



Shire of Quairading

Strategic Planning Committee Meeting Minutes

9th April 2019

Disclaimer

Disclaimer

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SHIRE OF QUAIRADING

The Strategic Planning Committee Minutes of Meeting held on Tuesday 9th April 2019 commencing at 5.03 pm.

ITEM 1 OPENING & ANNOUNCEMENTS

The Chairperson opened the Meeting at 5.03 pm.

“Before we start our Meeting, I would like to acknowledge that we are meeting on Noongar 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 B McGuinness	Deputy Shire President/Chairperson
Cr JN Haythornthwaite	
Cr J McRae	
Cr PD Smith	
Cr TJ Stacey	

Council Officers

Mr GA Fardon	Chief Executive Officer
Mr N Gilfellow	Executive Manager of Corporate Services
Mr A Rourke	Executive Manager of Works & Services
Mr RM Bleakley	IPR and Strategic Projects Officer

Apologies

Cr W Davies	Shire President
Cr LR Brown	

Leave of Absence Previously Granted

Nil.

ITEM 3 DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil.

ITEM 4 DECLARATIONS OF INTEREST

Councillors to use pro forma declaration of interest handed to Chief Executive Officer prior to meeting or verbal declaration of interest.

- Declarations of Financial Interest – Local Government Act 1995 Section 5.60a
- Declarations of Proximity Interest – Local Government Act 1995 Section 5.60b
- Declarations of Impartiality Interest – Administration Regulations 1996 Section 34c

ITEM 5 CONFIRMATION OF MINUTES AND BUSINESS ARISING

5.1 Confirmation of Minutes – 12th February 2019

RESOLUTION: SP25-18/19

MOVED Cr Haythornthwaite SECONDED Cr Smith

That the Minutes of the Strategic Planning Committee Meeting held on the 12th February 2019 be confirmed as a true and accurate record.

RECOMMENDATION CARRIED 5/0

5.2 Business Arising

SP21-18/19 - Swimming Pool Shade Sails

The Chief Executive Officer advised that the survey of Swimming Pool users during the Pool Season had not occurred and that all regular Pool Season ticket holders, the Swimming Club and the School would be consulted on the configuration of the Shade Sails. The Meeting requested that the results of the Pool User Survey be provided to the May 2019 OCM.

The Chief Executive Officer further provided preliminary information received on Council's request for remedial action on the Shade Sails System.

SP22-18/19 - Oval Sports Lighting

Council Staff confirmed that the CSRFF Grant Funding Application for the Sports Lighting had been submitted by the Deadline.

The Executive Manager of Works & Services and the Chief Executive Officer provided details on the setting up of the Sports lighting arrangement, with concerns having recently been raised by both the Football and Hockey Clubs on the glare of the lower height lamps.

Investigations by Council Staff have commenced on the availability and cost of taller lighting units and upgrading of existing lamps to improve the level of lighting.

6.1 Configuration of the Western End Heal Street – Stop over Layby

New Standing Item: For future research and reporting – Concept only

Discussions included the following: -

Firstly, need to ascertain Main Roads requirements / standards for the ingress / egress of vehicles at the Western end of Heal Street with the Main Roads.

If this was feasible, other Matters that could be considered in due course could include signage, modification to the bollards, Shade Shelter utilising the existing grassed area.

Concern was expressed at the potential duplication of effort and Council officer's time spent on this Concept, given Council's focus on the Community Park in that vicinity which could provide these types of facilities.

The Chief Executive Officer only to seek advice from Main Roads on the feasibility of the configuration on the western end of Heal Street for ingress / egress at this time.

7.1 Review of Cuneata Rise Estate Land Prices and Strategy

Meeting Date	9 th April 2019
Responsible Officer	CEO Graeme Fardon
Reporting Officer	CEO Graeme Fardon
Attachments	Current Land Price List
Owner/Applicant	Shire of Quairading
Disclosure of Interest	Nil.

OFFICER RECOMMENDATION

That the Strategic Planning Committee recommend to Council: -

- 1 To retain the current Sales Prices for the 12 Vacant Lots for the next 12 Months; and**
- 2 Continue with the House and Land Package Promotion for a further 12 Months, subject to the Agreement of Country Builders and Primaries Real Estate.**
- 3 That Council budget for the sale of one (1) Lot in the 2019/2020 Budget.**

VOTING REQUIREMENTS – Simple Majority

RESOLUTION: SP26-18/19

MOVED Cr Smith SECONDED Cr McRae

That the Strategic Planning Committee recommend to Council: -

- 1 To retain the current adjusted prices for the 12 Vacant Lots for the next 12 Months;**
- 2 Continue with the House and Land Package Promotion for a further 12 Months, subject to the Agreement of Country Builders and Primaries Real Estate; and**
- 3 That Council budget for the sale of one (1) Lot in the 2019/2020 Budget.**

RECOMMENDATION CARRIED 5/0

IN BRIEF

- Council owns 12 Vacant Residential Lots in the Subdivision developed in 2002/2003.
- House & Land Package Promotion has been effectively in place for an estimated 10 months once the Promotional Material was produced by Country Builders.
- No Purchase Bids have been presented to the Chief Executive Officer during the past 6 Months however there has been one (1) verbal Expression of Interest.
- Current Pricing still considered Fair and Reasonable.

MATTER FOR CONSIDERATION

Scheduled 6 Month Review of Marketing Strategy and Sales Prices for the Edwards Way (Cuneata Rise) Subdivision.

BACKGROUND

Council had previously resolved (Motion No 190-17/18) at its April 2018 Ordinary Council Meeting: -

1. *Council's Participation in the House & Land Package Promotion with Country Builders WA and Ruralco / Primaries be supported;*
2. *The Selling Price of the 12 vacant Lots at Cuneata Estate be reduced by 15% (on the 27/03/2014 selling Price List) and the Pricing Strategy be reviewed in 6 months; and*
3. *The Chief Executive Officer to investigate marketing opportunities and the feasibility of subdividing Lot 304.*

The House and Land Promotion has continued since April 2018.

Council at its Meeting on the 25th October 2018 passed the following Resolution: -

RESOLUTION: 67-18/19 (October 2018 OCM)

MOVED Cr Smith SECONDED Cr Brown

That Council: -

- 1 Retain the current Sales Prices for the 12 Vacant Lots for the next 6 Months; and
- 2 Continue with the House and Land Package Promotion for a further 6 Months, subject to the Agreement of Country Builders and Primaries Real Estate.

CARRIED 8/0

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 3.58 applies, which enables Council to sell Property by private Treaty (instead of by Public Tender or Auction).

Local Government (Functions and General) Regulations 1996

Regulation 30 prescribes Dispositions which are excluded from the provisions of 3.58.

Each land sale disposition would need to be advertised in a newspaper circulating in the District prior to Council determining to Accept the Offer and proceed to a Sales Contract.

Delegated Authority to the CEO

Council delegate its authority and power to the Chief Executive Officer to:

- 1.0 Dispose of property in accordance with Section 3.58(3) of the *Local Government Act 1995*.

Conditions and Exceptions:

- 1.0 Subject to the disposal being identified in the Shire's Annual Budget.

Delegation applies to:

- a) All transactions to a maximum value of \$50,000 where no public submissions are received in response to public advertising as required by Section 3.58(3)(a).
- b) Any other transactions to a maximum value of \$50,000.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Council reduced the Sales Price effective 26th April 2018.

There is no Sales Income budgeted for in the 2018/19 Budget and any Sale Proceeds (after Selling Costs) would improve Council's Financial Position.

Any Lot sold would become Rateable and then be revalued by the Valuer General once a Residence had been completed.

STRATEGIC IMPLICATIONS – Strategic Community Plan 2017 - 2027

Economic Objective: Growing economy and employment opportunities

ITEM	OUTCOMES AND STRATEGIES
ED1	Economic diversity and resilience

COMMUNITY CONSULTATION

House & Land Package Promotion has been on Country Builders & Real Estate Websites and also displayed on the Shire Website and previously at the Shire Stand at the Quairading Agricultural Show.

RISK ASSESSMENT

Financial – Risk Matrix Rating considered as Low. There is no Cost to Council to participate in the Promotion. Agreed Sales Commission would be payable to Council's Real Estate Agent upon the successful Sale of any Lot. Council does hold the 12 Lots as Non-Current Assets in Council's Annual Financial Reports.

Health – Risk Matrix Rating considered as Low.

Reputation – Risk Matrix Rating considered Low, however Reputation Risk escalates the longer the Lots remain unsold and undeveloped.

Operation – Nil

Natural Environment – Nil

7.2 Request Power to Lease 16735 – Options Paper (Confidential Item)

Items considered Confidential under Section 5.23, 5.94, and 5.95 of the Local Government Act as information relates potentially to information about the business, professional, commercial or financial affairs of a person. Reference Section 5.23 (2) (c) & (e)

RESOLUTION: SP27-18/19

MOVED Cr Haythornthwaite SECONDED Cr Stacey

That the Strategic Planning Committee recommend to Council: -

That the Chief Executive Officer's Preliminary Options Paper on Reserve No. 16735 be received.

RECOMMENDATION CARRIED 5/0

RESOLUTION: SP28-18/19

MOVED Cr McRae SECONDED Cr Smith

That the Strategic Planning Committee recommend to Council that: -

Council not progress with the Option of Acquisition of Reserve No. 16735, but continue to negotiate with Ausplow on an alternative option for their development.

RECOMMENDATION CARRIED 5/0

7.3 Wheatbelt Secondary Freight Route Project

Meeting Date	9 th April 2019
Responsible Officer	CEO Graeme Fardon
Reporting Officer	CEO Graeme Fardon
Attachments	Media Releases – Federal Government and the Wheatbelt Secondary Freight Group Working Group.
Owner/Applicant	Shire of Quairading
Disclosure of Interest	Nil

OFFICER RECOMMENDATION

That the Strategic Planning Committee recommend to Council: -

1. That Council receive the Officer's Report on the Wheatbelt Secondary Freight Route Project;
2. Council acknowledge and publicise the Federal Government's announcement to fund \$70 million towards the Wheatbelt Secondary Freight Route Project; and
3. That Council carryover the Council Commitment / Budget provision of \$6000 to the 2019/20 Draft Budget.

VOTING REQUIREMENTS – Simple Majority

RESOLUTION SP29-18/19

MOVED Cr McRae SECONDED Cr Smith

That the Strategic Planning Committee recommend to Council: -

1. That Council receive the Officer's Report on the Wheatbelt Secondary Freight Route Project;
2. That Council acknowledge the Federal Government's announcement to fund \$70 million towards the Wheatbelt Secondary Freight Route Project; and
3. That Council carryover the Council Commitment / Budget provision of \$6000 to the 2019/20 Draft Budget.

RECOMMENDATION CARRIED 5/0

IN BRIEF

- The 42 Wheatbelt Councils have been working collaboratively over the past 3 years developing the Secondary Freight Route Project with the long term objective of lobbying both Federal and State Governments to secure funding for the identified Secondary Freight Routes throughout the Wheatbelt.
- The identified routes on 80 local government roads covers a total distance of 4,400 kilometres.
- The Project identified an estimated \$500M of Capital expenditure required over a 10-20 Year timeframe.
- Each of the 42 Councils have committed a \$6000 Financial Contribution towards the Project, in addition contributed Resources in kind to populate the Network and apply indicative Capital Works Estimates.
- The Federal Government has positively responded to the Working Groups efforts and has announced \$70 Million in Funding.
- The Funding Agreement is yet to be released however the Federal Government has committed to work with the Project Working Group and the 42 Council's to prioritise.

MATTERS FOR CONSIDERATION

Acknowledgement of the Federal Government's \$70M commitment to the Wheatbelt Secondary Freight Route Project.

Carryover of Council's existing Financial Commitment (\$6000) to the 2019/20 Year.

BACKGROUND

As part of the WSFR Project Council Staff submitted the following Roads to the Project: -

Quairading – Cunderdin Road;

Dangin – Mears Road;

Quairading – Corrigin Road; and

Kellerberrin – Yoting Road.

The Estimated Cost of Capital Works required has been assessed by Council's Executive Manager of Works & Services and totals \$3.065M in 2018/19 Terms.

These Roads and estimates were submitted to the Project Working Group for collation with the other Wheatbelt Councils data.

It is highlighted that these roads were determined by the Project Working Group as the Quairading linkages in the Regional Freight Routes.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

2018/19 Year – Current financial commitment of \$6,000 will not be called upon this Year.

Council has been advised by the Wheatbelt Regional Road Group Chair, Cr Crute (Shire of Brookton) that the Funding Agreement for the \$70M has not yet been provided to the Working Group and it is recommended that the current financial commitment of \$6000 per Council should be carried over to the 2019/20 Financial year.

Subject to Regional Funding decisions in collaboration with the Councils, identified Capital Works will need to be incorporated into the Budgets and Capital Forward Plans.

STRATEGIC IMPLICATIONS – Strategic Community Plan 2017 - 2027

Governance Objective: Strong governance and community engagement

ITEM	OUTCOMES AND STRATEGIES	WORKING WITH
G2	Strengthened Advocacy and Partnerships	
G2.1	Partnerships with and advocacy to Federal and State Government to strengthen service provision within the Shire	
G2.3	Regional and sub-regional partnerships to achieve better outcomes for the community	WDC, Cunderdin, Tammin

COMMUNITY CONSULTATION

Nil to date

RISK ASSESSMENT – Risk Management Policy and Risk Management Governance Framework Applicable.

Financial – Risk Matrix Rating is considered as Low. The Funding Agreement for the Federal Government's is yet to be released.

Health –Risk Matrix Rating is considered as Low.

Reputation –Risk Matrix Rating is considered as Low Risk. There was strong Regional Local Government across the Wheatbelt for this Strategic Project to progress further.

Operation –Risk Matrix Rating considered Low. Subject to the Funding and priorities determined at a Regional level, Works Program will need to accommodate the Federally funded Projects in addition to the Roads to Recovery Program and the State funded Regional Road Group Projects. It is considered that this could be achieved with existing Staffing levels and use of local / regional Contractors.

Natural Environment –Risk Matrix Rating is considered as Low Risk.

ITEM 8 SOCIAL: ACTIVE, HEALTHY, SAFE AND INCLUSIVE COMMUNITY

No matters for consideration.

ITEM 9 BUILT ENVIRONMENT: PLANNING & INFRASTRUCTURE TO MEET THE
NEEDS OF THE COMMUNITY

No matters for consideration.

ITEM 10 NATURAL ENVIRONMENT: TO PRESERVE & SUSTAIN OUR NATURAL ENVIRONMENT

No matters for consideration.

ITEM 11 GOVERNANCE: STRONG GOVERNANCE & COMMUNITY ENGAGEMENT

No matters for consideration.

ITEM 12 COUNCILLOR'S FUTURE PROPOSALS

The Chairperson raised the previous Matter of maintaining a List of Potential Projects / Concepts for future research and development.

The Chief Executive Officer supported the reinstatement of the List for future Committee Agendas.

The Committee noted that the Chief Executive Officer had forwarded further relevant District information to a Third Party interested in an Energy Project and that an invitation had been extended for them to visit Quairading. However, there had been no further contact made by the person with the Shire President or the Chief Executive Officer.

ITEM 13 NEXT MEETING DATE

The next Strategic Planning Committee Meeting is scheduled to take place on Tuesday 13th August 2019, commencing at 5.00 pm at the Council Chambers, 10 Jennaberring Road, Quairading.

ITEM 14 CLOSURE

There being no further business, the Chairperson closed the Meeting at 6.10 pm.

I certify the Minutes of the Strategic Planning Committee Meeting held on 9th April 2019 were confirmed on the 13th August 2019 as recorded on Resolution No. _____

Confirmed.....13/08/2019