

# Strategic Planning Committee Meeting

Minutes | 14th February 2023

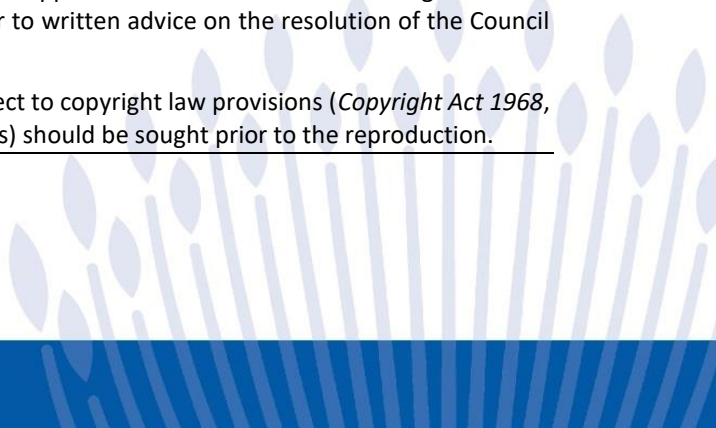
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## SHIRE OF QUAIRADING

### Strategic Planning Committee Meeting

The Strategic Planning Committee Meeting minutes of meeting held on 14th February 2023 commencing at 5.00pm.

#### ITEM 1 OPENING & ANNOUNCEMENTS

The Chairperson opened the meeting at 5.00 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 JN Haythornthwaite	
Cr E Cheang	
Cr JC Hayes	

##### Council Officers

Ms NJ Gibbs	Chief Executive Officer
Ms SC Caporn	Executive Manager, Works & Services
Ms LM Horton	Executive Manager, Corporate Services
Ms NJ Ness	Executive Manager, Economic Development
Ms BJ Hadlow	Executive Officer

##### Observer/Visitor

Nil.

##### Apologies

Cr BR Cowcill

##### Leave of Absence Previously Granted

Cr BR Cowcill

#### ITEM 3 DEPUTATIONS/PRESENTATIONS/SUBMISSIONS/PETITIONS

Nil.

**ITEM 4      DECLARATIONS OF INTEREST**

Nil.



**ITEM 5 CONFIRMATION OF MINUTES AND BUSINESS ARISING**

**5.1 Confirmation of Minutes: Strategic Planning Committee Meeting – 11 October 2022**

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**COMMITTEE RESOLUTION: SPC 009-22/23**

Moved: Cr JC Hayes

Seconded: Cr TJ Stacey

That the minutes of the Strategic Planning Committee Meeting held on the 11 October 2022 be confirmed as a true and accurate record.

**CARRIED 6/0**

**BUSINESS ARISING**

Nil.

**ITEM 6      PROJECTS****6.1            Light Industrial Area****Responsible Officer**      Nicole Gibbs, Chief Executive Officer**Reporting Officer**        Nicole Gibbs, Chief Executive Officer**Attachments**              Nil**Voting Requirements**    Simple Majority**Disclosure of Interest**   Reporting Officer: Nil.  
Responsible Officer: Nil.

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**COMMITTEE RESOLUTION: SPC 010-22/23**

Moved:      Cr JN Haythornthwaite

Seconded: Cr JC Hayes

For the Strategic Planning Committee to recommend to Council to note the sale of Lot 97 and Lot 98 (previously Lot 4 and Lot 5), Winmar Road for a cost of \$70,000 for both.

**CARRIED 6/0****IN BRIEF**

In February 2021 Council moved a motion to commence Stage 1 development of blocks in the light industrial area. Stage 1 comprised of two lots. The Council motion assumed that officers would be able to source external funding to complete Stage 2 of the development. Stage 2 of the development comprised of four lots.

The CEO had been in negotiation with a potential buyer for Stage 1 who has walked away from the negotiation after a straightforward cost-benefit analysis. The Shire then recommenced advertising the sites.

The cost of completing the Stage 2 is \$590,810. Development WA has confirmed that the 10-year program for funding light industrial areas has concluded, and the State is now focused on funding residential developments.

In December 2022 the CEO sold Lot 97 and Lot 98 (previously Lot 4 and Lot 5), Winmar Road for a cost of \$70,000 for both. As a part of the negotiation process the CEO insisted on halving settlement time (six months to three months) and inserting a caveat requiring the development and build to be complete within two years.

**MATTER FOR CONSIDERATION**

For Council to note the sale of Lot 97 and Lot 98 (previously Lot 4 and Lot 5), Winmar Road for a cost of \$70,000 for both.

**BACKGROUND**

On the 30 June 2022 Council passed the following motion:

1. *Council note the information provided to the Audit & Risk Committee.*
2. *Council provide authority to the CEO to negotiate a purchase price for the 2x Light Industrial Blocks for price ranging between \$35,000 - \$40,000 with the guideline of \$40,000 per lot or \$70,000 for two.*

Stage 1 of the development is complete, with two lots available for sale. There was interest in the two developed blocks but the sale fell through after the interested party conducted a cost-benefit analysis and discovered that he would be at a financial disadvantage if he purchased the blocks.

On 09 February 2021 Council adopted the following motion:

1. *“That Council proceed with Stage 1 of the Light Industry Area subdivision with the development of two (2) lots and the mains power substation at a projected total cost of \$714,023 (including costs to date)*
2. *The project be staged over the 2020/2021 and 2021/2022 financial years.*
3. *That Council research external grant opportunities for the funding of the development of Stage 2 of the subdivision.”*

The proposed Stage 2 subdivision would see the creation of four lots, with four of these lots becoming new light industrial lots and the sixth lot remaining as a Reserve for Recreation to be maintained as an information area, toilet block and potential truck parking area.

On 08 August 2022, the CEO received correspondence from Porter Consulting Engineers (via Development WA) confirming the development costs for Stage 2 of the light industrial area are \$590,810.

The CEO has been in discussion with Development WA to ascertain whether there is an avenue to obtain part or all of the funding required to complete the project from the State. Development WA attempted to find an avenue but was unsuccessful. The State has moved on to funding residential developments.

In December 2022 the CEO sold Lot 97 and Lot 98 (previously Lot 4 and Lot 5), Winmar Road for \$70,000 for both.

**STATUTORY ENVIRONMENT**

*Local Government Act 1995*

*Planning and Development Act 2005*

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

The financial implications are significant with the estimated cost to complete Stage 2 development being \$590,810.

## ALIGNMENT WITH STRATEGIC PRIORITIES

- 2.1 Economy:** Promote the Economic and Business Growth Strategy for current businesses and the sustainable attraction of new industry (Small Business Friendly Local Government and Action Plan)
- 2.3 Economy:** Shire engages stakeholders and partners to help capture local economic development initiatives
- 5.3 Governance & Leadership:** Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community

## CONSULTATION

Porter Engineers

Joe Douglas (Town Planner)

Development WA

Wheatbelt Development Commission

Regional Development Australia

Potential buyers

## 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	High <i>The financial implications are significant and decision-making must be relevant, informed and considered once all options and recommendations are tabled. At this juncture, approximately \$850,000 has been expended with an additional \$590,810 required to complete the project. There is currently no external grant funding available and it is unlikely that any will become available.</i> <i>If Stage 2 of the development is to be completed, the blocks are only worth between \$25,000 - \$45,000.</i>
Health	N/A
Reputation	High <i>To date 100% of the project has been funded internally by the Shire with no contribution from external funding sources.</i>
Operations	Low <i>There is little to no impact on Shire operations.</i>
Natural Environment	N/A

	Consequence				
Likelihood	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.

## 6.2 Edwards Way Development

**Responsible Officer** Nicole Gibbs, Chief Executive Officer

**Reporting Officer** Nicole Gibbs, Chief Executive Officer

**Attachments**

1. Floor Plan & Quote - Angelina
2. Floor Plan & Quote - Manta
3. The Blackwood Floor Plan
4. The Swan Floor Plan
5. The Canning Floor Plan
6. The Enterprise Floor Plan
7. Sales Elements Specifications

**Voting Requirements** Simple Majority

**Disclosure of Interest** Reporting Officer: Nil.  
Responsible Officer: Nil.

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### COMMITTEE RESOLUTION: SPC 011-22/23

Moved: Cr TJ Stacey

Seconded: Cr PD Smith

That the Strategic Planning Committee recommend to Council:

1. That Council note the restrictions on the quality and quantity of a house using a capped budget of \$350,000.
2. That the CEO is afforded delegation in the selection of the lot on Edwards Way used for the housing construction.

**CARRIED 6/0**

### IN BRIEF

Council have made a commitment of bringing new people and business to town. Currently there are residential blocks that were developed at Edwards Way, which have been for sale for 20 years with little to no interest in them.

At the December Ordinary meeting Council endorsed the build of a new home at Lot 5 Edwards Way. The Executive Management Team has discussed the best options for the house to build and location for the house and decided that Lot 1 would be more appropriate so not to disturb the resident already living at 7 Edwards Way (Lot 5 is right next door).

The build will be through Rural Building Co. (aka WA Country Builders). Rural Building Co have provided houses that can be built that come under or near the \$350,000 capped spend limit.

Consideration is now also being given as to whether the construction should be next door to the local police house (subjecting the police personnel to noise pollution), or whether an alternate block should be chosen.

## MATTER FOR CONSIDERATION

Council to note the restrictions on the quality and quantity of a house using a capped budget of \$350,000.

## BACKGROUND

Council have been in discussions about the best way to optimise the vacant land in Quairading and this includes the residential blocks that were developed and subdivided on Edwards Way. The lots have been sale for the 20 years with little to no interest in them.

At the December Ordinary Council Meeting Council endorsed the following:

*Resolution: 140 – 22/23*

*That Council:*

- 1. Approve the CEO expending an amount capped at \$350,000 for the construction of one four-bedroom two-bathroom home on Lot 5 Edwards Way, Quairading; and*
- 2. Approve the sale of 8 Dall Street, Quairading and 64 Coraling Street, Quairading for market value after the construction of Lot 5 Street, Quairading is complete.*

The company that has been decided to go through for the build is Rural Building Co, and the sales agent is Mr Matthew Heale. The reason Rural Building Co was chosen is because there are only two building companies that will build in the Wheatbelt region, and the houses through Rural Building Co appear to be more competitive.

The CEO and the EMED met with Cr Hayes to decide what house design would be most appropriate to build.

While in discussion, it was decided that Lot 5 was not the most appropriate location as there is an occupied house next door at 7 Edwards Way, Quairading.

It was decided that moving the location of the house to Lot 1 is necessary so not to disturb the current resident at 7 Edwards Way. There was no reason to subject the tenant to noise and other pollution when there were other options.

The favoured houses were the Angelina (Attachment [1]) and the Manta (Attachment [2]). Unfortunately, the costings of these houses came in well over the capped amount of \$350,000.

The houses that were suggested by Mr Heale that came in under (or close to) the capped amount of \$350,000 are as follows – please note the costs listed below **do not** include siteworks or finishing items:

1. Attachment [3] – The Blackwood (starting price \$253,721)
2. Attachment [4] – The Swan Traditional (starting price \$ 285,524)
3. Attachment [5] – The Canning (starting price \$ 292,349)
4. Attachment [6] – The Enterprise (starting price \$ 289,077)

During consultation with Mr Matthew Heale from Rural Building Co, it was mentioned that should Council be interested in building more than one house, it would make the costs slightly lower due to trade sharing.

Consideration is now also being given as to whether the construction should be next door to the local police house (subjecting the police personnel to noise pollution), or whether an alternate block should be chosen.

**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**

The CEO and EMED met with Cr Hayes to brainstorm the best house to bring to Council. The CEO and EO have also been in consultation with Mr Heale from Rural Building Co to ensure we are getting the best house for the capped amount that can be spent.

**RISK MANAGEMENT PRIORITIES**

This report addresses the following identified Strategic Risk Management Priorities:

Nil.

**RISK ASSESSMENT**

	Option 1
Financial	Low <i>If Council chooses to sell the house, Council can also choose the market in which the house is sold.</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



	Consequence				
Likelihood	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 committee queried the wording in the recommendation that the quality of the house will be less due to the cost. The CEO said the quality will not necessarily be less, but Council may need to forfeit extra rooms and the house may have to be a bit smaller to stay within the allocated cost of \$350,000.

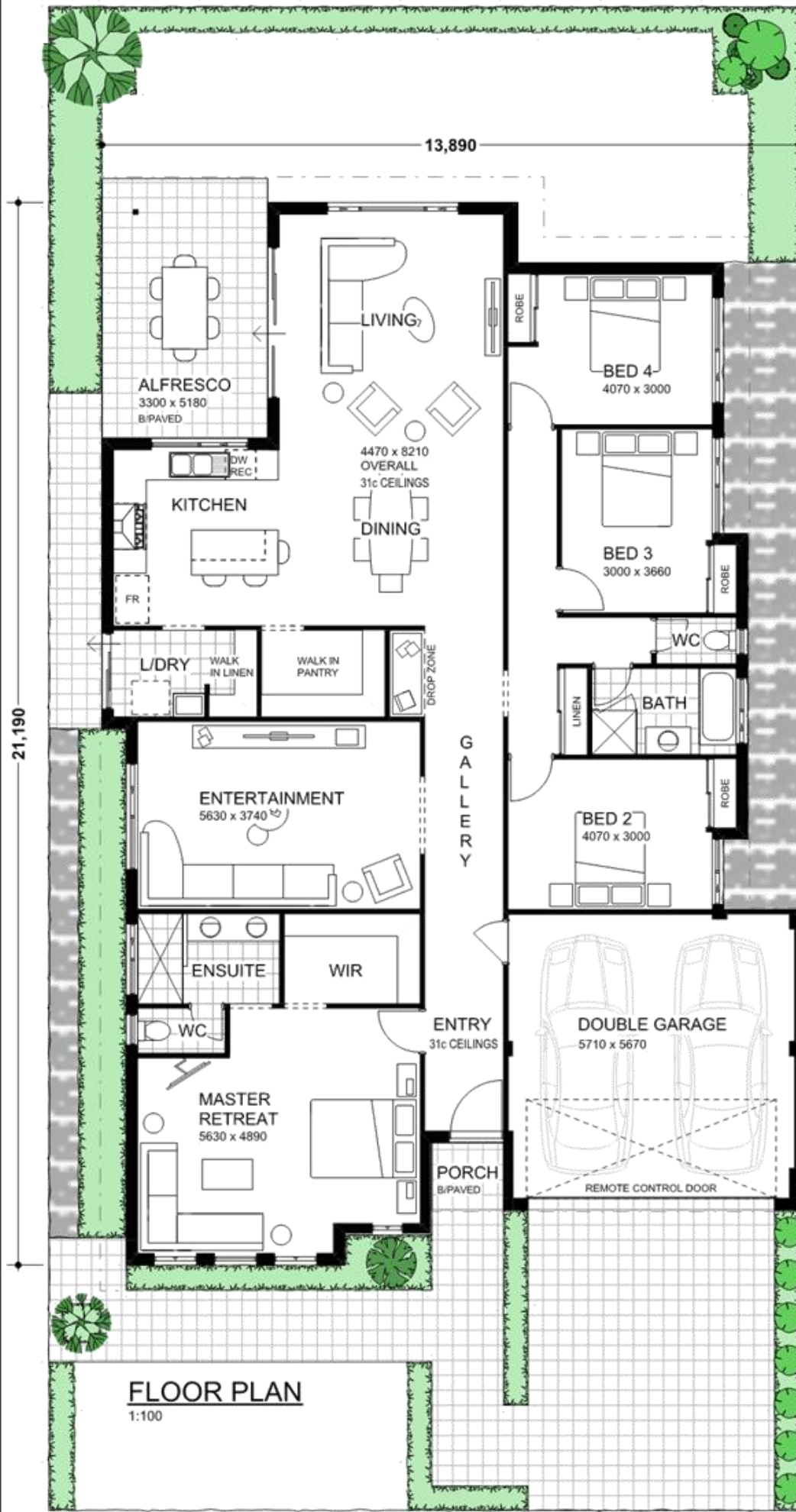
Internal resources/local contractors will be used to complete landscaping and other extras (such as fencing) to cut costs so more can be spent in other areas.



TRADITIONAL ELEVATION #5053



MODERN ELEVATION #5054



**COUNTRY**  
**BUILDERS**  
WA  
**THE ANGELINA**

© COPYRIGHT

# Sales Quotation



Document Details		
Opportunity Id:	30280292	Document Number: 1
Job Number:	304963	Date: 16/11/22
Client Name/s:	The Shire of Quairading . -	
Job Address:	Lot 323, 5 Edwards Quairading WA 6383	
Sales Consultant:	Matthew Heale	
Model No:	5055	
House Type:	Angelina Essential	
Specification:	JWH Regional Master	

Item	Description	Price
<b>House Type</b>		
1 - 1	Standard Model , "The Angelina Essential / #5055" Double Brick w/ Elements" Specification	\$335,603
<b>Variation Items &amp; Finishing Items</b>		
2 - 1	Carpets - Provide carpets to all bedrooms as per builders standard range	\$3,500 Provisional Price
2 - 2	General Flooring - Provide Builders std vinyl plank flooring throughout remainder of residence excluding bedrooms and wet areas	\$11,500 Provisional Price
2 - 3	Air Conditioning - Provide 14kw 8 outlet 4 zone panasonic or similar airconditioning to residence	\$15,500 Provisional Price
2 - 4	Window Treatments - Provide slim line verticles to all windows and doors except wet areas from builder standard range.	\$4,500 Provisional Price
<b>Site Details</b>		
3 - 1	Site plan is not complete at this stage, all site allowances are provisional sum and will be fixed / adjusted when site plan, finished floor level, service locations, and all other relevant information are available.	Note Only
3 - 3	Additional costs may be incurred upon receiving structural drawings	Note Only
<b>Surveyor</b>		
4 - 1	Site Survey for vacant blocks less than 1000m <sup>2</sup> .	Included
4 - 2	Additional survey charges will apply for travel / AHD / non standard surveys, big blocks, etc.	Note Only
4 - 4	Survey / Setout / Repeg as required	\$950 Provisional Price
<b>Earthworks</b>		
5 - 2	Based on assumed 'S' class sites	Note Only
5 - 4	Remove surface vegetation including trees within 1.5m (minimum) of building perimeter, provide additional sand if required, level & compact sand pad (Inc. compaction certificate) to FFL: TBA .	\$5,000 Provisional Price
5 - 7	Earthwork price allows to push excavated sand and material to side of lot. Note, additional charges will apply to remove excavated material from site. It also applies to excavated material from soak wells.	Note Only
5 - 11	No allowance is made for hard digging or rock breaking within service lines or house area. Additional charges will apply if hard digging or rock breaking is encountered.	Note Only

Sales Quotation		WACB Perth [Prod]
Item	Description	Price
<b>Engineering Services</b>		
7 - 2	Site assessment Extra over for using SRP to test up to 1.7m deep.	\$1,929
<b>Footing Detail</b>		
8 - 1	House price includes CMA / MVA / FFA footing detail based on the construction type	Note Only
8 - 2	Provide CM1 upgraded footing detail.	\$8,000 Provisional Price
<b>Wind Rating</b>		
9 - 1	House price includes N1 / N2 wind rating	Note Only
<b>Coastal Conditions</b>		
10 - 1	Building Code of Australia (BCA) coastal provisions for houses situated in coastal environment R1 / R2 / R3	Included
<b>BAL Requirements</b>		
13 - 1	BAL low is included in the house price	Note Only
<b>Electrical</b>		
14 - 1	Power Consumption (provided by Owner at no cost to the Builder)	Note Only
14 - 2	Temporary power supply is included in the house price	Note Only
14 - 3	Power Dome Application only by Builder. Application fee, installation/connection fees and/or upgrade of existing power supply by Owner. additional charges for electrical design are by Owner if required. Information on fee structure can be obtained on Western Power Website. If 3 phase power is not available to the site, additional charges from Western Power will apply to upgrade the power supply from single phase to three phase. This fee including the quotation fee be paid by the client directly to Western Power	Note Only
<b>Plumbing</b>		
15 - 1	Water Consumption (provided by Owner at no cost to the Builder)	Note Only
15 - 2	Water run up to 6m from water meter / from water tank is included in the house price.	Note Only
15 - 3	Water meter Application only by Builder. Installation/connection fees by Owner. No allowance is made for water meter relocation	Note Only
15 - 11	LPG Gas Automatic Gas Regulator & Hood , Gas bottles by Owner. Includes conversion of gas hotplate to LPG	\$690 Provisional Price
<b>Stormwater</b>		
18 - 2	Stormwater disposal to concrete Soak wells Includes stormwater ring around the house and stormwater pipe to soak wells. Includes down pipes connection and supply and installation of 2 soak wells (sizes are to be confirmed on site plan) Additional charges will apply if more than 2 soak wells are required Additional charges will apply if grated lids are required	\$6,500 Provisional Price
<b>Fees / Bonds</b>		
20 - 1	Planning application fees not applicable	Note Only



Sales Quotation

WACB Perth [Prod]

Item	Description	Price
<b>Energy Efficiencies</b>		
21 - 1	<p>Energy Efficiency Requirements</p> <p>The Builder will achieve Energy Efficiency Compliance via a method compliant with either the Performance or Deemed To Satisfy requirements of the National Construction Code and as certified by a suitably qualified assessor.</p> <p>The energy efficiency considerations (thermal performance) of all new home builds are strongly influenced by the individual location, orientation, surrounding environmental influences, variety of materials, fixtures or fittings used in construction and/or specific design requirements which may be requested by Clients and Developers or imposed by Statutory, or Regulatory Authorities.</p> <p>As a result of these variables, changes to the building may become necessary to achieve Energy Efficiency Compliance and any such change or changes will be treated as a variation to the building contract.</p> <p>Note, Energy re-assessment might be required, if pre start changes, affect the energy rating of the house.</p>	<p>\$5,000</p> <p>Provisional Price</p>
21 - 2	Note, Additional charges will apply to achieve 6 star rating if performance solution is not accepted by Shires.	Note Only
<b>Concrete Pump</b>		
22 - 1	Concrete pump as required to comply with occupational health and safety and manual handling requirements or due to site conditions	<p>\$5,000</p> <p>Provisional Price</p>
<b>Miscellaneous</b>		
24 - 5	<p>Provide paved crossover from builders standard range as per L.G.A. guidelines.</p> <p>This item does not include proving or fixing street kerbs. Additional charges will apply if required</p>	<p>\$0</p> <p>Provisional Price</p>
24 - 9	Prune nominated tree(s) as indication on site plan, Including liaising with affected neighbouring property owners	By Owner
24 - 10	The Owner is responsible for the removal and replacement of existing fencing or other obstructions from the boundary line interfering with the placement of any retaining walls. This may include arranging with the adjoining neighbour and providing a letter of authority to remove the adjoining fence and provide access to build on the common boundary if required	Note Only
24 - 11	The Owner agrees to give permission for the Builder to release information to, and deal directly with, Financial Institutions/Brokers	Note Only
24 - 12	PLEASE NOTE: the price hereby quoted in this quotation is inclusive of GST and shall be valid up until the XX/XX/20XX. If all documentation is not signed and returned to the builder by this date, then the price shall be subject to review	Note Only
<b>Sub Totals (inc. Total Price)</b>		
	Base House Price	\$335,603
	Site Allowances	\$33,069
	Variations Total	\$35,000
<b>Document Total</b>		<b>Total Price</b>
		<b>\$403,672</b>

**Acceptance**

Please sign and date to indicate acceptance of this document.

\_\_\_\_\_  
Client Signature/s

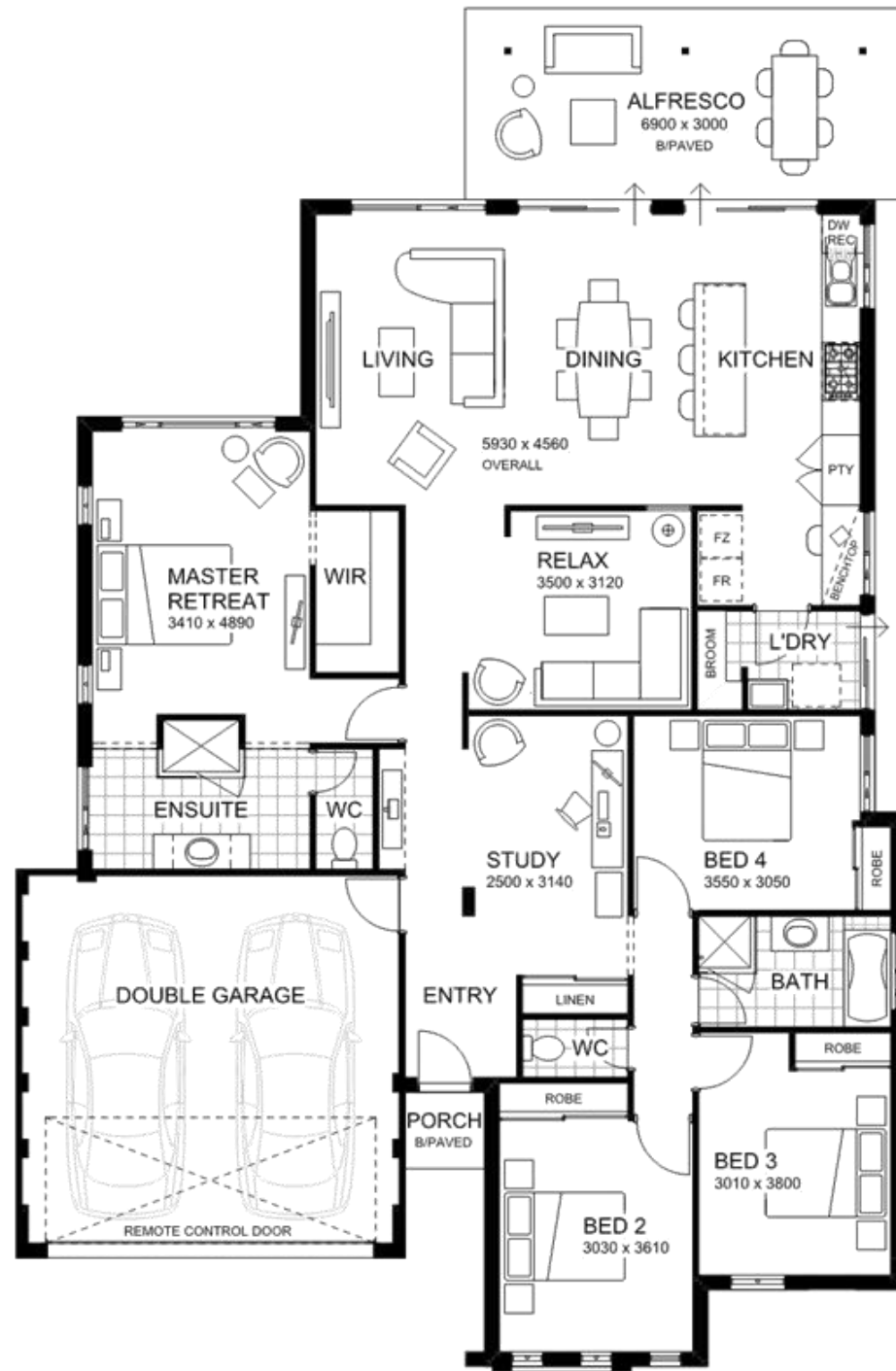
\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Builder Acceptance  
(For and on behalf of WACB Perth Metro - Perth)

\_\_\_\_\_  
Date



FLOOR PLAN  
1:100



THE MANTA - ESSENTIAL  
MODEL No. 3333

© COPYRIGHT

# Sales Quotation



## Document Details

Opportunity Id:	30280292	Document Number:	2
Job Number:	304963	Date:	23/01/23
Client Name/s:	The Shire of Quairading . -		
Job Address:	Lot 323, 5 Edwards Quairading WA 6383		
Sales Consultant:	Matthew Heale		
Model No:	3333		
House Type:	Manta Essential		
Specification:	JWH Regional Master		

Item	Description	Price
<b>House Type</b>		
1 - 1	Standard Model , "The Manta Essential / #3333" Double Brick w/ Elements" Specification	\$328,749
<b>Variation Items &amp; Finishing Items</b>		
2 - 1	Carpets - Provide carpets to all bedrooms as per builders standard range	\$3,000 Provisional Price
2 - 2	General Flooring - Provide vinyl plank flooring throughout remainder of residence excluding bedrooms and wet areas	\$9,000 Provisional Price
2 - 3	Air Conditioning - Provide 12.5kw 8 outlet and 4 zone Panasonic or similar airconditioning to residence	\$15,000 Provisional Price
2 - 4	Window Treatments - Provide slim line verticals to all windows and Doors except wet areas from builder standard range .	\$5,000 Provisional Price
<b>Site Details</b>		
3 - 1	Site plan is not complete at this stage, all site allowances are provisional sum and will be fixed / adjusted when site plan, finished floor level, service locations, and all other relevant information are available.	Note Only
3 - 3	Additional costs may be incurred upon receiving structural drawings	Note Only
<b>Surveyor</b>		
4 - 1	Site Survey for vacant blocks less than 1000m <sup>2</sup> .	Included
4 - 2	Additional survey charges will apply for travel / AHD / non standard surveys, big blocks, etc.	Note Only
4 - 4	Survey / Setout / Repeg as required	\$950 Provisional Price
<b>Earthworks</b>		
5 - 2	Based on assumed 'S' class sites	Note Only
5 - 4	Remove surface vegetation including trees within 1.5m (minimum) of building perimeter, provide additional sand if required, level & compact sand pad (Inc. compaction certificate) to FFL: TBA .	\$5,000 Provisional Price
5 - 7	Earthwork price allows to push excavated sand and material to side of lot. Note, additional charges will apply to remove excavated material from site. It also applies to excavated material from soak wells.	Note Only
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Sales Quotation

WACB Perth [Prod]

Item	Description	Price
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<b>Wind Rating</b>		
9 - 1	House price includes N1 / N2 wind rating	Note Only
<b>Coastal Conditions</b>		
10 - 1	Building Code of Australia (BCA) coastal provisions for houses situated in coastal environment R1 / R2 / R3	Included
<b>BAL Requirements</b>		
13 - 1	BAL low is included in the house price	Note Only
<b>Electrical</b>		
14 - 1	Power Consumption (provided by Owner at no cost to the Builder)	Note Only
14 - 2	Temporary power supply is included in the house price	Note Only
14 - 3	Power Dome Application only by Builder. Application fee, installation/connection fees and/or upgrade of existing power supply by Owner. additional charges for electrical design are by Owner if required. Information on fee structure can be obtained on Western Power Website. If 3 phase power is not available to the site, additional charges from Western Power will apply to upgrade the power supply from single phase to three phase. This fee including the quotation fee be paid by the client directly to Western Power	Note Only
<b>Plumbing</b>		
15 - 1	Water Consumption (provided by Owner at no cost to the Builder)	Note Only
15 - 2	Water run up to 6m from water meter / from water tank is included in the house price.	Note Only
15 - 3	Water meter Application only by Builder. Installation/connection fees by Owner. No allowance is made for water meter relocation	Note Only
15 - 11	LPG Gas Automatic Gas Regulator & Hood , Gas bottles by Owner. Includes conversion of gas hotplate to LPG	\$690 Provisional Price
<b>Stormwater</b>		
18 - 2	Stormwater disposal to concrete Soak wells Includes stormwater ring around the house and stormwater pipe to soak wells. Includes down pipes connection and supply and installation of 2 soak wells (sizes are to be confirmed on site plan) Additional charges will apply if more than 2 soak wells are required Additional charges will apply if grated lids are required	\$6,500 Provisional Price
<b>Fees / Bonds</b>		
20 - 1	Planning application fees not applicable	Note Only

Sales Quotation		WACB Perth [Prod]
Item	Description	Price
<b>Energy Efficiencies</b>		
21 - 1	<p>Energy Efficiency Requirements</p> <p>The Builder will achieve Energy Efficiency Compliance via a method compliant with either the Performance or Deemed To Satisfy requirements of the National Construction Code and as certified by a suitably qualified assessor.</p> <p>The energy efficiency considerations (thermal performance) of all new home builds are strongly influenced by the individual location, orientation, surrounding environmental influences, variety of materials, fixtures or fittings used in construction and/or specific design requirements which may be requested by Clients and Developers or imposed by Statutory, or Regulatory Authorities.</p> <p>As a result of these variables, changes to the building may become necessary to achieve Energy Efficiency Compliance and any such change or changes will be treated as a variation to the building contract.</p> <p>Note, Energy re-assessment might be required, if pre start changes, affect the energy rating of the house.</p>	<p>\$5,000</p> <p>Provisional Price</p>
21 - 2	Note, Additional charges will apply to achieve 6 star rating if performance solution is not accepted by Shires.	Note Only
<b>Concrete Pump</b>		
22 - 1	Concrete pump as required to comply with occupational health and safety and manual handling requirements or due to site conditions	<p>\$5,000</p> <p>Provisional Price</p>
<b>Miscellaneous</b>		
24 - 5	<p>Provide paved crossover from builders standard range as per L.G.A. guidelines.</p> <p>This item does not include proving or fixing street kerbs. Additional charges will apply if required</p>	<p>\$0</p> <p>Provisional Price</p>
24 - 9	Prune nominated tree(s) as indication on site plan, Including liaising with affected neighbouring property owners	By Owner
24 - 10	The Owner is responsible for the removal and replacement of existing fencing or other obstructions from the boundary line interfering with the placement of any retaining walls. This may include arranging with the adjoining neighbour and providing a letter of authority to remove the adjoining fence and provide access to build on the common boundary if required	Note Only
24 - 11	The Owner agrees to give permission for the Builder to release information to, and deal directly with, Financial Institutions/Brokers	Note Only
24 - 12	PLEASE NOTE: the price hereby quoted in this quotation is inclusive of GST and shall be valid up until the XX/XX/20XX. If all documentation is not signed and returned to the builder by this date, then the price shall be subject to review	Note Only
<b>Sub Totals (inc. Total Price)</b>		
	Base House Price	\$328,749
	Site Allowances	\$33,069
	Variations Total	\$32,000
<b>Document Total</b>		<b>Total Price</b>
		<b>\$393,818</b>

**Acceptance**

Please sign and date to indicate acceptance of this document.

\_\_\_\_\_  
Client Signature/s

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Builder Acceptance  
(For and on behalf of WACB Perth Metro - Perth)

\_\_\_\_\_  
Date



**THE BLACKWOOD**



**Price TBA** 3 1 22m

**The Blackwood**

Inspired by the traditional farmhouse, this design is perfect for those wider blocks.

The verandah stretches across the front of the house, with a feature porch leading you to the front door.

There's a great separate theatre room, perfect for watching sport or movies, plus a very comfy master suite with its own bathroom and a walk-in wardrobe.

At the back of the house you'll find a big, open kitchen, living and dining space with sliding doors that take you straight outside to an area perfect for a big back deck or entertaining area. With two bedrooms for the kids, plus a second bathro...

**Features:**

- Construction Method
- Home Theatre
- Master Suite
- Theatre
- Secure Parking
- Built In Robes

\*The details contained in this brochure were correct at the time of publication however pricing is subject to change and varies according to the region that the home will be built in. Photos and images shown are for illustration purposes only and may depict additional features not included as standard features of the home design. For more information speak to a New Home Consultant. Copyright WA Country Builders. BC11421. Generated: 27/07/2022 382950d1-bfc3-4249-9b88-c81c1aadd521658911605



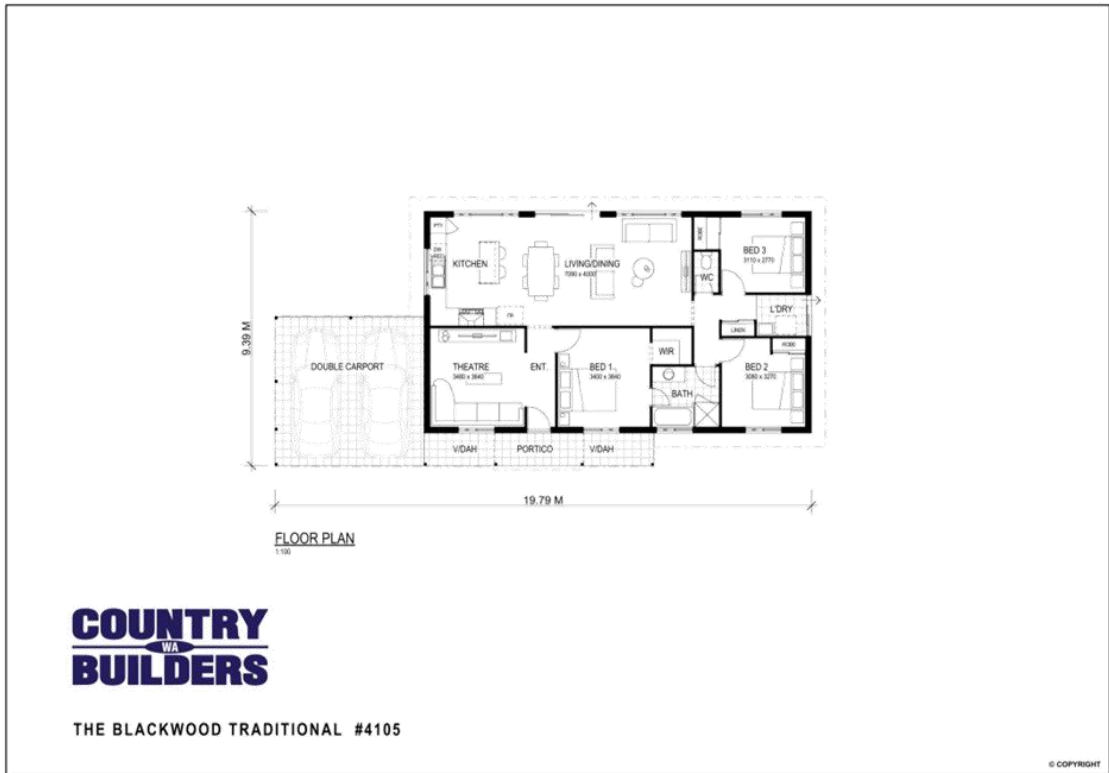
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BC11422



# THE BLACKWOOD



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# WA COUNTRY BUILDERS

## The better building experience

This fundamental ethos has formed the cornerstone of over 6,000 homes that WA Country Builders have designed and built since 1991.

## A lifetime of experience

As a family owned business with more than 20 years of experience in building across regional WA – we know that you deserve the best local advice, the widest choice of home designs and materials, great value and award-winning service from a builder you can rely on.

## Your local builder

WA Country Builders are a true country builder born in the country, committed to providing local administration staff to look after you throughout the building process, experienced building supervisors to ensure the construction of your home goes to plan and local tradespeople. What's more, our experienced Sales Consultants are HIA Accredited and HIA GreenSmart Accredited.



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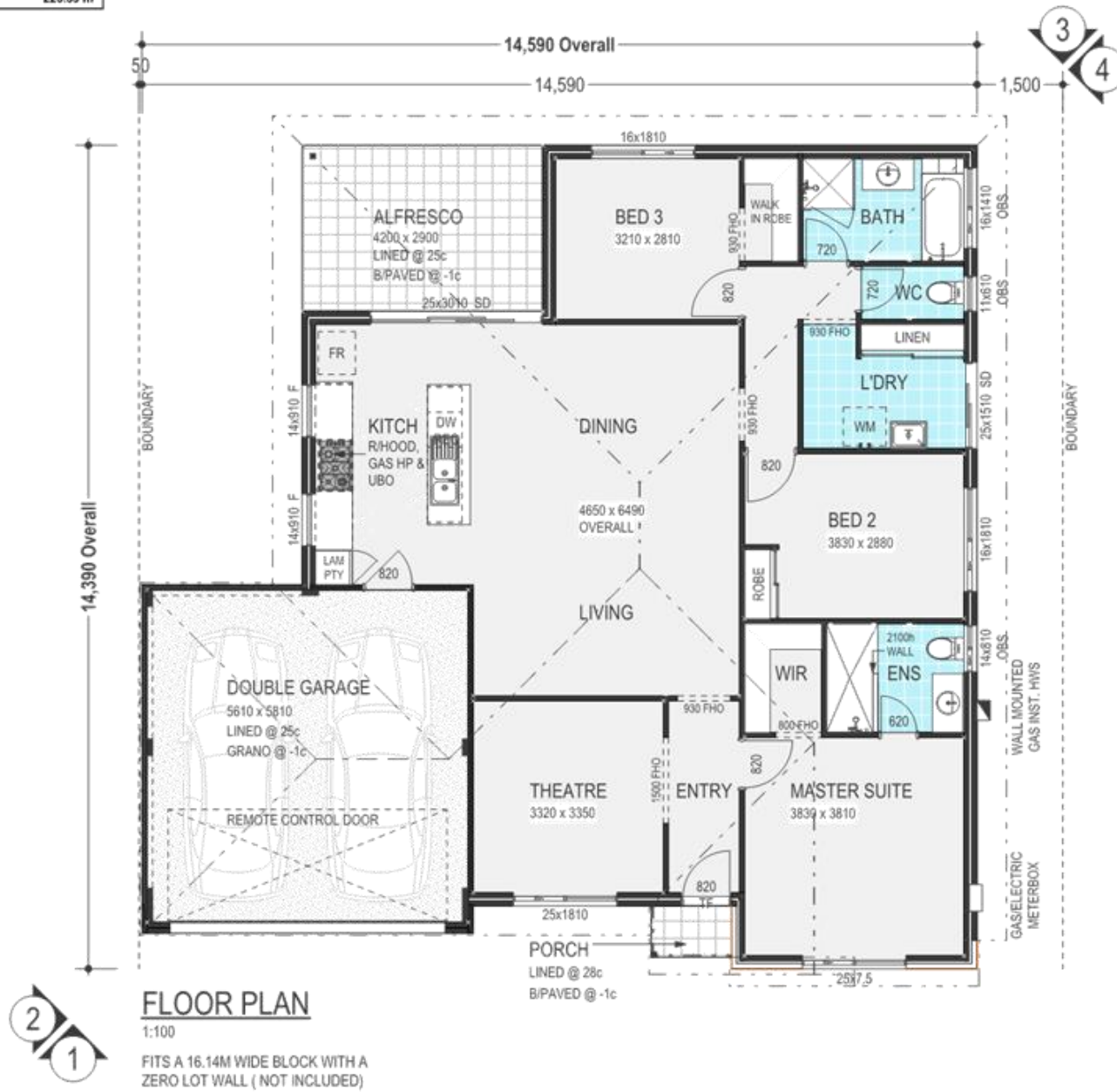
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**THE SWAN**  
TRADITIONAL 2c BLOCKS-ELEMENTS  
**MODEL No 6273**

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Client note: Please note that design drawings are representative only. Costing schedule and addenda items are to supersede details depicted on design sketch plans.

Floor Areas			
Floor	Location	Area	Perimeter
<b>Ground floor</b>			
	HOUSE	133.22	52.36
	GARAGE	34.50	23.76
	ALFRESCO	12.18	14.20
	PORCH	1.26	4.60
		<b>181.16 m<sup>2</sup></b>	

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
<b>Ground floor</b>			
	25.63°	203.41	225.59
		<b>203.41 m<sup>2</sup></b>	<b>225.59 m<sup>2</sup></b>



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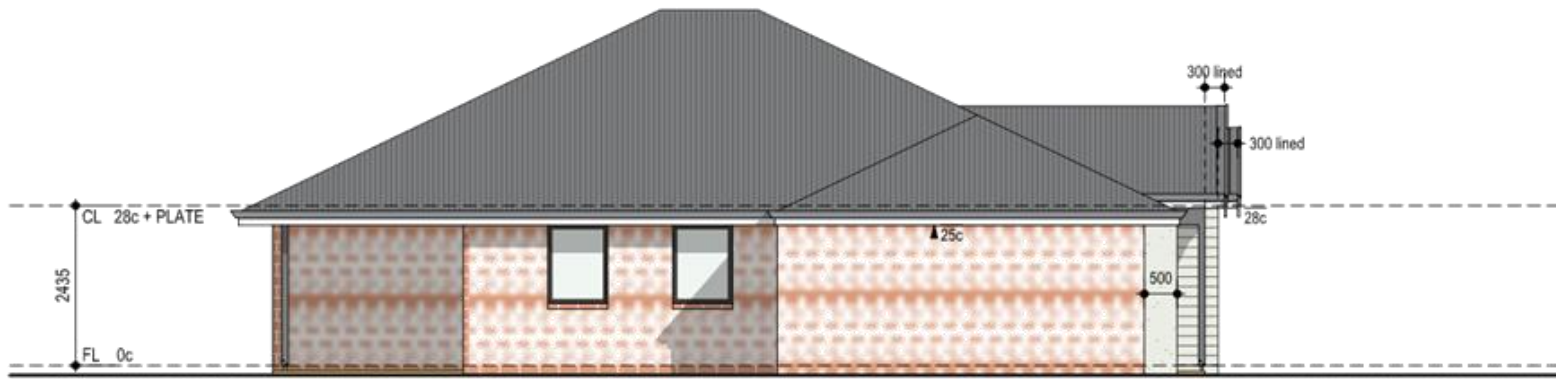
**Proposed Residence** ©  
Consultant: \_\_\_\_\_  
Drawn By: \_\_\_\_\_ Date: \_\_\_\_\_

PAGE 1 OF 3

**COUNTRY BUILDERS**

**THE SWAN**  
TRADITIONAL 2c BLOCKS-ELEMENTS  
MODEL No 6273

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**ELEVATION 2**  
1:100



**ELEVATION 3**  
1:100

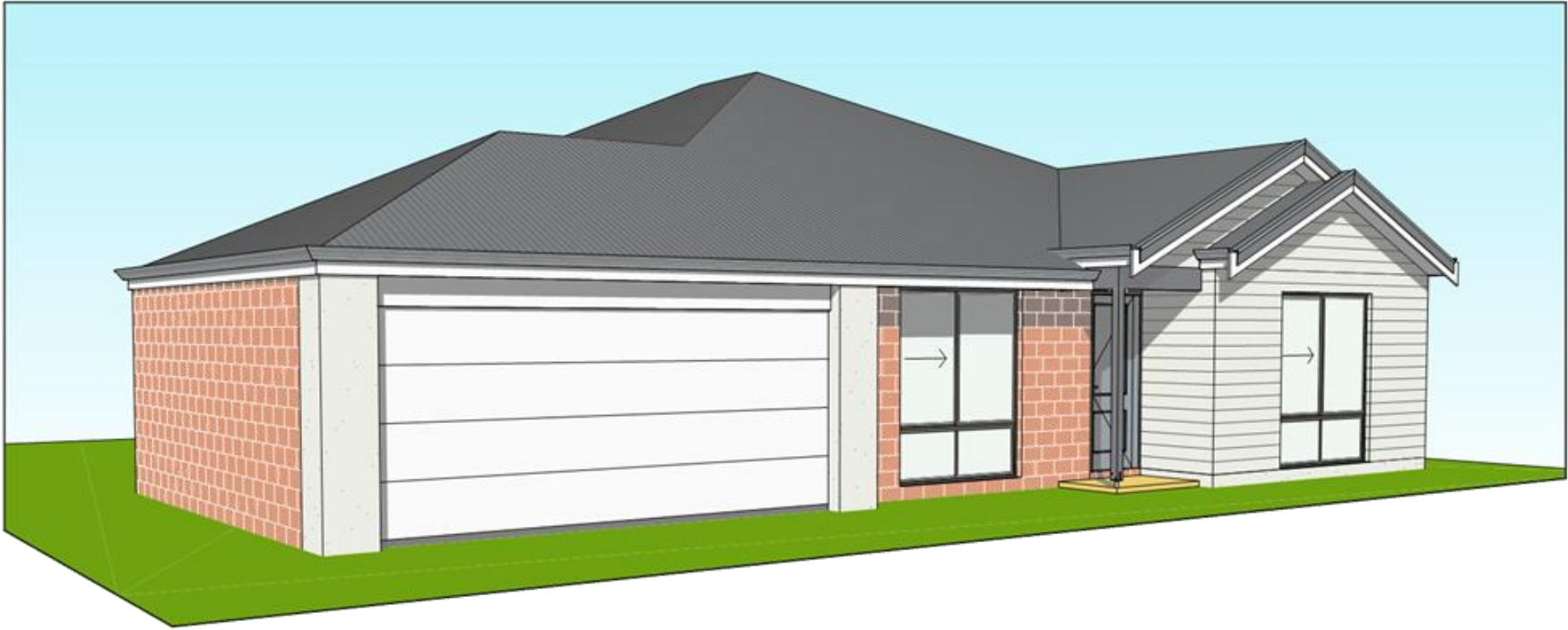


**ELEVATION 4**  
1:100



**THE SWAN**  
TRADITIONAL 2c BLOCKS-ELEMENTS  
MODEL No 6273

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**EXTERNAL PERSPECTIVES (NOT TO SCALE)**



**KITCHEN PERSPECTIVES (NOT TO SCALE)**

**THE CANNING 140**  
 ESSENTIAL - ELEMENTS - 2c BLOCKS  
 MODEL No 6139

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 Client note: Please note that design drawings are representative only. Costing schedule and addenda items are to supersede details depicted on design sketch plans.



**FLOOR PLAN**

1:100

TO SUIT 14790m WIDE LOT

Floor Areas			
Floor	Location	Area	Perimeter
Ground floor	HOUSE	140.82	55,120
	GARAGE	36.26	24,360
	ALFRESCO	14.94	15,760
	PORCH	1.45	5,020
		<b>193.47 m²</b>	<b>100,260 ...</b>

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	25° 37' 48"	218.71	242.58
		<b>218.71 m²</b>	<b>242.58 m²</b>



**ELEVATION 1**

1:100

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**Proposed™ Residence ©**  
 Lot  
 Consultant:  
 Drawn By: Date:

**COUNTRY BUILDERS WA**

PAGE 1 OF 3



**THE CANNING 140**  
 ESSENTIAL - ELEMENTS - 2c BLOCKS  
 MODEL No 6139

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**ELEVATION 2**  
 1:100



**ELEVATION 3**  
 1:100



**ELEVATION 4**  
 1:100

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**THE CANNING 140**  
ESSENTIAL - ELEMENTS - 2c BLOCKS  
MODEL No 6139

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**EXTERNAL PERSPECTIVES (NOT TO SCALE)**



**KITCHEN PERSPECTIVES (NOT TO SCALE)**

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**THE ENTERPRISE**  
 CONTEMPORARY-2c BLOCKS-ELEMENTS  
 MODEL No 4129

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 Client note: Please note that design drawings are representative only. Costing schedule and addenda items are to supersede details depicted on design sketch plans.

Floor Areas			
Floor	Location	Area	Perimeter
<b>Ground floor</b>			
	HOUSE	152.14	56.56
	CARPORT	30.02	22.07
	ALFRESCO	12.80	14.40
	PORCH	1.90	5.80
		<b>196.86 m<sup>2</sup></b>	

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
<b>Ground floor</b>			
	25.63°	222.12	246.38
		<b>222.12 m<sup>2</sup></b>	<b>246.38 m<sup>2</sup></b>



**FLOOR PLAN**  
 1:100  
 FITS A 15.79M WIDE BLOCK



**ELEVATION 1**  
 1:100

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<p>PAGE 1 OF 3</p>		

**THE ENTERPRISE**  
CONTEMPORARY-2c BLOCKS-ELEMENTS  
MODEL No 4129

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**ELEVATION 2**  
1:100



**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100

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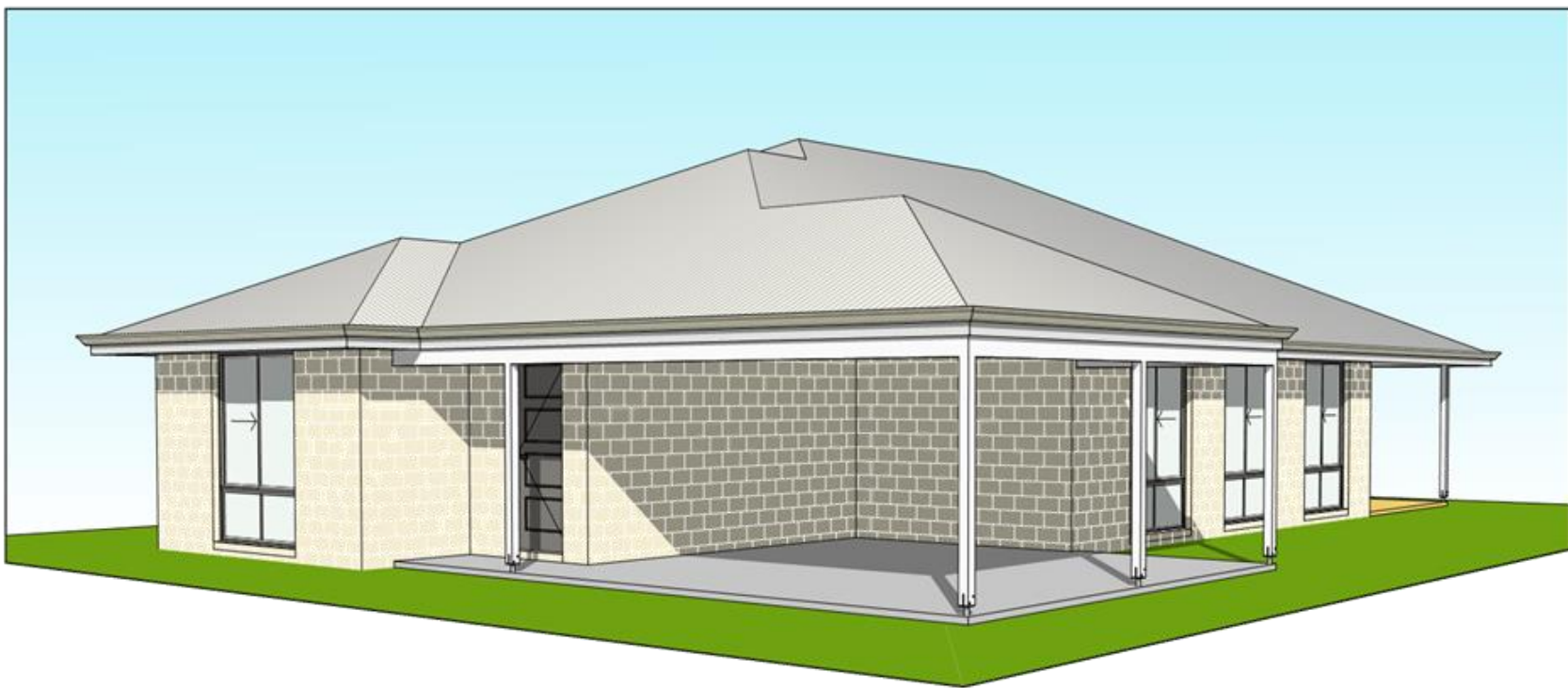
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Consultant:  
Drawn By: Date:





**THE ENTERPRISE**  
CONTEMPORARY-2c BLOCKS-ELEMENTS  
MODEL No 4129

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**EXTERNAL PERSPECTIVES (NOT TO SCALE)**



**KITCHEN PERSPECTIVES (NOT TO SCALE)**

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**Proposed 1<sup>st</sup> Residence ©**  
Consultant:  
Drawn By: Date:

PAGE 3 OF 3



# INTRODUCING THE Elements Specification



The Elements Specification was created to provide you with the key essentials that every new home needs. As the starting point to the home designs in our range, the Elements Specification ensures that you don't have to compromise on the important items that finish your home well. Starting from the ground up your home is built with quality, using Australian sourced local materials often from local suppliers with its range of choice and inclusions the Elements Specification ensures you can continue this throughout your home.

## WHY YOU CAN TRUST YOUR LOCAL BUILDER

- \* We are WA's largest and most awarded regional builder
- \* We provide the security of a Fixed Price contract
- \* We provide Housing Indemnity insurance
- \* We give you a 6 month maintenance warranty
- \* We provide a Lifetime structural guarantee^
- \* We give you an obligation-free site inspection
- \* Independent finance consultants available
- \* We are a wholly Western Australian owned family business
- \* We support local suppliers and tradespersons
- \* We employ local staff
- \* We have locally operated offices
- \* We are proud builders of the regional Telethon home since 2003

## KITCHEN INCLUSIONS

- 20mm engineered stone benchtops to kitchen\*
- Westinghouse stainless steel 900mm gas cooktop
- Westinghouse stainless steel 900mm multi-function electric oven
- Westinghouse stainless steel 900mm canopy rangehood
- Clark Punch Double bowl stainless steel sink
- Choice of premium Alder sink mixer taps\*
- Dishwasher recess with cold tap and power point
- Soft close runners to all drawers
- Soft close hinges to cupboard doors
- Bi-fold hinges to corner cupboards
- White lined interiors to cupboards
- ABS (won't peel) edging to all cabinet doors
- Choice of designer cupboard door handles\*
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Tiled splashback to underside of the rangehood

Version 4, August 2022





**ELEMENTS SPECIFICATION**



**ENSUITE AND BATHROOM INCLUSIONS**

- 6 star rated Rheem 26L continuous flow hot water system
- Hot water system preset to 50° to prevent scalding
- Choice of post or tight-form edge to laminated benchtops
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Soft close hinges to cupboard doors
- Choice of designer cupboard door handles\*
- Tiled hob to vanity cupboard
- Hob-less showers, with semi-frameless pivot door and screen (where shown)
- Choice of white vitreous china vanity basins\*
- White Caroma Luna 1525mm Island bath
- Vitreous china round back to wall toilet suite\* (WELS 4 Star rated)
- Mirrors to full width of vanity\*
- Shower wall tiling to 2.1m high
- Ceramic soap dish to showers\*
- Alder Double towel rails\*
- Alder rail shower\* (WELS 3 Star rated)
- Choice of premium Alder mixer taps\*
- Floor tiling to ensuite, bathroom, laundry and toilets
- Alder accessories to bathroom, ensuite and toilets\*

**INTERNAL INCLUSIONS**

- 75mm coved cornice to ceilings
- Bedroom Robe doors as per plan\*
- Chrome floor wastes to all wet areas
- Wide range of premium 300 x 300 ceramic tiles (\$44/m<sup>2</sup> retail allowance)
- Premium mitred edging to tiles where applicable
- 42L stainless steel sud-saver laundry trough with storage cabinet\*
- Choice of premium Alder mixer taps to trough\*
- Metal corner protection beads to internal plastered walls
- Region appropriate ceiling batt insulation for energy efficiency
- White melamine shelving to robes and linens
- Gainsborough TradePro Lever Series internal door handles\*
- Privacy latch to ensuite, bathroom and toilet
- Telephone point provision
- Television point
- Light points to all rooms and passages
- Double power points throughout
- Hard wired smoke detectors and electrical safety switches
- HPM Excel Life electrical switches and face plates with choice of colour
- Ceiling exhaust fans with draught-stoppers to bathroom and ensuite

**EXTERNAL INCLUSIONS**

- A survey of your site
- An engineer's site report and energy efficiency report
- The cost of drawing your plans
- Building Permit and Water Corporation fees
- Disposal of the building waste from your site
- All site cleans
- Provision of temporary toilet to site
- Engineer designed concrete floor slab
- Wide choice of pavers to verandah, porch, portico and alfresco areas\*
- Pavers to driveway\* (30m<sup>2</sup>)
- Pavers to path\* (6m<sup>2</sup>)
- Choice of 2c face bricks with wide selection\*
- Double clay brick construction\* (where shown)
- Cream mortar with concave joints
- Flyscreens to aluminium windows and sliding doors
- Keyed lock fitted to aluminium windows
- Anti-lift sash for added security to aluminium windows
- Double deadlock security handle standard to aluminium sliding doors
- Timber entrance door frame
- Corinthian Urban entry door routed on both faces
- Gainsborough Tri-lock entry set to entry door and garage shopper\*
- Gainsborough Ambassador keylock handle and double deadlock to rear garage (where shown)
- Colorbond® roof cover, gutters, fascia and downpipes
- 25° roof pitch
- Blue pine timber roof frame built to Australian standards
- Double garage (where shown) with grano hardstand and remote control Colorbond® sectional door\*
- Fibre cement lining to eaves and any carport, garage, porch, verandah or alfresco
- Slotted gutters
- A light point outside external doors
- Two-way switch to carport or garage
- 3 phase power provisions to the meter box
- 10m allowance for sewer connection
- Full painting to ceilings, timber doors/frames, eaves, meterbox and any exposed timber
- 2 garden taps

**SIGNATURES**

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client: \_\_\_\_\_ Date: \_\_\_\_\_  
 Witness: \_\_\_\_\_ Date: \_\_\_\_\_

^ Terms and conditions apply  
 \* From builders standard product range  
 \* These specifications and construction methods may vary in some regional areas.  
 Quotation selections override this document. Please ask your Sales Consultant for details.  
 WA Country Builders BC 11422 Rural Building Company BC 11421  
 Version 4, August 2022



### 6.3 My Home "PPP" Model

<b>Responsible Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Reporting Officer</b>	Natalie Ness, Executive Manager Economic Development
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. My Home Information Memorandum</li> <li>2. Shire of Quairading My Home MOU</li> <li>3. Vacant land in the Shire of Quairading</li> </ol>
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Reporting Officer: Nil. Responsible Officer: Nil.

---

#### **COMMITTEE RESOLUTION: SPC 012-22/23**

Moved: Cr PD Smith

Seconded: Cr JC Hayes

That the Strategic Planning Committee recommend to Council:

1. That Council endorse further research into the My Home "PPP" Model to enable the construction of up to 10 houses on the vacant blocks in the Quairading district as per Attachment [3].
2. That Council invite a representative from My Home to address Council at their earliest convenience.

**CARRIED 6/0**

#### **IN BRIEF**

The "My Home" project is an immediate response to provide housing for homeless people or those at risk of homelessness. My Home uses a Public Private Partnership (PPP) model which brings together government, church, private sector and Community Housing Providers (CHP) to share the responsibility of creating housing for homeless people.

My Home is interested in partnering with the Shire of Quairading for the purpose of building homes on 10 of the Shire's vacant residential lots for homeless people or people at risk of becoming homeless. This proposal does not include the vacant lots on Edwards Way.

#### **MATTER FOR CONSIDERATION**

That Council consider adopting the My Home "PPP" model to build up to enable the construction of homes on up to 10 vacant lots in the Quairading district, as per the vacant lots detailed in Attachment [1].

#### **BACKGROUND**

"My Home" Australasia Limited is a facilitator for housing and land developments to accommodate disadvantaged people experiencing homelessness or at risk of homelessness.

My Home is a company limited by guarantee, with ACNC registration, Deductible Gift Recipient (DGR) and Public Benevolent Institution (PBI) status. Donations over \$2 are tax deductible.

**Board members are:**

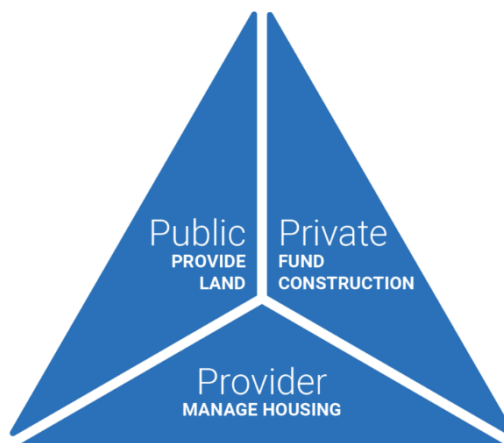
- Michelle Blakeley, BArch (Hons), RAIA (Chair)
- Ben Martin BEng, MBA
- Dr Elizabeth Pattison OAM, BAppSc, MInfSys, PhD
- Lisa Hando, BBus, MTax, FCA

A "My Home" Project Control Group (PCG) for each development site oversees the management of the project and liaison between stakeholders including parties entering into legal agreements or contracts:

- The landowner (lessor)
- The land leasee (CHP)
- The donor(s) or investor(s)
- The builder
- The property manager (CHP)
- The house owner

**Public Private Partnership (PPP) Model**

A Public Private Partnership (PPP) structure enables us to remove the cost of land from the housing development cost. Public Sector, Private Sector and the community work together to enable housing for homeless people or those at risk of homelessness.



**Public**

Utilizing vacant, unused Government and Church owned land which has no identified short to medium term use, such as road widening, rail system expansion and drainage. Other land providers might be not-for-profit organisations and private landowners.

**Private**

Corporations, foundations and individuals supply private sector funding for the construction of the housing through tax deductible donations or impact investment.

**Provider**

An experienced Community Housing Provider (CHP) manages the properties and tenants as well as maintenance and collection of rents. Importantly, the CHP also acts as a conduit to support services for the residents. Council will not have any input as to what tenants go into the houses.

**The Houses**

- My Home designs and builds comfortable, joyful and refreshing living spaces, happy houses which the resident looks forward to coming home to.
- If someone is walking past the houses, they are seen as an attractive home unit development and NOT as the place where homeless people live.
- Response to context - the houses are sympathetic to the appearance of surrounding houses, albeit a smaller footprint, so they belong in the neighbourhood.
- 31m<sup>2</sup> house footprint with bed, living, bathroom, and kitchen spaces plus verandah which enables independent living.
- Shared facilities on each site include outdoor living areas, barbecue, storage, vegetable gardens and car parking.
- Cost efficient domestic construction using lightweight prefabricated timber wall, floor, and roof structural panels.
- 'Flat pack' panel system is demountable so houses can be moved to another site if necessary.
- Time efficient building schedule using prefabricated, lightweight domestic construction.
- Thoughtful design based on a contemporary aesthetic and rigorous design principles.
- Low maintenance, easy to clean with robust materials and fittings.
- Secure lock-up with own key. A sense of "My Home" is important - for some residents, this will be their forever home.
- Energy efficient – solar PV panels, passive solar design principles.
- Water efficient, rainwater tank supply.
- Houses fitted out with basic furniture, homewares and electrical appliances including washing machine, fridge, cooker and microwave.
- Gold Liveable Homes' standards for universal access.
- Base housing unit can be adapted to suit the needs of specific occupant groups such as single parent with a child/ children and indigenous cultural needs.

The Shire of Quairading has owned 10 randomly located residential blocks for 10 – 20 years. Previously Council officers consulted with Fred Hill from Elders Real Estate who advised that vacant blocks are incredibly hard to sell due to the cost of construction. It is unlikely the lots will be used for any purpose over the next 10 – 20 years.

If 10 plus accommodation units are constructed by My Home, the advantages to the Shire include:

- New asset base (the Shire retains ownership of the houses).

- No management cost (the community housing provider manages the tenancies).
- 10 plus additional individuals or families utilising small business in the Shire.
- Increased use of the medical clinic.
- Increased use of the hospital.
- Increased use of the school.

## STATUTORY ENVIRONMENT

*Local Government Act 1995*

*Planning and Development Act 2005*

## POLICY IMPLICATIONS

Asset Management Policy

## FINANCIAL IMPLICATIONS

There are financial implications associated to this item because using the land to adopt the My Home “PPP” model will result in the lots not being available for sale in the future. In addition, due to the housing being for a low socio-economic demographic the residential properties may not be rateable, impacting income for the Shire of Quairading.

## 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
- 5.3 Governance & Leadership:** Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community

## CONSULTATION

The CEO and Executive Manager of Economic Development met with Michelle Blakeley from My Home to discuss the potential project.

## 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.

Aged people leaving the Shire due to a lack of appropriate accommodation (well before requiring residential aged care).

## RISK ASSESSMENT

	Option 1
Financial	<p>Low</p> <p><i>The lots have been vacant for over ten years. The likelihood of loss of revenue from the sale of the lots in the near future is considered unlikely and the consequence insignificant.</i></p>

Health	N/A
Reputation	High <i>Ten vacant lots dotted around the township impacts the Shire’s reputation due to a diminished community perception of the town’s aesthetic to potential buyers impacting economic development within the Quairading township. The likelihood of poor reputation for the Shire of Quairading is likely and the consequence high.</i>
Operations	Low <i>My Home uses a Public Private Partnership (PPP) model which brings together Government, Church, Private Sector and Community Housing Providers (CHP) to share the responsibility of creating housing for homeless people. The likelihood of operational risk is unlikely and the consequence minor if funders can be secured for the project.</i>
Natural Environment	Low <i>The My Home “PPP” model will improve both the amenity and liveability of the town. The natural environment risk associated to this item is unlikely with a minor consequence if the My Home Project is implemented.</i>

	Consequence				
Likelihood	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 committee was not satisfied with the information provided and preferred to recommend to Council that further research is required to be conducted (by committee members as well as Council officers) and perhaps a representative from My House address Council.

It was noted by the CEO that Ms Michelle Blakeley from My House had already requested a meeting with Council and it had been scheduled for the February ordinary Council meeting.



A PPP housing solution for people experiencing homelessness

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INFORMATION MEMORANDUM FOR  
PHILANTHROPIC INVESTMENT

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Supported by The Emplace Initiative

## *Why "My Home" needs your help*

We know there are at least 9,000 people experiencing homelessness every night in Western Australia.

Over a year, WA's specialist homeless services are assisting over 24,000 people.

We also know that the 2021 Census will reveal a far greater number of people who are homeless because of the impact of Covid; the chronic shortage of affordable rental accommodation in the private market; and the stagnant number of homes available for people on the State government Public Housing waitlist.

These people could be rough sleeping on the streets, in parks, in their car, couch surfing or living in squats, temporary lodging without private facilities and security of tenure.

Refuges, halfway houses and emergency shelters are only a temporary band-aid solution.

There is an urgent need for permanent, safe, secure housing to enable people experiencing homelessness to get back on their feet and establish a decent quality of life. They need a place that they can call "My Home".

We are seeking funding for construction of houses on several sites around Perth and regional areas.

We also welcome in-kind construction, products and materials as well as pro-bono professional services.

**"My Home" builds homes for people who are homeless or at risk of becoming homeless.**

**To do this, we need the support of the Western Australian business community.**



## The "My Home" PPP model

### PREMISE 1:

A major cost of providing housing is land. Removing the cost of land significantly reduces the overall cost of housing.

*Housing cost – land cost = achievable affordable housing*

### PREMISE 2:

A permanent home + support services = chances of progressing to an independent and dignified quality of life are significantly increased.

*Housing First principles = best practice*

### PREMISE 3:

Everyone deserves a home which is designed and built to a high standard of performance, energy efficiency, comfort and enjoyment. People who are homeless are no exception.

*Design and construction integrity*

We use a Public Private Partnership (PPP) model to reduce the cost of housing so we can provide more homes.

The Public Private Partnership (PPP) structure enables us to remove the cost of land from the housing development cost.

The "My Home" model deploys cost-efficient pre-fabricated housing on small sites across Perth and regional areas.

Public sector, private sector and the community work together to enable housing for people experiencing homelessness or at risk of homelessness.

### PUBLIC

Utilizing vacant State government owned land which has been flagged for long term future use, such as road widening, rail system expansion and drainage. Other land providers might be the Church, not-for-profit organisations, local councils and private landowners.

### PRIVATE

Private sector corporations, foundations and individuals fund the construction of the housing through tax deductible donations or impact investment.

### COMMUNITY

A Community Housing Provider (CHP) manages the properties and tenants as well as maintenance and collections of rents. It also acts as a conduit to support services for the residents.

### PROS OF "MY HOME" PPP

- No funding required from State or Federal governments.
- Not dependent on government for social housing supply.
- Significant saving of cost of housing supply.
- Land owner retains ownership of land.
- Public and private sectors working together for the community good.

## A Philanthropic Housing Developer

Philanthropy is an active contribution to the goodwill and welfare of fellow members of the human race. It can be giving as an individual, a family, a community group or as a business.

Think of "My Home" as a philanthropic developer. We bring resources, skills, expertise, landowners, the construction industry, funders and the homeless services sector together then project manage the construction of homes in Western Australia.

### "MY HOME" KEY OBJECTIVES

- Alleviate the urgent need for longer-term housing.
- Provide permanent, low-cost housing with support services so that homeless people have a home.
- Demonstrate the importance of good design and sustainable practices for low-income affordable housing.
- Enable better access to support services by virtue of a fixed address.
- Have homes completed and occupied within six months of signing of a land lease.

### HOUSING FIRST = WORLD BEST PRACTICE

If someone has a permanent, secure, safe place they can call home, then chances of progressing to an independent and dignified quality of life are significantly increased.

Housing First is widely accepted in Europe, USA, Canada and Australia as a best practice response to reducing homelessness. We have examples in Finland, Canada and US communities which have achieved, or are on their way to achieving, Zero Homelessness.

Statistical evidence demonstrates that visits to emergency medical centres and other crisis services are dramatically reduced, which in turn reduces the costs of providing these services.

The Western Australian Government has released a ten year strategy to end homelessness.

It identified affordable, accessible housing as the number one priority needed to end homelessness and Housing First as an appropriate strategy.

However, we are not seeing an increase in housing supply from the government. That's why the WA business community needs to step up and get homes built.

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*"The best help we can give a homeless person is a home."*

- Dr Andrew Davies MBBS, FRACGP, Homeless Healthcare

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## Philanthropy in action

### CONTRIBUTION OPTIONS

Philanthropic contributions are key to the success of "My Home" development models.

The scalability of the core model makes it suitable for individual private philanthropy, partnerships as well as major philanthropic trusts and corporates looking to meet ESG requirements.

The flexibility of the model can fit with various funding sources and development structures.

Ultimately, the "My Home" housing development models rely on a collaboration and integration of private philanthropy, government and community action.

### SCALABLE DEVELOPMENT MODELS

"My Home" can deliver smaller developments providing long term housing for people who are homeless or at risk of becoming homeless.

Development of housing at scale on larger sites is likely to include

- social housing people who are homeless or at risk of becoming homeless, and
- low income affordable housing for people with basic income and struggling to afford private market rental.

The development models rely on low cost or no cost land:

- Peppercorn lease with long term tenure (Church, not-for-profits, State government unused land, private sector redundant or unneeded land)
- Low cost purchase below market value (Development WA, private sector negotiation)
- Donated land (philanthropic donation of redundant or unneeded land).

### TANGIBLE PHILANTHROPIC OUTCOMES

"My Home" offers confirmed sites to philanthropic contributors. Funds are used specifically for the development of that site. The houses on that site are tangible and visible to the contributor.

"My Home" works with contributors to establish the most appropriate funding outcome which can include developing ESG strategies for large corporates; philanthropic partnerships such as a combination of private, Federal and State government funding; and impact investment.

We provide a site-specific briefing package for each project.

"My Home" has strong working relationships with specialists in all facets of housing development to ensure a robust funding solution for each site.



## "My Home" land

The intent is to integrate the housing into the local community by providing clusters of dwellings which present to the street as home units within landscaped grounds.

- The tenure of the land lease agreements is generally 15 - 30 years.
- The lessor maintains ownership of its land and its contribution to the project is to make unused land available at a peppercorn lease.
- We currently have two sites offered by The Western Australian Planning Commission (WAPC) in North Fremantle and East Victoria Park as well as Church owned sites.
- It is intended that, as land is made available, the "My Home" PPP model will continue to provide housing across the Perth metropolitan area and regional Western Australia.
- Landowners can be State government, the Church, local government, philanthropic entities, private landowners, Community Housing Providers and not-for-profit organisations.

### SITE REQUIREMENTS

The land should be

- Close to public transport.
- Easy walking to retail for basic provisions.
- in a residential area.
- 15 year minimum land lease with right to rollover the lease.
- Small lots appropriate to a small group of dwellings which can integrate into the surrounding residential suburb.

Medium lots for mixed residential development eg social housing (homeless, aging in place, single parent, families) and low income affordable (key workers, low income workers).

- Unencumbered by costly latent conditions.





*"My Home" houses*



# "My Home" houses



Sequence of construction at the "My Home" North Fremantle site.  
Completion: March 2023



## "My Home" houses

"My Home" houses demonstrate that high quality construction, thermal comfort and energy efficiency are achievable in compact, low-cost housing.

Fundamental to the design is:

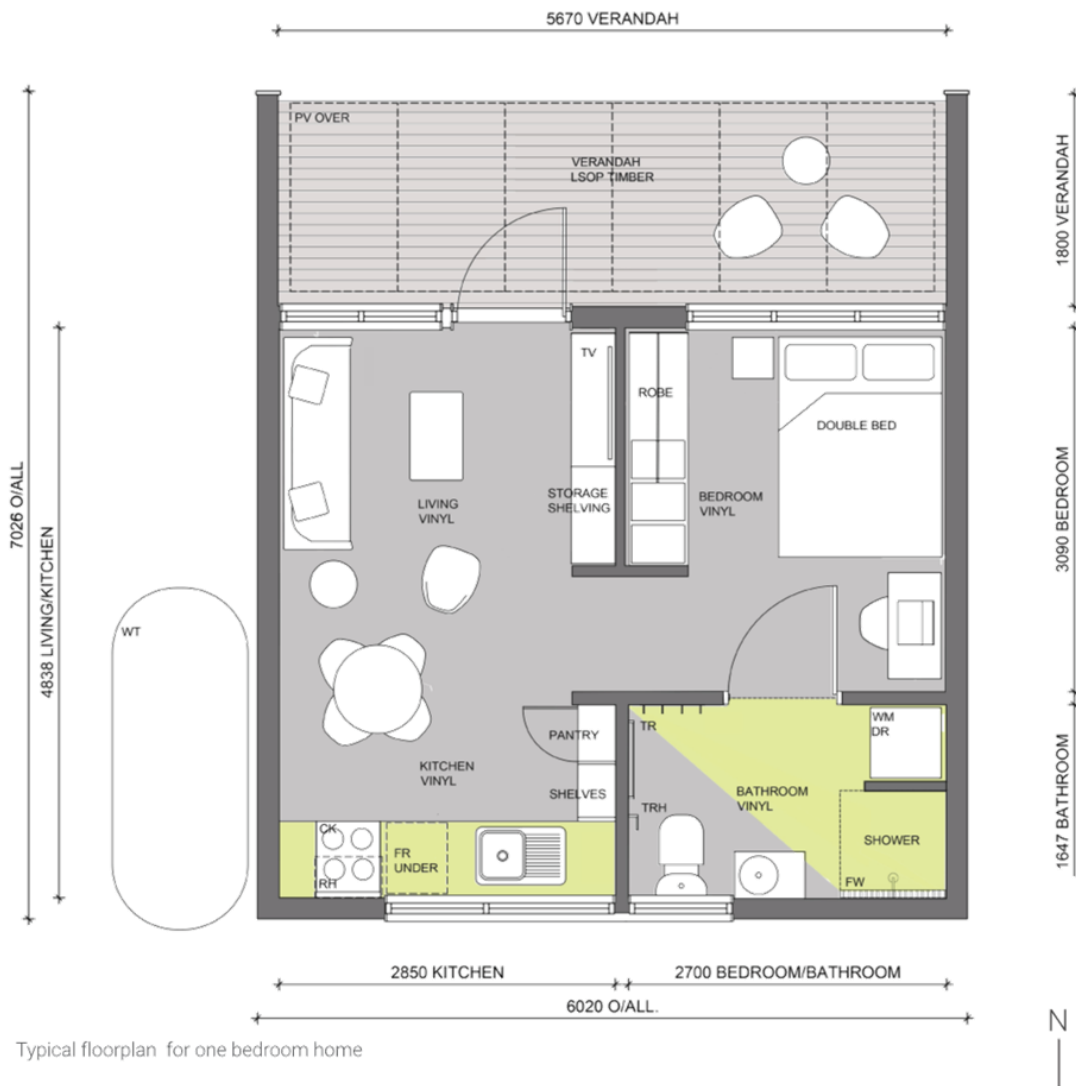
- Response to context - the houses will be sympathetic to the appearance of surrounding houses, albeit a smaller footprint, so they belong in the neighbourhood.
- 31m<sup>2</sup> house footprint with bed, living, bathroom, and kitchen spaces plus verandah which enables independent living
- Shared facilities on each site, including outdoor living spaces, storage, vegetable gardens and car parking.
- 'Flat pack' prefabricated timber panel system which is demountable so houses can be move to another site if necessary.
- Time efficient building schedule using prefabricated, lightweight domestic construction.
- Low maintenance, easy to clean with robust materials and fittings.
- Secure lock-up with own key. A sense of "My Home" is important. For some residents, this will be their forever home.
- Houses fitted out with basic furniture, homewares and electrical appliances including washing machine, fridge, cooker and microwave. This is co-ordinated by Rotary WA.
- The base housing unit can be adapted to suit the needs of specific occupant groups such as single parent with a child/children. Cost will vary accordingly.

### DESIGN INTEGRITY

- Passivhaus principles
  - ✓ insulation
  - ✓ airtightness membranes
  - ✓ double glazing
  - ✓ minimise thermal bridging
  - ✓ fresh air exchange system
- Livable Homes WA Gold Standard = Universal Access
- Locally sourced timber products and local fabrication
- North facing winter solar access
- Solar PV panels with future battery connection
- Rainwater tanks

Homes for the most disadvantaged people in our community should be given the same care and consideration as a big budget luxury home.

*"My Home" houses*



Typical floorplan for one bedroom home



# "My Home" houses



Typical floorplan for two bedroom home

## A proven model

### MELBOURNE

In early 2019, six tenants with a chronic experience of homelessness moved into the first six homes of the Harris Transportable Housing Project in Melbourne's inner west. The project has since completed 57 homes on nine parcels of vacant VicRoads land in Footscray and Maidstone. Other sites are now being developed.

The project is a partnership between Launch Housing and philanthropists Geoff and Brad Harris, of Harris Capital, with additional funding from the Victorian Property Fund.

VicRoads has leased the land to the Department of Health and Human Services (DHHS) on a peppercorn lease of \$1 per year. DHHS has then subleased the land to Launch Housing.

This project demonstrates how unused government land can be re-purposed to create safe, stable homes for people who urgently need them.

More information is available at

<https://www.launchhousing.org.au/housingsupport/harris-transportable-housing-project>



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*“As a society, we need innovative ideas like this to help solve the growing issue of homelessness and stop people falling through the cracks.”*

Geoff Harris, Harris Capital, Founder Flight Centre

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## Governance

"My Home" Australasia Limited is a company limited by guarantee (a common not-for-profit company structure) with Deductible Gift Recipient (DGR) and Public Benevolent Institution (PBI) status which means that donations are tax deductible to the donor and qualify for GST concessions.

We are a facilitator for housing and land developments to house people experiencing homelessness or at risk of homelessness.

We work with The Emplace Initiative to reach out to the business sector for funding and development of investment models for social and low income housing.

### PATRON

Wayne Martin AC QC

### DIRECTORS

Michelle Blakeley RAIA, BArch (Hons) (CHAIR)

Ben Martin BEng, MBA

Dr Elizabeth Pattison OAM BAppSc, MInfSys, PhD

Lisa Hando BBus, MTax, FCA

Professor Lisa Wood, Notre Dame University

### PROJECT MANAGER

Ben Martin, Morphis Developments

### PROJECT ARCHITECT

Michelle Blakeley, Architect Pty Ltd

### LEGAL ADVISORS

MinterEllison

### FINANCIAL ADVISORS

PwC

### AUDITORS

Moore Australia (WA) Pty Ltd

### ACCOUNTANT

Harden East Conti

### RISK MITIGATION

The following risk identification and mitigation tactics have been programmed into the project:

- Project Control Group consisting of experienced professionals across project management, property development, design, construction and social housing management.
- Design and construction will be undertaken using industry standard client/consultant, client/contractor agreements.
- Procurement of building contractor using standard industry procurement practice
- Quantity Surveyor engaged to prepare a Bill of Quantities for each site.
- Local council planning officers and WAPC officers involved in preliminary discussions to identify and mitigate any planning policy road blocks
- Legal advice to develop clear requirements for all parties, terms and conditions and contractual agreements.
- Design feedback from people with lived experience of homelessness.
- Liaison with RUAH's Zero Project managers to provide support services and post-occupancy tenant management.
- A demonstration house has been constructed so investors, politicians, stakeholders and the general public can see and experience the quality of house that we are providing.

# Management of housing and tenants

## ROLE OF THE COMMUNITY HOUSING PROVIDER

A Community Housing Provider (CHP) provides property and tenancy management services for the "My Home" houses and sites.

It also provides a link between the residents and any support services required to help them manage their lives and integrate into the community.

The CHP manages the sensitive allocation of homes to their new residents based on Housing First principles.

The process targets those most in need but ensures that each "My Home" site has a carefully considered mix of tenants who will contribute to the overall wellbeing of other residents.

The CHP also undertakes the required work to maintain the "My Home" houses and sites such as repair, management and general upkeep of gardens, buildings and shared outdoor spaces, as well as collection of residents' rent.

St Patrick's Community Support Centre will be the CHP for our first homes in North Fremantle.

## TENANTS

- Homes are offered on a needs-based priority. There is no judgement as to the suitability of a person to be a resident, no requirement to prove themselves worthy.
- Residents will have a medium to minimal reliance on support services (recognising that chronic high-need homeless people require accommodation with 24 hour on site support services).
- Available to various cohorts e.g. women over +55, older men, single parents, young people.
- % of income (Centrelink payment) paid in rent.
- Tenancy agreement with CHP.
- It is expected that tenants participate in the upkeep of the site including the vegetable gardens, barbecue cleaning and general site tidiness.





# Projects underway

## NORTH FREMANTLE

Our North Fremantle site is ideally located in close walking distance to the local shopping village and the North Fremantle train station (one train stop to Fremantle town centre)

### KEY STATS

- Address: Lots 5 and 6 Congdon Street, North Fremantle
- Total Project Cost: \$2.9m.
- Land Area: 2,000m<sup>2</sup>
- Land owner: Perth Transport Authority
- No. of Houses: 18 single occupant units
- Zoning: Railways Reserve
- Lease Term: 10 years at peppercorn rent with rollover
- Planning Approval: Approved
- Construction: Fully funded
- Community Housing Provider: St Patrick's Community Support Centre

### SUPPORTERS

- Donors: Lotterywest, Minderoo, Sisters of St John of God
- Legal: MinterEllison
- Financial: PwC
- Builder: Highbury Homes
- Fitout: Rotary WA
- Surveyor: Cottage & Engineering Surveys
- Geotech: Structerre
- Civil works: Pritchard Francis
- Structural engineer: Engenuity
- Landscape: LD Total
- CDC and Energy Audits: Kellett Design



## VICTORIA PARK

Our Victoria Park site is a prime location at the intersection of Berwick Street and Kent Street. Close to amenities including shopping (across the road to Coles Express Service Station or 10 min walk to The Park Centre), medical, education and public transport (bus stop within 65m).

### KEY STATS

- Address: Lot 1 (257) Berwick Street, Victoria Park
- Total Project Cost: \$900,000 (estimated)
- Land Area: 895m<sup>2</sup>
- Land owner: State government
- No. of Houses: Five single occupant units
- Zoning: Residential R30 and Other Regional Road
- Services to the site
- Lease Term: 15 years at peppercorn rent with rollover
- Planning Approval: Approved
- Construction: Currently seeking support
- Community Housing Provider: St Patrick's Community Support Centre

### SUPPORTERS

- Donors: Currently seeking support
- Legal: MinterEllison
- Financial: PwC
- Builder: Highbury Homes
- Fitout: Rotary WA
- Surveyor: Cottage & Engineering Surveys
- Civil Engineer: Currently seeking support
- Structural Engineer: Currently seeking support
- Electrical Engineer: Currently seeking support
- CDC and Energy Audits: Kellett Design



# Projects underway

## DIANELLA

Located within walking distance of Dianella Plaza Shopping Centre and direct bus routes to Morley Activity Centre and Perth CBD.

### KEY STATS

- Address: 322 Grand Promenade, Dianella
- Total Project Cost: \$10m.
- Land Area: 4996m<sup>2</sup>
- Land owner: Roman Catholic Archbishop of Perth
- No. of Houses: 40 studio, one bedroom, two bedroom. Mix of social and low-income affordable housing
- Zoning: R30
- Lease Term: 30 years Terms of Agreement with rollover
- Planning Approval: Submitted
- Construction: TBC
- Community Housing Provider: Stella

## SITES IN PROGRESS

Armadale	45 homes
Inglewood	8 homes
Mundijong	12 homes
Maylands	45 homes
Geraldton	10 homes
Geraldton	12 homes
Geraldton	24 homes
Mandurah	20 homes
Mandurah	8 homes



## How you can be involved

### CONTRIBUTION OPTIONS

We use two financial models for funding of construction of "My Home" housing.

1) Philanthropic contributions enable the "My Home" PPP model to be activated through tax deductible donations. These contributions are particularly suited to small scale development.

2) Impact investment which delivers an investment return whilst enabling solutions for people who are disadvantaged. This model is suitable for larger scale development where housing for people who are homeless is integrated with social housing for other residents (such as people at risk of becoming homeless and/or on the State government Public Housing Waitlist). This model can also be a combination of donation and investment.

To find out about the options for contributing to the construction of the "My Home" houses please contact

Michelle Blakeley

Michelle Blakeley, Architect Pty Ltd

Telephone 08 9328 4143 Mobile 0413161641

Email [mblakeley@optusnet.com.au](mailto:mblakeley@optusnet.com.au)

Ben Martin

Morphis Developments Pty Ltd

Telephone 0417 012 023

Email [ben@morphis.com.au](mailto:ben@morphis.com.au)

To find out more about "My Home", visit our website [myhomehousing.org.au](http://myhomehousing.org.au)

### CORPORATE BENEFITS

- Tax deductibility by gifting to My Home Australasia Limited as a DGR status recipient.
- Opportunity to be involved in a Public Private Partnership with government and private sector coming together to provide positive change in our community.
- Participation in a project which is demonstrating a Global Best Practice homeless housing model.
- Participation in a project which is demonstrating Global Best Practice Passivhaus design and construction of small, low budget housing.
- Philanthropic opportunity to give back to the community which has contributed to your corporate success.
- Demonstrating leadership in community arena.
- Tangible and visible evidence of your philanthropic investment through a "bricks and mortar" outcome. Immediate implementation. The "My Home" project can be actioned and completed within 12 months of your contribution.
- Marketing and publicity opportunities for your company's participation in the project.
- Opportunity to foster/reinforce relationships with the AIA, MBA, HIA, PCA, OGA, Rotary WA and local government.
- Discreet naming rights of site(s) available.
- Contributors can nominate special needs groups which are particularly relevant to their interests such as homeless women over 55, homeless youth, homeless ex-tradesmen, aging in place, site location.



## Who's already on board

### CONTRIBUTORS AND SUPPORTERS

Michael Piu, St Patrick's	Brian Guinan, iSmart Building Group	Michael Gottschalk, LD Total
Kathleen Gregory OAM, St Patrick's	Stewart Hawley, Bluerock Construction	Kerry Parsons
Phil Patterson, Pritchard Francis	Padraic Mellett, Offsite Constructions	Kit Scott
Lisa Shine, Landscape Architect	Serneke WA	Soroptomists
Shadra Pearson, Landscape Architect	James Clarke	The Karrakatta Club
Luke Kellett, Kellett Design Group	Synergy	Zonta
Steven Burnside, Cottage Surveyors	Geoff Warn, withstudio, State Government Architect 2013-2020	Amanda Hunt
Mel Castle, Structerre	Office of State Government Architect	Troy Morse, Uniting WA
Bushfire Safety Consulting	John Clifton, Development WA	Sam Dury, St Bart's
Daniel Rose, Engenuity	Coralie Ayres	Neil Starkie, St Bart's
Lee Rossetto, Minter Ellison/Housing All Australians	James Yuen	Sean Kelly, Community Housing Australia
Gehann Perera, Minter Ellison	Julia Prior	Sisters of St John of God
Chris Paull, PwC	Trent Costello, Total Cost Management	Brad Potter, Salvation Army
Rowan Clarke, Hesperia	Charles Johnson	Simon Mallabone, Salvation Army
John Berger, WA Alliance to End Homelessness	Greg Cash, Elysian Consulting	Lotterywest
Kay Durrant, Rotary WA, "My Home" Project Manager	Gaye McMath	Minderoo
Alex Truelove	Dale Simmonds, Giant	Anne Russell-Brown
Rotary WA	Perry Sandow, photographer	Stevan Rodic, City of Stirling
The Emplace Initiative	Glenn Nicholas and team, OM4	Mayor Mark Owen, City of Stirling
Jacqueline Blenkinship, Collectiveight	Michelle MacKenzie	Town of Victoria Park
David Caddy, Chair WAPC	Leah Watkins, Housing Choices	City of Fremantle
Minister for Communities, Hon. Simon McGurk MLA	Chris Smith, Foundation Housing	City of Bayswater
Minister for Housing, Lands and Homelessness, Hon. John Carey	Cade Taylor, Foundation Housing	City of Swan
Kate Doust MLC	Tony Giglia, Catholic Archdiocese of Perth	Shire of Quairanding
Dr Brad Pettitt MLC	Terry Wilson ex Catholic Archdiocese of Perth	Property Council of Australia (WA)
Hannah Beasley MLA	Peter Bothe	TDL (Tim Davies Landscaping)
Philida Rodic	Centacare Geraldton	Sam Henderson
Karen Vernon, Mayor Town of Victoria Park	Catholic Archdiocese of Geraldton	Michael Keane and Siobhan McCarrick
Chris Bishop, Highbury Homes	David Somerville, Questus	Kate O'Hara, Foodbank
Jim DeBaughn, Highbury Homes	Tom Jacobs, Jackson McDonald	Paul Griffin
Jeff Coleman, Highbury Homes	Christine Scott, Jackson McDonald	Christine Emerson
Neil Roebuck, Highbury Homes	Clive Brown, MLA 1993-2005	Ian McKee
	Gary Roberts	
	John Driscoll, Longreach Media	

# "My Home"

[myhomehousing.org.au](http://myhomehousing.org.au)



the **emplace** initiative  
Business building homes for  
people experiencing homelessness.





## Memorandum of Understanding

between  
Shire of Quairading (the Shire)  
and  
My Home Australasia Limited ("My Home")

9 January 2023

"My Home" Australasia Limited  
of 18 Brisbane Terrace, Perth WA 6000 ABN 37 638 774 955  
and  
Shire of Quairading  
PO Box 38 or Jennaberring Road, Quairading WA 6383 ABN

### 1. Statement of Intent

The intent of this Memorandum of Understanding between the Shire of Quairading and My Home Australasia Limited is to outline the parties' roles in working together to provide low-cost housing for people who are homeless or at risk of homelessness.

### 2. Aims

The aim is to collaborate in enabling the provision of housing with support services for people who are homeless or at risk of becoming homeless.

To pursue the Shire's vision to strengthen social engagement and community support as a practical expression of our vision for the Shire is a place of welcome for all where we work together with thriving industry creating jobs, a bright future for our young people, and a bustling town in a beautiful and productive rural setting.

For the Shire to support "My Home" in its endeavors to:

- Bring public sector, private sector and community together to provide an efficient, low-cost housing option for the most disadvantaged people in our communities.
- Provide flexible, efficient and cost-effective housing solutions for disadvantaged people.
- Provide an opportunity for long-term housing to enable a person experiencing homelessness to re-engage with the community and become self-sufficient.
- Demonstrate the importance of good design and sustainable practices for low-income affordable housing.
- Enable better access to Housing First support services by virtue of a fixed address.

### 3. Responsibilities

The Shire:

1. will provide Shire-owned vacant land (various lots) suitable for "My Home" housing
2. will grant a licence to enable "My Home" and/or its agents, consultants or contractors to develop the Properties ("Access Licence")
3. will retain ownership the homes after Practical Completion for use exclusively for housing for people who are homeless or at risk of becoming homeless for a period not less than thirty (30) years
4. agrees to not sell or lease the Properties from commencement of the Project Development Terms of Agreement except for the continued use of the properties as housing for people who are homeless or at risk of becoming homeless
5. will enter into an ongoing Property Management Agreement with a registered Community Housing Provider for the management of the properties and the tenants, including repairs, maintenance and collection of rents
6. will enter into an ongoing Residents' Support Services Agreement with community support services provider.

My Home Australasia Limited

1. will be responsible for the design, project management and construction of the homes and siteworks for the "My Home" projects
2. will procure a Builder to secure a building permit and construct the dwellings / develop the Properties
3. will procure a Landscape Contractor to carry out landscaping of the site
4. will engage Consultants as required to enable the design and construction of the dwellings
5. will be responsible for financial management of the development including, but not limited to, approval and payment of contractors' invoices
6. will retain ownership of "My Home" intellectual property including, but not limited to, concepts, designs, and financial models

- 7. will commence construction within nine months of Development Approval by the Shire of Quairading
- 8. will complete construction within 18 months of issue of Building Licence by the Shire of Quairading

4. Description of Agreement

- This Memorandum of Understanding is a statement of intent made in good faith without legal liability for either party. This document is not a binding agreement and has no force or effect.
- The Memorandum of Understanding commences on the signing of this document and continues for a period of five (5) years from the signing date unless the parties advise otherwise.

Authorised by:

..... (Signature)      Date 09.01.2023  
 Michelle Blakeley, Director,  
 My Home Australasia Limited

..... (Signature)      Date 09.01.2023  
 Ben Martin, Director,  
 My Home Australasia Limited

..... (Signature)      Date .....  
 NAME AND TITLE<<insert>>, Shire of Quairading

..... (Signature)      Date .....  
 NAME AND TITLE<<insert>>, Shire of Quairading



## Shire of Quairading: Vacant Residential Lots

Asset Code	Asset Name	Date Acquired	Location Description	
1034	LAND - LOT 93 (28) AVON STREET	30/06/2002	VACANT LAND	Residential
1041	LAND - LOT 345 (14) MACDONALD STREET	15/12/2011	VACANT LAND	Residential
1105	LAND - LOT 158 (5) GROWDEN STREET	30/06/2000	VACANT LAND	Residential
1106	LAND - LOT 159 (3) GROWDEN STREET	30/06/2000	VACANT LAND	Residential
1138	LAND - LOT 92 (26) AVON SRTEET		VACANT LAND	Residential
1145	LAND - LOT 33 (8) MCLENNAN STREET		VACANT LAND	Residential
1146	LAND - LOT 34 (10) MCLENNAN STREET	30/06/2014	VACANT LAND	Residential
1150	LAND - LOT 175 (5) WOOD STREET		VACANT LAND	Residential
1151	LAND - LOT 176 (3) WOOD STREET		VACANT LAND	Residential
1152	LAND - LOT 177 (1) WOOD STREET		VACANT LAND	Residential

#### 6.4 Bark Park Concept Plan

<b>Responsible Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Reporting Officer</b>	Jen Green, Grants & Projects Officer
<b>Attachments</b>	1. Bark Park Concept Plan
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Reporting Officer: Nil. Responsible Officer: Nil.

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#### **COMMITTEE RESOLUTION: SPC 013-22/23**

Moved: Cr TJ Stacey

Seconded: Cr PD Smith

That the Strategic Planning Committee recommends to Council to:

1. Note the Officer's Concept Plan for a designated off-leash dog exercise area within the townsite.
2. Note officers will further investigate the concept and prepare further plans and costings for Council consideration at the March 2023 Ordinary Council Meeting.

**CARRIED 6/0**

#### **IN BRIEF**

- There is literally nowhere for a resident to walk a dog off-leash and off-property in the Shire of Quairading. Officers have been unable to find any other local government without such a facility.
- Officers were asked to investigate potential uses for two parcels of un-used areas in the townsite – Cuneata Park (Reid St) and the 'Salmon Gums' Reserve (between Harris St and Parker Rd).
- A designated dog exercise area was suggested, and a brief concept plan developed.
- An off-leash dog exercise area (OLDEA) is a designated public area in which dog owners can exercise dogs without a leash.
- Under the *Dog Act 1976*, a local government may, by absolute majority as defined in the Local Government Act 1995 section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.

#### **MATTER FOR CONSIDERATION**

- Consideration of a concept plan for an off-leash dog exercise area within the Quairading Townsite.
- Allocation of financial resources in the 2022/23 Shire's Annual Budget.



## **BACKGROUND**

Australia has one of the highest rates of dog ownership in the world with 36% of households owning a dog. There are currently 154 registered dogs in Quairading. Across the Shire of Quairading, there is no off-leash area to exercise dogs. This is highly irregular and a detriment to attracting new residents to town. Many existing residents have complained bitterly about this lack of amenity.

It has become more difficult to exercise dogs safely off the leash while still keeping them under effective control. Almost all local governments in metropolitan and regional areas have implemented designated off-leash dog exercise areas. Formal research has identified that there are numerous benefits to providing OLDEA's. These include benefits to dogs, to people and the broader community.

### **Physical and mental exercise**

OLDEAs can provide an outlet for natural dog behaviours such as running, chasing, playing and barking with the result that the dog is less likely to engage in nuisance behaviour at home.

### **Outlet for dog owners to socialise**

OLDEAs can provide a public space where dog owners can interact with each other and form community bonds.

### **Responsible dog ownership**

OLDEAs can reduce the likelihood of dog owners letting their dogs off leash in other recreational areas.

### **Dog Socialisation**

Dogs that are well socialised and exercised are healthier and happier as well as less likely to be aggressive.

### **Social wellbeing and mental health**

OLDEAs can provide a space where dog owners can feel connected with other human beings improving their mental and emotional health. By building a more active lifestyle, you stand to gain several health benefits. Having an active dog has been linked to lower cholesterol, better heart health, better mental health, and an improved immune system.

### **Affordable recreation option**

A free outdoor activity where the family can take their children and their pet to a safe environment for dogs to play.

### **Resting place for travelling community**

OLDEAs can provide a safe resting spot for those owners travelling with their pets.

Two potential locations for an OLDEA in Quairading have been identified and are detailed in the attached 'Bark Park Concept Plan'.

Option 1: Parker St Quairading (Salmon Gums Reserve)

Option 2: Cuneata Park, Reid St

Both options will need additional infrastructure installed including dog water stations, waste bag stations and bins and park benches to become effective, safe OLDEAs. Indicative costing below:

**OPTION 1**

ITEM	REQUIRED	COST	TOTAL
Park Bench	3	\$800	\$2400
Water Stations	2	\$1500	\$3000
Waste Stations	3	\$500	\$1500
Fencing	1.5km	\$8000/km	\$12,000
Path upgrades	1km	Various hourly rates for machinery plus sand/gravel	\$5000 (Works in-kind)
Signage	3	\$500	\$1500
<b>TOTAL (approximate)</b>			<b>\$25,400</b>

**OPTION 2:**

ITEM	REQUIRED	COST	TOTAL
Park Bench	2	\$800	\$1600
Water Stations	1	\$750	\$705
Waste Stations	1	\$500	\$500
Fencing	0.5km	\$8000/km	\$4000
Signage	2	\$500	\$1000
<b>TOTAL (approximate)</b>			<b>\$7805</b>

It is essential to consider the budget implications of increased maintenance and repairs including staff resources to maintain an OLDEA. Tasks such as mowing, tree maintenance and repair/replace park furniture is already undertaken in existing recreation areas, however additional maintenance tasks may not be able to be absorbed within current operational budgets and programs.

The key activities that are likely to require additional funding in OLDEA's are repairs to fencing, signage and ground surfaces. The routine maintenance tasks that need to be considered are listed below:

- Additional mowing and weed management;
- Increased whipper-snipping;
- Pruning of plants/tree management, maintenance and planting as required;
- Maintaining and replacing surface materials, turf, mulch, sand etc.;
- Repairing perimeter fencing and gate locks;
- Repairing or replacing park furnishings, and
- Emptying waste bins.

**STATUTORY ENVIRONMENT***Local Government Act 1995**Dog Act 1976***POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

2022-23 financial year

**ALIGNMENT WITH STRATEGIC PRIORITIES****1.2 Community:** Provide social and cultural activities for all members of the community**3.2 Built Environment:** Parks, gardens and social spaces are safe and encourage active, engaged and healthy lifestyles**CONSULTATION**

Nil. Consultation with the Quairading community can be undertaken via survey and could be included in the upcoming 2023 Community Perception Survey.

**RISK MANAGEMENT PRIORITIES**

This report addresses the following identified Strategic Risk Management Priorities:

Nil.

**RISK ASSESSMENT**

	Option 1
Financial	Low Implementation and ongoing costs are minimal.
Health	Low An OLDEA will create an addition recreation option within Quairading which will contribute to positive health outcomes for residents.
Reputation	Low An OLDEA will improve reputation with dog owners.
Operations	Low Additional maintenance activities will fit into current operations.
Natural Environment	Low Proposed OLDEAs are not in environmentally sensitive areas.

	Consequence				
Likelihood	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 committee discussed if the oval can be made an off leash area and that Cuneata Park may not be viable as it is quite small.

Cr Smith said there had been a resolution moved previously through Council to turn the salmon gum area in to a walk path/natural park for tourists. This project could potentially “kill two birds with one stone” by turning it into an attractive park for both dogs and residents/visitors/tourists without dogs.

It will also be a draw card for tourists to have an off-leash park to take their dogs, as the caravan park is advertised as dog friendly (though they must be contained).

It was discussed about risk mitigation if the dog park is built at the salmon gums due to the dam, as young children would be expected to attend the park if it is a family/dog area.

The CEO said a Local Law would need to be created should an off-leash park be developed.

Community consultation may be required in the community survey to see what the appetite for a dog park is within the community.

The CEO would be looking to source external funds for the fence and potentially fund the park.



# CONCEPT PLAN:

*Bark Park, Quairading*

-  WALKING PATHS
-  SLASHING PROGRAM TO MAINTAIN GROUND COVER
-  PERIMETER CHAIN LINK FENCING
-  EXISTING VEGETATION & SHADE
-  DOG WASTE STATIONS
-  PARK BENCHES
-  WATER STATION
-  SOFT GRAVEL/SAND PATHWAYS (MOST EXISTING)









## 6.5 Farmer's Cooperative Proposal

<b>Responsible Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Reporting Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Proposal Letter - Tarnya Fraser</li> <li>2. 26 &amp; 28 Avon Street, Quairading - Map</li> <li>3. List of vacant lots in Quairading</li> </ol>
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Reporting Officer: Nil. Responsible Officer: Nil.

### MOVER NIL

That the Strategic Planning Committee discusses, strategises, and considers recommending to Council to:

1. Support the Quairading Farmers' Cooperative in applying for a RED grant, by gifting them vacant blocks, 26 and 28 Avon Street, Quairading.
2. Approve the caveat that the build must commence within three years of the gifting.
3. Provide the Co-Op with the in-kind assistance of landscaping when the build is complete.

**MOTION LAPSED**

### IN BRIEF

A member of the Quairading Farmers' Cooperative (Co-Op) Board met with the CEO and Executive Manager, Economic Development (EMED), to discuss a potential housing project. The Co-Op is seeking support from Council for the project.

Currently there is a national shortage of rentals, including for worker's accommodation. Quairading currently has no rentals available. A lack of accommodation options affects the viability of new people moving to town that want to live and work in the community.

The Co-Op is requesting that Council gift Shire-owned vacant land in the Quairading townsite to the Co-Op so that the Co-Op and the Shire can apply in partnership to Rural Economic Development (RED) Grant Funding scheme. The intent is to secure funding to develop workers quarters for existing and future business and industry in Quairading.

### MATTER FOR CONSIDERATION

Whether the Strategic Planning Committee sees value in spending time to discuss, strategise, and consider recommending to Council to:

1. Support the Quairading Farmers' Cooperative in applying for a RED grant, by gifting them vacant blocks, 26 and 28 Avon Street, Quairading.
2. Approve the caveat that the build must commence within three years of the gifting.

**BACKGROUND**

The CEO and EMED met with Ms Tarnya Fraser, a Board Member of the Quairading Co-Op. Ms Fraser and the CEO discussed a proposal to Council that the CEO considers to have merit and value.

The Co-Op is requesting that Council gift Shire-owned vacant land in the Quairading townsite to the Co-Op so that the Co-Op and the Shire can apply in partnership to Rural Economic Development (RED) Grant Funding scheme. The intent is to secure funding to develop workers quarters for existing and future business and industry in Quairading. The email request is attached as Attachment [1].

The Co-Op is currently in the very early stages of researching the undertaking of a small housing development in Quairading.

The Wheatbelt Development Commission has advised both the Shire and the Co-Op that to secure funding for housing in the Regions, the following need must be demonstrated:

1. Housing for an established workforce who currently drive in and out of the community for work.
2. 2x1 accommodation units.
3. 3x2 accommodation units.
4. New family homes.

Attachment [2] highlights to blocks owned by Council. The blocks that the Co-Op are interested in are 26 and 28 Avon Street, Quairading.

The Co-Op believes if the Shire was willing to 'gift' the two adjoining blocks to the Co-Op, with the caveat that the build commences within three years, the Co-Op would be able to take this commitment to the RED Grant Funding to leverage some funding for this project, and then self-fund any remaining costs associated with the project.

While the Co-Op is aware that it is very early in the proceedings, they wanted to reach out to Council see if Council:

1. Owns blocks of land that could potentially be donated (suggested 26 and 28 Avon Street, Quairading).
2. Has preferred/alternative blocks that are able to be gifted (if not 26 and 28 Avon Street, Quairading).
3. Has a wider housing development strategy in play that could be used to leverage more funding.
4. Would be willing to provide other in-kind services to a development (i.e. landscaping).

**STATUTORY ENVIRONMENT**

*Local Government Act 1995*

*Planning and Development Act 2005*

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Council have been in discussions about optimising the use of vacant blocks within the Shire of Quairading townsite.

If Council agrees to gift land to the Co-Op (with a caveat that a build commences in three years) Council will forfeit income from the sale of the block (approximately \$50,000 if ever sold) but Council will be able to recuperate this amount from annual rates over a period time.

At this moment, the lots are vacant with minimal to no interest from buyers. This is a way to bring a small amount of income to Council, bring new people and potentially families to town, and support families working locally in town that are currently affected by the housing crisis.

### ALIGNMENT WITH STRATEGIC PRIORITIES

- 2.1 Economy:** Promote the Economic and Business Growth Strategy for current businesses and the sustainable attraction of new industry (Small Business Friendly Local Government and Action Plan)
- 2.3 Economy:** Shire engages stakeholders and partners to help capture local economic development initiatives
- 2.4 Economy:** Encourage local workforce participation
- 5.1 Governance & Leadership:** Shire communication is consistent, engaging and responsive
- 5.3 Governance & Leadership:** Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community

### CONSULTATION

Ms Fraser met with the CEO and the EMED to discuss whether it was a worthwhile project to bring to Council.

As housing is a priority of Council, the CEO and EMED suggested bringing the proposal to Council for consideration.

### 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.

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

### RISK ASSESSMENT

	Option 1
Financial	<p>Medium</p> <p><i>There will be a loss of income for Council if the blocks were to sell, but there have been industry experts that have provided information to Council that the chances of selling the blocks are very low.</i></p> <p><i>Through this project, Council will be able to charge rates, meaning at least there will be some income from the blocks.</i></p>
Health	N/A
Reputation	Medium

	<p><i>There is little to no housing available for workers in the district. This means there is less options for families or individuals that want to work and live in the Shire, without buying and/or building.</i></p> <p><i>This project will show Council the commitment to bringing new people to town and in turn, could potentially boost the economy for local and small businesses in the community.</i></p> <p><i>If Council are to consider the “My House” scheme, it may be worthwhile considering this project as it is supporting local business and local families.</i></p>
Operations	<p>Low</p> <p><i>The sale of the blocks is not outside of normal scope of work.</i></p>
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**

Some members of the committee said they were concerned about the notion of gifting the land to the Co-Op. An alternative option of entering a long term rental agreement (99 years) was suggested.

The CEO said for the grant request proposal to be considered, the land would have to be gifted to show that a partnership had been entered into by the local government and the Co-Op.

Without partnership between the local government and the Co-Op, Development WA will not accept that leasing the land is a significant contribution from the local government and in turn, the project will not go ahead.

The committee expressed concern that the board of the Co-Op has not written an official letter to Council on letterhead, and in turn Council did not move the recommendation to Council. The committee do believe there is appetite for Council to consider the project once there is more information provided.

Hi Britt,

Re: Quairading Housing Supply + Limited Rentals

The Quairading Farmer Co-Op is in the very early stages of researching undertaking a small housing development in Quairading.

Discussions with the Wheatbelt Development Commission have detailed the following steps to getting a rural community's real estate market to thrive:

1. Have an established workforce who drive in and out of the community for work (we believe this is relatively established).
2. Build 2x1 units. It's always tempting to build large family homes, but the reality is most homes are under-utilised/under-occupied.
3. Build 3x2 units.
4. Finally build family homes.

We are researching our ability to help our community address the second step as outlined above. We wanted to touch base with the shire to see their appetite and ability to assist us in this potential project.

Attached is a map of the blocks the shire of Quairading owns. We believe if the shire was willing to 'gift' two adjoining blocks to the Co-Op, with the stipulation that we build on them within a period (say 3 years), we would be able to take this commitment to the Rural Economic Development (RED) Grant Funding to leverage some funding for this project.

For example, say the shire were willing to gift us the blocks you own on Avon Street, and we were able to secure RED funding, with the remaining coming from bank funded lines. We could look at building say four 2x1 units for long term lease. The Co-op owning key assets in town is a great model, we are over a 100years old, so our return horizon is much longer than normal developers, we are very much committed to the long game.

As you can see this is a very early days, but we wanted to reach out to the shire council and see what your appetite/capability/generosity might look like: if you had blocks of land you might be willing to donate, if you had preferred blocks you are willing to give away first, if you had a wider housing development that we could add to this project to leverage more funds out of RED, if you were willing to provide other in kind services to a development (i.e. landscaping).

Kind regards

Tarnya Fraser















## Shire of Quairading: Vacant Residential Lots

Asset Code	Asset Name	Date Acquired	Location Description	
1034	LAND - LOT 93 (28) AVON STREET Map 1	30/06/2002	VACANT LAND	Residential
1041	LAND - LOT 345 (14) MACDONALD STREET Map 2	15/12/2011	VACANT LAND	Residential
1105	LAND - LOT 158 (5) GROWDEN STREET Map 2	30/06/2000	VACANT LAND	Residential
1106	LAND - LOT 159 (3) GROWDEN STREET Map 2	30/06/2000	VACANT LAND	Residential
1138	LAND - LOT 92 (26) AVON SRTEET Map 1		VACANT LAND	Residential
1145	LAND - LOT 33 (8) MCLENNAN STREET Map 3		VACANT LAND	Residential
1146	LAND - LOT 34 (10) MCLENNAN STREET Map 3	30/06/2014	VACANT LAND	Residential
1150	LAND - LOT 175 (5) WOOD STREET Map 2		VACANT LAND	Residential
1151	LAND - LOT 176 (3) WOOD STREET Map 2		VACANT LAND	Residential
1152	LAND - LOT 177 (1) WOOD STREET Map 2		VACANT LAND	Residential

**6.6 Microgrid Update – November 2022**

<b>Responsible Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Reporting Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Attachments</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Reporting Officer: Nil. Responsible Officer: Nil.

**COMMITTEE RESOLUTION: SPC 014-22/23**

Moved: Cr JC Hayes

Seconded: Cr JN Haythornthwaite

That the Strategic Planning Committee recommend to Council that Council note the February 2023 Microgrid Update.

**CARRIED 6/0**

**IN BRIEF**

At the April 2022 Strategic Planning Committee meeting, Cr Hippisley tabled research he had conducted into establishing a microgrid within the Shire of Quairading. The CEO, and Cr Hippisley carried out additional investigation into grant and funding opportunities and met with industry experts in the microgrid field to ascertain whether this was a worthwhile project to pursue.

On the 26 May 2022 Council agreed that the project was worth pursuing in terms of potential economic benefit to the Shire of Quairading and adopted the following resolution:

*RESOLUTION: 178-21/22*

*MOVED Cr Hippisley SECONDED Cr Hayes*

*That Council endorse the establishment of a microgrid working group.*

A Microgrid Working Group was so established.

This agenda paper provides an overview of progress to date on the microgrid project.

**MATTER FOR CONSIDERATION**

That Council note the February 2023 Microgrid Update.

**BACKGROUND**

At the April 2022 Strategic Planning Committee, Cr Hippisley presented to Council the idea of creating a micro grid within the Shire of Quairading. A micro grid is a small network of electricity users with a local source of supply and storage, usually attached to a centralized national grid but able to function independently.

CEO, Ms Nicole Gibbs and Cr Hippisley carried out further investigation into funding and grant opportunities and met with industry experts in the field to see if it was a worthwhile project to pursue.

While there are significant regulatory obstacles in Western Australia, which have resulted in the Eastern States being some decades ahead of WA in the microgrid field, there is growing industry and political support to challenge this current regulatory position.

On the 26 May 2022 Council agreed that the project was worth pursuing in terms of potential economic benefit to the Shire of Quairading and established a Microgrid Working Group to:

- Establish, strengthen and utilise a stakeholder network comprising Government and industry specialists in the microgrid field. This will include Regional Development Australia, Regional Development WA, Regional Development Wheatbelt, the Australian Micro-grid Centre of Excellence (AMCOE) and others;
- Investigate and establish (if possible) the best means of channelling government (and other) funds into our community, improving the resilience of the local power supply and possibly becoming the first Western Australian town to be self-sufficient in electricity.

Since the establishment of the Working Group the following information has been obtained:

1. The Commonwealth Government has \$50M available for microgrid projects for local governments who applied for and received funding to do a feasibility study last year (where the feasibility study demonstrated a positive outcome). Quairading did not apply for the funding to conduct the feasibility study.
2. A feasibility study will cost approximately \$60,000.
3. The State is currently in favour of funding hydrogen rather than microgrid projects.
4. The State's Regional Economic Development funding does not generally support funding for feasibility studies.
5. Regulatory blockages in Western Australia generally preclude a microgrid project being off the grid - which is why the Commonwealth funding will not (apparently) likely land in this State.

On the 15 July 2022, the Microgrid Working Group met with Hon Mia Davies who was well-versed in microgrid technology and the current obstacles in Western Australia in terms of regulatory blockage.

After receiving information that Hon Bill Johnston was not responding to media enquiries about Quairading's black outs, the Shire engaged a Media & Political Strategist which resulted in significantly more media coverage.

On Friday 16 September 2022 Hon Bill Johnston, Minister for Energy met with:

- Cr Peter Smith, President, Shire of Quairading
- Cr Trevor Stacey, Vice President, Shire of Quairading
- Cr Jonathan Hippisley, Shire of Quairading
- Nicole Gibbs, CEO, Shire of Quairading
- Caroline Robinson, EO, NEWROC
- Cr Tony Sachse, President, Shire of Mt Marshall
- Mr John Nuttall, CEO, Shire of Mt Marshall
- Mr Peter Klein, CEO, Shire of Wyalkatchem
- Kathleen Brown, representing Hon Mia Davies Office



- Liz Aitken (Principal at Empire Carbon and Energy)
- Tirthankar Banerjee, Microgrid Centre for Excellence

Both NEWROC and the Shire of Quairading provided formal presentations (Quairading's is provided as attachment [2]) detailing the critical consequences of the increased frequency and duration of power outages.

Minister Johnston responded by stating that (paraphrased):

- The Minister believed the consultants and providers of microgrids were lying to us (a statement he repeatedly made).
- That Western Power was performing at above-average standard by providing the State with a 99.8 track percentage, rather than the required 99.3 track percentage.
- That Western Power was using Commonwealth microgrid funds to upgrade electricity in remote Aboriginal communities.
- That the Wheatbelt should expect power outages – no one should expect 100% continuity of power.
- That the power outages at the Quairading Hospital were the fault of WACHS.
- That the loss of telecommunications due to power outages were the fault of Telstra.
- Given all circumstances, the Wheatbelt did not really have a significant power outage issue.
- That he would work with both NEWROC and Quairading into the future to look at potential solutions.

At the end of the meeting, Minister Johnston committed to working with the Shire of Quairading and Western Power to install a Virtual Power Plant (VPP).

On the 29 September 2022 the Shire sent a letter to Hon Minister Bill Johnston (attachment [1]) requesting the specific details of the commitment. It has now been eight weeks and the Minister is yet to respond.

The working group decided to put the media strategy on hold for eight weeks to give Minister Johnston a reasonable amount of time to respond to the letter. The Minister has failed to respond to the letter.

On the 19 October 2022, Michael Southwell and Nicole Gibbs met with Toby Wright (Head of Business Development, CBH) and Kellie Todman (Head of External Affairs, CBH) to enthrone CBH into becoming an active project partner. The meeting was positive with an overall disappointing outcome, being that CBH had no intention of becoming an active partner in the microgrid project.

On the 10<sup>th</sup> January 2023, Peter Smith, Shire President and Nicole Gibbs, CEO met remotely with Western Power and Synergy representatives to obtain an update on the VPP project. The Minister had formally advised the Shire President in writing that this was the purpose of the meeting. Unfortunately, despite the letter from the Minister, the President and the CEO were informed after a two-hour presentation that the project had not been defined or commenced.

A meeting is scheduled in Quairading with Western Power on the 13 February 2023 and with Synergy on the 24 February 2023.

## **STATUTORY ENVIRONMENT**

*Local Government Act 1995*

Economic Regulation Authority (<https://www.erawa.com.au/>)

## POLICY ENVIRONMENT

Shire of Quairading Strategic Community Plan 2021-2031

[Australian Renewable Energy Agency \(ARENA\) Investment Plan 2021](#)

[Regional Australia Microgrid Pilots Program](#) (Guidelines)

[Department of Industry, science, Energy and Resources](#)

## POLICY IMPLICATIONS

Nil

## FINANCIAL IMPLICATIONS

The cost per hour of the Chief Executive's time and the time donated by respective Council Members.

## ALIGNMENT WITH STRATEGIC PRIORITIES

- 2.1 Economy:** Promote the Economic and Business Growth Strategy for current businesses and the sustainable attraction of new industry (Small Business Friendly Local Government and Action Plan)
- 2.3 Economy:** Shire engages stakeholders and partners to help capture local economic development initiatives
- 4.3 Natural Environment:** Demonstrate sustainable practices of water, energy and waste management
- 5.1 Governance & Leadership:** Shire communication is consistent, engaging and responsive
- 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

Initial consultation with Regional Development Australia, Regional Development WA, Regional Development Wheatbelt, CBH Group and the Australian Micro-grid Centre of Excellence (AMCOE).

The working group is also in consultation with Hon Mia Davies, Dr David Honey and Hon Bill Johnston, Minister for Energy.

## RISK ASSESSMENT

	Option 1
Financial	Low <i>As Council is only in the investigative stages of this project, there is minimal financial risk.</i>
Health	N/A
Reputation	Low <i>As Council is only in the investigative stages of this project, there is minimal reputational risk.</i>

Operations	Low <i>The impact will be in the form of the CEO's time.</i>
Natural Environment	Low <i>A microgrid is a self-sustaining energy source that is beneficial to the Shire.</i>

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**

It was noted that the Synergy meeting scheduled for the 24 February 2023 has been moved to 10 March 2023, to discuss the virtual power plan project.

The microgrid working group met with Western Power on 08 February 2023. Western Power have committed to upgrading the power and line system within the district. This was a originally a 10 year project, but Western power have committed to delivering the project over four days which is a “big win” for Quairading. It was noted that this will cause disruptions to power on the 18 March 2023. The community will be notified and special provisions would be made for those who have medical needs (e.g life support, dialysis).

Cr Hippisley said he would like to bring a proposal to Council for a battery to store energy from the pool solar panels to be used in emergency situations at the community building.

## 6.7 Aged Care Independent Living Units

**Responsible Officer** Nicole Gibbs, Chief Executive Officer

**Reporting Officer** Nicole Gibbs, Chief Executive Officer

**Attachments**

1. Landgate Reserve Report - Crown Reserve 53242
2. Latest Landgate Map & Aerial Photo
3. Map of Quairading Townsite
4. Position Statement - Residential Accommodation for Ageing Persons

**Disclosure of Interest** Reporting Officer: Nil.

Responsible Officer: Nil.

Through formal and informal engagement mechanisms, the community of Quairading has identified independent living units for aged people as a strategic priority.

Prior to December 2021, the previous Executive identified Lot 501 Suburban Road, Quairading for this purpose. The officers engaged Slavin Architects as a Quantity Surveyor to provide estimates of Probable Costs for both:

- The Independent Living Units (ILU) Precinct (Lot 501); and
- Refurbishment of the Arthur Kelly Units.

Budget Cost Indications were received in late 2021 to be presented to Strategic Planning Committee at the February 2022 Meeting. The costs were significant, being:

- Independent Living Units Precinct (Lot 501): \$9,854,495;
- Refurbishment of the Arthur Kelly Units: \$3,083,219

There was no funding source identified to pay for development/construction costs.

Prior to 2018, local governments and not-for-profit organisations could secure approximately \$5M from the States' Royalties for Regions Fund and \$5M from the Commonwealths' Building Better Regions Fund to build independent living units for the aged. This was because government was focused on the aged care privatisation agenda. After privatisation there would be fewer beds in residential aged care. In recognition of this fact, government was prioritising funding for independent living units so that people could live at home longer without requiring the use of residential aged care. Unfortunately, both Royalties for Regions and Building Better Regions have since collapsed.

In the absence of any funding source for this project, officers have investigated joint-venture opportunities with the private sector, successfully commencing negotiation with a national provider of aged care facilities. The intent of the negotiation on our part was to provide land in exchange for the private provider contributing development/construction costs and then owning and managing the facility. The end-product would mimic the new retirement village in York (Ballardong Retirement Village).

However, after initial productive negotiation, it was discovered that the Shire does not actually own the land and so cannot use it to leverage development/construction costs. Lot 501 was set aside as Crown Reserve No.53242 on 4 April 2018 with a management order issued in favour of the Shire for the designated purpose 'independent living/aged accommodation.' We have no authority to gift the land.

The Shire has been afforded powers under the management order to lease the land and any improvements thereon for a period of up to 21 years subject to approval by the Minister for Lands.

Lot 510 has been classified 'Social Care Facilities' reserve in the Shire's new Local Planning Scheme No.3 with the primary objective of this Scheme reserve classification being the provision of a range of essential social care facilities which includes 'independent living/aged accommodation.'

There are no express provisions or standards under Local Planning Scheme No.3 for the development of any land classified 'Social Care Facilities' reserve; and

Guidance published by the Western Australian Planning Commission recommends preparation of a Local Development Plan to guide any future development of this type where a local planning does not prescribe any standards and that due regard should be given the standards and requirements of the Residential Design Codes as they apply specifically to development of this type. It should also be noted preparation and final endorsement of a Local Development Plan must be undertaken prior to preparation and lodgement of a development application if the Shire is not the developer.

The private provider has no interest in vesting millions of dollars in land that it does not own. The Shire President has written to Hon John Carey, Minister for Lands, asking the Minister to transfer ownership of the land to the Shire of Quairading. The CEO is also in conversation with Michael Southwell, with the view to developing a media campaign to have the transfer of the land endorsed by the State.

Cr Smith spoke to Minister Carey at the Central Country Zone meeting on 10 February 2023. Cr Smith explained the situation with the land ownership hindering Councils ability to build units in the proposed area and provided all the relevant documentation. Cr Smith said Minister Carey was receptive to the information. Minister Carey said his office would call Cr Smith Monday 13<sup>th</sup> February 2023. As of the Strategic Planning Committee meeting, the phone call had not been received.

Cr Smith said he would allow a few more days before following up with Minister Carey's office.

Cr Haythornthwaite said she didn't have any recollection of the land not being owned by Council, but that there was a conversation about renting vs buying the units, and because of the conditions with the land, the houses would only be able to be rented.

The CEO said the land has been zoned for aged care units so some work has been completed. Council now need to wait to see what the outcome is of the request to Minister Carey.



## Reserve Details Report -53242

Reserve	53242	Legal Area (ha)	0.8874
Name	N/A	Status	CURRENT
Type	N/A	Current Purpose	INDEPENDENT LIVING/AGED ACCOMMODATION
File Number	00138-2018		
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS		
Additional Reserve Information	RESERVE COMPRISES LOT 501 ON DP413203 (N865793)		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)	13/04/2018

Management Order	Document Number
SHIRE OF QUAIRADING	N865794

Land Use
AGED PERSONS HOMES

Local Government Authority
SHIRE OF QUAIRADING

CLT Number	Parcel Identifier	Street Address, Suburb	File Number	PIN	Area (m <sup>2</sup> )
LR3169/265	Lot 501 On Deposited Plan 413203	No Street Address Information Available	00138-2018	12303092	8874

Previous Certificates of Title	Status
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Document Number/Gazette Page	Date	Type	Text
N865793	04/04/2018	Current Area	0.8874
N865793	04/04/2018	Class	C
N865793	04/04/2018	Current Purpose	INDEPENDENT LIVING/AGED ACCOMMODATION
N865793	04/04/2018	Land Use	1231

Document Number/Gazette Page	Date	Type	Text
N865793	04/04/2018	Responsible Agency	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)
N865794	04/04/2018	Current Vesting	MANAGEMENT ORDER SHIRE OF QUAIRADING

date: Jan 19, 2023, 5:00:05 PM



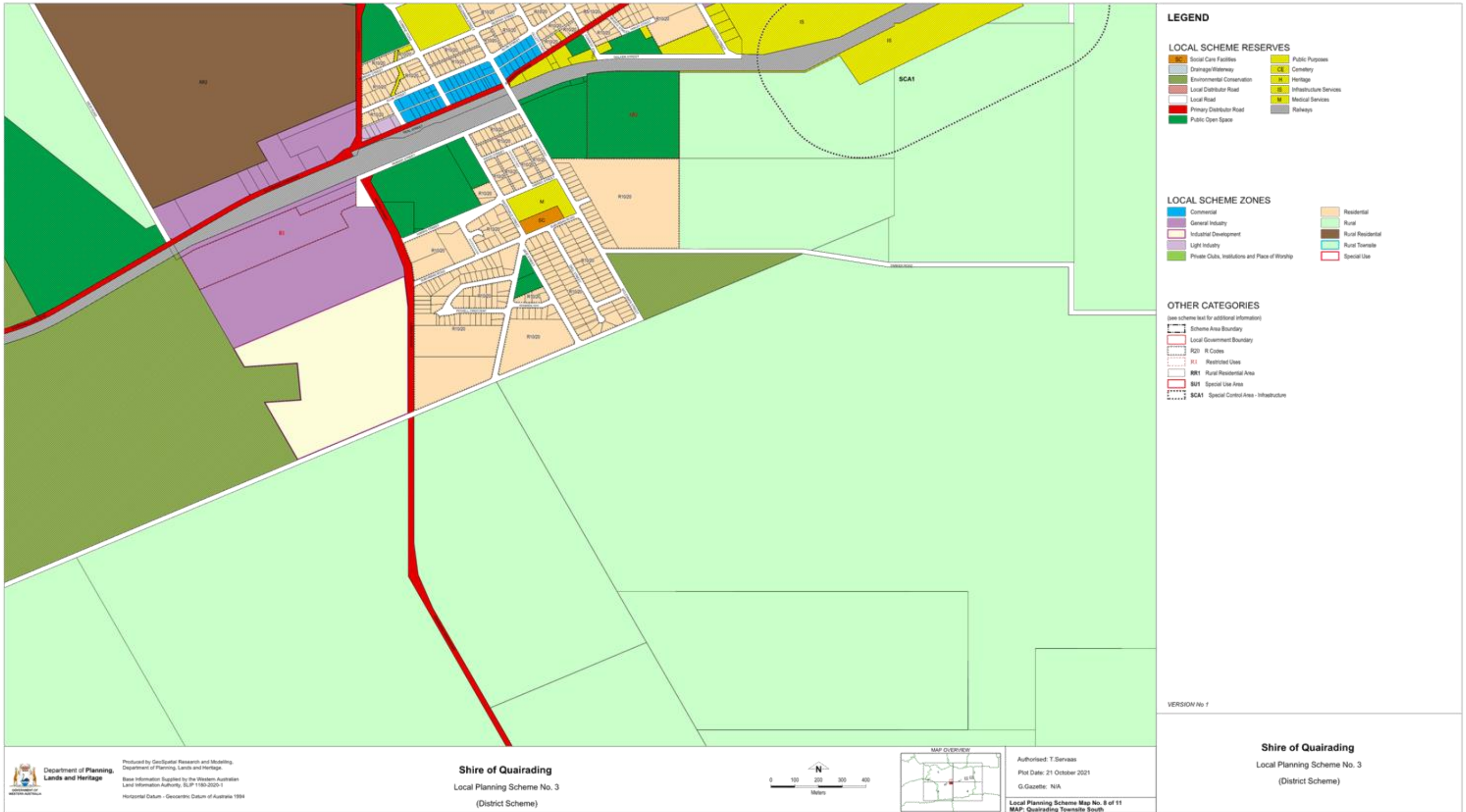
-- Map Viewer Plus --

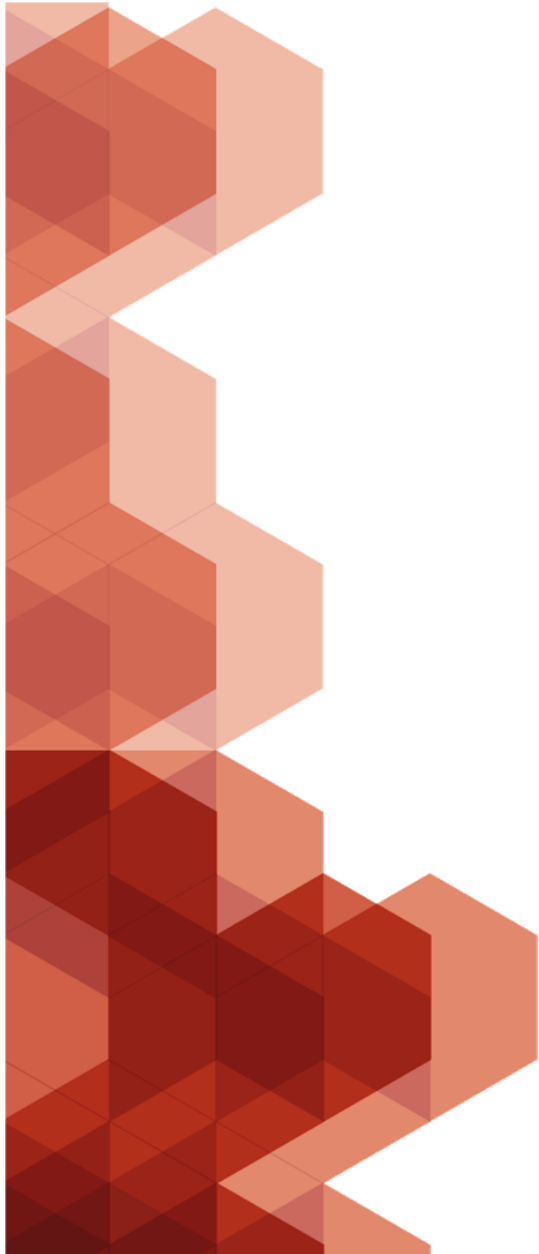


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Department of Planning,  
Lands and Heritage



Western  
Australian  
Planning  
Commission

# Position Statement:

## Residential accommodation for ageing persons

December 2020

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## 1. Policy intent

This position statement outlines the Western Australian Planning Commission's (WAPC) requirements to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework.

It seeks to remove planning process barriers and encourage the provision of an appropriate supply and diversity of options for residential accommodation by establishing consistent, simplified and streamlined approval pathways, within a strategically-led planning framework. It is proposed to complement existing government policies and services for older Western Australians.

## 2. Residential accommodation for ageing persons in Western Australia

The Australian population is ageing at a faster rate than ever before. The number of older Australians will more than double in the next 40 years. At a State level, *WA Tomorrow* (Population Report No. 11) forecasts an 86 per cent increase in people aged over 85 by 2031. The challenges arising from this trend are recognised as a megatrend affecting global society.

An ageing population impacts all aspects of community life, including the economy, and options to address these impacts are complex and multi-faceted. The implications of inadequate planning to support the needs of our ageing population are significant and include, but are not limited to, increased demand on both the Australian and State Governments' infrastructure, housing and health care services and associated funding, and increased costs to retrofit existing developments to accommodate ageing persons' needs.

*State Planning Policy 7.3 Residential Design Codes (R-Codes) Volume 1* provides density bonuses to encourage greater provision of housing developed for aged or dependent persons. However, these provisions alone are not expected to be able to meet the growing demand and changing needs

of older people, driven in part by an increased consumer desire for choice and flexibility to 'age in place' and expectations in relation to lifestyle, entertainment options and affordability.

The rate at which our population is ageing, coupled with more complex needs due to increased life expectancy and changing patterns of disease, will result in greater demand for accommodation options that support a flexible transition from independent living to residential aged care.

Residential aged care facilities provide a range of care options and accommodation for older people who are unable to continue living independently in their own homes. The type of care provided ranges from personal care, to assisting with activities of daily living, through to 24-hour nursing care.

The provision of personal and/or nursing care within residential aged care facilities is what distinguishes this type of land use from other types of accommodation for older people, such as independent living complexes where residents live independently. Independent living complexes are developments comprising residential units or a number of separate complexes of residential units on common land with access to communal facilities that assist with ageing in place. They may be privately owned or owned by not-for-profit organisations.

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The residential accommodation needs of older people should be identified early in the strategic planning process at the local level and appropriate incentives used to encourage investment in the development of quality residential accommodation for ageing persons. This will facilitate streamlined approvals processes and consistent decision-making.

### 3. Application of this position statement

This position statement applies to the preparation and assessment of strategic and statutory planning proposals, including local planning strategies, local planning schemes and amendments, structure plans and subdivision and development applications, throughout Western Australia.

### 4. Policy objectives

This position statement seeks to achieve:

- consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies
- consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.

All other interrelated issues that impact on seniors' housing, affordable housing, retirement village reform and changes to the R-Codes, are outside the scope of this position statement. This position statement does not alter any provisions relating to residential dwellings under the R-Codes.

### 5. Policy measures

#### 5.1 Strategic planning considerations

##### Local planning strategies

All local planning strategies should consider, evaluate and provide for future residential accommodation needs for ageing persons by incorporating a dedicated section within the strategy that details:

- existing and projected demographic profiles (applying WAPC's *WA Tomorrow* data and other appropriate supplementary data)
- existing and projected demand for aged persons' housing and residential aged care needs across the municipality
- medium to long-term aged persons' housing and residential aged care (beds) provision targets aligned to projected future demand
- an analysis of the gaps in the existing provision of aged persons' housing and residential aged care, and the opportunities and constraints for the delivery of different land use options, to facilitate future provision of residential accommodation for ageing persons within the local government area.

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The level of subsequent detail required in a local planning strategy should be commensurate with the extent of opportunities and constraints identified, including consideration of:

- the identification of specific sites and/or locations where appropriate
- incentives intended to be outlined in local planning schemes or other local government planning instruments (such as a Council-endorsed position) to facilitate increased supply, where required, including:
  - development-based incentives such as density, height and plot ratio bonuses
  - other mechanisms such as surplus land sales/lease/joint venture programs
- consideration of acceptable development standards, including built form outcomes, design criteria, streetscape requirements, permissible height, density and development setbacks intended to be outlined in local planning schemes or other local government planning instruments.

It is a priority to consider the residential accommodation needs of ageing persons and provide strategic planning guidance at the earliest possible stage of the planning process. Where the strategic planning framework and/or local planning strategy is yet to be updated in

accordance with the above, or it can be demonstrated that opportunities for the provision of residential accommodation for ageing persons are surplus to needs, it may be appropriate to include the detailed identification of specific sites or locations and any associated development standards at the local planning scheme and/or structure planning stage.

Residential accommodation developments for ageing persons should be located so that they are well integrated within the community, serviced by adequate transport networks and close to health, community services and facilities that will service the everyday needs of future residents. Sites should be in a good walkable catchment with suitable surrounding infrastructure such as wide, shaded, well-lit pathways separated from cyclists. Environmental and amenity considerations and the provision of electricity, water, sewerage disposal and telecommunication infrastructure should be adequately addressed.

In line with a strategically-led, locally-tailored approach, the future needs for residential accommodation for ageing persons as identified in a local planning strategy should translate into more detailed requirements, including potential locations, sites, densities and development standards in statutory planning instruments, such as local planning schemes, structure plans and activity

centre structure plans in accordance with the statutory planning requirements (see section 5.2).

#### **Interim or targeted strategic approaches**

It is preferable for a local government's position on residential accommodation for ageing persons to be formalised within a local planning strategy. Where a targeted approach is warranted, for example as an interim measure, the local government should formalise its position by preparing a report for Council endorsement. A local planning policy may be prepared to guide the exercising of discretion, where provided for in a local planning scheme.

## **5.2 STATUTORY PLANNING REQUIREMENTS**

### **Local planning schemes**

Local planning schemes should align with the local strategic planning framework to facilitate the streamlined delivery of the identified residential accommodation needs of ageing persons. As such, the scheme should specify locations, sites, densities and development standards for such accommodation, where appropriate.

Where applicable, local planning schemes should contain the following land use definitions:

#### **Residential aged care facility:**

*a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:*

- a) *appropriate staffing to meet the nursing and personal care needs of residents*
- b) *meals and cleaning services*
- c) *furnishings, furniture and equipment.*

*This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.*

#### **Independent living complex:**

*a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility*

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Residential dwellings for aged or dependent persons, as defined under the R-Codes, are not considered an 'independent living complex' if the development contains a common driveway and/or gardens, but no other shared facilities.

Note – the term 'independent living complex' should not be considered a retirement village as defined under the *Retirement Village Act 1992 (WA)* and vice versa.

Importantly, both of the above definitions may constitute a residential accommodation development for ageing persons. It is the provision of care that distinguishes a 'residential aged care facility' from an 'independent living complex'.

Where applicable, the land uses 'residential aged care facility' and 'independent living complex' should be classified as permitted ('P') land uses in residential zones and mixed use/centre type zones in the Zoning Table, unless sufficient justification on proper and orderly planning and locational grounds is provided by the local government to otherwise allocate a discretionary ('D' or 'A') land-use permissibility. A permitted land-use permissibility is considered appropriate where the scheme is supported by appropriate guidance and development standards to manage the associated impacts, as required under section 5.1.

In industrial or similar zones where sensitive land use conflict exists, residential aged care facilities and independent living complexes should be prohibited ('X') land uses. In all other zones the permissibility of a 'residential aged care facility' and 'independent living complex' should be considered at a strategic level by the local government with consideration given to locational elements such as proximity to relevant facilities and services and the analysis of opportunities and constraints as required under section 5.1. In some instances, it may be appropriate to allocate a prohibited land-use permissibility for a 'residential aged care facility' and 'independent living complex'.

Incidental and ancillary amenities and land uses associated with and supporting residential aged care facilities and independent living complexes (for example medical consulting room, pharmacy, café and the like) that are accessible for residents and staff only (including visitors) should be considered and determined under the above new land-use definitions.

Amenities and land uses associated with and supporting residential aged care facilities and independent living complexes that are accessible to both residents and the general public should be considered as separate land-use classes and determined in accordance with the land-use classification table under the local planning scheme. If an incidental and

ancillary land-use changes over time to include the broader community, the local government should determine if a change of use application is required based on the individual permissibility of the ancillary land use in the Zoning Table.

#### Structure plans

All future structure plans should be consistent with the residential accommodation needs of ageing persons as identified in the local planning strategy and/or local planning scheme. In the absence of this guidance, the structure plan should respond to the information requirements outlined in section 5.1.

#### Development applications for residential aged care facilities and independent living complexes

Residential aged care facilities and independent living complexes are encouraged within residential zones, mixed use and centre type zones, in line with the local strategic planning framework (section 5.1). In accordance with clause 67 of the deemed provisions, the assessment of these developments should take the following into consideration:

- any local planning strategy, local planning policy and/or Council resolution/s specifically regarding the provision of residential aged care, as provided for in this position statement

- relevant provisions of the local planning scheme, including any development standards developed specifically for these land uses/sites
- the relevant provisions of the R-Codes
- the principles for good design under *State Planning Policy 7.0 Design of the Built Environment*
- relevant provisions of other State Planning Policies.

Where a proposed 'residential aged care facility' or 'independent living complex' aligns with the above, development approval should be supported.

A local development plan should only be prepared in circumstances where development standards do not yet exist, or if the application for development approval proposes to vary existing development standards or any of the above considerations.

A local development plan should ensure the development is compatible and integrated with streetscape(s) and existing or future desired built form of the locality. Local development plans must outline built form requirements, including, but not limited to, building height, bulk and scale, open space, setback, access, parking, landscaping, servicing and drainage, visual privacy, solar access and other relevant development requirements.



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**Development applications for proposals that include aged or dependent persons' dwellings assessed under the R-Codes**

Deemed-to-comply requirement 5.1.1 C1.4i of the R-Codes – Volume 1 provides a density bonus for residential dwellings for aged or dependent persons in grouped and multiple dwelling developments with a residential density of less than R40. If desired, this requirement may be applied to an 'independent living complex' proposal or the independent living complex component of a 'residential aged care facility' proposal. In these cases, the calculation to determine the number of permissible dwellings should be limited to the eligible portion(s) of the development only, consisting of self-contained, independent aged or dependent persons dwellings.

In areas with a residential density of R40 and above, the residential dwelling components of a multi storey 'independent living complex' or 'residential aged care facility' proposal should be assessed under the R-Codes Volume 2 – Apartments.

All development proposals related to residential accommodation for ageing persons that fall outside the above new land-use definitions should be considered and determined under the R-Codes and appropriate zoning and land-use classification table in the local planning scheme.

## 6. Definitions

### **Aged person**

has the same meaning as in *State Planning Policy 7.3 – Residential Design Codes Volume 1*.

### **Dependent person**

has the same meaning as in *State Planning Policy 7.3 – Residential Design Codes Volume 1*.

### **Residential aged care facility**

a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:

- a) appropriate staffing to meet the nursing and personal care needs of residents
- b) meals and cleaning services
- c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

### **Independent living complex**

a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.

**6.8 Potential Housing Project - R10 Land & R20 Land****Responsible Officer** Nicole Gibbs, Chief Executive Officer**Reporting Officer** Nicole Gibbs, Chief Executive Officer**Attachments** Nil**Voting Requirements** Simple Majority**Disclosure of Interest** Reporting Officer: Nil.  
Responsible Officer: Nil.**MOVER NIL**

That the Strategic Planning Committee spend time to strategise and brainstorm ideas for the potential uses of R10/20 land allocations on the outskirts of Quairading and make recommendation on the use of this land to Council.

**MOTION LAPSED****IN BRIEF**

In February 2023, Cr Hippisley met with the CEO in his capacity as Chair of the Strategic Planning Committee, to discuss potential strategic initiatives that align with current State and Federal Government priorities and may be of interest to Council.

Currently Development WA is prioritising/directing funding to residential housing developments in an attempt to combat the shortage of worker's accommodation in the Regions.

Cr Hippisley suggested Council may consider finding agenda space to discuss and strategize over developing parcels of R10 and R20 land on the outskirts of the Quairading townsite.

**MATTER FOR CONSIDERATION**

Whether the Strategic Planning Committee spends time to strategise and brainstorm ideas for the potential uses of R10/20 land allocations on the outskirts of Quairading with the view of making recommendation on the use of this land to Council.

**BACKGROUND**

Currently State and Federal government is prioritising funding towards the development of land for residential housing.

Previously, there have been funding opportunities that Council was not positioned for because the project was not a priority of Council's at the time (e.g. aged care units/aging in place, sports precinct). At the time the projects were prioritised the funding streams had shifted.

Cr Hippisley and the CEO met to discuss potential projects that Council may like to focus on and find agenda space to discuss.

Cr Hippisley suggested it may be worth identifying within the existing Planning Scheme the location of new housing. As a longer-term project, Council may want to identify required changes to the Planning Scheme in advance of the next review.

There are currently five acre blocks north of Coraling street and some big blocks south of Coraling street and east of Forrest Street which might be considered for future use. There are also some big blocks east of Ashton Street zoned R10/20 and a block south of Edwards Way which may be worth consideration.

## STATUTORY ENVIRONMENT

*Local Government Act 1995*

## POLICY IMPLICATIONS

Nil

## FINANCIAL IMPLICATIONS

If a funding source can be identified, the project will be funded through grant funding.

## ALIGNMENT WITH STRATEGIC PRIORITIES

- 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 is only a preliminary discussion, so no formal consultation has been conducted.

## RISK MANAGEMENT PRIORITIES

This report addresses the following identified Strategic Risk Management Priorities:

Nil. This is only a preliminary discussion to see if Council has an appetite for this kind of project.

## RISK ASSESSMENT

	Option 1
Financial	Low <i>This is only a preliminary discussion to see if this project warrants further investigation into potential blocks of land and funding sources available.</i>
Health	N/A
Reputation	Medium <i>Council should be positioning itself each and every time funding opportunities become a priority of the State or Commonwealth.</i>
Operations	Low <i>If Council wishes to proceed with this project it will not be outside the normal scope of works for Council officers to conduct research and put a proposal together for Council consideration.</i>
Natural Environment	N/A

	Consequence				
Likelihood	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 COUNCIL DECISION**

The committee did not spend much time discussing this project.

Cr Hippisley suggested the committee take some time to look at the Local Planning Scheme 3 maps so the Strategic Planning Committee can start to discuss a plan for where and how the next area can be developed into residential lots, since this is where State and Federal government are currently focusing on for grant funding.

The lots can be viewed by the community under “Town Planning” on the website.



**6.9 Multi-Purpose Sports Precinct**

<b>Responsible Officer</b>	Nicole Gibbs, Chief Executive Officer
<b>Reporting Officer</b>	Natalie Ness, Executive Manager Economic Development
<b>Attachments</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Reporting Officer: Nil. Responsible Officer: Nil.

**COMMITTEE RESOLUTION: SPC 015-22/23**

Moved: Cr JC Hayes  
Seconded: Cr PD Smith

That the Strategic Planning Committee recommend to Council, that Council note the progress made in identifying funding sources to develop the Multi-Purpose Sports Precinct.

**CARRIED 6/0**

**IN BRIEF**

Council has funded the development of concept plans and probable costings for the re-development of the Quairading Recreation Precinct. A current funding source to progress the project has not yet been identified.

Between 2009 - 2018, the re-development of sports precincts in the regions was funded through a combination of Royalties for Regions (RFR), Building Better Regions Fund (BBRF) and a local government contribution (usually in the form of land or in-kind support). In a previous form, the BBRF was referred to as the Building Stronger Regions Fund.

A condition of securing this funding was that the sporting clubs had to agree to co-locate in the one new facility (a new multi-purpose facility). Allegedly the sporting clubs in Quairading chose not to do this at the time (according to the previous Executive) and so were not eligible for the State and Commonwealth funding.

Most of the RFR funding has now been re-directed into the State's core business. The small amount that is still available on a competitive basis is being reserved for 'innovation resulting in economic development' projects. The BBRF was discontinued in October 2022.

The Commonwealth has now introduced the Growing Regions Program (GRP), which has a total budget of \$1B over three years. The program will be incredibly competitive, and it is anticipated that most of it will be re-directed to organisations who spent development money on BBRF applications. According to the Infrastructure, Transport, Regional Development, Communications and the Arts, information on program guidelines, eligibility criteria and the application process will be provided in due course. It is anticipated that the Shire will need to have 50% of the funding available for the project in order to be eligible for the other 50% from GRP funding. This is problematic, given RFR is no longer available for this purpose.

To date, Council has spent \$67,000 on the development of concept plans and probable costings for the re-development of the Quairading Recreation Precinct. Officers want to ensure that this expenditure is not wasted and so is exploring innovative ways to secure funding.

The Department of Sport and Recreation have been approached for funding assistance with their Community Sporting and Recreation Facilities Fund (CSRFF) and Regional Organisation Grants (ROG); Lotterywest have been approached for their Inclusive Thriving Communities Grant; and the Australian Football Commission have funding available for Regional Communities.

### **MATTER FOR CONSIDERATION**

That Council note the progress made to identify funding sources to potentially commence the development of the Multi-Purpose Sports Precinct.

### **BACKGROUND**

Over a 10-year period Council has funded the development of concept plans and probable costings for the re-development of the Quairading Recreation Precinct

MCG Architects were contracted to work with the Multi-Purpose Precinct Working Group to develop a concept for the renewal and upgrade of existing facilities.

A series of concepts and designs were developed with a third iteration being presented for discussion and feedback at the reconvening of the Quairading District Sport & Recreation Council Meeting held on 27th July 2021.

Following on from the meeting a further draft of the Concept was drawn up.

This draft has addressed points raised by the Council at its Ordinary Council Meeting on the 26th August 2021 resolved as follows: -

#### *Precinct Concept Plan*

#### *RESOLUTION: 19-21/22*

- 1. That the Concept Plan be revised to include a second ladies Change room, a second umpire's facility and modifications to the hard court layout;*
- 2. That the feasibility of hockey field location and surface be researched and considered; and*
- 3. That once the Final Design Revisions has been received, Council proceed to engage a Quantity Surveyor to provide an Estimate of Probable Costs for Forward Planning and future Grant Funding Applications.*

Recommendations from the Resolution including re-alignment of Entry Road were taken onboard and included in the Final Design Concept and the Probable Costings.

The vision for the Project is that we have well maintained sport, recreation and leisure facilities that are sustainable within the means of the local Shire and local not-for-profit clubs and groups.

There is currently no identified funding source to progress the project. It will take significant internal resource to identify and secure external funding. Significant research and planning for the sport, recreation and leisure needs of our community today and in the future, in consultation with the community have been used to inform the Final Design Concept.

To progress conversations for potential funding opportunities with the Department of Sports and Recreation, Lotterywest and the Australian Football Commission, the \$8 million Project will need to be delivered in a 3-stage approach.

The 3-stage Masterplan will incorporate:

- Leave Bowling Club as is.
- Community Building and Changerooms demolished and replaced with the addition of ablutions, new under cover multi-purpose court, replacement of netball courts, youth centre and gym.
- Scoreboard replaced with an Electronic Scoreboard.

Shire Officers are in the process of preparing a Community Engagement and Stakeholder Plan for the Sports Precinct to progress to the next stage of conversations with the Department of Sport and recreation, Lotterywest and the Australian Football Commission to secure funding streams for each stage of the Project.

At this stage the Department of Sport and Recreation and Lotterywest have expressed interest in funding for the new Community Building, multi-use changerooms, ablutions, youth centre and outside court resurfacing.

The Australian Football Commission has expressed interest in funding the Electronic Scoreboard, together with funding for the multi-use changerooms, supporting the growth of women in football and pathways for children into the Australian Football League.

## **STATUTORY ENVIRONMENT**

*Local Government Act 1995*

## **POLICY IMPLICATIONS**

Nil

## **FINANCIAL IMPLICATIONS**

Significant, for the reasons discussed above.

## **ALIGNMENT WITH STRATEGIC PRIORITIES**

- 1.2 Community:** Provide social and cultural activities for all members of the community
- 2.2 Economy:** Build upon our “Take a Closer Look” brand with the development of an internal marketing strategy focusing on our community, events and facilities to increase our permanent and transient population
- 2.3 Economy:** Shire engages stakeholders and partners to help capture local economic development initiatives
- 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
- 3.2 Built Environment:** Parks, gardens and social spaces are safe and encourage active, engaged and healthy lifestyles
- 5.1 Governance & Leadership:** Shire communication is consistent, engaging and responsive
- 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**

Community groups were consulted during the initial stages of the project. There will be no further consultation until a potential funding source has been identified.

**RISK MANAGEMENT PRIORITIES**

This report addresses the following identified Strategic Risk Management Priorities:

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

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

**RISK ASSESSMENT**

	Option 1
Financial	High <i>No funding source has been identified. All Commonwealth grants require a 50% contribution from another source.</i>
Health	N/A
Reputation	High <i>This has been an on-going project for 10 years without an obvious resolution available.</i>
Operations	High <i>Given that the once available funding sources are no longer available, it will take significant internal resource to attempt to identify and secure funding.</i>
Natural Environment	N/A

	Consequence				
Likelihood	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.

**ITEM 7      EMERGING ISSUES/LATE ITEMS**

Cr Stacey requested an update on the Waste Strategy Survey that is currently out.

The EMWS explained the purpose of the survey was to gauge the communities needs and expectations at the Waste Recycle Facility.

It was noted by EMWS there is a strong need for change with the way the facility is operating, namely:

1. Management of the facility (contract out vs. managed by employee of the Shire).
2. Hours the facility is operational.
3. Cash handling on site.
4. Making the operations of the WRF easier on site.
5. Recruitment of staff.
6. Management of Containers for Change.

The EMWS explained that once the survey results have been assessed, there will be an agenda paper provided to Council including a proposal for more efficient management of the facility.



**ITEM 8      CONFIDENTIAL ITEMS****8.1      Medical Practice: Selection of Doctor**

This matter is considered to be confidential under Section 5.23(2) - (a) and (c) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter affecting an employee or employees and a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

*The report was provided to Elected Members under separate cover. The report is not for publication.*

Please note this report was for the committees information only, and no recommendation was passed.

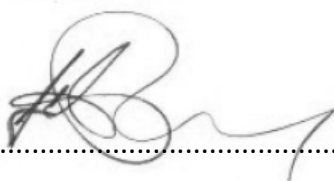
**ITEM 9      NEXT MEETING DATE**

The next Strategic Planning Committee Meeting is scheduled to take place on Tuesday 11<sup>th</sup> April 2023, commencing at 5.00pm in the Council Chambers, 10 Jennaberring Road, Quairading, WA.

**ITEM 10      CLOSURE**

There being no further business, the Chairperson closed the meeting at 7.15 pm.

I certify the minutes of the Strategic Planning Committee meeting held on 14 February 2023 were confirmed 11 April 2023 as recorded on Resolution No. SPC 016-22/23.

Confirmed.......... 11/04/2023