Shire’s Town Planning Scheme No.1 and recommend final approval to the Western Australian Planning Commission.

**Lot Details**

<b>Lot / Reserve Details</b>	<b>Current Classification in TPS No.1</b>	<b>Proposed Classification in TPS No.1</b>
Portion of Lot 330 (DP 5065)	Local Scheme Reserve – Public Purpose: Education Residential	Residential R30

Further information in relation to the Scheme Amendment is detailed in the Scheme Amendment Report as attached to this Agenda Item.

**Statutory Environment**

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Environmental Protection Act 1996

**Policy Implications**

Nil

**Financial Implications**

The advertising and administrative costs associated with this Scheme Amendment are covered within the 2017/2018 budget.

**Strategic Implications**

The proposal supports the following section of the Shire’s Community Strategic Plan 2016 – 2026

*“1.2 A growing, diverse and dynamic community*

*1.2.1 Facilitate equitable access for residents to services and facilities across the Shire 1.2.3 Increase land supply for residential, commercial and industrial opportunities that can be released quickly to the market*

*1.2.3 Create aesthetically attractive and vibrant towns within the Shire*

- *Represent the community’s interests and work with relevant agencies to facilitate affordable, diverse housing and land release strategies.”*

**Consultation**

Following Council’s initiation of the required Amendment No. 8 to Town Planning Scheme No.1 at the Ordinary Meeting on the 15<sup>th</sup> March 2017, the proposal was referred to the Environmental Protection Authority (EPA) where in a letter dated 8<sup>th</sup> May 2017, the Shire received environmental clearance. Following the issuance of environmental clearance by the EPA the proposal was advertised by the Shire in accordance with Regulation 47 of the Planning and Development (Local Planning Schemes) Regulations 2015, for a period of 49 days commencing on the 16<sup>th</sup> May 2017 closing on the 21<sup>st</sup> July 2017. This process included publication of notices in a local newspaper, information on the Shire’s website and hard copies available at the Shire Offices, and correspondence to adjoining/nearby landowners and all relevant essential public authorities.

A total of fourteen (14) submissions were received with thirteen (13) from essential service authorities and one (1) from an adjacent land owner. Of all the fourteen (14) submissions received none had any objections to the proposal. Details of the outcomes from public advertising are outlined in the Summary of Submissions attached to this Agenda Report.

**Voting Requirement**

Simple Majority

**RESOLUTION 3085**

**Moved Cr Browning**

**Seconded Cr Butler**

**THAT Council resolves:**

- 1. ENDORSE the Schedule of Submissions prepared in respect of the submissions received during the public consultation process and the recommendations contained therein as shown in Attachment # 1 to this Agenda Report;**
- 2.Pursuant to Regulation 50 (3) of the *Planning and Development Regulations (Local Planning Schemes) Regulations 2015* to SUPPORT without modification the amendment No. 8 to the Shire’s Town Planning Scheme No. 1;**
- 3. Pursuant to Regulation 53 of the Planning and Development Regulations (Local Planning Scheme) Regulations 2015 ADVISE the Western Australian Planning Commission of the support of the amendment and provide all the necessary supporting documentation required; and**
- 4. Pursuant to Regulation 35 (2) (a) of the Planning and Development Regulations (Local Planning Schemes) Regulations 2015 that the proposed Scheme Amendment No.8 to the Town Planning Scheme No.1 is a standard amendment for the reasons as follows:**
  - (a)The amendment will have minimal impact on land in the Scheme Area that is not the subject of the amendment; and**
  - (b)The amendment does not result in any significant environmental, social, economic or governance impacts on the land in the scheme area.**

**CARRIED 7/0**

**9.3 CHIEF EXECUTIVE OFFICER’S REPORT**

**9.3.1 Formal Resignation – Chief Executive Officer**

**Applicant:** Shire of Kondinin  
**Author:** CEO  
**Date:** 8<sup>th</sup> September, 2017  
**Disclosure of Interest:** Nil

**SUMMARY / COMMENT:**

I hereby formally resign from my position of Chief Executive Officer of the Shire of Kondinin, effective from Saturday, 28<sup>th</sup> April, 2018, due to my retirement.

I take this opportunity to thank past and present Councilors and my administration team that I have worked with over that five (5) year period. I would particularly like to sincerely thank Shire President, Allen Smoker, who I have developed strong respect for and who has been such a pleasure to work with and a wise counsel. I will always be grateful for the privilege of developing the professional relationship, as well as friendship, with Allen.

I have thoroughly enjoyed working with the Shire of Kondinin and trust that Councilors and the Shire community acknowledge the positive developments achieved over my time here, for the betterment of the Shire and its communities. I trust also that the standard and professionalism of the Shire's administration team has been improved through my efforts in the recruitment and promotion of senior personnel and also that the Shire's finances including reserve funds, etc. have been improved and are in a very healthy and sound state. I sincerely will miss living in the Shire and participating in social events including lawn bowls.

As the Shire of Kondinin moves forward, I trust that it will remain very sustainable, with farming always proving profitable and the Shire's communities thriving in the wonderful and unique country lifestyle offered in this area that continues to manifest a strong sense of community.

**STATUTORY ENVIRONMENT**

Local Government Act 1995 Sections 5.39 and 5.40

Local Government (Administration) Regulations 1996, regulations 18A, 18B, 18C,18F and19A

**POLICY IMPLICATION**

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

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENT**

Simple majority

**RESOLUTION 3086**

Moved Cr James

Seconded Cr Jones

**THAT Council accept the formal resignation of its Chief Executive Officer, Mr John Read.**

**CARRIED 7/0**

**9.3.2 Consultants – CEO Recruitment**

**Applicant:** Shire of Kondinin

**Author:** CEO

**Date:** 8<sup>th</sup> September, 2017

**Disclosure of Interest:** Nil

**SUMMARY / COMMENT:**

Quotations received for the recruitment of the CEO position have been obtained as follows:

- WALGA's recruitment services - \$9,250.00 (Ex GST), plus travel, accommodation costs if required.
- (Mike) FitzGerald Strategies - \$5,000.00 (Ex GST) includes visit to Kondinin, travel & accommodation costs.
- LoGo Appointments - \$7,000.00 (Ex GST) plus travel, accommodation costs.

Advertising costs are met by the Shire, expected to be around \$4,000.00.

Mike Fitzgerald's quote can be considered very reasonable especially considering it includes the comprehensive recruitment process as well as the cost of travel to Kondinin and accommodation, etc. It is noted that he was engaged in the last CEO recruitment.

**STATUTORY ENVIRONMENT**

Local Government Act 1995

**POLICY IMPLICATION**

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

**FINANCIAL IMPLICATIONS**

The 2017/18 budget provides funding for the CEO recruitment process.

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENT**

Simple majority

**RESOLUTION 3087**

Moved Cr Butler

Seconded Cr James

**THAT WALGA Recruitment Services be appointed to recruit the CEO position for the Shire of Kondinin at a cost of \$9,250.00 (excluding GST) plus travel, accommodation and advertising costs.**

**CARRIED 7/0**

**9.3.3 Wheatbelt South Aged Housing Alliance**

<b>Applicant:</b>	Shire of Kondinin
<b>Author:</b>	CEO
<b>Date:</b>	8 <sup>th</sup> September, 2017
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Provisional spreadsheet of funding over 2 years Agenda of WSAHA meeting of 12 <sup>th</sup> September 2017

**SUMMARY/COMMENT**

We have now had officially confirmed that Royalties for Regions funding for the Wheatbelt South Aged Housing Alliance Project has not been approved in the recent state budget and that the drafted Financial Assistance Agreement for the project will not be progressed.

Natalie Manton of Wickepin Shire, (lead Shire) has recommended that consideration be given by member Shires of the Wheatbelt South Aged Housing Alliance towards submitting a funding application to Regional Development Australia - Building Better Regions Funding for funding towards building the aged Independent Living Units previously proposed through the Wheatbelt Development Commission, (WDC). Similar to the WDC funding application, Council's will still be required to contribute financially towards the development cost, however such funding is not expected to impact the current budget but rather the 2018/19 and 2019/2020 budgets. Under the BBRF guidelines preliminary budgets indicate that the Shire of Kondinin would be required to contribute approximately \$260,000.00 towards the cost of the four aged units (two in Kondinin and two in Hyden), spread \$130,000 over a two year construction period. This figure includes a contingency cost of \$47,500 per year for price escalations. In addition, the Shire would also be required to contribute 'in kind' to provision of land \$100,000 and project costs of \$50,000.

The DCEO attended a meeting in Wickepin with members of the Wheatbelt South Aged Housing Alliance on 12<sup>th</sup> September to discuss the proposal of seeking further funding. It is to be noted that no actual funding round is open but is expected to be announced before the end of the year. There are extremely strict guidelines to be followed in seeking the funding and the WSAHA needs to be in a position to move quickly on submitting an application for funding. One of the main criteria is the necessity to have a cost/benefit analysis prepared and it was agreed at the meeting that quotes be sought from accredited companies to prepare the analysis. The cost of this analysis will come from the funds already contributed to the WSAHA for the project.

The next meeting of the WSAHA is to be held on 10<sup>th</sup> October when the quotes and more information should be to hand.

At this stage WSAHA is seeking support from the member Shires in continuing to seek further funding options to provide for the construction independent living units across member Shires.

**STATUTORY ENVIRONMENT**

Nil

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Council's financial contribution towards a successful Building Better Regions Fund application would be required in the 2018/19 and 2019/20 years and would not affect the current budget.

**STRATEGIC IMPLICATIONS**

**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

1.1.3 Develop infrastructure and support services to create the Shire as an ideal place to retire

**Our Actions**

.....

- Increase aged care accommodation options within the Shire, including extending Yeerakine Lodge and constructing additional independent living units at West Court Retirement Village (Kondinin) and Whispering Gums (Hyden), coupled with appropriate and complementary health, recreation and community services e.g. Senior Citizens Centre Home And Community Care (HACC), Silver Chain, Men's Shed
- Work collaboratively and form alliances with local organisations, service providers and neighbouring Shires to improve housing and health services and facilities across the Shire, particular for seniors

.....

**VOTING REQUIREMENT**

Simple Majority

**RESOLUTION 3088**

**Moved Cr Browning**

**Seconded Cr James**

**THAT Council support the Wheatbelt South Aged Housing Alliance investigating grant funding towards the construction of independent living units across member Shires from the Building Better Regions Fund (BBRF).**

**CARRIED 7/0**

**9.3.4 Container Deposit Scheme**

**Applicant:** Shire of Kondinin  
**Author:** CEO  
**Date:** 8<sup>th</sup> September, 2017

**Disclosure of Interest:** Nil

**SUMMARY / COMMENT:**

WALGA has advised that the state government has released a Discussion Paper on the Western Australian Container Deposit Scheme. The scheme is proposed to be implemented in early 2019.

WALGA is seeking Local Government feedback on the Discussion Paper, to inform a sector wide response and an advocacy strategy. WALGA has established a CDS Policy Forum, with representatives from Local Governments across the State. The Policy Forum will inform WALGA's input into the development and implementation of the Scheme. The state government has also established a Container Deposit Scheme Advisory Group, which includes representatives from the WALGA. WALGA staff will also be attending a number of zone meetings throughout October/November 2017, to gather Local Government feedback on the development and implementation of the Scheme.

The type of containers that are eligible for refund are soft drink cans and bottles, bottled water, flavoured milk drinks, beer and cider cans and bottles, spirit based mixed drinks, sports drinks and any beverage container between 150ml to 3L in size. The types of containers excluded are plain milk containers, flavoured milk containers over 1L, pure fruit or vegetable juice containers over 1L, glass wine and spirit containers, cordials and concentrated fruit and vegetable juices.

The refund amount is to be 10c and eligible containers will be marked accordingly.

**STATUTORY ENVIRONMENT**

Local Government Act 1995

**POLICY IMPLICATION**

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

**FINANCIAL IMPLICATIONS**

Unknown

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENT**

Simple majority

**RESOLUTION 3089**

**Moved Cr Browning**

**Seconded Cr Growden**

**THAT the CEO's report regarding the state government's Container Deposit Scheme due for implementation in early 2019, be received.**

**CARRIED 7/0**

**9.3.5 CEO's General and Project Status Report**

**1) Staff Matters**

We continue to negotiate the EBA and have reached agreement on all matters except the percentage pay increase over the three year EBA term. I have proposed a zero increase in 2017/18, CPI increase for 2018/19 and 2019/20. I expect the matter to be settled within one month.

**2) The Humps Standpipe Upgrade (nee King Rocks Dam Upgrade) – Department of Water**

**June 2017** – The DCEO had a teleconference with the Manager Rural Water Planning from the DoW and Ken Pearce from the Water Corporation on 9<sup>th</sup> 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 10<sup>th</sup> 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.

**August 2017** – the process has started with quotes being received for the proposed new tank, standpipe controller, pipeline and pump.

**September 2017** – All quotes for work have now been received and are with the Water Corp/DoWER for their consideration and approval.

**3) Aged Housing**

**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.

**August 2017** – The tender for the extension to Yeerakine Lodge was awarded to A Corp Construction Pty Ltd. The sand pad has been constructed and construction is due to commence within the next 2 weeks. 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.

**September 2017** – Some delay occurred in constructing/compacting the pad mainly due to rain which has now been remedied. A Corp has engaged KBS to lay the concrete pad and building construction will follow. The concrete pad has been completed and the timber wall frames are currently under construction in Perth. By the time of this meeting erection of the frames should have commenced. Based on the construction schedule construction is approximately 1 week ahead of schedule despite the initial holdups with the pad preparation. Expected project completion is June, 2018.

**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.

**August, 2017** – Good progress is being made by KBS with roof timbers installation almost complete. Doug Davey has advised that as he has accepted a full time MOW’s position with Meekatharra Shire he cannot act as Project Manager for this project. The CEO has been monitoring and project managing this project in Doug’s absence and will continue to do so until project completion.

**September, 2017** – Roof timber construction is now complete and we now await the colour bond roof installation.

**5) Integrated Plans**

**August, 2017** – Administration is currently undertaking a review of our integrated plans to ensure they reflect our anticipated activity over the next five years including our aged accommodation construction program, upgrades to sporting clubs, road construction program, plant replacement program, upgrade of town streets/drainage, Hyden & Karlgarin Centenary town site beautification projects, etc.

**September, 2017** – In progress

**6) Council Elections**

**September, 2017** – As reported in the July, 2017 Council meeting agenda, Local Government elections will be held on Saturday 21 October, 2017. Candidate nominations opened 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, if required. Necessary arrangements have been made with WALGA regarding bulk advertising of each step involved in the election, which gives cost savings to participating local governments. We have conducted 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.

**RESOLUTION 3090**

**Moved Cr Jones**

**Seconded Cr Lynch**

**THAT the CEO’s General and Project Status Report be received.**

**CARRIED 7/0**

**9.3.6 2017 Local Government Election**



**Name of Applicant:** Shire of Kondinin  
**Author:** John Read, Chief Executive Officer & Returning Officer  
**Declaration of Interest:** Nil  
**Date:** 18 September, 2017

**BACKGROUND / COMMENT:**

Seven (7) candidate nominations have been received for the Saturday, 21 October, 2017 Council election to fill the five (5) vacancies. Following a draw, pursuant to Local Government Regulation 30(4) and (5), candidate names appear on the ballot paper as follows:

Steven Jones  
 Allen Smoker  
 Susan Meeking  
 Richard Mouritz  
 Kyle Gleeson  
 Gerard Lynch  
 Paul Green

All necessary advertising has been carried out notifying the public of the election, polling places, etc.

**STATUTORY ENVIRONMENT**

Local Government Act, 1995; LG Regulation 30(4) & (5)

**POLICY IMPLICATION**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENT**

Simple majority

**RESOLUTION 3091**  
**Moved Cr Butler** **Seconded Cr Growden**  
**THAT the CEO’s report regarding the 2017 Council Election be received.**  
**CARRIED 7/0**

**9.4 MANAGER OF WORKS**

**9.4.1 GENERAL**

**Construction Crew**

We have now completed the Hyden Norseman Road, in which we have achieved approximately 8km of gravel sheeting, we would have achieved a little more however rain and staff issues were a factor. Given this we have now moved to Scrivener Rd and are trying to get through this before we start our RRG works. I hope to start East Hyden Bin Road on or around the 26<sup>th</sup> of September which will be full construction and primer seals. From there we will move to Mt Walker Rd to carry out the same type of work as East Hyden Bin Road. This work should take the construction crew through to Xmas.

**Kondinin and Hyden Town Sites**

We now have a concept design for Kondinin, after meeting again with Dale from Proform there is certainly some challenges that lay ahead of us, especially with the drainage areas being so flat. We expect an actual design in about another 3 weeks, so planning and construction can start.

**Plant Repairs**

- |                            |   |                   |
|----------------------------|---|-------------------|
| • KN 67 – New cutting edge | • KN 59 – Replace heater control (Water Tanker) | • KN 63 – Service |
| • KN 89 - Service          | • KN 56 - Service                               | • KN 69 – Service |
| • KN 61 – Service          |   | • KN 70 - Service |

**Maintenance Grading**

Roads to receive grading are:

- |                |          |         |
|----------------|----------|---------|
| • Nambadilling | • Gibson | • Whyte |
|----------------|----------|---------|

- Tolland
- Billericay
- Karlgarin Lake
- Roe
- Worland
- Bending
- Narembeen South
- Greay
- McDonald
- Notting Karlgarin
- Camel Peak
- Forbes

**Maintenance**

Some culvert repairs have been undertaken around the shire and also some guide post works.

**Parks and Gardens**

Councillors may have noticed the results of a slashing program around the town in recent weeks. We have hired a mulcher that can mow down grass and small branches. We have hired this machine not only to tidy up prior to the Centenary for the Kondinin School, but also to get the town and surrounding areas looking good for the long term. Once finished in Kondinin we will move over to Hyden and do the same.

The back of the Bowling club is now complete and it is a credit to all involved and I'm sure a precedent has been set for any future works like this within the Shire, especially the recent plans received for Hyden.

Entry statements have had upgrades along with other areas of Kondinin.

**Entry Signs**

As requested at the last meeting please see attached different ideas and cost for the entry statement signs to replace the old pale yellow signs around the shire, especially on the main entry points. I have also given some other examples of other shires for discussion.

**Staff**

Gary Valenta is presently on Workers Comp and there has been no set date on his return. We have employed a casual grader operator (Final Trim) for 2 months starting on the 18<sup>th</sup> of September. Gary has a Doctors certificate until the 29<sup>th</sup> of September, and by the general consensus he will not be back at work until at least Mid-October.

**9.4.2 PLANT REPORT**

Rego	Make	User	Year	Begin Hrs/Km	Finish Hrs/Km	Comments
0 KN	Toyota - Prado GLX	CEO	2016	26,095	30,034	
KN 0	Holden Trailblazer	DCEO	2016	22,232	26,088	
KN 04	Subaru Outback	MOF	2017	7,230	12,384	
KN 52	Subaru Forester	Doctor	2016			
KN 54	Subaru Forester	MOW	2016	7,320	12,370	
KN 51	Holden Rodeo - Dual Cab	Mick Pratzky	2007	162,006	163,744	
KN 55	Colorado	Brian Lucas	2013	99,751	101,643	
KN 56	Toyota Hilux	P&G Kondinin	2012	178,540	181,349	
KN 58	Prime Mover	Paul Chambers	2016	36,301	40,013	
KN 62	Prime Mover	Vacant	2016	21,232	24,299	
KN 77	Prime Mover	Eric Krakour	2016	28,032	33,331	
KN 61	Nissan Navara Single Cab	Dave Halliday	2013	95,374	97,242	
KN 57	Isuzu - Tray Top - Mtce Truck		2015	66,683	69,260	
KN 60	Isuzu - Tray Top - Dual Cab		2016	54,763	59,260	
KN 89	Isuzu - Tray Top - Dual Cab		2016	18,387	21,264	
KN 63	Isuzu - Tray Top	David Symcox	2001	233,841	234,866	
KN 73	Isuzu - Tray Top	Kondinin	2011	153,660	154,603	
KN 64	John Deere 670G - Grader	Gary Valenta	2015	1202	1314	
KN 65	John Deere 670G - Grader	Brian Lucas	2011	6,533	6,631	
KN 66	John Deere 670G - Grader	Dave Halliday	2013	6,238	6,280	
KN 67	Volvo L90F - Loader		2012	4,527	4,615	
KN 68	Volvo - Loader		1998	11,387	11,437	
KN 69	Massey Ferguson-Tractor	David Symcox	1999	3,640	3,661	
KN 70	Case - Tractor	Kondinin	2003	1,885	1,885	

KN 71	John Deere - Backhoe		1992			
KN3031	Toro - Ride on Mower	Reel Mower	2015			
KN72	Bomag - Road Roller	Construction	2015	1003	1050	
KN78	Hamm - Vibe Road Roller		2003	8,268	8,328	
KN 76	Toro - Ride on Mower	Kondinin/Hyden	2009	2,104	2,118	
KN123	JCB Backhoe	Kondinin	2014	1042	1108	
KN 112	John Deere - Ride on Mower	Kondinin	2006	1,172	1,179	
KN 79	Toyota - Community Bus		2008	126,027	126,613	
KN 59	Water Truck		2016			
KN 93	Toyota – Community Bus	Hyden	2017	20,617		

**RESOLUTION 3092**  
**Moved Cr Browning** **Seconded Cr Growden**  
**That the Works Manager's Report be received.**  
**CARRIED 7/0**

**9.5 ENVIRONMENTAL HEALTH OFFICER**

Lauren Pitman ROEHealth has assisted with Food Reporting and Public Water Testing from Corrigin in the interim before a newly appointed ROE EHO begins work.

**FOR INFORMATION ONLY**

**9.6 BUILDING SURVEYOR'S REPORT – AUGUST 2017**

Building permits were issued for the following:

1. 3 X UNITS -27 SMITH LOOP HYDEN
2. BUS SHELTER 1 CLAYTON RD HYDEN
3. EXTENSION TO YEERAKINE LODGE – 130 GRAHAM ST KONDININ.

**FOR INFORMATION ONLY**

**9.7 SWIMMING POOL REPORT**

Wayne Dicker-Lee returned to work on the 7<sup>th</sup> August and recommenced his maintenance program for the upcoming season.

There is a considerable number of items that require attention and some that the maintenance department have outstanding. Hopefully they can be finished before the pool opens. The auto dosing unit has been updated and is working well. New signage has been put up to conform to RLSS best practice. The pool facility audit is every 3 years and due in January 2018. When I first took over as manager 8 years ago the pool scored 42%, I am now at 96% and may be able to crack the big one hundred next audit. The Lap Pool was repainted at the end of last season and looks good. I am preparing the baby pool at the moment for its yearly coat of paint. I attended the yearly LIWA conference in Fremantle and this year's focus was on lifeguard management, there was a keynote speaker from Arizona in the US and could not believe some regional pools including HYDEN have only one person managing the facility. The facilities in the US have a minimum 4 lifeguards on duty at any one time. LIWA and RLSS are looking at changing the ratio from 1 lifeguard per 100 patrons to 1:50. I don't know how this will work at regional pools? I also completed my lifeguard requalification while in Fremantle.

**FOR INFORMATION ONLY**

**9.8 RANGER ACTIVITY AND BUILDING MAINTENANCE REPORT – AUGUST 2017**

- General Maintenance**
- 46 Graham Street Kondinin
  - Hyden Youth Base
  - Hyden Sports Pavilion
  - Hyden Golf club
  - Yeerakine Lodge Site
  - Kondinin Art Centre

- Kondinin Caravan park along with Chalets
- Kondinin Sports Pavilion
- Hyden Tennis Club
- Kondinin Works Depot
- Wave Rock Toilet Block Refurbishment
- Erect Town Banners Graham St
- Kondinin Public Toilet Block
- Kondinin Town Hall

**Ranger Activity**

- Verbal warnings regarding dogs not on a leash
- Verbal warnings for illegal camping in and around Wave Rock and Hyden town site.
- Patrols and Liaising with the public on matters related to dogs and complaints
- Nuisance Dog complaint in Kondinin (Jones Street) owner happy to assist with dog anti bark collar tryout that appears successful
- Walk trails at Humps clear fallen tree
- Place cat traps

Eagle pair sighted at McCanns Rock

**FOR INFORMATION ONLY**

**10. BUSINESS OF AN URGENT NATURE**

**11. CLOSURE**

Being no further business the Shire Deputy President thanked Councillors and Staff for their attendance and declared the meeting closed at 5:54pm.