

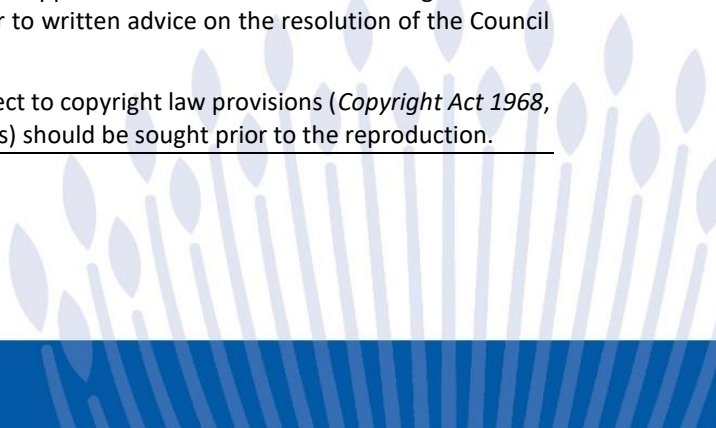
Strategic Planning Committee Meeting

Minutes | 11th April 2023

Disclaimer

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CONTENTS

ITEM 1	OPENING & ANNOUNCEMENTS	3
ITEM 2	ATTENDANCE AND APOLOGIES	3
ITEM 3	DEPUTATIONS/PRESENTATIONS/SUBMISSIONS/PETITIONS	3
ITEM 4	DECLARATIONS OF INTEREST	4
ITEM 5	CONFIRMATION OF MINUTES AND BUSINESS ARISING	5
5.1	Confirmation of Minutes: Strategic Planning Committee Meeting – 14 February 2023.....	5
	BUSINESS ARISING	5
ITEM 6	PROJECTS	6
6.1	Edwards Way Vacant Block Strategy.....	6
6.2	Electric Vehicle Charging Station Update.....	13
ITEM 7	EMERGING ISSUES/LATE ITEMS	17
ITEM 8	NEXT MEETING DATE.....	19
ITEM 9	CLOSURE	19

SHIRE OF QUAIRADING

Strategic Planning Committee Meeting

The Strategic Planning Committee Meeting minutes of meeting held on 11th April 2023 commencing at 4.59pm.

ITEM 1 OPENING & ANNOUNCEMENTS

The Chairperson opened the Meeting at 4.59 pm.

“Before we start our meeting, I would like to acknowledge that we are meeting on Noongar/Ballardong land. We pay respect to the original custodians of the land...past, present and future. I welcome you all here today for this meeting.”

ITEM 2 ATTENDANCE AND APOLOGIES

Councillors

Cr JR Hippisley	Chairperson
Cr PD Smith	Shire President
Cr TJ Stacey	Deputy Shire President
Cr E Cheang	
Cr BR Cowcill	
Cr JN Haythornthwaite	
Cr JC Hayes	

Council Officers

Ms NJ Gibbs	Chief Executive Officer
Ms NJ Ness	Executive Manager, Economic Development
Ms T Brown	Acting Executive Manager, Corporate Services
Ms SC Caporn	Executive Manager, Works & Services
Ms BJ Hadlow	Executive Officer

Observer/Visitor

Nil

Apologies

Nil

Leave of Absence Previously Granted

Nil

ITEM 3 DEPUTATIONS/PRESENTATIONS/SUBMISSIONS/PETITIONS

Nil

ITEM 4 DECLARATIONS OF INTEREST

Nil

UNCONFIRMED

ITEM 5 CONFIRMATION OF MINUTES AND BUSINESS ARISING

5.1 Confirmation of Minutes: Strategic Planning Committee Meeting – 14 February 2023

COMMITTEE RESOLUTION: SPC 016-22/23

Moved: Cr JC Hayes

Seconded: Cr TJ Stacey

That the minutes of the Strategic Planning Committee Meeting held on the 14 February 2023 be confirmed as a true and accurate record.

CARRIED 7/0

The minutes for the Strategic Planning Committee Meeting were provided to Council under separate cover. The minutes can be found out www.quairading.wa.gov.au.

BUSINESS ARISING

Nil.

ITEM 6 PROJECTS**6.1 Edwards Way Vacant Block Strategy****Responsible Officer** Nicole Gibbs, Chief Executive Officer**Reporting Officer** Britt Hadlow, Executive Officer**Attachments** 1. Cuneata Rise Advertising Prospectus [↓](#) **Voting Requirements** Simple Majority**Disclosure of Interest** Reporting Officer: Nil.

Responsible Officer: Nil.

MOVER NIL

That the Strategic Planning Committee recommend to Council, that Council:

1. Endorse the advertising prospectus for Cuneata Rise.
2. Endorse the proposal to sell the lots for one dollar with a three-year construction period caveat on the build.

MOTION LAPSED**IN BRIEF**

Council has had 12 residential blocks for sale on Edwards Way/Reid Street for over 20 years. There has been Council discussion on innovative ways to generate interest in the blocks.

The lots have been on sale from between \$30,000 to \$45,000 for over 10 years. There has been no interest in the lots from buyers. Local real estate agents have advised with certainty that the lots will not sell for the current price because construction is cost-prohibitive in Quairading.

Council officers have developed a new advertising prospectus and strategy for the Edwards Way Residential Lots.

Dovetailing off the enormous success of the “search for a doctor” media campaign, officers propose a similar media campaign, the interest being generated by selling the lots for one dollar with a three year construction caveat.

MATTER FOR CONSIDERATION

That Council considers:

1. Endorsing the advertising prospectus for Cuneata Rise.
2. Endorsing the proposal to sell the lots for one dollar with a three-year construction period caveat on the build.

BACKGROUND

Council has 12 residential blocks for sale on Edwards Way/Reid Street for over 20 years, with minimal to no interest from the community or otherwise in purchasing a block. The lot locations are:

LOT	STREET NO.	AREA	SALE PRICE (EXC GST)
304	2 Edwards Way	1065	\$30,000
303	4 Edwards Way	1061	\$30,000
302	6 Edwards Way	1091	\$30,000
301	8 Edwards Way	1088	\$30,000
325	1 Edwards Way	1082	\$45,120
324	3 Edwards Way	1070	\$45,120
323	5 Edwards Way	1069	\$45,120
321	9 Edwards Way	1069	\$45,120
328	11 Edwards Way	1048	\$47,040
305	15 Reid Street	1084	\$46,080
326	19 Reid Street	1202	\$45,120
327	21 Reid Street	1127	\$43,200

It is a priority for Council officers to find new and innovative ways to generate interest in the blocks in a bid to finally sell them. The first step was to remove the local law restrictions that applied to the lots in terms of the type of build that could be constructed. Adherence to the pre-existing local law resulted in the cost of construction exceeding the total value of the property after construction was complete. This made purchase of one of the blocks unappealing to potential buyers. The local law has now been replaced by the provisions in Local Planning Scheme No. 03.

A search on www.realestate.com shows that Quairading houses in town sell from anywhere between \$195,000 - \$350,000 for a 3x1 or 3x2.

Recent research into building a house on one of the lots indicates that building a decent 3x2 or 4x2, even using modular housing, would cost \$400,000 - \$450,000. Adding the cost of the land onto this price makes selling the lots even more difficult.

There are vacant lots in surrounding towns which are of a similar value so Council needs to find a way to be competitive with these towns.

Council officers have now developed a new advertising prospectus (Attachment [1]). The prospectus will be promoted using social media analytics (where the advertisement will target specific people based on the kind of words they are searching on social media or Google) and through Mr Michael Southwell. Mr Southwell was responsible for the success of the doctor recruitment campaign.

Council has committed to bringing new residents and businesses to town, and so selling these blocks should be a high priority. New builds create more housing which brings more people.

Officers are proposing selling the lots for one dollar each with a caveat that the build must be complete within three years. This is not a new idea or new model:

“The City of New York has a tradition of selling unused property for one dollar to incentivize development, encourage non-profit developers to apply for the lots, and free the city of maintenance costs. Developers are required to submit specific housing plans for the property and need to show that they have the funds to execute.”

Both Mingenew and Bruce Rock have already implemented the same model to great success.

If the land can be sold and houses built, new people will come to town. This will help boost the economy for local businesses, increase rates income, improve health services, populate the school and childcare centre, increase new potential volunteers (to avoid volunteer burnout) and increase the number of employable people.

If nothing is done, these blocks will continue to remain unsold and on the market.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

ALIGNMENT WITH STRATEGIC PRIORITIES

3.3 Built Environment: Improvements to building infrastructure including our sport and recreation facilities, residential and service delivery facilities following considered cost benefit analysis models and venue management plans

5.1 Governance & Leadership: Shire communication is consistent, engaging and responsive

CONSULTATION

Shire Bruce Rock and Shire of Mingenew.

RISK MANAGEMENT PRIORITIES

This report addresses the following identified Strategic Risk Management Priorities:

The resale value/return on investment for local properties remains low.

Skills/qualifications shortage across the Shire.

Low employee retention increases recruitment costs, decreases employee morale and decreases Shire reputation.

Asset Management Plan is non-compliant due to aging assets and increasing costs.

RISK ASSESSMENT

	Risk Rating
Financial	Low <i>The lots have been on sale for years without interest. The financial implications are only positive for the reasons detailed above.</i>
Health	N/A
Reputation	High <i>The residential blocks have been sitting vacant for many years which does not look good for Council. It is important for the community to see growth in the area.</i> <i>Building houses has the potential to bring new people to town through staff. It also means Council will be able to sell off any old houses that are costing a lot of money to maintain.</i>
Operations	Low
Natural Environment	N/A

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Critical
Rare	LOW Accept the risk Routine management	LOW Accept the risk Routine management	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review
Unlikely	LOW Accept the risk Routine management	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review
Possible	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review	HIGH Quarterly senior management review
Likely	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review	HIGH Quarterly senior management review	EXTREME Monthly senior management review
Almost certain	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review	EXTREME Monthly senior management review	EXTREME Monthly senior management review

COMMENT

Nil.

COMMENTS AFFECTING COMMITTEE DECISION

The general consensus from Council was that an innovative way to sell the blocks needs to be considered.

Some ideas that Council requested further investigation on are:

1. To hold an auction to auction off blocks.
2. Raffle the blocks.
3. Tender where buyers set the price for the blocks.

This motion lapsed due to further research being required into the potential ways to sell the lots.



CUNEATA RISE

QUAIRADING, WA



Residential Lots
FOR SALE



FROM \$1.00

EDWARDS WAY, QUAIRADING WA

LAND FEATURES

- ✓ LARGE BLOCKS 1000M² +
- ✓ FULLY SERVICED
- ✓ PREMIUM HILL TOP LOCATION
- ✓ FLEXIBLE BUILDING CODE
- ✓ 3 YEARS TO BUILD
- ✓ HOUSE & LAND PACKAGES AVAILABLE

Contact Nicole Gibbs 0429 451 001 | nicole.gibbs@quairading.wa.gov.au



CUNEATA RISE
QUAIRADING, WA



AT A GLANCE *Quairading*

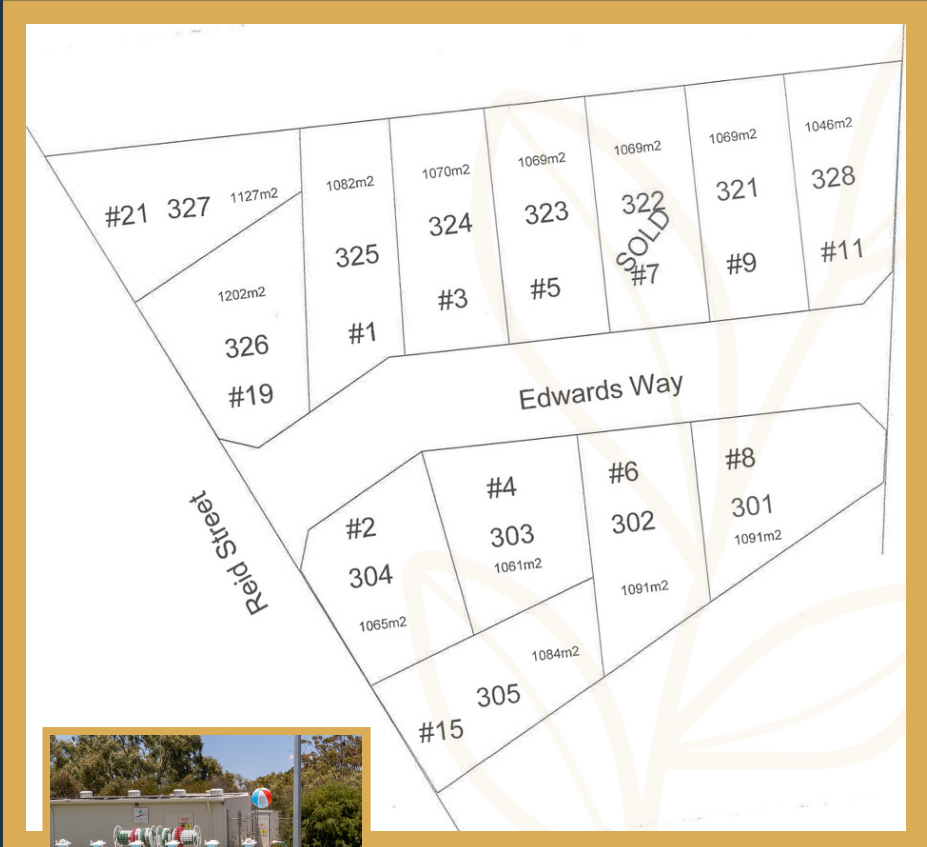
Lead a relaxed and stress-free lifestyle while being on the doorstep to the best of the Wheatbelt!

Quairading is a beautiful town nestled in the Wheatbelt of Western Australia, just 1.5 hours drive from Perth on the York-Merredin Road.

We are a farming community producing cereal and grain crops, sandalwood plantation, wool, sheep and cattle, supported by rural service industries.

Our vibrant community provides a variety of volunteer-run cultural, sporting and social activities. We're known for being a friendly and welcoming town.

- Early childhood education center
- District high school
- Community Park & Playground
- Nature Reserve and walk trails
- District hospital & Medical Practice
- Excellent shopping
- Agricultural retail
- Sports ground (football, hockey, cricket, tennis, basketball, netball)
- 18-hole golf course
- Town Hall (community theatre, events, badminton, seniors fitness)
- Arts center and community gym
- Aquatic center
- New Caravan Park and cabins
- Vintage Machinery Club



9645 2400



SHIRE@QUAIRADING.WA.GOV.AU



WWW.QUAIRADING.WA.GOV.AU



@SHIREOFQUAIRADING

6.2 Electric Vehicle Charging Station Update**Responsible Officer** Nicole Gibbs, Chief Executive Officer**Reporting Officer** Jen Green, Grants & Projects Officer**Attachments** Nil**Voting Requirements** Simple Majority**Disclosure of Interest** Reporting Officer: Nil
Responsible Officer: Nil**MOVER NIL**

That the Strategic Planning Committee recommend to Council:

1. To endorse Council officers applying for grant funding, for the supply of 1x electrical vehicle charger: Ocular IQ Dual Port Tower through the Charge Up Workplace Grants Program.
2. To include an amount of \$7572.50 in the 2023/24 budget to fund 50% of the total cost of the electrical vehicle charger.

MOTION LAPSED**IN BRIEF**

- The Grants Team were asked by Council to investigate the purchase and installation of electric vehicle (EV) charging infrastructure within the town site.
- A proposal and quotes were prepared for an ultra-fast charging station, detailing the preferred infrastructure option and the upfront and ongoing project costs and presented at the April 2022 and August 2022 Strategic Planning Committee meetings.
- At the August Ordinary Council Meeting, Council resolved to not proceed with implementing an electric vehicle charging station due to a lack of rate payer support, unsatisfactory cost-benefit analysis of installation at Council's preferred locations and no external funding opportunity for the project.

MATTER FOR CONSIDERATION

That the Strategic Planning Committee consider recommending to Council:

1. To endorse Council officers applying for grant funding, for the supply of 1x electrical vehicle charger: Ocular IQ Dual Port Tower.
2. To include an amount of \$7572.50 in the 2023/24 budget to fund 50% of the total cost of the electrical vehicle charger.

BACKGROUND

In February 2023, the WA Government launched the *Charge Up Workplace Grants Program*. The program is encouraging the spread of electric vehicle chargers by co-funding about 50% of their cost with \$15 million of grants. The program seeks to make it easier and cost effective for small to medium enterprises, not-for-profit organisations, and local government authorities to install EV charging equipment at the workplace.

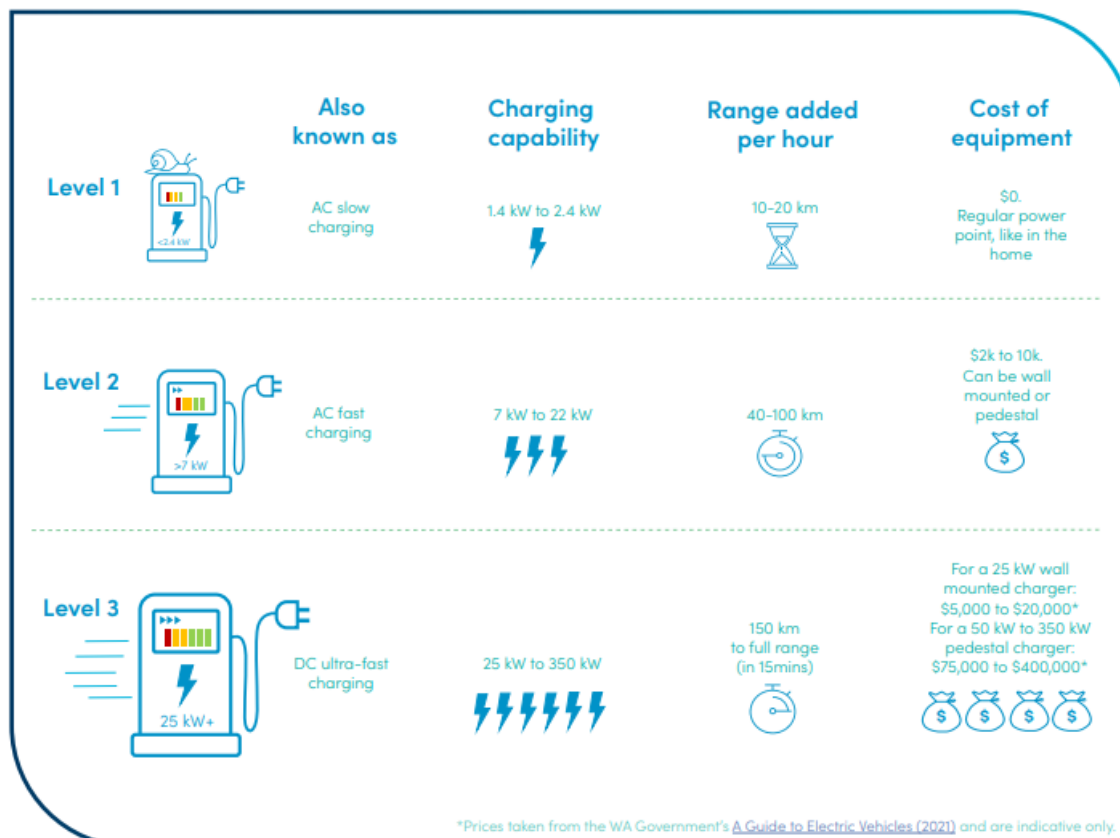
Across the series of funding rounds, organisations can apply for co-funding of EV chargers with a capacity of 7 kilowatts (kW) or greater. The funding scope includes contributions toward the purchase cost of the chargers, as well as installation and software costs. Level 2 chargers (7 kW to 22kW) and the associated costs for installation and software will be funded in Round 1. Subsequent funding rounds will consider higher value grants and allow for co-funding of the more expensive level 3 ultra-fast chargers. Applications will undergo a more detailed assessment process and are expected to be subject to a formal funding agreement.

A quote for a 7kW dual Electric Vehicle Charger has been sought and grant funding will be applied for before the closing date of 12th May 2023. Please see table below for a summary of the differences between charger types. A 22kw Fast Charger like the one quoted will add about 40-100km of range to an EV per hour of charging and is the fastest charger available in this round of funding.

Previously, Council had been looking at Ultra-Fast Charging stations where the price goes up significantly (\$50k plus). Although these chargers supply 150km of range in 15 minutes, the overall cost wasn't viewed favourably by Council. Ultra-Fast charging stations will be funded (50%) in Round 3 (date for this funding round has not been released).

The location can be at a location owned by the Shire, Option 1 being the CRC Car Park (preferred), Option 2 being outside the Shire Administration Building.

TYPES OF CHARGERS (Level 2 covered by current funding round)



STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Asset Management Policy

FINANCIAL IMPLICATIONS**PROJECT BUDGET (2023/24 BUDGET)**

SUPPLIER	INFRASTRUCTURE	COST	INSTALLATION	TOTAL COST
EVSE	Ocular IQ Dual Port Tower 2 x 22 kW	\$10,145.00	\$5000.00	\$15,145.00

Approximate cost to Council if grant funding successful (50% of costs) - \$7572.50.

ALIGNMENT WITH STRATEGIC PRIORITIES

- 3.3 Built Environment:** Improvements to building infrastructure including our sport and recreation facilities, residential and service delivery facilities following considered cost benefit analysis models and venue management plans
- 4.3 Natural Environment:** Demonstrate sustainable practices of water, energy and waste management
- 5.2 Governance & Leadership:** Forward planning and implementation of plans to determine Strategic Plan and service levels
- 5.3 Governance & Leadership:** Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community

CONSULTATION

This item has been on Council's agenda for some time.

RISK MANAGEMENT PRIORITIES

This report addresses the following identified Strategic Risk Management Priorities:

Uncertainty of Quairading's long-term future results in the further attenuation and closure of local businesses.

RISK ASSESSMENT

	Option 1
Financial	Low <i>As grant funding is available to cover 50% of the cost of the charging station and installation, Council only needs to budget \$7572.50 in the next financial year. If Council agree to budget for this amount, there is minimal financial risk</i>
Health	N/A

Reputation	<p>High</p> <p><i>If Council doesn't apply for this funding and don't installing an EV charger, Council risk missing out on potential visitors and tourists, or people choosing to move to town, if there is no charging station.</i></p> <p><i>Having an EV charger also shows the community the Shire's commitment to reducing its carbon footprint and addressing climate change.</i></p>
Operations	<p>Low</p> <p><i>The infrastructure will be included in the Asset Management Plan to ensure it is appropriately maintained, but the grant application and maintaining of the infrastructure is not outside of employee's scope of work.</i></p>
Natural Environment	<p>Low</p> <p><i>A reduction in carbon footprint is beneficial to the natural environment.</i></p>

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Critical
Rare	LOW Accept the risk Routine management	LOW Accept the risk Routine management	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review
Unlikely	LOW Accept the risk Routine management	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review
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Almost certain	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review	EXTREME Monthly senior management review	EXTREME Monthly senior management review

COMMENT

Nil.

COMMENTS AFFECTING COMMITTEE DECISION

The motion lapsed as the motion was not clear as to what the Strategic Planning Committee was recommending to Council. There appears to be a typographical error in the motion.

ITEM 7 EMERGING ISSUES/LATE ITEMS**Raised by Cr Hippisley**

Council discussed the necessity and format of Strategic Planning Committee and the associated meetings.

The Shire of Quairading Strategic Planning Committee was established to provide strategic advice to Council, in accord with specified Terms of Reference. While Cr Hippisley considered this Committee had been useful to Councillors for a spectrum of reasons over the years, the formal mechanism of a Council Committee meant:

- Councillors were hindered in terms of informal strategising, innovation and discussion;
- Councillors could not initiate, present or champion projects without the formal support of Council; and
- Officers were spending onerous amounts of time writing agenda papers for back to back meetings, rather than performing the work attached to the agenda papers. There were only four staff members available to work on agenda item projects that are not a part of core business.

Cr Hippisley proposed abolition of the Strategic Planning Committee and the establishment of a less formal Concepts Forum. A Concepts Forum is an informal meeting that allows Elected Members and officers to discuss ideas and strategic issues in an informal setting. The Concepts Forum could either directly replace the current Information Session or replace the times allotted for the abolished Strategic Planning Committee.

There was hesitation to formally abolish the Strategic Planning Committee without first piloting the Concepts Forum.

It was noted that the removal of the SPC meetings would result in a loss of remuneration for Elected Members for that Committee Meeting.

COMMITTEE RESOLUTION: SPC 017-22/23

Moved: Cr JC Hayes

Seconded: Cr JN Haythornthwaite

That the Strategic Planning Committee recommend to Council:

1. To hold concept forums after the Ordinary Council meetings in April, May and June 2023.
2. That Council foreshadow a possible resolution to abolish the Strategic Planning Committee subject to any legislative requirements at the July 2023 Ordinary Council meeting.

CARRIED 7/0

Raised by Cr Smith

Cr Smith said Council currently do not have any meeting procedures or local laws pertaining to meeting procedures. When the local government reform is enacted, this will be a requirement.

COMMITTEE RESOLUTION: SPC 018-22/23

Moved: Cr PD Smith

Seconded: Cr JN Haythornthwaite

The Strategic Planning Committee recommend to Council to move officers presenting options for meeting procedures/a relevant local laws at the next available Council meeting.

CARRIED 7/0

Raised by Cr Haythornthwaite

Cr Haythornthwaite requested an update on the Medical Practice doctor recruitment.

The CEO provided a confidential update.

UNCONFIRMED

ITEM 8 NEXT MEETING DATE

The next Strategic Planning Committee Meeting is scheduled to take place on Tuesday 8 August 2023 commencing at 5.00pm in the Council Chambers, 10 Jennaberring Road, Quairading, WA.

ITEM 9 CLOSURE

There being no further business, the Chairperson closed the Meeting at 6.25 pm.

UNCONFIRMED