



Strategic Planning Committee

Minutes | 11th October 2022



CONTENTS

Agenda Item	Page
ITEM 1	OPENING & ANNOUNCEMENTS..... 3
ITEM 2	ATTENDANCE AND APOLOGIES..... 3
ITEM 3	DEPUTATIONS/PRESENTATIONS/SUBMISSIONS/PETITIONS 3
ITEM 4	DISCLOSURE OF INTEREST 4
ITEM 5	CONFIRMATION OF MINUTES AND BUSINESS ARISING..... 4
5.1	Confirmation of Minutes – 9th August 2022 4
5.2	Business Arising..... 4
ITEM 6	STRATEGIC COMMUNITY PLAN PRIORITIES 5
6.1	Optimising the use of vacant blocks in the Shire of Quairading..... 5
6.2	Microgrid Update – October 2022 56
ITEM 7	PROJECTS..... 67
ITEM 8	GOVERNANCE..... 68
ITEM 9	EMERGING ISSUES..... 69
ITEM 10	CONFIDENTIAL ITEMS..... 70
10.1	Skilled Migration Programme 70
10.2	Medical Practice 71
ITEM 11	NEXT MEETING DATE 71
ITEM 12	CLOSURE..... 71

SHIRE OF QUAIRADING

Strategic Planning Committee

The minutes of the Strategic Planning Committee held 11 October 2022 at 4.58pm.

ITEM 1 OPENING & ANNOUNCEMENTS

The Chairperson opened the meeting at 4.58 pm.

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

ITEM 2 ATTENDANCE AND APOLOGIES

Councillors

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

Council Officers

Ms NJ Gibbs	Chief Executive Officer
Mrs LM Horton	Executive Manager, Corporate Services
Ms SE Caporn	Executive Manager, Works & Services
Miss BJ Hadlow	Executive Officer

Apologies

Nil.

Leave of Absence Previously Granted

Cr BR Cowcill

ITEM 3 DEPUTATIONS/PRESENTATIONS/SUBMISSIONS/PETITIONS

4.59pm - Mr Grant Mills entered the meeting.

Mr Mills and Ms Caporn provided a presentation to the Strategic Planning Committee on behalf of the Quairading Volunteer Bushfire Brigades to request the committee recommend to Council to fund a mobile standpipe.

It was identified during the 2022 fires that some areas of the Shire are a distance away from a standpipe, as some appliances had to travel 10-15kms to a standpipe to refill.

A mobile stand pipe can pump a water source close to the fire zone to allow appliances to be refilled quickly in an emergency situation. The mobile standpipe will cost approximately \$3000.00. This will retrofit the current Shire owned trailer to make it suitable for water transfer purposes.

5.24pm – Mr Mills and Miss Hadlow left the meeting.

5.25pm – Miss Hadlow returned to the meeting.

ITEM 4 DISCLOSURE OF INTEREST

Elected Members in accordance with section 5.61 and 5.65 of the *Local Government Act 1995* and the *Local Government (Model Code of Conduct) Regulations 2021* Schedule 1 Division 4 regulation 22:

A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest –

- (a) In a written notice given to the CEO before the meeting; or
- (b) At the meeting immediately before the matter is discussed.

Local Government employees in accordance with section 5.70 or 5.71 of the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996* Part 4A Division 2, regulation 19AD:

An employee who has an interest in any matter to be discussed at a council or committee meeting attended by the local government employee disclose the nature of the interest —

- (a) In a written notice given to the CEO before the meeting; or
- (b) At the meeting immediately before the matter is discussed.

ITEM 5 CONFIRMATION OF MINUTES AND BUSINESS ARISING

5.1 Confirmation of Minutes – 9th August 2022

OFFICER RECOMMENDATION

RECOMMENDATION: SP05-22/23

MOVED Cr Hayes SECONDED Cr Haythornthwaite

That the minutes of the Strategic Planning Committee meeting held on the 9th August 2022 be confirmed as a true and accurate record.

CARRIED 6/0

5.2 Business Arising

Nil.

ITEM 6 STRATEGIC COMMUNITY PLAN PRIORITIES

6.1 Optimising the use of vacant blocks in the Shire of Quairading

5.43pm: Mrs Horton left the meeting

Meeting Date:	11 October 2022
Responsible Officer:	Nicole Gibbs (Chief Executive Officer)
Reporting Officer:	Nicole Gibbs (Chief Executive Officer)
Attachments:	(i) Appraisal – Elders Northam Real Estate (ii) By-law relating to Buildings-Brick Area (iii) Brochure of Modular homes (iv) Donnybrook House Plan (Recommended) (v) Somerset House Plan (Recommended) (vi) Langley House Plan (Recommended)
Owner/Applicant:	Shire of Quairading
Disclosure of Interest:	Nil

OFFICER RECOMMENDATION

MOVER NIL

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

1. Adopt the position that modular housing is considered as “other hard and durable fire resistant material approved by Council” as stipulated in By-law relating to Buildings-Brick Area.
2. For Council to note the information provided on options to date for optimising the use of vacant residential blocks in Quairading.

MOTION LAPSED

IN BRIEF

Council has had 12 residential blocks for sale on Edwards Way/Reid Street for over 20 years. Council owns 10 additional residential blocks that have remained vacant for over 10-20 years. Finally, there are five abandoned residential homes or vacant lots that Council intends to acquire in the immediate future.

Council officers have contacted multiple real estate agents, all who have provided the same information. There once was high-level interest in relocating to Quairading due to the affordability of blocks. However, over the past decade there has been a decline in vacant land values and sales in Quairading, which has resulted in vacant blocks in Quairading values lowering. This is because the Shire has (sometimes) stringently adhered to a ‘brick and tile’ policy when we possibly might have been able to be more lenient. It is the realtor’s professional opinion that escalated building costs and the Shire of Quairading’s building envelope means people will continue to buy elsewhere if we do not approve modular housing as a standard option across the Shire.

MATTER FOR CONSIDERATION

For Council to consider adopting the position that modular housing is considered as “other hard and durable fire resistant material approved by Council” as stipulated in By-law relating to Buildings-Brick Area.

For Council to note the information provided on options to date for optimising the use of vacant residential blocks in Quairading.

BACKGROUND

Current by-laws potentially restrict what buyers can build on certain land, in that the laws in some circumstances only allow “brick and tile” housing. Council has made it a strategic priority to bring new residents to the Shire but the current model is cost-prohibitive for potential buyers due to the cost of labour and materials required to construct a “brick and tile” home.

Modular housing is a cost effective, durable option for housing construction and is now commonplace across Australia. There is no reason this form of housing cannot and should not be used as a standardised mode of construction across the Shire of Quairading.

Council currently owns a multitude of vacant land within the Shire of Quairading. The lot locations are:

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
1158	LAND - LOT 1 (1) JUNCTION ROAD		VACANT LAND	LIA
1161	LAND - LOT 75 (15) JUNCTION ROAD		VACANT LAND	LIA
1200	LHFR - LOT 301 (8) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1201	LHFR - LOT 302 (6) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1202	LHFR - LOT 303 (4) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1203	LHFR - LOT 304 (2) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1204	LHFR - LOT 305 (15) REID STREET	30/06/2017	VACANT LAND	Residential

1205	LHFR - LOT 328 (11) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1206	LHFR - LOT 321 (9) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1207	LHFR - LOT 323 (5) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1208	LHFR - LOT 324 (3) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1209	LHFR - LOT 325 (1) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1210	LHFR - LOT 326 (19) EDWARDS WAY	30/06/2017	VACANT LAND	Residential
1211	LHFR - LOT 327 (21) REID STREET	30/06/2017	VACANT LAND	Residential

There are also five abandoned residential homes or vacant lots that Council intends to acquire in the immediate future.

The Executive Officer has contacted multiple real estate agents to discuss property values. This includes contacting Mr Fred Hill from Elders Real Estate in Northam for the purpose of obtaining a value on 8 McLennan Street, Quairading (water & power available at the property, 807m²).

A. THE CONSTRAINTS

Mr Hill provided an appraisal for Council's consideration (attachment i). Within his appraisal he gave his professional opinion regarding the current status of vacant land sales within the Shire of Quairading district in comparison to established residences. In Mr Hill's opinion, vacant land sales have been declining over the last seven years and, because of this, the value of vacant land has also declined. 8 McLennan Street was valued at between \$15,000 - \$20,000.

In Mr Hill's opinion, there are two factors that are influencing this decline:

1. Recent building costs; and
2. Council's current building envelope.

The design and construction options are governed by the Shire's Local Planning No.3 and the associated By-law, as follows:

1. The subject land is classified 'Residential' zone in the Shire's Local Planning No.3 (LPS3) with a split/dual residential density coding of R10/20;
2. Clause 26 of LPS3 expressly states as follows:

Where on the Scheme Map an area is identified as having a dual density coding in the form of a split R-Code, when considering an application for development approval, or when making a recommendation to the Commission in respect of subdivision, the local government is to apply the lower of the two R-Codes to the proposal unless:

- (a) it is consistent with all relevant planning instruments governing the control of the development to the satisfaction of the local government; and
 - (b) it retains the heritage values of the premises where the premises is included on the heritage list in accordance with the Scheme and any relevant local planning policy to the satisfaction of the local government; and
 - (c) the lot is connected to reticulated sewerage.
3. In relation to the development of any new outbuildings (i.e. domestic storage sheds) on any of the lots LPS3 states as follows:

On land coded **R12.5 or higher** the R-Codes in regard to outbuildings are modified to the following:

- (a) the total area of all outbuildings on the lot shall not exceed 75m² or 10% of the area of the lot, whichever is the lesser;
- (b) the maximum wall height shall be 3.5 metres and the maximum building height shall be 4.5 metres;
- (c) the minimum setbacks shall be—
 - (i) 2 metres to any secondary street boundary; and
 - (ii) 1 metre to any side lot boundary; and
 - (iii) 1 metre to any rear lot boundary;
- (d) outbuildings shall be located entirely behind the rear of the dwelling on the lot unless constructed in the same materials as and having colours matching those of the dwelling; and
- (e) the external surface of outbuildings shall be non-reflective and not include metallic silver, white or off-white, except where the total area of all outbuildings on the lot does not exceed 20m².

On land coded **R10** the R-Codes in regard to outbuildings are modified to the following:

- (a) the total area of all outbuildings on the lot shall not exceed 90m²;
- (b) the maximum wall height shall be 3.5 metres and the maximum building height shall be 4.5 metres;
- (c) the minimum setbacks shall be—
 - (i) 3 metres to any secondary street boundary; and
 - (ii) 1 metre to any side lot boundary; and
 - (iii) 1 metre to any rear lot boundary;
- (d) outbuildings shall be located entirely behind the rear of the dwelling on the lot unless constructed in the same materials as and having colours matching those of the dwelling; and
- (e) the external surface of outbuildings shall be non-reflective and not include metallic silver, white or off-white, except where the total area of all outbuildings on the lot does not exceed 20m².

4. The development standards prescribed in the Residential Design Codes (i.e. R-Codes) area also applicable to any future development. The various provisions listed in point 3 above override the R-Code standards for outbuildings;
5. **Council has prepared and adopted a By-Law (i.e. Local Law) (see (i) attachment) that requires all residential buildings (i.e. dwellings) on the subject land to be constructed of brick, reinforced concrete, stone, cement brick or other hard and durable fire resistant material approved by Council; and**
6. None of the lots have been designated as being bushfire prone by the Fire and Emergency Services Commissioner of WA. As such, the bushfire planning requirements prescribed in State Planning Policy 3.7 and the associated guidelines are not applicable.

B. THE POTENTIAL OPTIONS

OPTION 1: Construct modular homes at Council cost and sell the house/land package

Council officers have been in contact with modular housing providers, one who has recommended designs specific to the Edwards Way blocks and indicative costs for the houses to be built.

The suggested house designs to consider are:

- Donnybrook (attachment iii) a 3x1 “traditional” style home starting at \$201,366.00
- Somerset (attachment iv) a 4x2 “traditional” style home starting at \$258,431.00
- Langley (attachment v) 4x2 “traditional” style home starting at \$224,034.00

Advantages

- The construction costs are affordable;
- A current real estate analysis (which includes current real estate available in Quairading) indicates cost-recovery to a moderate profit; and
- Additional families relocating to Quairading and supporting the school, small business and light industry will result in an increase in population and economic growth.

Disadvantages

- The houses are lesser quality than those already existing on Reid Street and this may result in objection from those property owners.
- The Shire will be required to fund the build and wear the cost until the properties are sold.

OPTION 2: Sell the vacant lots with a structured sales strategy

The 20 years (plus) sales strategy enacted appears to have been heavily dependent on Rural Country Builders promoting a land and house package at their own discretion. The result was that no initiative (or money) was put behind marketing of the package. In addition, the package was cost-prohibitive for Quairading (i.e. the package would result in an immediate financial loss for the owner who would have paid more for the package than the property was worth because it was a brick and tile model).

A structured media strategy may result in a more positive outcomes.

Advantages

- The blocks may sell, potentially increasing the number of families living in the Shire.
- Additional families relocating to Quairading and supporting the school, small business and light industry will result in an increase in population and economic growth.

Disadvantages

- A condition of the sale will need to be a ‘contract to build’ and this may not be a popular model with some potential buyers.

OPTION 3: Sell the vacant lots for \$1

Over a 20 year period, the contribution that 10 plus additional families may have made to the Shire of Quairading (financial and otherwise) has potentially been kyboshed by attempting to sell the vacant blocks through an old paradigm that has since shifted. Perhaps it is time to enact a successful initiative replicating the Bruce Rock model to “Bring People Back to Quairading.”

Advantages

- The blocks will sell more quickly, potentially increasing the number of families living in the Shire.
- Additional families relocating to Quairading and supporting the school, small business and light industry will result in an increase in population and economic growth.

Disadvantages

- A condition of the sale will need to be a 'contract to build' and this may not be a popular model with some potential buyers.

OPTION 4: Gift all or some of the lots to the Commonwealth Government

The Commonwealth is currently operating a program for eligible local governments, whereby if a local government gifts land to the Commonwealth, the Commonwealth will build an affordable house on the land.

Advantages

- The blocks will no longer be the responsibility of local government.
- No upfront costs.
- Additional families relocating to Quairading and supporting the school, small business and light industry will result in an increase in population and economic growth.

Disadvantages

- Increased affordable housing in the Shire can result in higher levels of dysfunction.
- The local government will have no control in terms of selecting residents to rent the homes.

STATUTORY ENVIRONMENT

Shire's Local Planning No.3 (LPS3)

Local Law – Relating to Buildings - Brick Area

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

The financial implications will vary depending on what Council decide to do with the vacant lots.

ALIGNMENT WITH STRATEGIC PRIORITIES

- 3.3 **Build 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
- 5.2 **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

Shire officers consulted with Fred Hill from Northam Elders Real Estate.

RISK ASSESSMENT

	Option 1
Financial	<p>Low</p> <p><i>It would be financially beneficial for Council to sell the Edwards Way blocks.</i></p> <p><i>It is also more likely Council will be able to sell other vacant blocks around town if there is more flexibility in what potential buyers can build on the lots.</i></p>
Health	N/A
Reputation	<p>Medium</p> <p><i>Some residents may not like modular housing to be built in the town site due to the style or look of them, but, Council need to consider whether it is more beneficial to keep with the current model which is not working, or become more flexible in a bid to bring new people and business to town.</i></p> <p><i>On the flip side of this, some people will be happy that they are able to buy an affordable block, as well as erecting a house that can fit within their budget.</i></p>
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

The current By-law relating to Buildings-Brick Area and the Local Planning Scheme No.3 hold regulations that “*all residential buildings (i.e. dwellings) on the subject land to be constructed of brick, reinforced concrete, stone, cement brick or other hard and durable fire resistant material approved by Council*”.

During a phone conversation with Mr Hill, it has been discovered that there was a potential client of his that was interested in purchasing land in Quairading. Upon finding out that the only style of house that they could build was “brick and tile” the buyer declined to buy in Quairading and took their business elsewhere, as they couldn’t afford to build a brick house.

It is difficult to generate interest in potential buyers of vacant land within the district as it is. Hard regulations on what style home can be built will not encourage the selling of vacant land, and building in Quairading. As the evidence shows vacant blocks land sales have been declining, something needs to change as what is in place now, is not working.

Some brochures and samples have been attached of what could potentially be built (attachment iii – vi). Now days, modular homes do not have that “transportable” house look. They can be built to look very smart, fresh and modern.

Modular Homes

What is a modular home?

A modular home tends to be a house that is fabricated in a factory, in an assembly line format. Each section is built separately before being shipped to the site for final assembly.

The top materials used to build modular homes are:

- Concrete
- Steel
- Wood

There are six Bushfire Attack Level classifications which form part of the Australian Standard for construction of buildings in bushfire prone areas. The classifications indicate the materials required to use in a build.

The six classifications are:

BAL low: Insufficient risk to warrant construction requirements – very low risk

BAL 12.5: Ember attack – low risk

BAL 19: Increasing levels of ember attack and burning debris along with exposure to heat flux of up to 19kW/sqm

BAL 29: Increasing levels of ember attack and burning debris along with increasing exposure to heat flux of up to 29kW/sqm

BAL 40: Increasing levels of ember attack and burning debris along with increasing heat flux of up to 40kW/sqm and increased likelihood of exposure to flames

BAL FZ: Ember attack and direct exposure to flames from the fire front in addition to heat flux of greater than 40kw/sqm

These levels are based on the following elements:

- **Location** – This will include how many directions a bushfire may approach from as well as road access in and out of the property
- **The type of vegetation on the property** – There is no such thing as fireproof vegetation as it can all burn in extreme fire conditions. The more dense the vegetation, the more intense the fire zone is. If there is a mixture of trees, shrubs, grasses and leaf litter this can have a kindling affect allowing the fire to build

- **How far the house is from vegetation** – The closer the property is to vegetation, the higher the fire risk. Research into Australian bushfires has indicated that around 85% of house destruction happens within 100m of bushland. The greater the area of bushland, the greater the risk of direct exposure to flames
- **The slope of the property** – The topography affects the speed and spread of a fire. Fires burn faster uphill. When moving upslope, the fire dries out the vegetation ahead making it easier to burn. The steeper the slope, the quicker the fire. This is often a challenge as many favour their homes being situated at the top of a slope to maximise views

Some modular homes can be built to a Bushfire Attack Level 40 and even to a BAL FZ bushfire resistant.

This means they can be placed up to and within a high flame zone region. The standard steel frame construction of some modular prefab houses means that they can withstand extreme winds, earthquakes, heavy snow and fire activity.

As stated in item 6 in the background information “None of the lots have been designated as being bushfire prone by the Fire and Emergency Services Commissioner of WA.”, but the above information indicates that a modular home is made out of suitable material to adhere to the requirements stipulated in the associated Local Law.

Benefits of a modular home in comparison to a traditional “brick and tile” home are:

1. Construction time

When building in a rural or remote location, the cost of building onsite can quickly get out of hand once factoring in delivery costs and long-term travel and accommodation for your builders. It usually takes 12-16 weeks from choosing the design of your modular home to moving in (depending on material and labour availability).

Modular homes are much faster to build than traditional constructions. Bad weather can cause significant project delays, and even after it subsides the site may not be safe for work. As all parts of a modular home are manufactured in a factory and transported to site, these potential delays are significantly decreased.

There’s also less likely to be on-site delays and complaints from neighbours when much of the work has been completed beforehand.

2. Quality control and structural integrity

The controlled environment means that construction managers can more easily supervise work. With many different parts, this is very important.

Both modular homes and traditional construction are built to building regulatory codes, however, modular homes are also often fitted with steel chassis for enhanced durability. This means that they can better withstand stresses of transport to the site and high wind environments when the house is assembled.

3. Sustainability

The building industry has seen a shift in practices and materials as environmental concerns become increasingly important. Not only are sustainable materials better for the environment, they can also prove to be far more cost effective in the long run.

Modular homes often have passive features such as house orientation, good ventilation, insulation and shading built into the design stage. Add-ons like solar power and greywater systems are also easily included. Further, the fact that most of the work has been done off-site means that there is far less waste, saving you time and money.

4. Cost effectiveness

It's usually cheaper to build a modular home. It takes less time, and because of this there's less time the owner has to spend renting another property while their house is being built.

This is also important for builders on-site. Because much of the work has been done for them, they can work solidly for a shorter period of time, get paid, and then move on to another job. This is especially important if the site is far from where they live, meaning costs of travel and accommodation (if necessary) are dramatically reduced.

5.46pm: Mrs Horton returned to the meeting

DISCUSSION AFFECTING COMMITTEE DECISION

The committee did not recommend this motion to Council because the committee:

- Would like to confirm what the building code deems as “durable and fire resistant material” and understand what is possible to build in the parameters of the Local Building Scheme 03, and other relevant Local Laws without changing the scheme/laws (a time consuming and costly endeavour).
- Would like to take more time to consider the options provided to come up with a future plan for a housing strategy, possibly in a more informal setting.
- Noted that consultation may need to be made with the community about building modular homes on the Reid Street/Edwards Way block so not to upset the residents that have built to the current standards.
- Wanted confirmation of whether modular housing can currently be built on the south side of Heal Street under the current laws.
- Would like to see if there are any other alternative options to modular housing that are affordable, and not “brick and tile”.

The committee requested that the notes and requests be taken on board by officers, and an updated agenda item be provided to Council at the October 2022 Ordinary Council meeting.

6th October, 2022

Shire of Quairading
10 Jennaberring Rd,
Quairading, W.A. 6383

Dear Shire Councillors,
Thank you for allowing me to appraise the property at 8 McLennan St, Quairading. Please find detailed below, a brief property description and appraisal as requested.

PROPERTY APPRAISAL

Property Address & Location

8 McLennan St, Quairading, W.A. 6383

Legal Description & Title Information

Land District	Lot Number	Plan/Diagram	Volume	Folio	Area m2
Quairading	33	073916	1801	85	807

Property Details

The property is a Residential block situated Northern part of the townsite.
Water and Power are available to the property.

Property Assessment

Residential property values generally reflect the seasonal prospects and trends in commodity prices and the overall state of the economy. The assessment of this property will be greatly influenced by the demand and financial position of district and external buyers looking to invest. The Residential property market in Western Australia is currently buoyant with good demand from qualified buyers, with the Quairading area no exception.

However, residential blocks in the Shire of Quairading have not sold in line with established Residences. Elders Real Estate have seen a decline in vacant land values in the past 7 years. This we believe is a response to the recent building costs and the Shire of Quairading building envelope that appears difficult to adhere to in the current climate of building Brick residences to a budget.

Investors are reluctant to buy to build in the town due to building envelope.

We have used a method of comparative sales analysis to determine this market appraisal.

If offered to the current market, we believe a consideration of \$15,000.00 - \$20,000.00 to be achievable.

Comparative Sales

18 Powell Crs
27/1/22
\$20,000

18 Murphy St
8/10/21
\$15,000

57 Avon St
11/10/21
\$14,000

16 Parker St
5/3/21
\$33,000 sold within the AFIF group

22 Powell Crs
27/1/21
\$16,500

If you have any questions, please contact me on 0417 991 573

This information is valid for 30 days from the date of appraisal. Once again thank you for the opportunity.

Kind Regards



Fred Hill
Elders Real Estate
Rural Sales Representative

Disclaimer: This report is prepared strictly as an indication and not a sworn valuation and is solely for the party to whom it is addressed to provide an estimate of what the property may realise if offered for sale at the date of this report. No liability whatsoever shall be accepted by Elders Real Estate if used for any other purpose or by a third party.

LOCAL GOVERNMENT ACT, 1960-1969.

The Municipality of the Shire of Quairading.

By-law Relating to Buildings—Brick Area.

L.G. 1376/52.

IN pursuance of the powers conferred upon it by the abovementioned Act and of all other powers enabling it, the Council of the abovementioned Municipality hereby records having resolved on the 13th day of November, 1969, to make and submit for confirmation by the Governor the following by-laws:—

1. No person shall erect or cause to be erected any residential building in that portion of the district of the Shire of Quairading as is described in the Schedule A hereto unless all outer walls of the building are constructed of brick, re-inforced concrete, stone, cement brick or other hard and durable fire-resisting material approved by the Council.
2. No person shall erect or cause to be erected any building in that portion of the district of the Shire of Quairading as is described in the Schedule B hereto unless the front walls of such buildings are constructed of brick, re-inforced concrete, stone, cement brick or other hard and durable fire-resisting material approved by the Council.
3. Any person or persons who commits a breach of these by-laws shall on conviction be liable to a maximum penalty of two hundred dollars and to a maximum daily penalty of ten dollars for each day during which the offence continues.

Schedule A.

- (1) All those blocks of land within the boundary of the Quairading Townsite that are situated south of Suburban Road.
- (2) All blocks of land that face the northern side of Suburban Road in the Townsite of Quairading.

Schedule B.

All blocks of land that face the northern side of Heal Street, between Junction Road and McLennan Street in the Townsite of Quairading.

Dated the 9th day of December, 1969.

The Common Seal of the Shire of Quairading was hereunto affixed by Authority of a Resolution of the Council in the presence of—

[L.S.]

A. C. KELLY,
President.
C. J. SPRAGG,
Shire Clerk.

Recommended—

L. A. LOGAN,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 4th day of February, 1970.

W. S. LONNIE,
Clerk of the Council.

3 March 1995]

GOVERNMENT GAZETTE, WA

787

LG304

LOCAL GOVERNMENT ACT 1960*Municipality of the Shire of Harvey***By-law Relating to Standing Orders—Amendment**

In pursuance of the powers conferred upon it by the abovementioned Act, and all other powers enabling it, the Council of the abovementioned Municipality hereby records having resolved on the 25th day of October, 1994, to make and submit for confirmation by the Lieutenant-Governor and deputy of the Governor, an amendment to the abovementioned By-law which was first published in the *Government Gazette* on the 3rd September 1982, as amended.

(1) By adding a new Clause 22—

“ Recording of Proceedings Prohibited

A person shall not use any visual or vocal electronic device or instrument to record the proceedings of the Council, unless he/she has been given permission by the Council to do so. ”

Dated this 7th day of December, 1994.

JOHN L. SABOURNE, President.
KEITH J. LEECE, Shire Clerk.

Recommended—

PAUL OMODEI, Minister for Local Government.

Approved by the Lieutenant-Governor and deputy of the Governor in Executive Council this 28th day of February 1995.

M. C. WAUCHOPE, Clerk of the Council.

LG305

LOCAL GOVERNMENT ACT 1960*The Municipality of the Shire of Quairading***By-law Relating to Buildings—Brick Area**

In pursuance of the powers conferred upon it by the abovementioned Act and of all other powers enabling, the Council of the abovementioned Municipality hereby records having resolved on the 17th day of March 1994, to make and submit for confirmation by the Lieutenant-Governor and deputy of the Governor, the following amendment to the above By-laws published in the *Government Gazette* on 24th February 1970.

The By-law is amended as follows—

- (1) By adding after the word “Road” in line 2 of Schedule A the words “except all lots facing Ashton Street”.

Dated this 22nd day of July 1994.

The Common Seal of the Shire of Quairading was hereto affixed in the presence of—

D. J. BROWN, President.
G. A. FARDON, Shire Clerk.

Recommended—

PAUL OMODEI, Minister for Local Government.

Approved by the Lieutenant-Governor and deputy of the Governor in Executive Council this 28th day of February 1995.

M. C. WAUCHOPE, Clerk of the Council.



Your vision, built modular

Dear Sir / Ms

In response to your recent request, we have pleasure in enclosing our Brochure and Price List on our range of transportable homes.

Should our standard designs not cover your special requirements, our experienced team will be happy to assist you in planning a home to suit your individual lifestyle.

We pay special attention to the quality and finish of our homes, and, so that you may appreciate this for yourself, we invite you to inspect our range of display homes, along with others under construction, at our Display Centre at 20 Walters Way in Forrestfield.

The office and display homes are open from 8.30am to 4.30pm during the week and on Saturdays by appointment. If you require further information, please do not hesitate to phone us on the above number.

On the back of our brochure we have provided a map directing you to our Forrestfield premises, should you have any doubt as to our exact location.

We thank you for your enquiry and look forward to the opportunity of meeting you and showing you through our display homes.

Yours faithfully

JOHN HEARNE
Managing Director



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HOUSING PRICE SCHEDULE

Indicative Prices valid from March 2022

All quotes to be priced individually due to the current & continually price increases we are receiving.

DESIGN	FLOOR SIZE M2	FEATURES	CATEGORY	BASE PRICE INC. GST
Sundowner	61	1 or 2 bedroom, a single load which can be easily, a teenagers retreat, a granny flat, or an extension to your existing home.	Coastal/Holiday	\$112,416.00
Donnybrook	131	3 bed, 2 bath, this 2 load floor plan can be rearranged in so many different ways to give ample living space	Traditional	\$201,366.00
Brenton	134	4 bed, 1 bath, 3 load home, floor plan has the flexibility to be altered to suit your exact needs	Traditional	\$212,771.00
Denham	136	2 bed, 2 bath, 2 load home this floor plan has been designed to take in the vista of your block	Coastal/ Holiday	\$212,323.00
Langley	143	4 bed, 2 bath, a 3 load home which offers flexibility in all the right places	Traditional	\$224,034.00
Norfolk Mk2 *	170	3 bed, 2 bath, a 3 load entertainers delight	Contemporary	\$252,408.00
Somerset	182	4 bed, 2 bath, a 3 load home versatile in layout flexible in design	Traditional	\$258,431.00
Gascoyne	184	4 bed, 2 bath, this 3 load home packs a huge amount in the way of layout	Contemporary	\$258,837.00
Exmouth	186	4 bed, 2 bath, a 3 load home which offers huge living spaces	Contemporary	\$264,678.00
Millstream	194	4 bed, 2 bath, a 3 load home within in built store rooms ideal for the NW requirements	Contemporary	\$272,618.00
Amberley Mk4*	244	4 bed, 2 bath, 4 load home, large living areas ideal for the growing family	Traditional	\$319,523.00

Prices listed above include delivery to an assumed level and accessible site **within 200km's from Perth GPO.**

Transportation Costs **over 200km's** are calculated on an individual basis

Prices include engineered concrete floors as standard

* **On display at 20 Walters Way Forrestfield**

Trans Homes

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SPECIFICATION SUMMARY

PRELIMINARIES

- All design, drafting and engineering requirements.
- Minimum ABSA 6 star energy rating
- Insurance cover up to the time of hand over on site.
- 6 years structural warranty.
- 6 months maintenance period.
- Included delivery within 200km of Perth GPO.

BASE

- Pre-stressed concrete or universal beams mounted on steel stumps set in concrete with galvanised floor joists supporting Aquatite II flooring with compressed fibro cement sheet to all wet areas.

EXTERNAL

- Fully engineered Zinalume steel wall and roof frame fully sarked with double sided sislotion.
- Roof clad with corrugated Colorbond sheeting.
- Wall clad with Hardies rusticated weatherboard, painted, or corrugated colorbond sheeting with required thermal break.
- R2.OHD fibreglass batts to walls.
- R3.5 fibreglass batts to ceilings.
- Powder coated aluminium windows and sliding doors with security locks and flyscreens.
- Painted hardwood frame to all external hinged doors, painted, with powder coated aluminium barrier type fly door.
- Gainsborough trilock handle to all external hinged doors.

INTERNAL

- 2400mm high ceilings.
- Flush jointed plasterboard to walls and ceilings.
- Water resistant plasterboard to bathroom, ensuite and laundry with villaboard to shower recess.
- Steel door frames, window reveals and architraves.
- Moulded timber skirtings.
- Fully painted.
- Walk in robes where shown with single white melamine shelf and hanging rail.
- Fully wired with adequate light and power points to all rooms.
- Hard wired smoke detectors.
- 1 television point, 1 telephone point.
- Range of Gainsborough internal door handles.



KITCHEN

- Laminated bench tops.
- White melamine lined internal cabinetry.
- Choice of metal door handles.
- Clark Advance 1230mm stainless steel 1 ¾ bowl inset sink with Senza Round Goose Neck sink mixer.
- Built in pantry where indicated.
- Ceramic tiled splashbacks.
- Circular fluorescent light fitting.
- Soft close function to cabinetry drawers and doors

BATHROOM/ENSUITE/LAUNDRY/WC

- Choice of ceramic floor and wall tiles.
- 2m high wall tiling to shower recesses.
- Framed clear glass shower screens with pivoting door.
- Fully framed mirrors to vanities.
- Decina Como 1670 white acrylic bath.
- Seima Pacto 450 recessed white ceramic vanity basin.
- Harmony Bassini close coupled white toilet suite.
- Privacy locks to bathroom/ensuite/WC
- Exhaust fans to bathroom/ensuite/WC.
- Harmony Senza tapware.
- Automatic washing machine taps.
- 45 ltr stainless steel laundry trough.
- Copper or polyethylene tube water pipes.
- Sanitary plumbing and waste lines finished beneath floor for connection to external services by owner.
- Soft close function to cabinetry doors

APPLIANCES

- A provisional allowance of \$950 for hot water unit.
- A provisional allowance of \$750 for free standing stove.
- A provisional allowance of \$1,800 for wall or under bench oven, hotplate and range hood where indicated.

OPTIONAL EXTRAS

- Upgrade to cyclonic specification.
- Colorbond Ultra Roofing.
- Hardies primeline cladding.
- External and internal feature doors.
- Clear finished Jarrah mouldings.
- Built in robes.
- Window treatments.
- Glass splashbacks.
- Staron, stone or granite bench tops.
- Air conditioning.
- Carports, verandahs and alfrescos.
- Floor coverings.

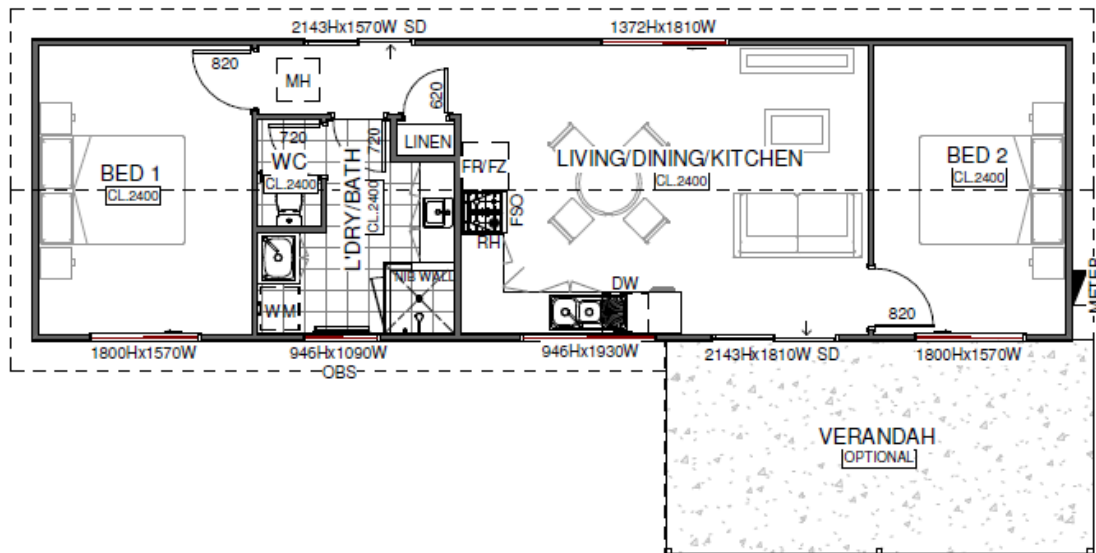
Sundowner



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2 Bedrooms
 Bathroom
 Kitchen
 Dining
 Living



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Donnybrook

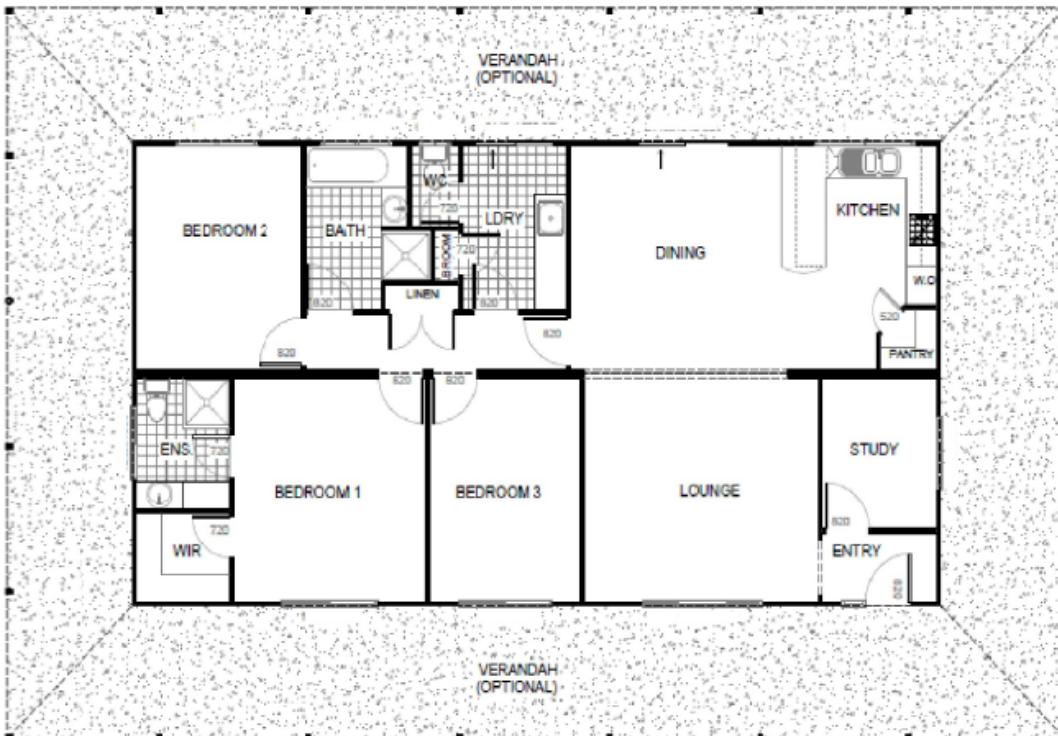


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- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining
- Lounge
- Study



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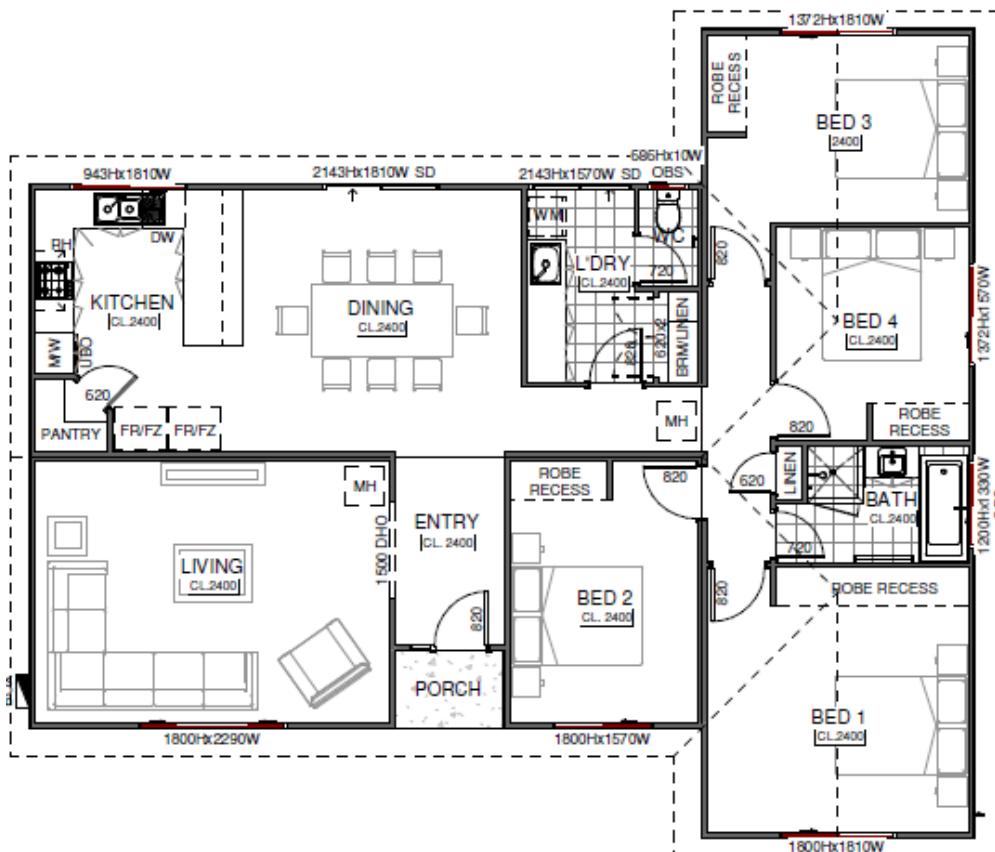
Brenton



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- 4 Bedrooms
- Bathroom
- Home Theatre
- Kitchen
- Family
- Porch



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Denham

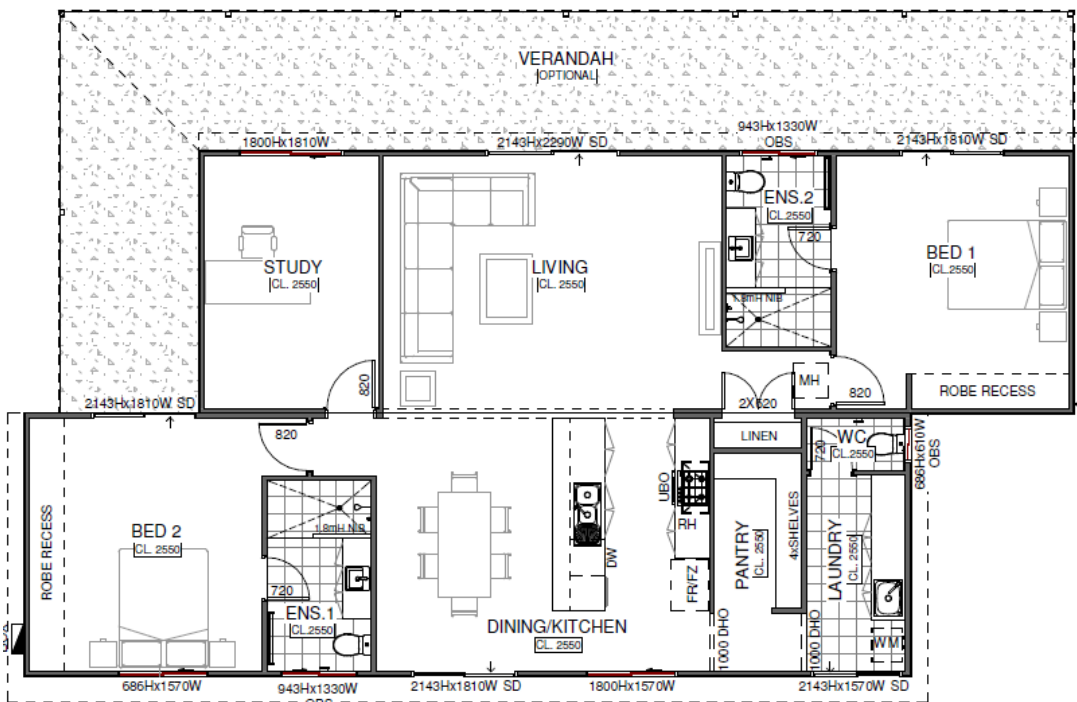


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2 Bedrooms
2 Bathrooms
Kitchen
Living
Study



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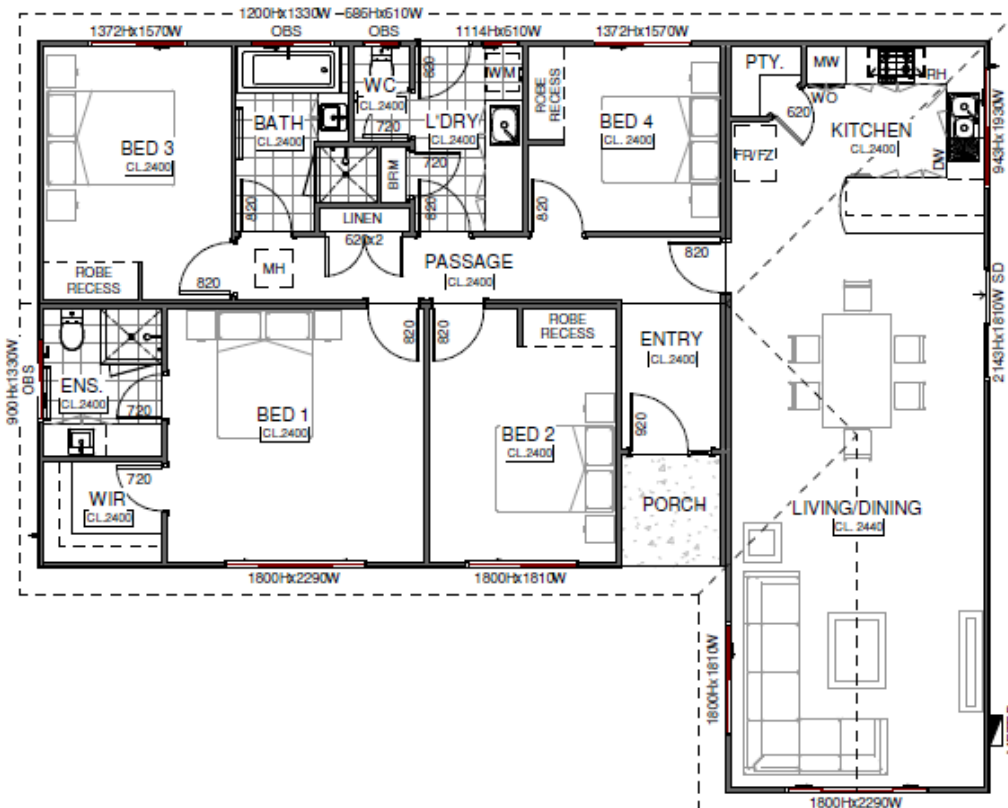
Langley



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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining
- Home Theatre
- Porch



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Norfolk MkII



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- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Meals
- Family
- Study
- Porch



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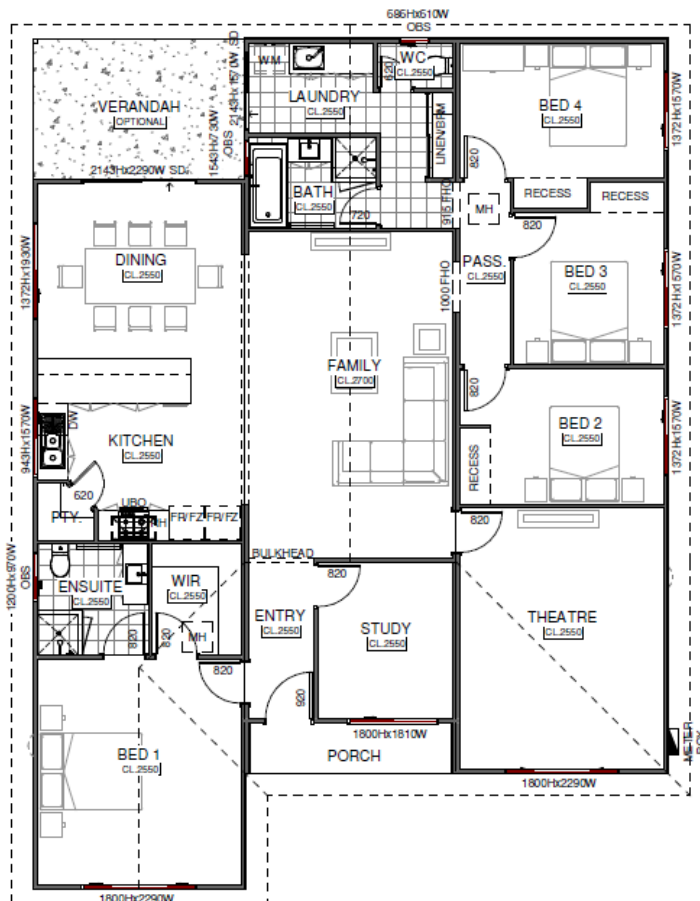
Somerset



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- 4 Bedrooms
- 2 Bathrooms
- Home Theatre
- Kitchen
- Meals
- Family
- Porch



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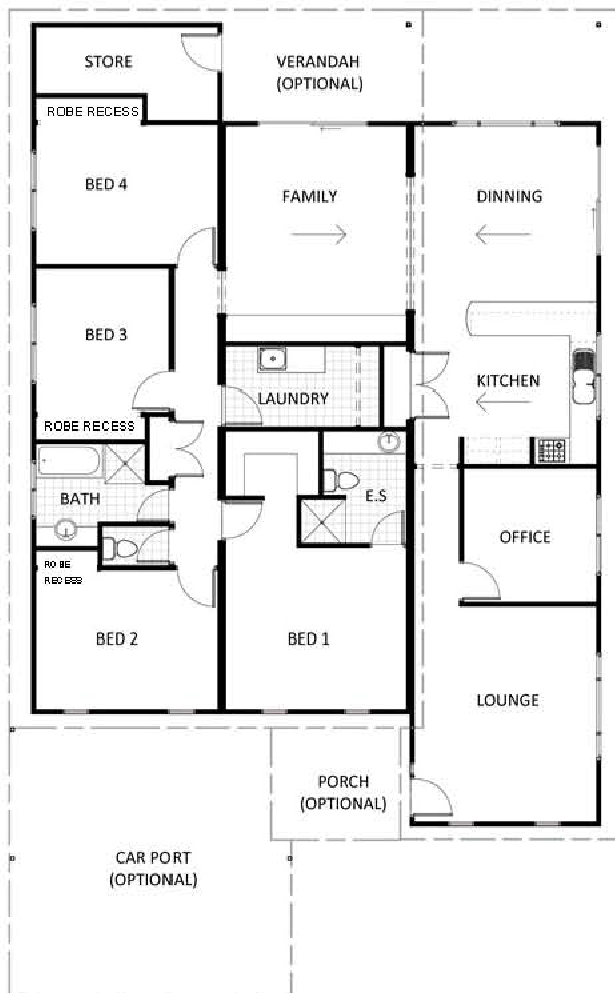
Gascoyne



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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining
- Family
- Lounge
- Office
- Store



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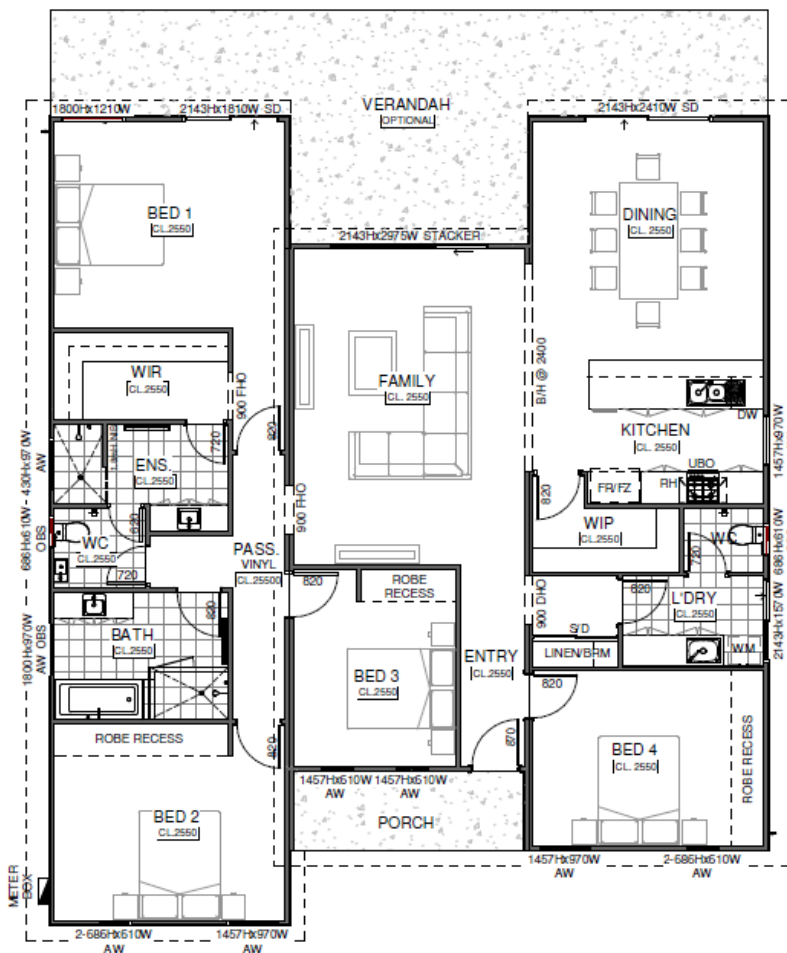
Exmouth



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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Meals
- Family
- Store



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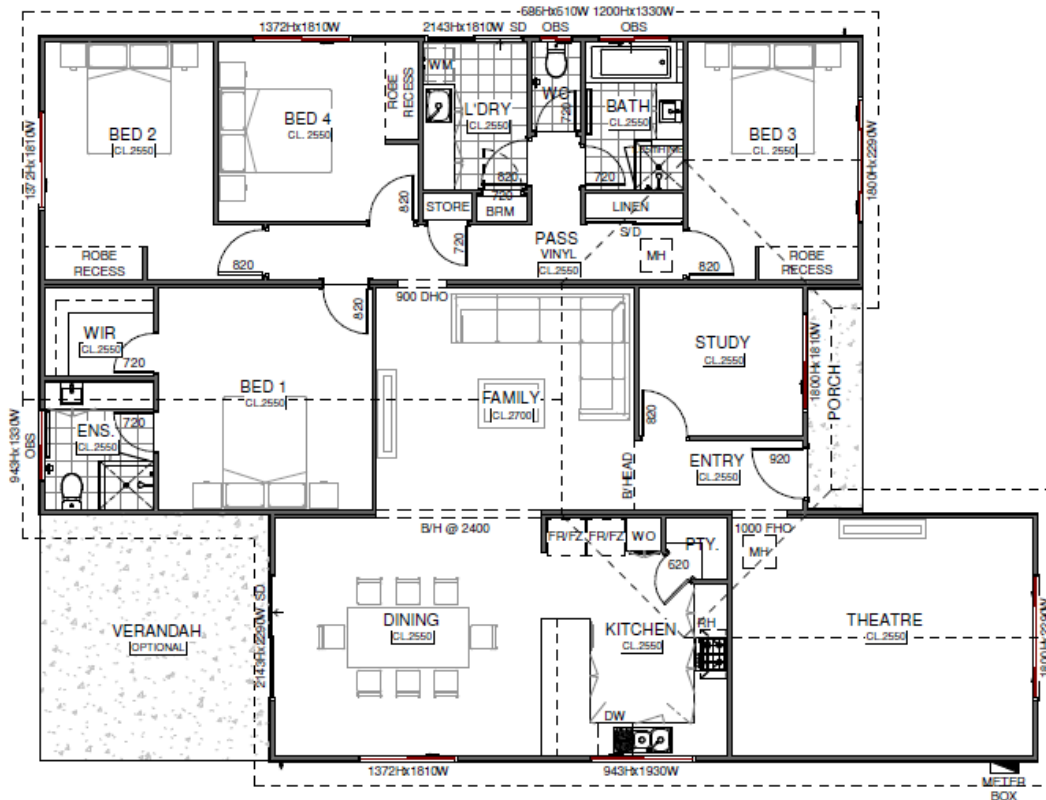
Millstream



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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Family Lounge
- Office
- Porch



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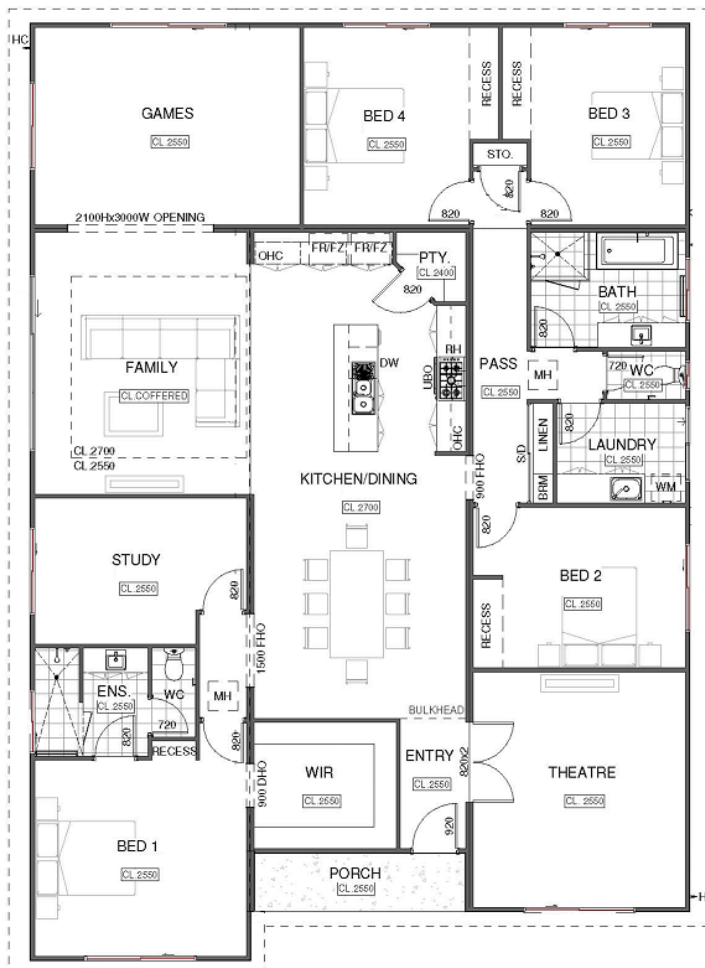
Amberley MkIV



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- 4 Bedrooms
- 2 Bathroom
- Home Theatre
- Games
- Kitchen
- Dining
- Family
- Study
- Porch



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- Water resistant plasterboard to bathroom, ensuite and laundry with villaboard to shower recess.
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- Fully painted.
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- Hard wired smoke detectors.
- 1 television point, 1 telephone point.
- Range of Gainsborough internal door handles.



KITCHEN

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- Choice of metal door handles.
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- Window treatments.
- Glass splashbacks.
- Staron, stone or granite bench tops.
- Air conditioning.
- Carports, verandahs and alfrescos.
- Floor coverings.

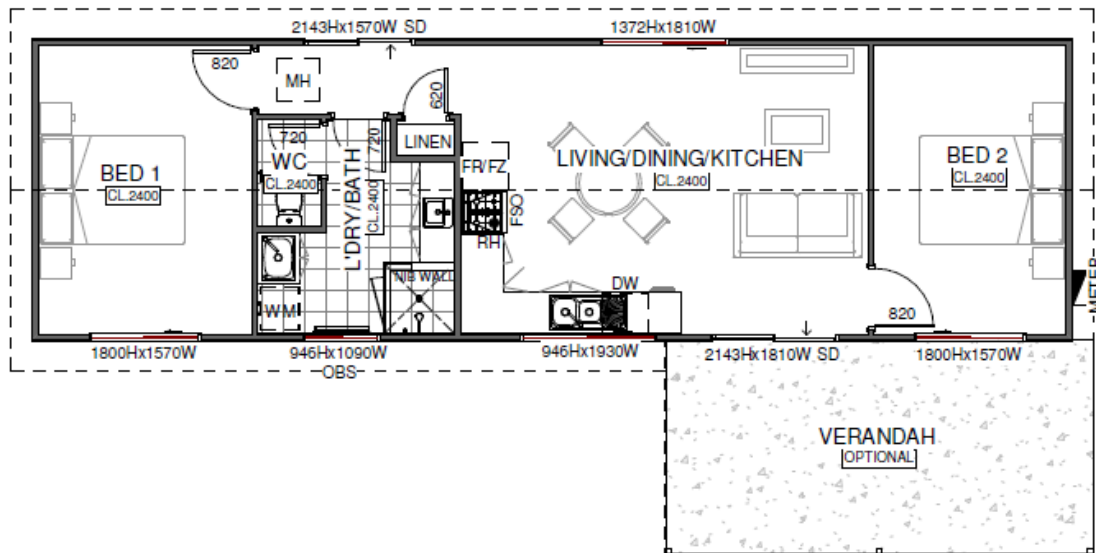
Sundowner



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2 Bedrooms
 Bathroom
 Kitchen
 Dining
 Living



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Donnybrook

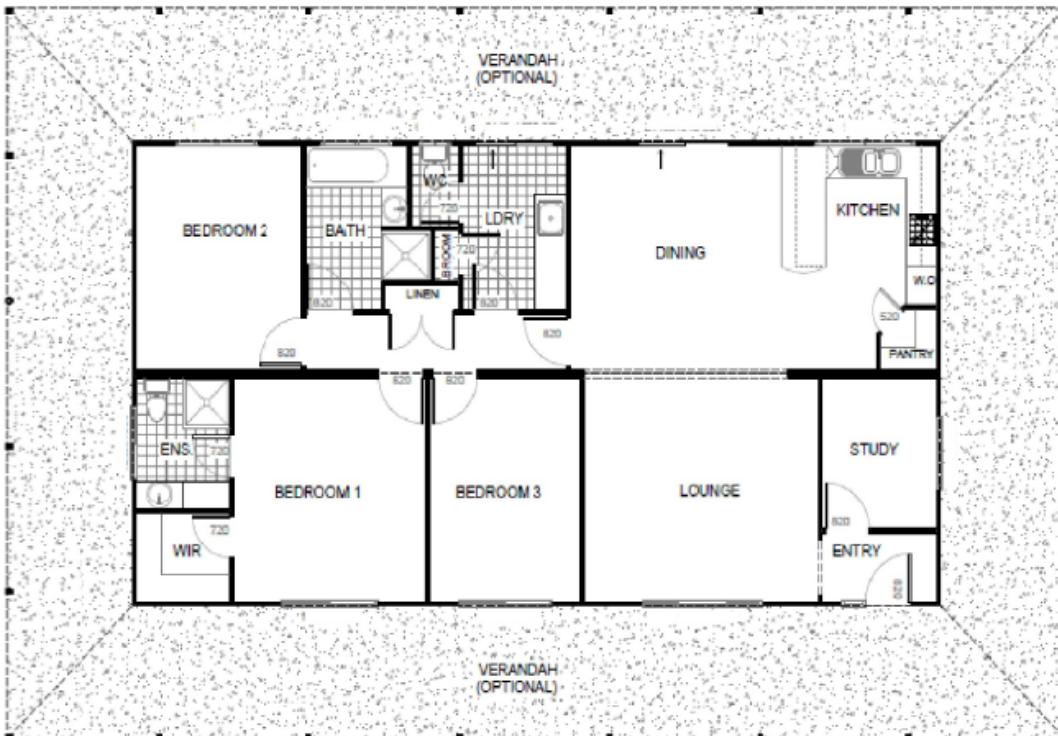


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- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining
- Lounge
- Study



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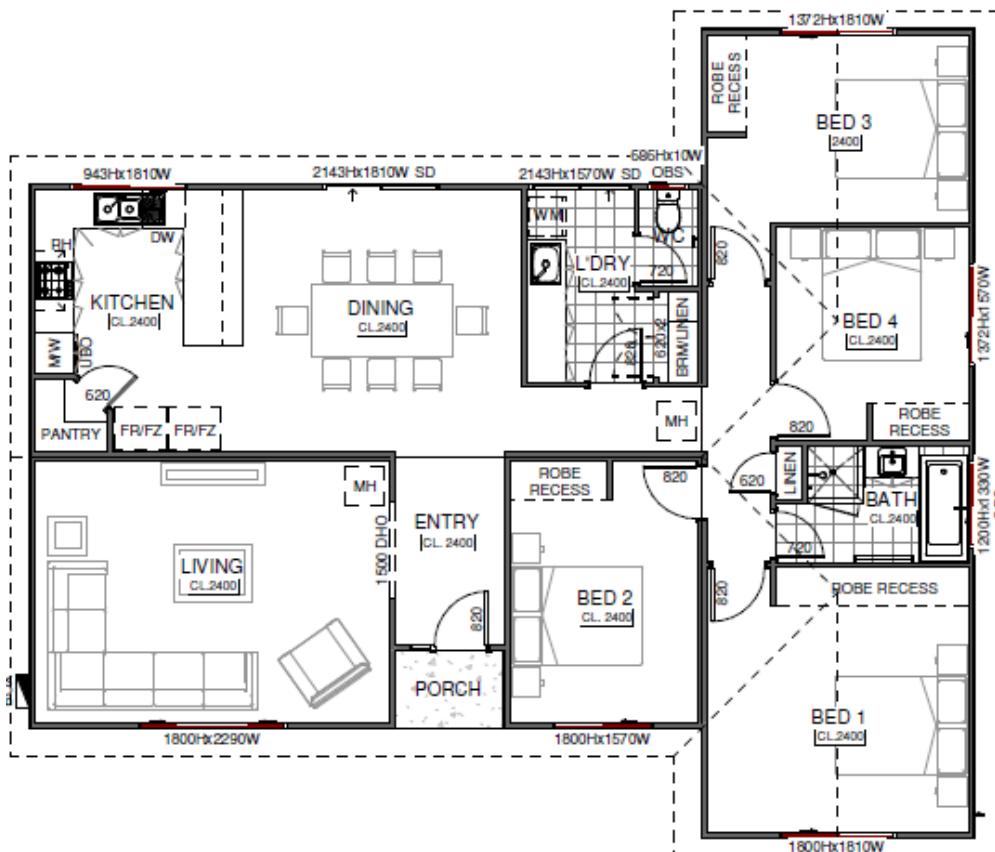
Brenton



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- 4 Bedrooms
- Bathroom
- Home Theatre
- Kitchen
- Family Porch



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Denham

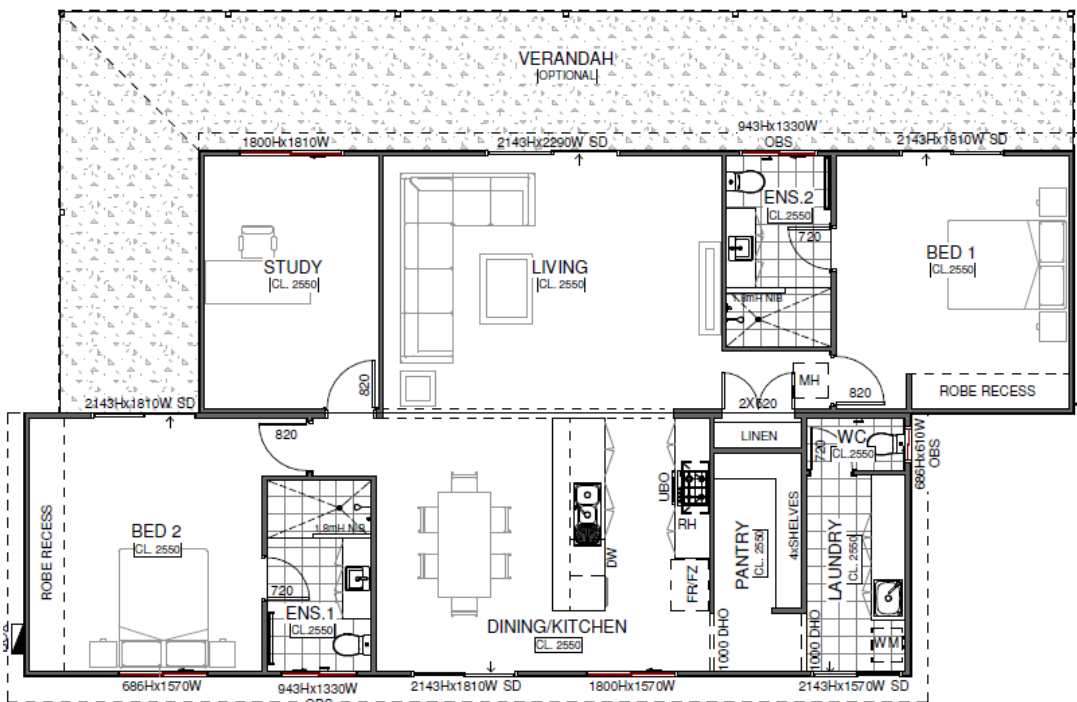


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- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living
- Study



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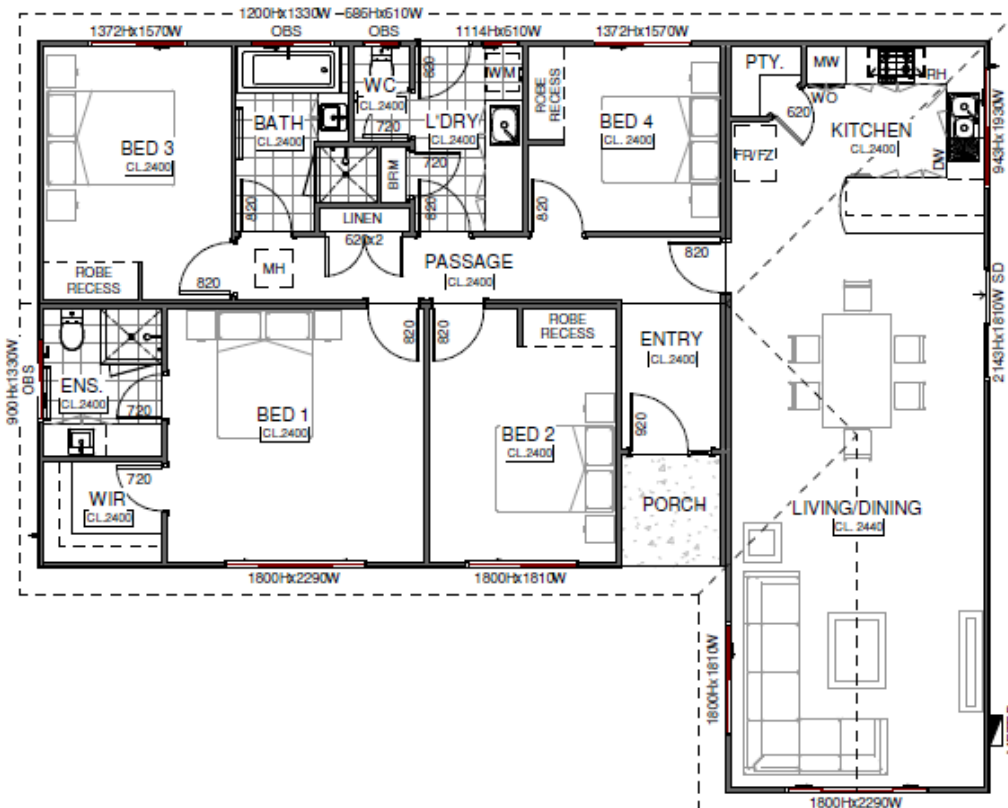
Langley



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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining
- Home Theatre
- Porch



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Norfolk MkII



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- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Meals
- Family
- Study
- Porch



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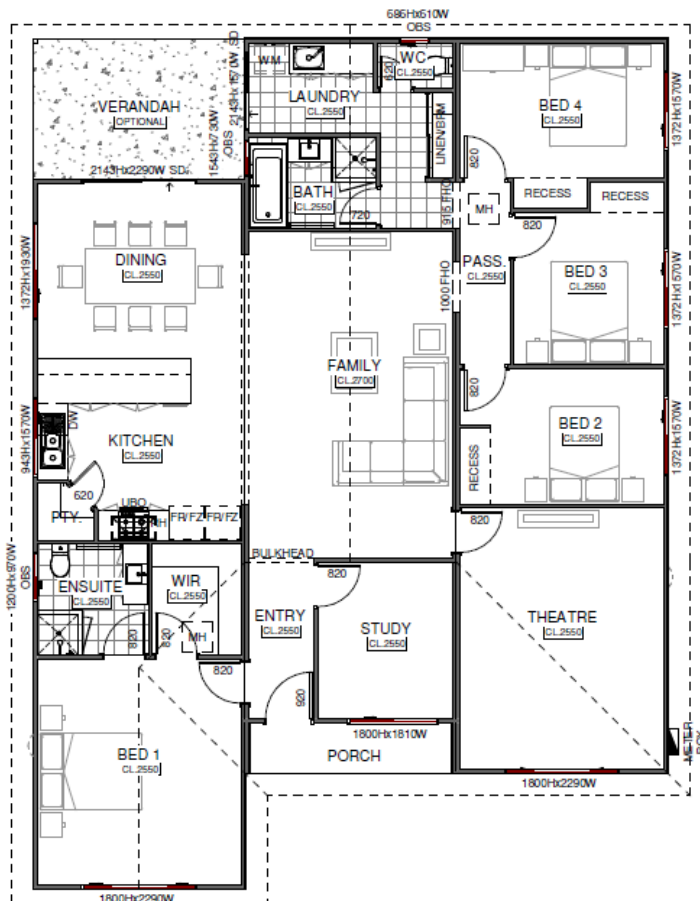
Somerset



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Contemporary Designer Homes

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- 4 Bedrooms
- 2 Bathrooms
- Home Theatre
- Kitchen
- Meals
- Family
- Porch



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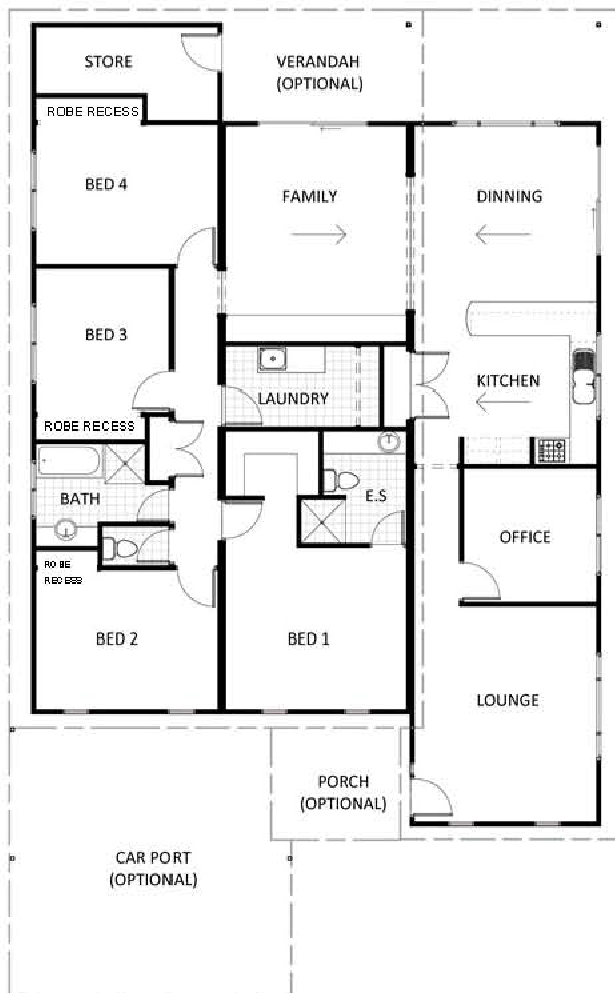
Gascoyne



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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining
- Family
- Lounge
- Office
- Store



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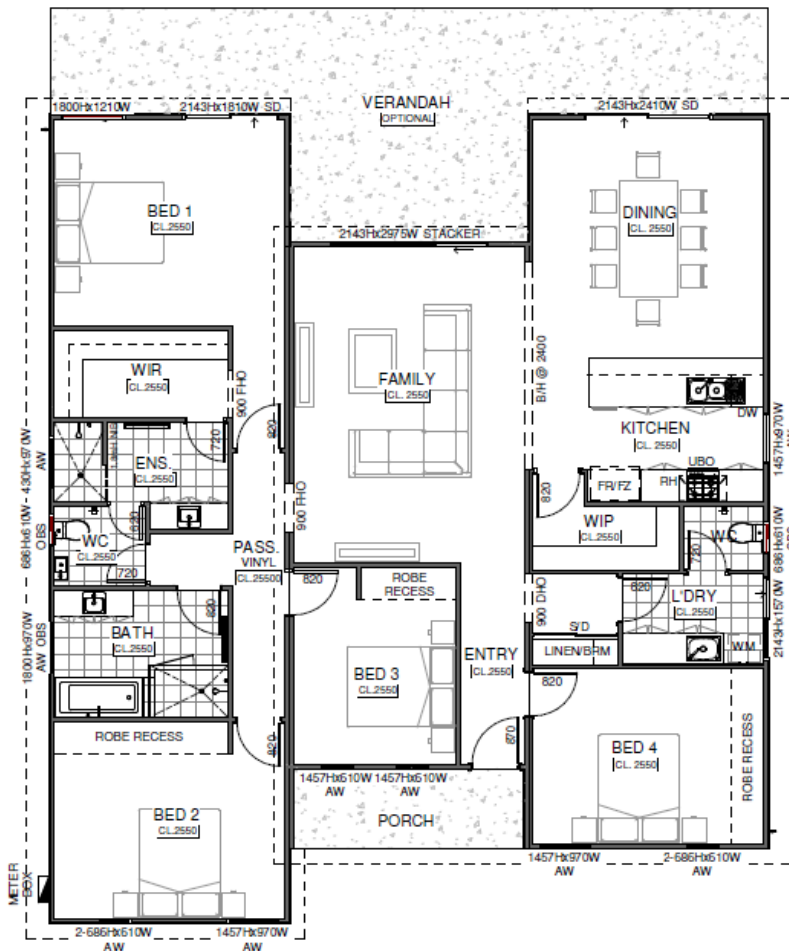
Exmouth



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4 Bedrooms
2 Bathrooms
Kitchen
Meals
Family
Store



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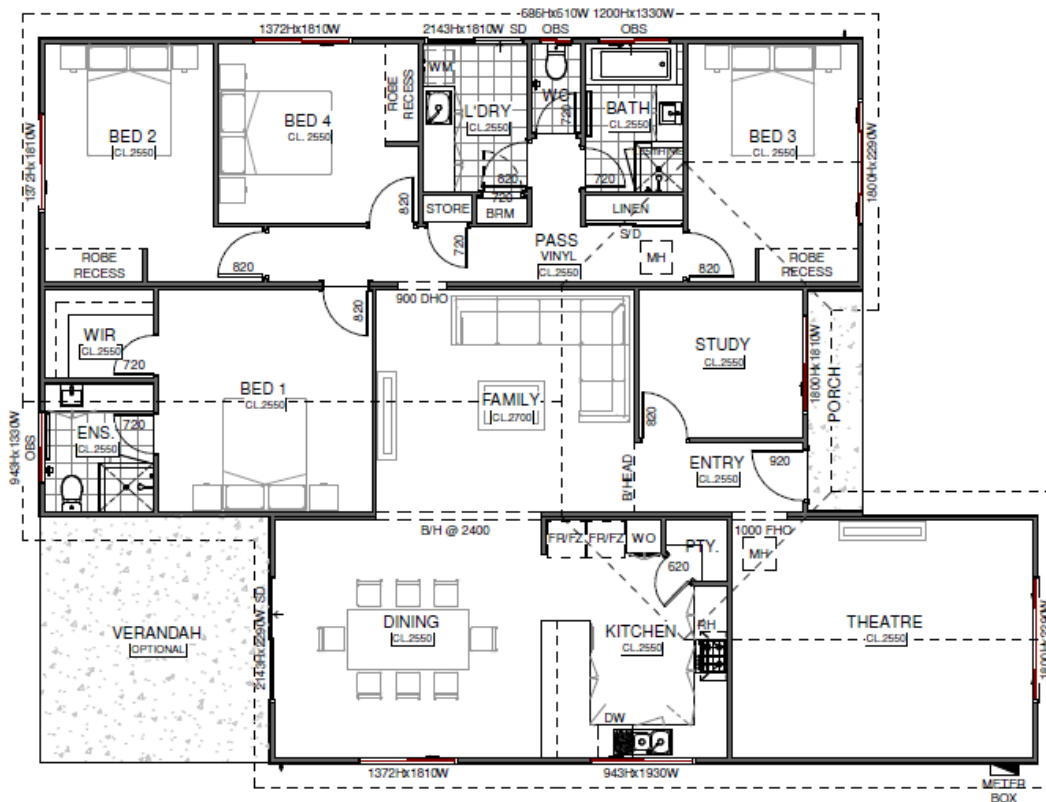
Millstream



Elevation for illustration purposes only

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- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Family Lounge
- Office
- Porch



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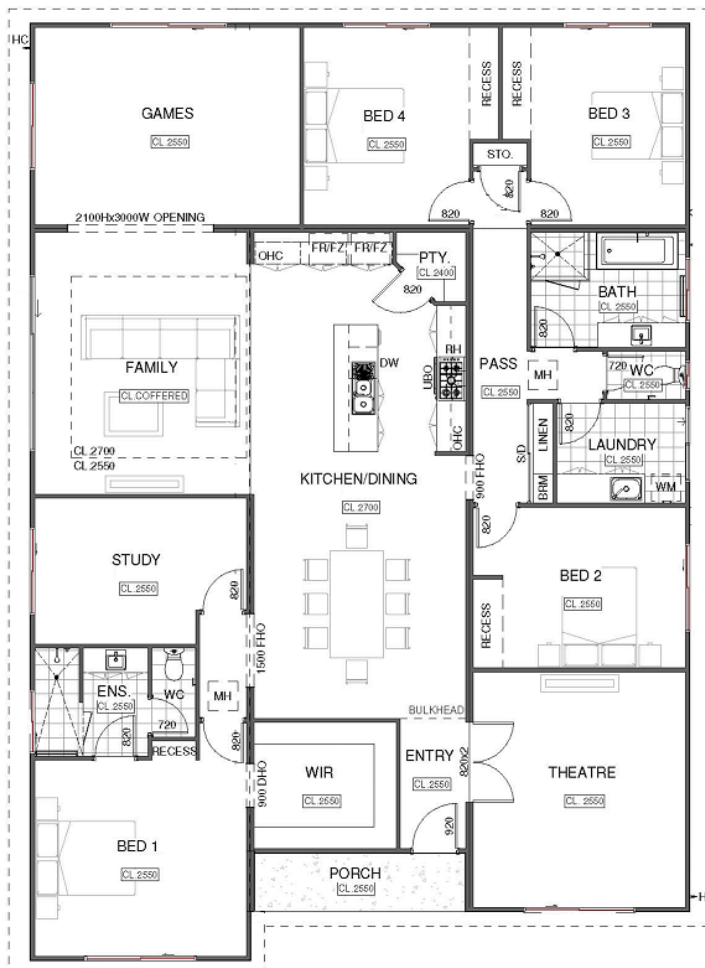
Amberley MkIV



Elevation for illustration purposes only

Contemporary Designer Homes

A: 20 Walters Way, Forrestfield, WA 6058
P: (08) 9454 9522

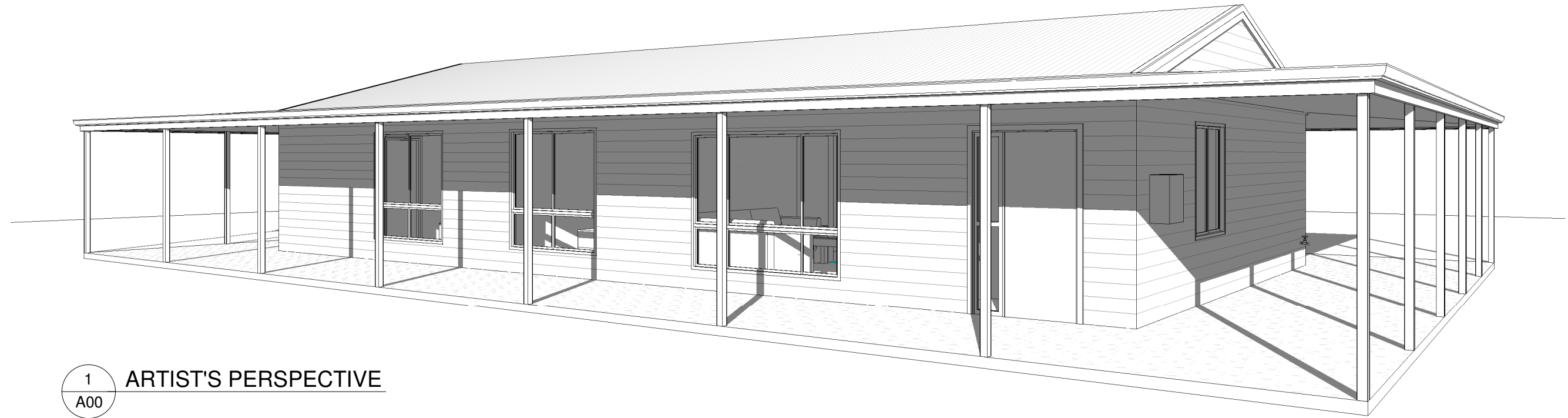


- 4 Bedrooms
- 2 Bathroom
- Home Theatre
- Games
- Kitchen
- Dining
- Family
- Study
- Porch



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1 ARTIST'S PERSPECTIVE
A00

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ISSUE	AMENDMENT	BY	DATE

SHEET CONTENT:		
PERSPECTIVE		
DATE:	DRAWN BY:	CHECKED BY:
21/02/2021	RIR	JH
SCALE:	A3	

PROPOSED RESIDENCE FOR		
DONNYBROOK 3 BED + 2 BATH		
PROJECT NO.	DWG. NO.	REV.
TRS32.4	A00	A

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CLIENT NOTE:
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INTERNAL OPENINGS:

DHO: DOOR HEIGHT OPENING 2040mm A.F.L
UNLESS UDERWISE NOTED.

ABBREVIATION LEGEND

A/C	AIR CONDITIONING UNIT - SPLIT TYPE
COND	A/C CONDENSER - EXTERNAL UNIT
OHC	OVERHEAD CUPBOARDS
RH	RANGEHOOD
UBO	UNDERBENCH OVEN
WO	WALL OVEN
FSS	FREE STANDING STOVE
FR/FZ	FRIDGE / FREEZER RECESS
DW	DISHWASHER RECESS
WM	WASHING MACHINE RECESS
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
TRG	TOWEL RING
MH	MANHOLE
BRM	BROOM
OBS	OBSCURE
HC	HOSE COCK
FT	FRIDGE TAP



1 FLOOR PLAN
A01 1 : 100

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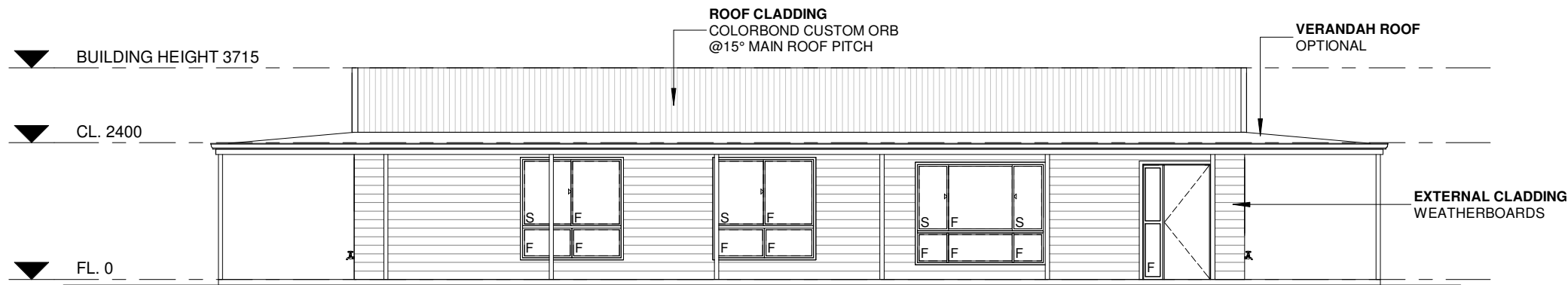


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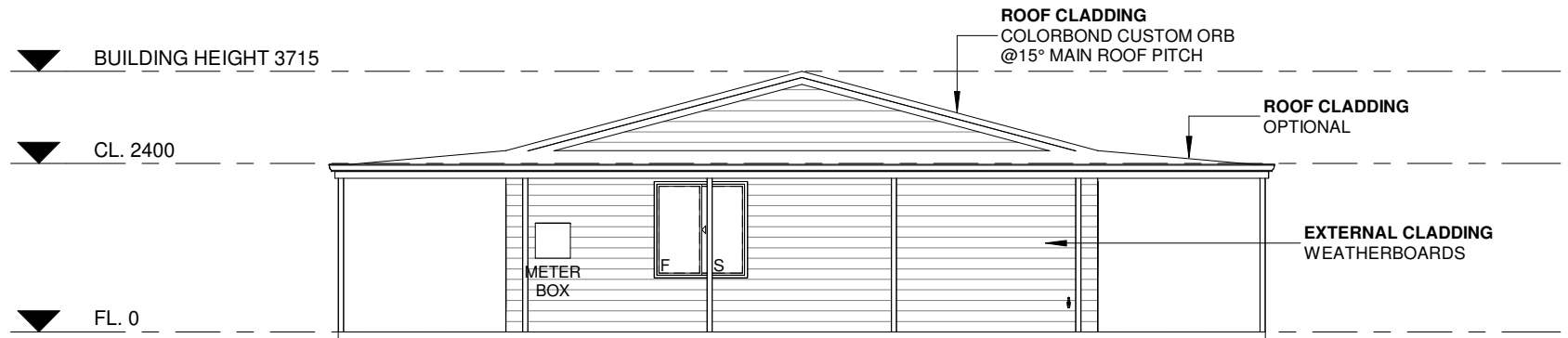
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22/02/2021	RIR	JH
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PROPOSED RESIDENCE FOR		
DONNYBROOK 3 BED + 2 BATH		
PROJECT NO.	DWG. NO.	REV.
TRS32.4	A01	A

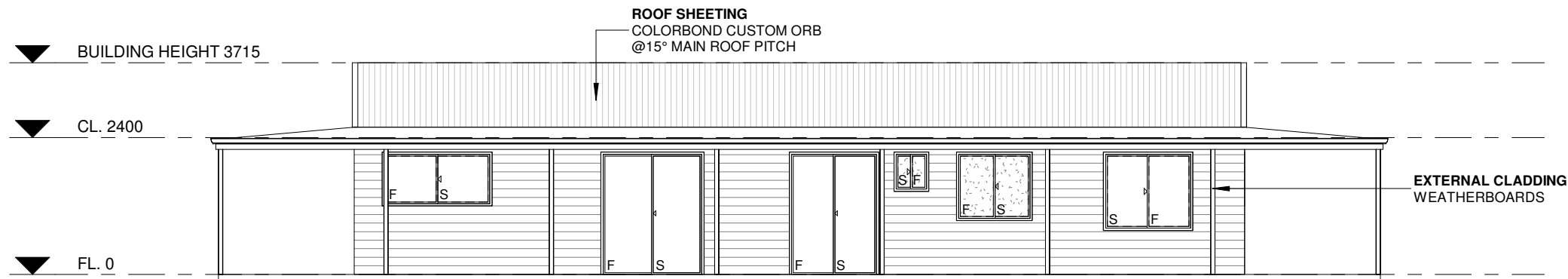
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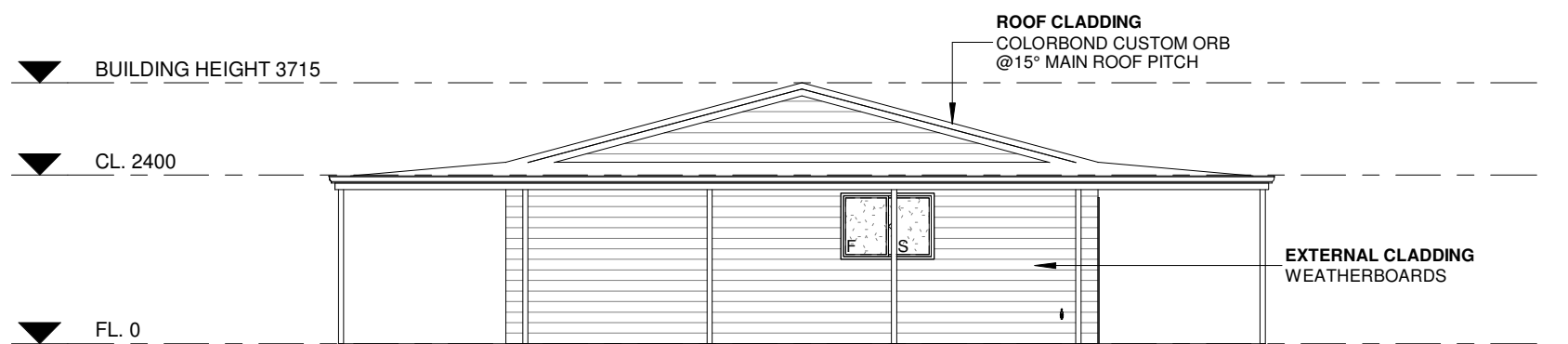
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A02 1 : 100



E2 E2 ELEVATION
A02 1 : 100



E3 E3 ELEVATION
A02 1 : 100



E4 E4 ELEVATION
A02 1 : 100

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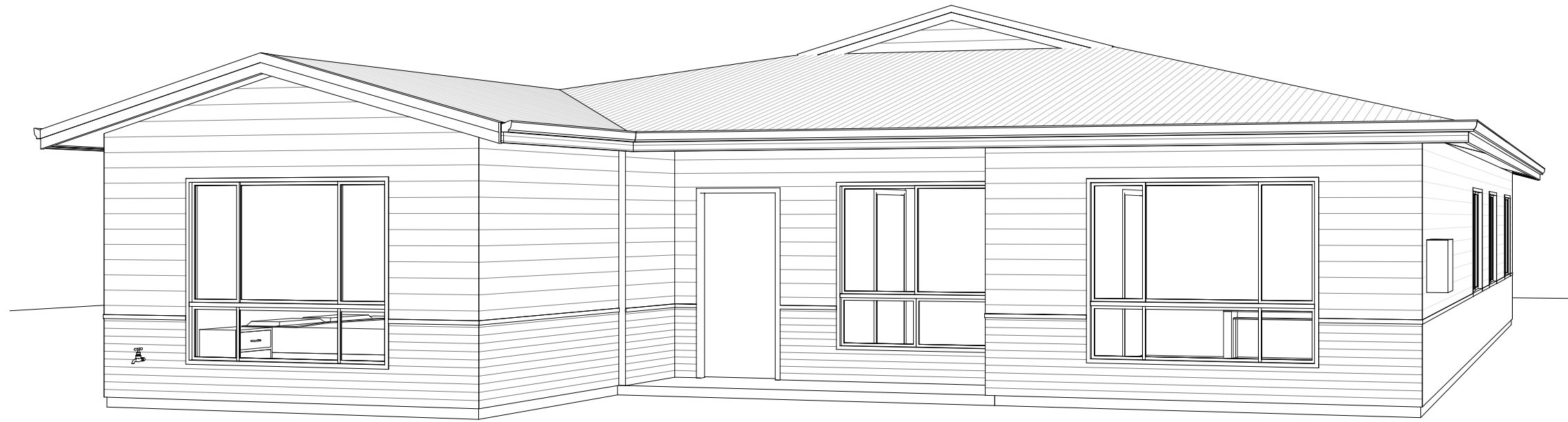


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ISSUE	AMENDMENT	BY	DATE

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22/02/2021	RIR	JH
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PROPOSED RESIDENCE FOR		
DONNYBROOK 3 BED + 2 BATH		
PROJECT NO.	DWG. NO.	REV.
TRS32.4	A02	A

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SCALE:	A3	

PROPOSED RESIDENCE FOR

**SOMERSET
4 BED + 2 BATH**

PROJECT NO.	DWG. NO.	REV.
TRS42.3	A00	A

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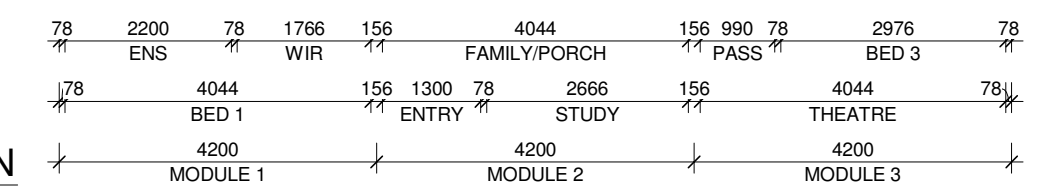
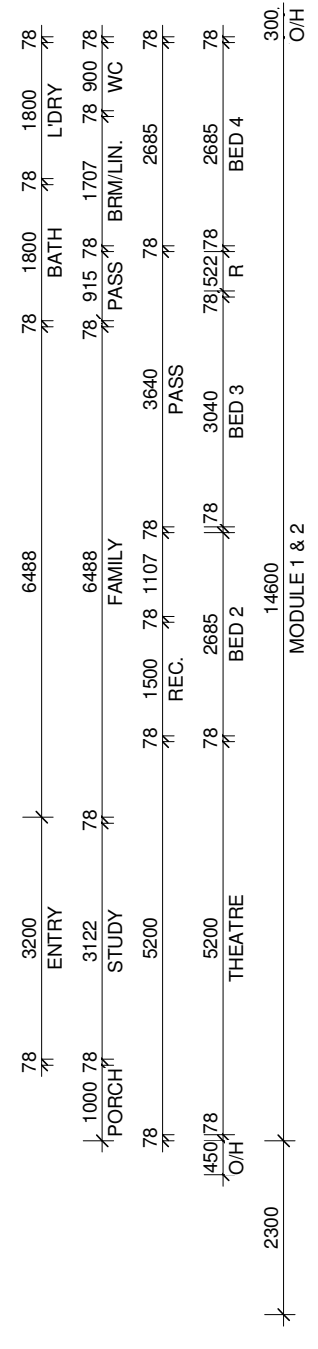
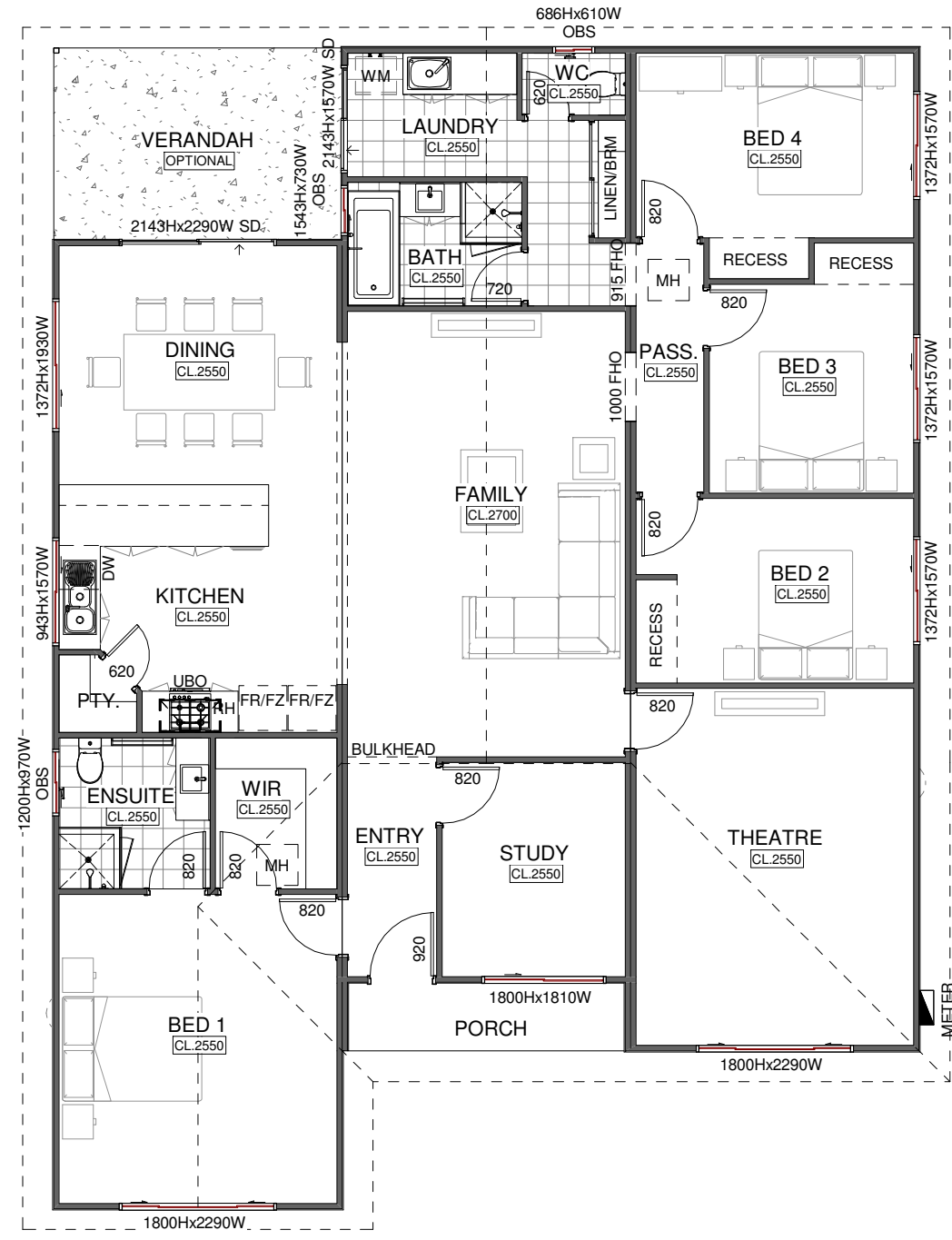
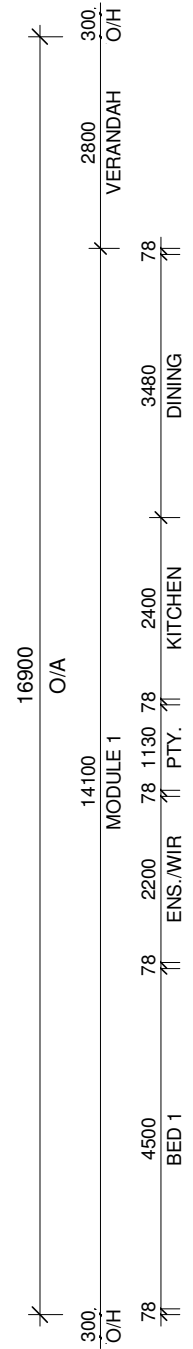
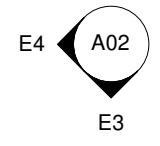
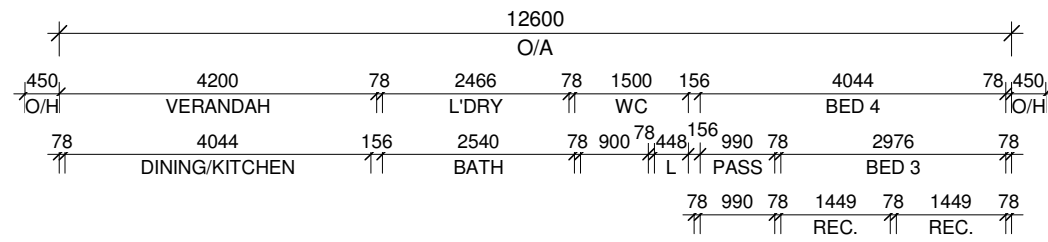
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INTERNAL OPENINGS:

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ABBREVIATION LEGEND

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UBO	UNDERBENCH OVEN
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DW	DISHWASHER RECESS
WM	WASHING MACHINE RECESS
TRH	TOILET ROLL HOLDER
DTR	DOUBLE TOWEL RAIL
TRG	TOWEL RING
MH	MANHOLE
BRM	BROOM
OBS	OBSCURE
FT	FRIDGE TAP
HC	HOSE COCK



1 FLOOR PLAN
A01 A02 E2
1 : 100

177.66m ²
--.00m ²
4.20m ²
181.86m²
213.73m ²
--.00m ²
213.73m²

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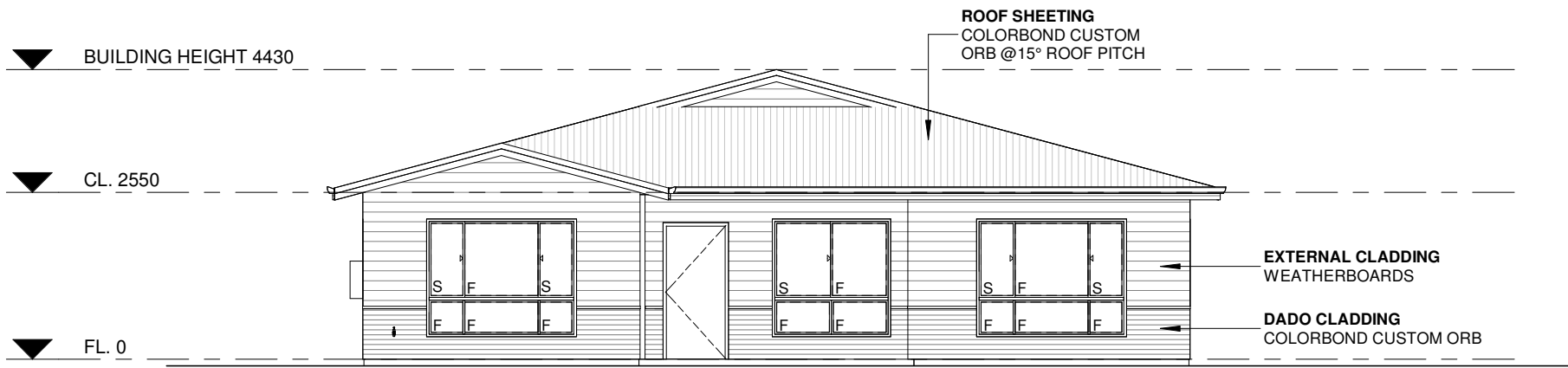
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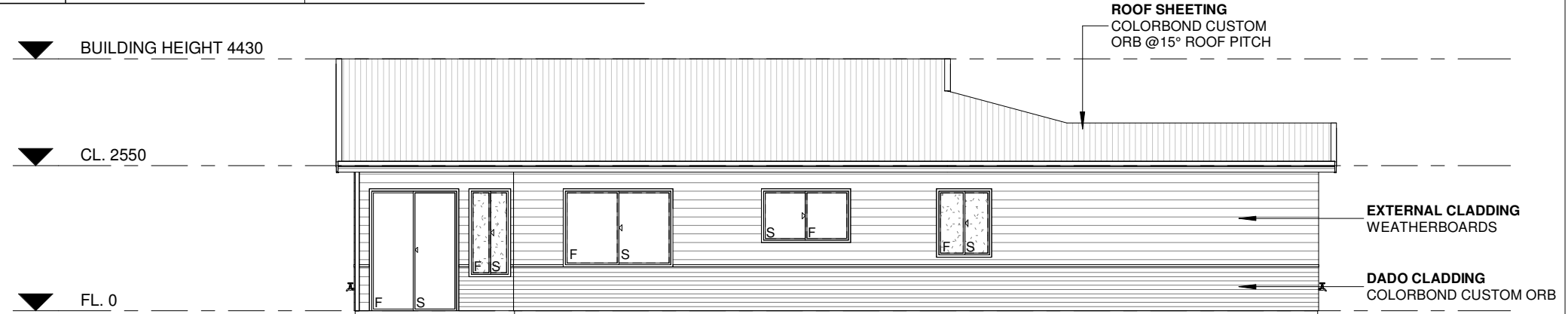
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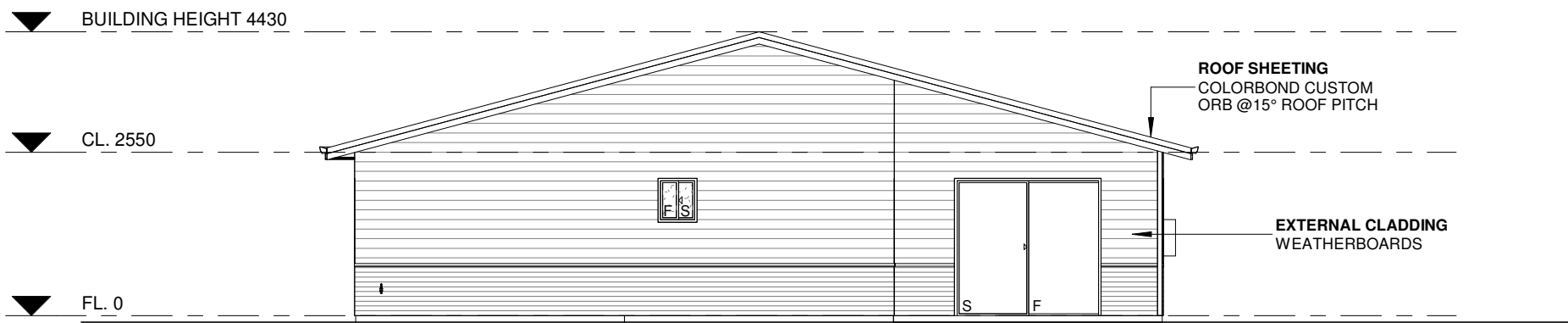
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SOMERSET 4 BED + 2 BATH		
PROJECT NO.	DWG. NO.	REV.
TRS42.3	A01	A



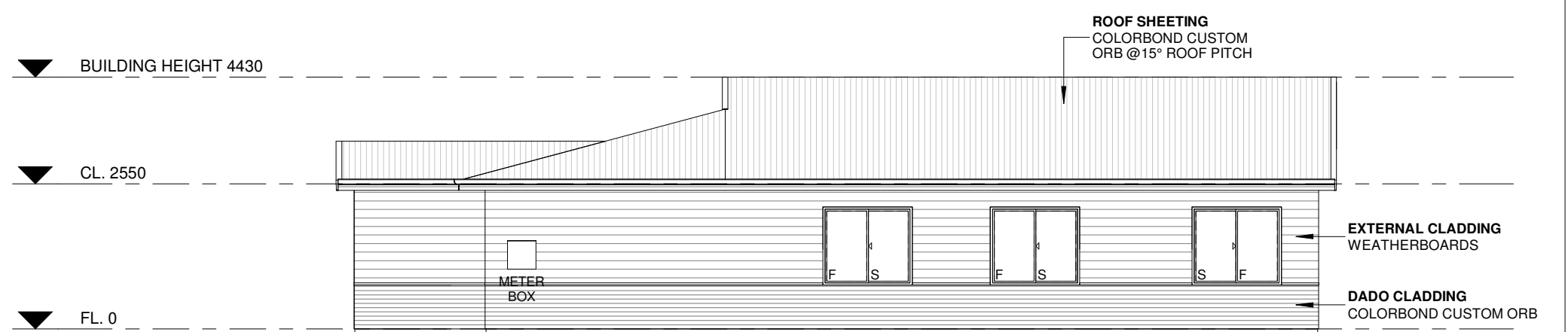
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A02
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E2
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E2 ELEVATION
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E3
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E3 ELEVATION
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E4
A02
E4 ELEVATION
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PROPOSED RESIDENCE FOR SOMERSET 4 BED + 2 BATH		
PROJECT NO. TRS42.3	DWG. NO. A02	REV. A

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PROPOSED RESIDENCE FOR		
LANGLEY Mk. III 4 BED + 2 BATH		
PROJECT NO.	DWG. NO.	REV.
TRS42.4	A00	A

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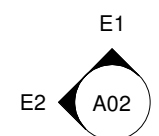
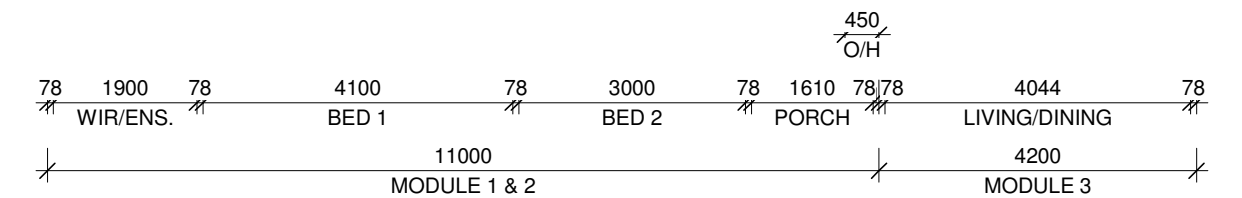
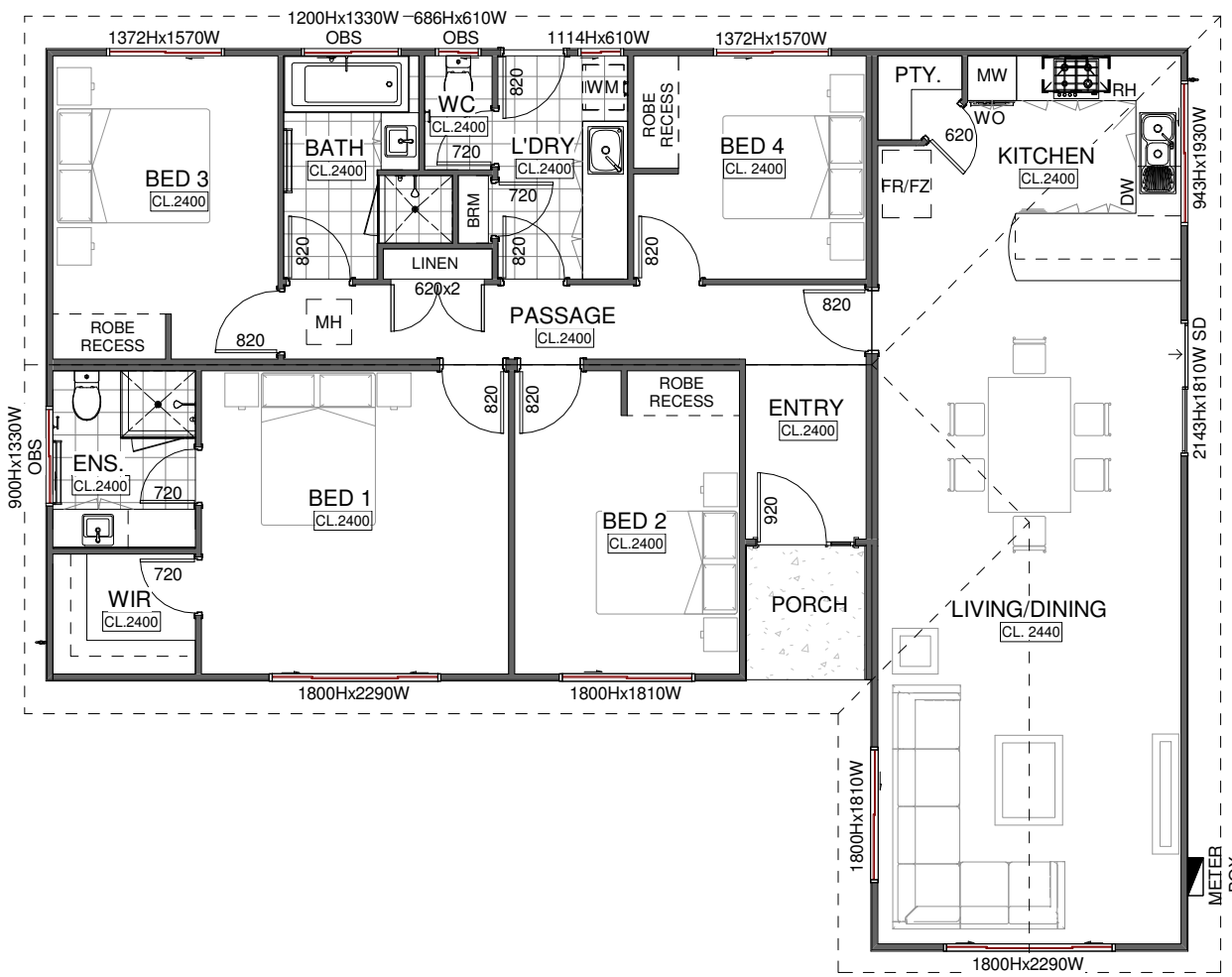
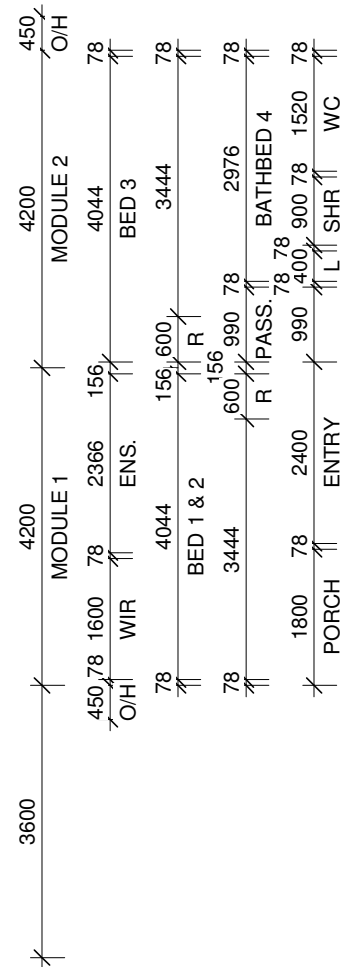
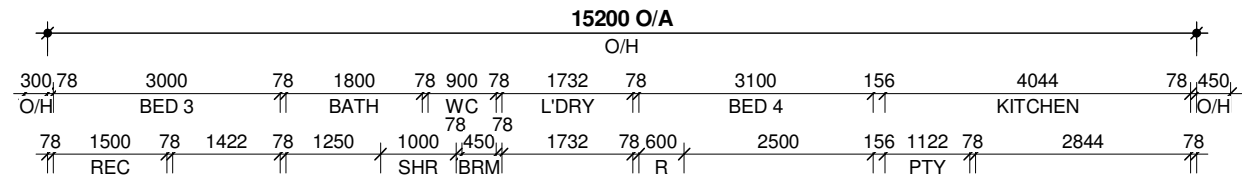
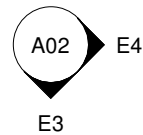
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UNLESS UDERWISE NOTED.

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FR/FZ	FRIDGE / FREEZER RECESS
DW	DISHWASHER RECESS
WM	WASHING MACHINE RECESS
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
TRG	TOWEL RING
MH	MANHOLE
BRM	BROOM
OBS	OBSCURE
HC	HOSE COCK
FT	FRIDGE TAP



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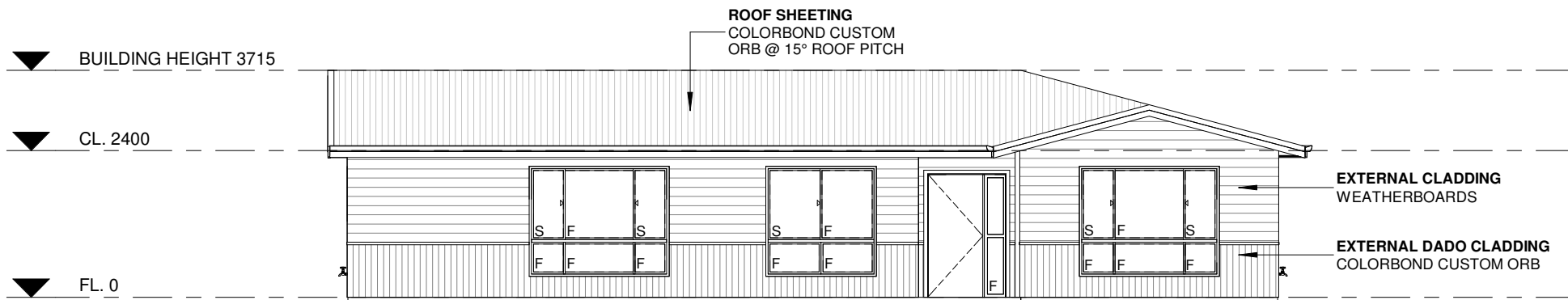
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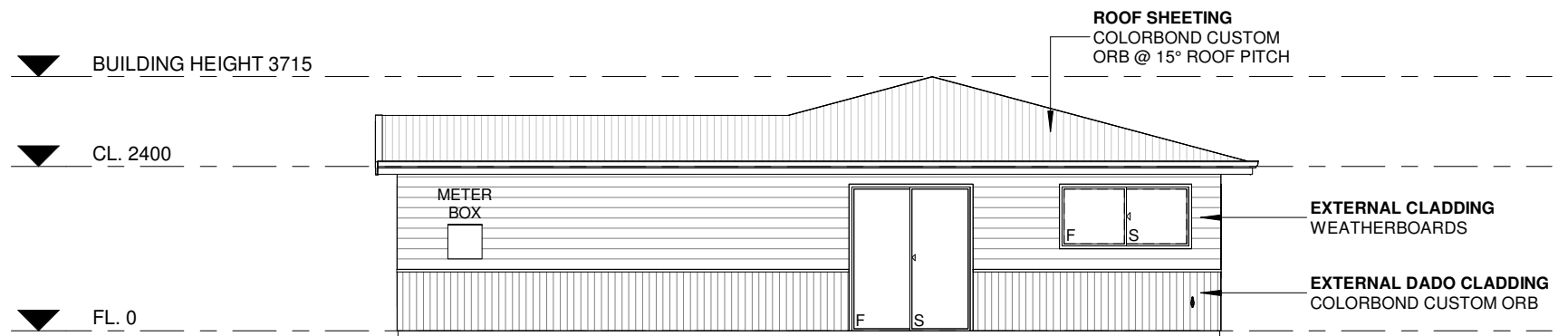
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SCALE:	1 : 100	A3

PROPOSED RESIDENCE FOR		
LANGLEY Mk. III 4 BED + 2 BATH		
PROJECT NO.	DWG. NO.	REV.
TRS42.4	A01	A

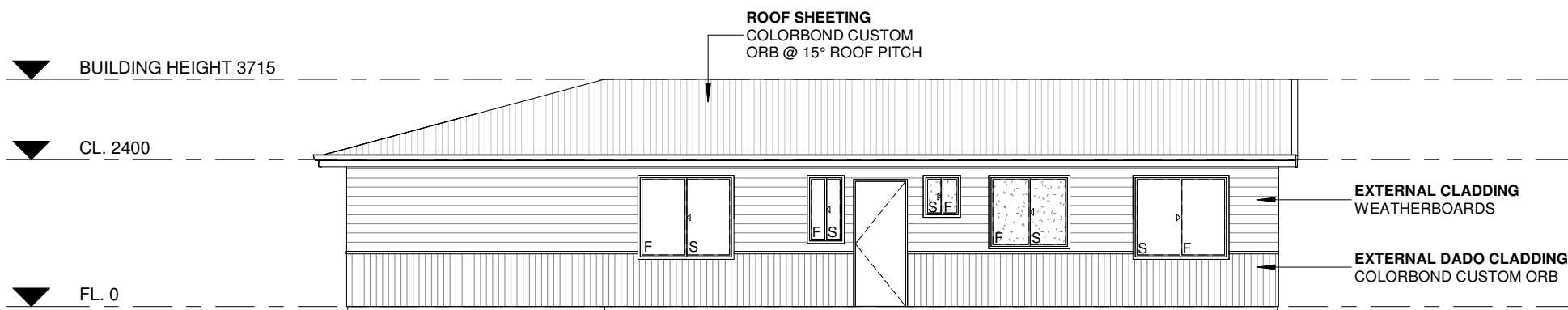
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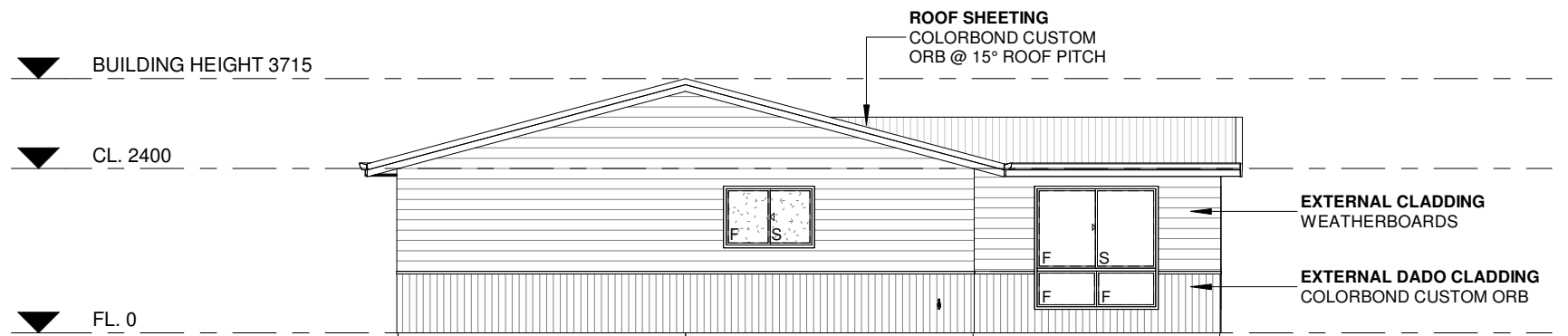
E1 E1 ELEVATION
A02 1 : 100



E2 E2 ELEVATION
A02 1 : 100



E3 E3 ELEVATION
A02 1 : 100



E4 E4 ELEVATION
A02 1 : 100

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PROPOSED RESIDENCE FOR LANGLEY Mk. III 4 BED + 2 BATH		
PROJECT NO. TRS42.4	DWG. NO. A02	REV. A

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6.2 Microgrid Update – October 2022

Meeting Date:	11 October 2022
Responsible Officer:	Nicole Gibbs (Chief Executive Officer)
Reporting Officer:	Nicole Gibbs (Chief Executive Officer)
Attachments:	(i) Quairading – Securing our Energy Future Brochure (ii) Letter to the Minister - Virtual power plant commitment
Owner/Applicant:	Shire of Quairading
Disclosure of Interest:	Nil

OFFICER RECOMMENDATION

RECOMMENDATION: SP06 - 22/23

MOVED Cr Haythornthwaite SECONDED Cr Stacey

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

Note the Microgrid October 2022 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 progress of the project.

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 (i)) 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 2020 the Shire sent a letter to Hon Minister Bill Johnston (attachment ii) requesting the specific details of the commitment.

The working group has decided to put the current media strategy on hold for eight weeks to give Minister Johnston a reasonable amount of time to respond to the letter. Should Minister Johnston not respond within this time frame, the media strategy will be re-enacted.

NEWROC is arranging a meeting with CBH to discuss potential locations for a microgrid and will invite Quairading to attend.

As part of the current media strategy, the Shire of Quairading in conjunction with Michael Southwell have developed a brochure "Quairading – Securing our Energy Future" (attachment i) detailing information for public knowledge about the current power situation within Quairading and explaining what a microgrid is, and how it can benefit the community. The brochure has been forwarded to all households in Quairading.

STATUTORY ENVIRONMENT

Economic Regulation Authority (<https://www.era.gov.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: Shire communication is consistent, engaging and responsive
- 5.2 Governance: Forward planning and implementation of plans to determine Strategic Plan and service levels
- 5.3 Governance: 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 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>

	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.



SHIRE OF

Quairading

Take a closer look

QUAIRADING – SECURING OUR ENERGY FUTURE

THE ISSUE

Quairading is currently beset by issues of unreliability of power supply. The town cannot retain or hope to attract residents, workers with skills, business or investment if it does not have energy security.



Power outages are becoming more frequent and longer. For example, there have been 15 blackouts to various numbers of premises across the Shire over the past month, with one putting the whole town in the dark for five days out of nine. The consequences were severe:

- Human life was at risk when medical equipment did not operate and medications could not be temperature controlled.
- Older, disabled and/or isolated people lived in fear in the dark and the cold with no means of communication and no understanding of the circumstance.
- The hospital's medical equipment failed and there was no means of communication (including with the Royal Flying Doctor Service and St Johns).
- The aged care facilities' medical equipment failed and there was no means of communication (including with the hospital).
- The Volunteer Fire & Rescue Service could not operate. This included not being able to deploy the fire appliance (vehicle).
- Small businesses were harmed and insurance claims denied. The insurers are blaming Western Power and re-directing claims to that organisation.

Decades on from the provision of electricity via poles and wires, the supply of energy should be cheaper and more reliable, not vice versa.

It has become obvious that the technology and innovation to ensure towns like Quairading can inexpensively and efficiently become energy self-sufficient is now well-developed and easily obtainable.

SCOPE OF PAPER

The purpose of this paper is to describe a broad operating environment, intended to benefit both the local community and the central electricity transmission and distribution utility, Western Power. It does not set out to define or restrict either ownership or responsibilities for the management of assets within this environment.

CURRENT SITUATION:

The SWIS (South West Integrated System) is WA's primary electricity system. Over one million electricity customers live in the area supplied by the SWIS, while around 50,000 customers live in other parts of the state.

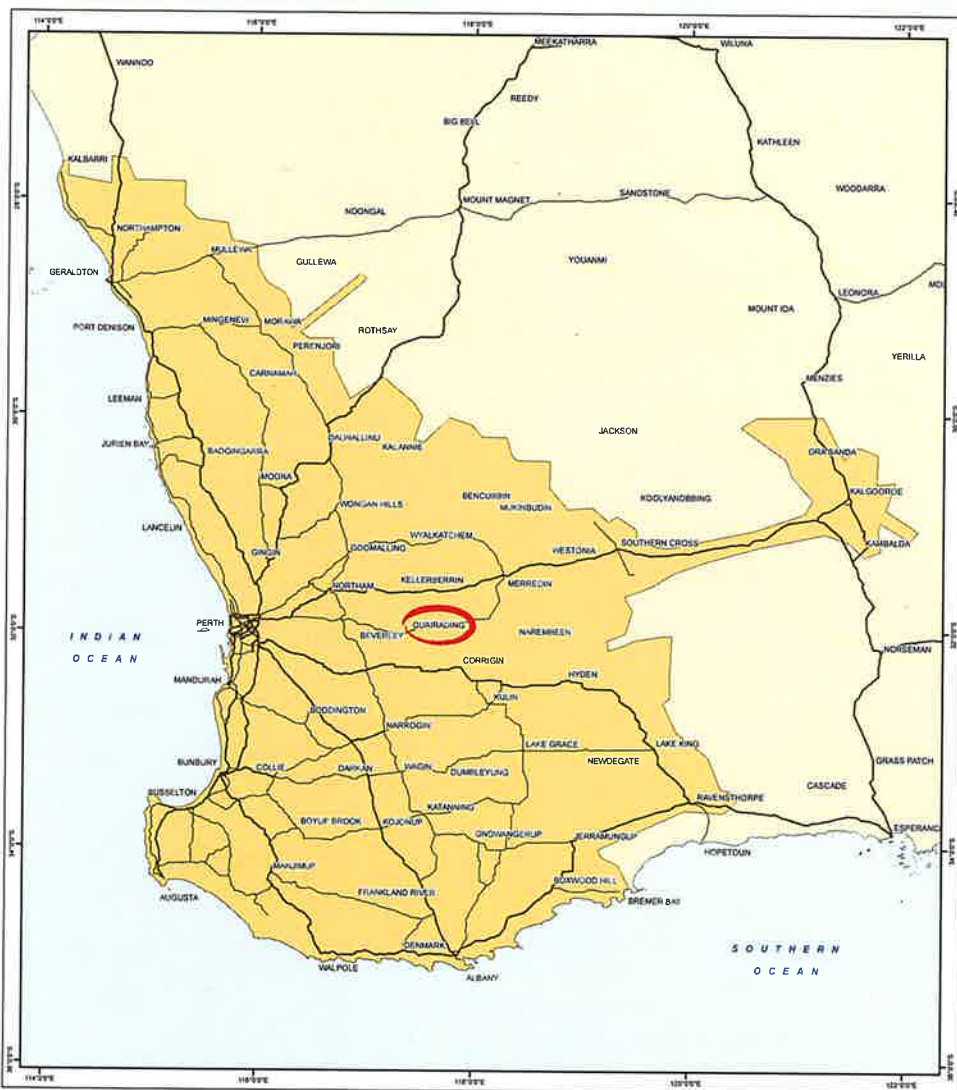
The SWIS has a network spans 255,000 km², including Perth and reaching from Albany (south) to Kalgoorlie (east), up to Kalbarri (north). Quairading is located in the geographic centre of this grid as shown on the map below.

Western Power is the main licensed distributor and Synergy is the largest licensed retailer within the SWIS. Synergy is the only retailer permitted to supply electricity to small-use residential and business customers who consume less than 50MWh per year.

On AVERAGE, the majority of Western Power customers are only without power for about three hours each year. This is around 99.93% reliability across a million-plus connected customers.

However, there are different reliability standards for customers based on the characteristics of the power line to which they are connected. Western Power's statistics show if you live in Rural WA on average in 2020/21 you had 4.5 interruptions to your power supply that lasted on average 6.5 hours. But statistics for each town are unknown and the data not available because Western Power will not release it.

What we can say with confidence is that the reliability in the wheatbelt is outside the standard required and has been in decline for the past 4 years.



STAND-ALONE POWER SYSTEMS

Known as an SPS, this is an off-grid system that operates independently from the main network. Each SPS consists of a renewable energy supply such as solar panels, battery energy storage system and a backup generator.

SAPS are now located in numerous locations throughout the Mid-West, Wheatbelt and Great Southern regions. The WA Government plans to roll out a further 4000 standalone power systems across the state by 2032.

The issue is that these units are designed to power a single property, and not a town. The solution for a town is to create a microgrid - one that can run independently from the grid when required but will be connected to the grid under "normal" conditions.

MICROGRIDS

A microgrid is a group of interconnected loads and distributed energy resources within clearly defined electrical boundary that acts as a single controllable entity with respect to the grid. A microgrid can connect and disconnect from the grid to enable it to operate in both grid-connected or island-mode. This figure illustrates what a microgrid can look like. (Source: Berkley Labs).

MICROGRID COMPONENTS

These are the key elements to a microgrid:

Isolation switch (ringed in red). This is a key component of a microgrid, which enables it to operate in either grid-connected or island-mode.

Power generation assets. These may be solar panels, wind turbines, or any other technology capable of generating electricity.

Energy storage assets. These could be batteries, or any other technology capable of storing energy.

Distribution assets, capable of transmitting electricity between neighbours and between households and central power generation and energy storage assets.

Consumers, including households, businesses and government entities.

Isolatable microgrids have already been established in remote towns, in the Eastern States and indeed all over the world.

THE QUAIRADING PROPOSED MICROGRID SOLUTION

The Quairading Microgrid is not (initially) intended to replace the Western Power assets in Quairading (the Quairading Grid), but rather to supplement the energy supplied by the SWIS and to provide a localised source of energy to maintain the reliability of the Quairading Grid in the event of an external failure such as a damaged power line, outside the town.

The elements for a complete microgrid exist within the SWIS, and Quairading are looking for a complete microgrid solution to be implemented within their Shire.

EACH OF THE ELEMENTS ARE:

Local power generation

It is envisaged that the Shire will seek grant funding and to stimulate investment. It would possibly operate as a sole owner or joint venture partner in renewable generation assets. This could take the form of solar, wind or biomass or a combination, depending on the findings of a feasibility study.

Residents & local businesses will be encouraged to install solar on rooftops so they are also able to participate in the microgrid.

Local energy storage

The Shire will seek to stimulate investment, and possibly operate as a sole owner or joint venture partner, in a battery bank.

Local energy sharing

It is envisaged that the Shire will facilitate the sharing of energy between local community members, thereby encouraging individual investment in solar generation and storage technology, and to balance the Quairading Grid when it is islanding.

ADDITIONAL BENEFITS

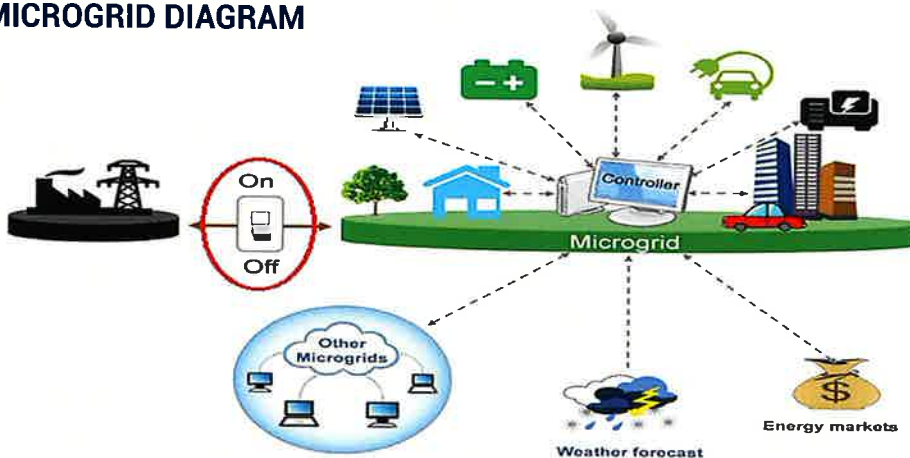
Increased load capability

By generating power locally and taking less from the grid, there will be some spare capacity to accommodate larger industrial users in the town. The design will be modular, enabling growth over time.

Uninterrupted power for emergency facilities

By storing energy and offering an alternative source of power during outages on the Grid, the microgrid will enable emergency facilities, including the medical centre, the community resource centre, communication towers, and shared community buildings, to operate without the need for diesel generators.

MICROGRID DIAGRAM



WIDER BENEFITS

When consumers are encouraged both to generate and store the electricity they need, the cost of distribution is reduced. The vagaries of the weather and constraints in the design of batteries means that to cover the rainy days or their own peak usage demand, consumers must invest in more than they need. A mechanism to share their surplus energy will encourage them to go ahead and make this investment.

Local communities generating and storing most of the electricity they need will also substantially reduce the costs of distribution. It won't eliminate the need for the wider network, but it will reduce the strain on the existing network, and should mitigate the need to invest in upgrading the capacity of the network, by reducing grid congestion and peak loads.

CO-OPERATION

It is beyond the scope of this paper to proscribe who owns what, but there is no reason why Western Power should not continue to manage a Quairading Grid. The intention of the microgrid is to provide a more cost effective and robust solution for the local community, which should assist in improving Western Power's rural reliability numbers.

CONCLUSION

Microgrid technology is available and operational across the world. Western Australia is behind the rest of the nation, let alone the rest of the world, in harnessing this opportunity. The State Government's regulatory blocks, active obstruction by Western Power and lack of funding are the impediments to creation of a microgrid, needed now in Quairading.



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Your Ref: Commitment to Microgrid – Shire of Quairading

Our Ref: 08.02 #02

30 September 2022

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Hon Bill Johnston MLA
Minister for Mines and Petroleum; Energy; Corrective Services; Industrial Relations
Member for Cannington
9th Floor, Dumas House
2 Havelock Street
WEST PERTH WA 6005
Minister.Johnston@dpc.wa.gov.au

Dear Minister Johnston

RE: Commitment to work with the Shire of Quairading and Western Power to facilitate the establishment of a virtual power plant to resolve Quairading's unacceptable frequency and duration of power outages

Thank you for meeting with the Shire of Quairading representatives and members of the North Eastern Wheatbelt Regional Organisation of Councils (NEWROC) on Friday 16 September 2022 to discuss and have resolved the unacceptable frequency and duration of power outages across all represented Shire locations.

As the President of the Shire of Quairading, I write representing only the view of the Quairading community.

On behalf of the community of Quairading I accept the offer that you made at the meeting to facilitate the establishment of a virtual power plant to assist in mitigating against the frequency and duration of Quairading's power outages. I would like to take this opportunity to congratulate you on this significant commitment.



To ensure your commitment might be honoured as expediently as practicable, and that we might be able to inform the community of the progress of the project, would you please advise of:

1. The contact person within Western Power who will be project managing the installation of the virtual power plant; and
2. The timeframe within which the project will be completed.

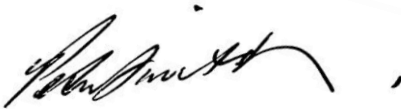
As you might imagine, your commitment to assisting to resolve a 30 year issue that:

1. Threatens life;
2. Negatively impacts on the health and well-being of residents;
3. Negatively impacts on small business;
4. Negatively impacts on light industry; and
5. Prohibits the establishment of heavy industry,

has been much welcomed by our community and there is an eagerness for the detailed information that will further inform the project.

We would appreciate a prompt response, as you would understand this is a matter of some urgency for our community

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Smith', with a stylized flourish at the end.

Peter Smith
PRESIDENT

ITEM 7 PROJECTS

No matters for consideration.

ITEM 8 GOVERNANCE

No matters for consideration.

ITEM 9 EMERGING ISSUES

Cr Haythornthwaite

Cr Haythornthwaite asked if the letter from the Quairading resident regarding the Quairading local authority plate's policy has been addressed, as it was sent to all Councillors.

The CEO said an agenda paper was going to the October 2022 Ordinary Council meeting.

Cr Haythornthwaite said in previous years departed Councillors received some recognition of their time on Council and suggested Mr Brett McGuinness be invited to the Shire Christmas function.

The CEO said she had attempted to make contact with Mr McGuinness when he first left Council, but he was very busy moving house and did not get back to her. The CEO said she would follow this request up with Mr McGuinness.

Cr Hippisley

Cr Hippisley said the committee should discuss the request from Mr Mills and Ms Caporn regarding the mobile standpipe.

The general consensus from the committee was that it is a worthwhile purchase for fire risk mitigation and agreed that Council should seriously consider the purchase of the equipment at the earliest convenience.

It was decided to avoid delays with the recommendation going to Council, officers would find money in the current budget to allow the retrofit of the current trailer.

ITEM 10 CONFIDENTIAL ITEMS

10.1 Skilled Migration Programme

OFFICER RECOMMENDATION

RECOMMENDATION: SP07 - 22/23

MOVED Cr Haythornthwaite SECONDED Cr Cheang

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

Note the October 2022 Skilled Migration Program update.

CARRIED 6/0

A full report was provided to the Strategic Planning Committee under separate cover. The report is not for publication.

10.2 Medical Practice

OFFICER RECOMMENDATION

RECOMMENDATION: SP08 - 22/23

MOVED Cr Hayes SECONDED Cr Haythornthwaite

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

Note the October 2022 Medical Practice update.

CARRIED 6/0

A full report was provided to the Strategic Planning Committee under separate cover. The report is not for publication.

ITEM 11 NEXT MEETING DATE

The Strategic Planning Committee meeting dates for 2023 are to be scheduled at the November 2022 Ordinary Council meeting.

ITEM 12 CLOSURE

There being no further business, the Chairman closed the meeting at 6.43pm.

I certify the Minutes of the Strategic Planning Committee Meeting held on 11 October 2022 were confirmed on 14th February 2023 as recorded 149 - 22/23.

Confirmed.......... 14/2/2023