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CONFIRMED MINUTES

Shire of West Arthur
Ordinary Council Meeting
25 May 2023

MISSION STATEMENT

To value and enhance our community lifestyle and environment through strong local leadership, community involvement and effective service delivery.

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of West Arthur for any act, omission or statement or intimation occurring during Council or Committee meetings or during formal/informal conversations with staff. The Shire of West Arthur disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings or discussions. Any person or legal entity that act or fails to act in reliance upon any statement does so at the person's or legal entity's own risk.

The purpose of this council meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of West Arthur during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of West Arthur. The Shire of West Arthur warns that anyone who has an application lodged with the Shire of West Arthur must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of West Arthur in respect of the application.

Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Council decision.

The Shire of West Arthur expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Council meeting

These Minutes were confirmed at the ordinary council meeting on: 22 June 2023

Signed:

Presiding Member at the meeting at which the Minutes were Confirmed.

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**MINUTES OF SHIRE OF WEST ARTHUR
ORDINARY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
ON THURSDAY, 25 MAY 2023 AT 7.00PM**

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open at 7.04pm.

2 ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE

COUNCILLORS:	Cr Neil Morrell	(Shire President)
	Cr Graeme Peirce	(Deputy Shire President)
	Cr Karen Harrington	
	Cr Robyn Lubcke	
	 Cr Duncan South	
 STAFF:	Rajinder Sunner	(A/Chief Executive Officer)
	Gary Rasmussen	(Manager Works and Services)
	Sharon Bell	(Community Development Officer)
	Kerryn Chia	(Projects Officer)
 APOLOGIES:	Cr Neil Manuel	
	Cr Adam Squires	
	Vin Fordham Lamont	(Chief Executive Officer)

ON LEAVE OF ABSENCE:

ABSENT:

MEMBER OF THE PUBLIC:

3 ANNOUNCEMENTS OF THE PRESIDING MEMBER

Nil

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5 PUBLIC QUESTION TIME

Nil

6 PETITIONS, DEPUTATIONS, PRESENTATIONS, SUBMISSIONS

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8 DISCLOSURES OF INTEREST

Cr Karen Harrington declared a financial interest in relation to item 14.1 Development Application – Darkan Hotel Alterations – as a Financial Investor and the Director of Coalfields Pty Ltd, Shareholder of Darkan Hotel Unit Trust and Chairperson of the Darkan Hotel Board.

Cr Duncan South declared a financial interest in relation to item 14.1 Development Application – Darkan Hotel Alterations – as a Shareholder of Darkan Hotel Unit Trust and immediate family also being Shareholders of the Darkan Hotel Unit Trust.

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS HELD**9.1 ORDINARY MEETING OF COUNCIL 27 APRIL 2023****Statutory Environment:**

Section 5.22 of the *Local Government Act* provides that minutes of all meetings are to be kept and submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

RESOLUTION CO-2023-046

Moved: Cr Robyn Lubcke

Seconded: Cr Graeme Peirce

That the Minutes of the Ordinary Meeting of Council held in Council Chambers on 27 April 2023 be confirmed as true and correct.

CARRIED

10 REPORTS FROM COUNCILLORS**Cr Neil Morrell (Shire President)**

Nil

Cr Graeme Peirce (Deputy Shire President)

Correspondence to and from CBH regarding the use of their Plant Weigh Bridges. An MoU will be signed with CBH and the Shire.

Cr Karen Harrington

Nil

Cr Robyn Lubcke

Attended the CRC Board Meeting on 10th May. Grants and Grant Acquittals, feedback on the Play was good at a cost of \$3,000 with the excess cost of \$690 was split between CRC and the Shire. The kids activity was a big hit. WACHS workshop is coming up and the CRC updated their Strategic Plan

Cr Neil Manuel

Nil

Cr Duncan South

Nil

Cr Adam Squires

Nil

11 OFFICE OF THE CHIEF EXECUTIVE OFFICER**11.1 SUPPLY OF WATER TO DURANILLIN TOWN SITE**

File Reference:	ADM123
Location:	Duranillin Town Site
Applicant:	N/A
Author:	Vin Fordham Lamont, Chief Executive Officer
Authorising Officer:	Vin Fordham Lamont, Chief Executive Officer
Date:	2/05/2023
Disclosure of Interest:	Nil
Attachments:	1. Letter to Water Corporation ↓ 2. Email from Water Corporation ↓

SUMMARY:

Council is requested to consider the future supply of non-potable water to the Duranillin Town Site.

BACKGROUND:

The Shire has been investigating the future of water services to the Duranillin town site for some time now. Duranillin has never been connected to the scheme through Water Corp and, similar to owners of rural properties, property owners in the town site captured their own potable water through tanks and the like. Non-potable water was traditionally supplied to the town from nearby bores which the Shire installed. The bores subsequently turned saline and, at some point, the bores were decommissioned and the Shire started to cart water to Duranillin from Darkan. The population of Duranillin has declined steadily and there are now only 4 residences that utilise the water that we provide.

The Shire spends approximately \$25,000 per year to provide this service and receives approximately \$1,500 back in fees from the residents (figures for 2021/22).

There is no real commerce in Duranillin today and Council needs to consider the commercial, as well as social, realities of continuing to cart water to Duranillin.

COMMENT:

There are several options that could be considered:

- Stop providing the service (or start providing it to every land owner in the Shire who is not connected to scheme water).
- Council to pay for investigation and digging of new bore/s if feasible.
- Council to increase the fee for the service to cover its costs – not feasible.
- No changes to current arrangements.

The Shire recently wrote to Water Corp (refer to attachment 1) in an attempt to have that entity connect the Duranillin town site to the scheme. That request was subsequently denied (refer to attachment 2) with the response citing the following reasons:

“Extension of the Great Southern Towns Water Supply Scheme to Duranillin is not considered financially viable due to the extended distance, almost 20km from the nearest network at Darkan, the small number of services to be feasibly established, and the potential requirement for further treatment due to the duration of water retention in the network over this distance with limited turnover.”

It would appear that the best option for the Shire would be to phase out the current service. We have no legal obligation to provide water to the town but current users of the service should be given reasonable advance notice of the planned cessation of the service. The author recommends that the service should continue until the end of the 2023/2024 financial year.

CONSULTATION:

Water Corporation

STATUTORY ENVIRONMENT:

Water Services Act 2012

S21(1) Duty to provide services and do works

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The Shire currently spends a nett amount of approximately \$23,500 per annum on carting water to Duranillin. Ceasing the service would result in a saving of this amount each year.

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Leadership and Management

Outcome: Establish and maintain sound business and governance structures

Strategy: Ensure that the local community is provided with value for money through the prudent expenditure of rates.

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. ***Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.*** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information

- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Significant	Severe
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	Complaints from the affected residents.
Risk Likelihood (based on history and with existing controls)	(4) Likely
Risk Consequence	(2) Minor
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	(8) Medium
Principal Risk Theme	Community Disruption
Risk Action Plan (Controls or Treatment Proposed)	Provide 12 months' notice to affected residents of the termination of the service

VOTING REQUIREMENTS:

Simple Majority

<p>MOTION</p> <p>Moved: Cr Robyn Lubcke Seconded: Cr Karen Harrington</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the cessation of the Shire-provided supply of non-potable water to the Duranillin town site at the end of the 2023/2024 financial year; and 2. Authorise the CEO to advise affected residents of the decision as soon as possible.

The Motion was Moved and Seconded, however, during discussion it was agreed to change the cessation date to October 2024. There being no formal vote or amendment, the item was not resolved and will be deferred until the next Ordinary Meeting of Council.



Shire of West Arthur

Our Reference: ADM123

Your Reference:

Enquiries to:

Burrowes Street,
DARKAN, W.A. 6392
Telephone: (08) 9736 2222
Facsimile: (08) 9736 2212
email: shire@westarthur.wa.gov.au

Mick Irving
Manager – Customers and Stakeholders
South West Region
Water Corporation

Email: Mick.Irving@watercorporation.com.au

2 March 2023

Dear Mick,

re: Provision of water to Duranillin townsite

It is our understanding that a licence for the provision of water services is granted by the Economic Regulation Authority (ERA) in accordance with the *Water Services Act 2012* (WS Act). We note that the Water Corporation was granted a licence by the ERA that comprises of an operating area covering the entirety of the State of Western Australia and that licence appears to be for the provision of potable (drinking) water supply services.

In accordance with section 21(1)(a) of the WS Act, we note that it is a condition of every licence that the licensee provides a water service authorised by the licence to persons entitled to the service under the WS Act, with the exception to the extent otherwise provided for under the WS Act (section 21(2) and (3)).

Section 21(1) of the WS Act states as follows –

‘It is a condition of every licence that the licensee —

- (a) must provide a water service authorised by the licence to persons entitled to the service under this Act, except to the extent otherwise provided for by this Act; and
- (b) if requested to provide a water service authorised by the licence to persons not covered by paragraph (a) but within the operating area or areas of the licence specified for the service — must offer to provide the service on reasonable terms, unless provision of the service is not financially viable or is otherwise not practicable; and
- (c) must provide, operate and maintain the water service works specified in the licence for the purposes of section 11(3).

As you know, the town of Duranillin is not connected to scheme water. We hereby request the Water Corporation to satisfy the provision of water services to Duranillin townsite residents pursuant to its licence.

Do not hesitate to contact the undersigned should you have any queries regarding this matter.

Yours sincerely,

Vin Fordham Lamont
CHIEF EXECUTIVE OFFICER

ALL CORRESPONDENCE TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER

From: Mick Irving <Mick.Irving@watercorporation.com.au>
Sent: Thursday, March 23, 2023 4:34 PM
To: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>
Subject: Water services to Duranillin

Hi Vin,

Thanks for your letter of 02 March regarding Water Corporation's obligations to provide water supply under the Water Services Act.

Further to our previous discussions regarding the economic, technical and water quality risk management challenges associated with provision of compliant reticulated water services to Duranillan, please find clarification below from our Legal Tea regarding the application of the Act in this scenario.

- (a) Under section 21(1)(b) of the *Water Services Act 2012* (WA) and section 4.3.1(b) of our Water Services Licence, the Water Corporation's requirement to provide water services on reasonable terms is subject to the service being financially viable or otherwise practicable.
- (b) In addition to the above, the Water Corporation is required under section 30 of the *Water Corporations Act 1995* (WA) to act on prudent commercial principles.
- (c) Extension of the Great Southern Towns Water Supply Scheme to Duranillin is not considered financially viable due to the extended distance, almost 20km from the nearest network at Darkan, the small number of services to be feasibly established, and the potential requirement for further treatment due to the duration of water retention in the network over this distance with limited turnover.

I hope this assists. I look forward to catching up again soon.

Mick Irving
Manager – Customers and Stakeholders
South West Region
Water Corporation
P: (08) 9791 0409
M: 0475 807 501
www.watercorporation.com.au

11.2 4WDL KEY WORKER HOUSING ANALYSIS

File Reference:	ADM332
Location:	N/A
Applicant:	N/A
Author:	Kerryn Chia, Projects Officer
Authorising Officer:	Rajinder Sunner, Manager Corporate Services
Date:	12/05/2023
Disclosure of Interest:	Nil
Attachments:	1. 2023 4WDL Key Worker Housing Analysis Report ↓ 2. Quote for Housing Plans and Business Case ↓

SUMMARY:

Council is requested to consider receiving and endorsing the attached 2023 4WDL Key Worker Housing Analysis Report.

BACKGROUND:

The shires of the 4WDL Volunteer Regional Organisation of Councils (West Arthur, Williams, Wagin, Woodanilling, Dumbleyung and Lake Grace) are all facing housing shortages for workers in their districts. It was determined that a study was required to identify the specific issues and potential solutions for the group as a whole and for each member local government. Each shire agreed to make a contribution to the cost of a consultant to undertake the analysis and provide a report. The Wheatbelt Development Commission (WDC) agreed to also make a contribution to the cost of the study.

WDC, in partnership with the 4WDL Shires, engaged JE Planning Services and Econisis to analyse key worker housing needs and challenges and highlight opportunities to stimulate housing development and investment in the 4WDL region.

COMMENT:

The Key Worker Housing Analysis (KWA) for the 4WDL region presents evidence to confirm the extent of the housing shortage in the Shires of Williams, Wagin, West Arthur, Woodanilling, Lake Grace and Dumbleyung. The KWA includes a Regional Housing Economic Analysis that identifies and tests the key feasibility of local government-led housing delivery, ownership and management models across Australia.

Aggregating data across local government areas in stalled regional markets aims to create sufficient scale for commercially feasible housing development, together with government investment intervention to fund the 'failed market' gap. The KWA establishes the scale of demand for purpose-built and appropriate key worker housing, revealing a lack of accommodation to support lone, small and aged households. The expansive land area of the 4WDL region, combined with the comparatively small size of many communities, impacts the viability (and interest) of private housing construction and supply.

The KWA reveals the following challenges and opportunities:

- Key worker housing demand across the six LGAs is estimated to be 2.5 times greater than current building activity.
- The opportunity cost of not investing in key worker housing ranges from a loss of economic contribution of \$126,000 to \$265,000 per worker per year.
- Preliminary construction feasibility analysis confirms that most towns within the 4WDL Region experience a failure of the private market to deliver housing to the extent that justifies public sector intervention.

- Preliminary feasibility analysis confirms that single dwelling construction across the 4WDL region generates a negative residual value to which the private market is unlikely to respond without incentives and support.
- The average failed market gap across the 4WDL region has been assessed at circa \$120,000 per dwelling. Failed market is defined as the shortfall between the construction cost of a new dwelling and the comparable lower market value of that same built housing product.
- State and Federal Governments must play a critical role in removing this fiscal burden of negative equity from local government.
- The provision of housing stock suitable for key worker and ageing households and a cost-effective model of dwelling delivery is through the construction of infill grouped dwellings and ancillary accommodation. The feasibility analysis of small housing indicates an opportunity to value manage key worker accommodation construction costs.
- Examples of potential delivery models and interventions across Australia from other State Governments identified opportunities in affordable rentals, shared equity, rent-to-buy schemes, and small housing opportunities, with the latter recommended for the 4WDL Region.
- A review of existing vacant land supply points to opportunities for infill development and servicing existing zoned land to meet longer-term housing needs in the 4WDL area. Beyond this study, further site selection analysis is recommended to confirm potential development sites by preparing a Housing Plan for each town site.

It is recommended that each member LGA formally consider (receive and endorse) the final Key Worker Housing Analysis 2023 Report.

The next step would be to move this work into project readiness. The attached proposal (with quote) has been provided for this purpose. The following summarises the intended scope of works:

1. Validate (by site visits and assessment) all existing vacant land holdings in each key 4WDL town (six main townsites)
2. Determine planning and land development considerations including subdivision potential (aimed at maximising yield)
3. Prepare 'Housing Plans' for each key town confirming location of potential development sites, yield and timeframe for key worker housing delivery
4. Prepare preliminary concept designs for new key worker housing product including cost estimates for development
5. Undertake WA Treasury compliant Cost Benefit Analysis of proposed key worker housing development
6. Complete high level financial analysis and risk assessments of proposed development(s)
7. Establish a 'project (concept) ready' Preliminary Business Case for 4WDL use to engage with and seek funds from State Government
8. Summarise Business Case findings and highlights into a glossy (up to 4 page) pitch type document for 4WDL advocacy and lobbying access use.

The total consulting fee for this important activity is circa \$39K (ex GST), inclusive of site visits. Following a similar approach to the initial investigation study, a proposed financial contribution arrangement could look something like the following:

- | | |
|---|----------|
| 1. Each (x6) 4WDL LGA Member financial contribution (\$3,500) - | \$21,000 |
| 2. *Wheatbelt Development Commission(?) - | \$18,000 |

*This is indicative only, as 4WDL is yet to formally approach WDC around its interest and appetite (& capacity) to contribute towards this next phase. If WDC is unable to financially contribute, the cost to each of our 6 LGA's would be circa \$6,500 each.

It may be prudent for each LGA to reflect the maximum financial contribution of \$6,500 per LGA in our forthcoming FY24 budgets (if supported).

This completed first phase important investigative work has placed us in a very strong position (ahead of the pack) in relation to identifying and quantifying (validating) the extent of key worker

housing shortages across our region, and the failed market conditions that exist which inhibits private sector investment. The proposed next steps aim to moves us into project (and Government funding assistance) readiness.

CONSULTATION:

4WDL

STATUTORY ENVIRONMENT:

Nil

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The Shire's contribution was already budgeted for.

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Leadership and Management

Outcome: Actively engage with community, business and other stakeholders to grow and develop the community.

Strategy: Continue to collaborate with other regional shires to achieve maximum benefits for the region

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. ***Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.*** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure

- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Significant	Severe
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	The current shortage of worker housing in the Shire remains unchanged or worsens
Risk Likelihood (based on history and with existing controls)	(5) Almost Certain
Risk Consequence	(5) Severe
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	(25) Extreme
Principal Risk Theme	Community Disruption
Risk Action Plan (Controls or Treatment Proposed)	Endorse the 2023 4WDL Key Worker Housing Analysis Report and support the development of a specific Housing Plan for the Shire

VOTING REQUIREMENTS:

Simple Majority

RESOLUTION CO-2023-047

Moved: Cr Duncan South
 Seconded: Cr Karen Harrington

That Council:

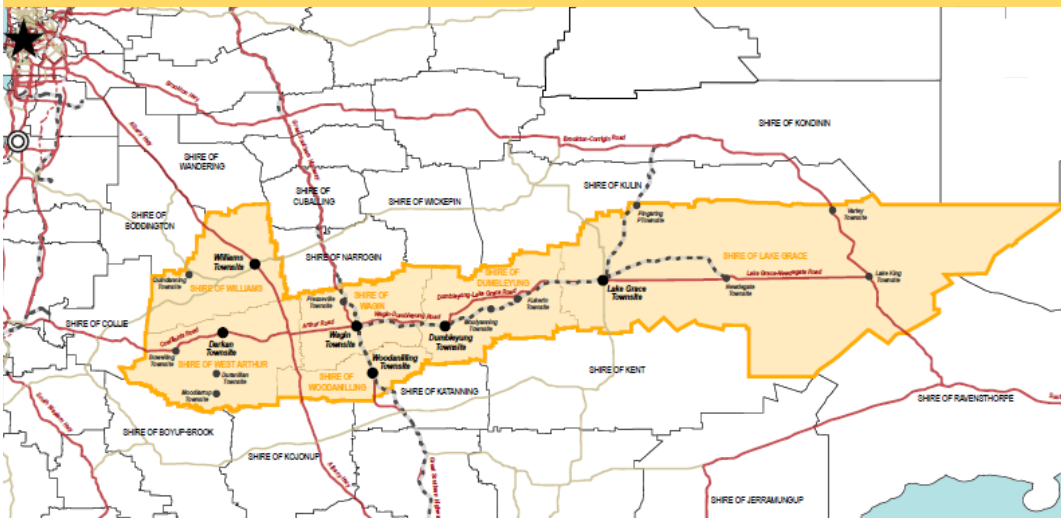
1. Accept and endorse the 2023 4WDL Key Worker Housing Analysis as presented.
2. Allocate \$6,500 in its 2023/2024 annual budget towards the development of individual housing plans and business case as described in the attached proposal/quotation document.

CARRIED



KEY WORKER HOUSING ANALYSIS 2023

PREPARED FOR THE 4WDL SHIRES AND THE WHEATBELT DEVELOPMENT COMMISSION



Prepared by:

JE Planning Services
 Phone: 0408901192
 Email: janine@jep.com.au

Econosis
 Phone: 0431 676 254
 Email: mark.wallace@econosis.com.au

Cover Photo image supplied by Evoke Living Homes

Document details:

File:
 Revision 1a DRAFT
 Date: February 2023
 Document History

Date	Document Name	Document Manager	Summary of Document Revision	Client Delivered
20.02.2023	Revision 1a	JE	Draft version	20.02.2023
	Revision 1b	JE	Revision of Draft	12.04.2023
			Final Draft	

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Acknowledgement of Country

JE Planning Services is located on Gnaala Karla Booja. We acknowledge the Traditional Custodians of the lands on which we live and work throughout Western Australia and pay our respects to Elders past, present and emerging.

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Appendices

Appendix A - Local Government Area Profiles

Appendix B - Literature Review

Appendix C - Stakeholder Engagement Outcomes Report

Appendix D- 4WDL Regional Housing Economic Analysis

Executive Summary

Key worker housing supply and affordability challenges are increasingly common across regional areas in Australia, impacting the ability to attract and retain key workers. The combination of small labour markets, flat and declining populations, comparatively low median housing market prices, and development feasibility issues require coordinated government intervention.

The Key Worker Housing Analysis (KWA) for the 4WDL region presents evidence to confirm the extent of the housing shortage in the Shires of Williams, Wagin, West Arthur, Woodanilling, Lake Grace and Dumbleyung. The KWA includes a Regional Housing Economic Analysis that identifies and tests the key feasibility of local government-led housing delivery, ownership and management models across Australia.

Aggregating data across local government areas in stalled regional markets aims to create sufficient scale for commercially feasible housing development, together with government investment intervention to fund the 'failed market' gap. The KWA establishes the scale of demand for purpose-built and appropriate key worker housing, revealing a lack of accommodation to support lone, small and aged households. The expansive land area of the 4WDL region, combined with the comparatively small size of many communities, impacts the viability (and interest) of private housing construction and supply.

The KWA reveals the following challenges and opportunities: -

- Key worker housing demand across the six LGAs is estimated to be 2.5 times greater than current building activity (see Table 1 below (extract from the main report)).
- The opportunity cost of not investing in key worker housing ranges from a loss of economic contribution of \$126,000 to \$265,000 per worker per year.
- Preliminary construction feasibility analysis confirms that most towns within the 4WDL Region experience a failure of the private market to deliver housing to the extent that justifies public sector intervention.
- Preliminary feasibility analysis confirms that single dwelling construction across the 4WDL region generates a negative residual value to which the private market is unlikely to respond without incentives and support (See Table 4 below (extract from Appendix D)).
- The average failed market gap across the 4WDL region has been assessed at circa \$120,000 per dwelling. Failed market is defined as the shortfall between the construction cost of a new dwelling and the comparable lower market value of that same built housing product.
- State and Federal Governments must play a critical role in removing this fiscal burden of negative equity from local government.
- The provision of housing stock suitable for key worker and ageing households and a cost-effective model of dwelling delivery is through the construction of infill grouped dwellings and ancillary accommodation. The feasibility analysis of small housing indicates an opportunity to value manage key worker accommodation construction costs (See Table 6 below (extract from Appendix D)).
- Examples of potential delivery models and interventions across Australia from other State Governments identified opportunities in affordable rentals, shared equity, rent-to-buy schemes, and small housing opportunities, with the latter recommended for 4WDL Region.
- A review of existing vacant land supply points to opportunities for infill development and servicing existing zoned land to meet longer-term housing needs in the 4WDL area. Beyond this study, further site selection analysis is recommended to confirm potential development sites by preparing a Housing Plan for each town site.

Table 17: 4WDL dwelling demand estimates by Local Government Area

The overall estimated figures reveal that the scale of demand over the next decade for the 4WDL region sits between 158 (Low) – 254 (High) key worker dwellings.

Scenario	D - High Estimate Dwelling Demand 2023-2031				E - Conservative Dwelling Demand 2023-2031			
	Total dwellings	Average dwelling demand p.a	Total private sector KWH	Total public sector KWH	Total dwellings	Average dwelling demand p.a	Total private sector KWH	Total public sector KWH
Shire of Wagin	90	9	32	29	66	6	27	15
Shire of Dumbleyung	41	4.1	17	16	32	3.2	15	13
Shire of West Arthur	39	4	15	14	21	2	15	1
Shire of Williams	54	5.4	28	20	34	3.4	17	9
Shire of Woodanilling	36	3.6	20	10	19	2	10	6
Shire of Lake Grace	62	6.2	35	18	35	3.5	25	5
4WDL statistics	322	32.3	147	107	207	20.1	109	49

*Key Worker Housing (KWH)

Appendix D - Table 1 Residual Value, Single Detached Dwelling, Major Towns

Town	Total Construction Cost	Sales Price	Residual Value	Notional Value per SQM
Bowelling	\$313,131	\$150,000	-\$163,131	-\$363
Darkan		\$135,000	-\$178,131	-\$396
Dumbleyung		\$210,000	-\$103,131	-\$229
Kukerin		\$147,500	-\$165,631	-\$368
Lake Grace		\$230,000	-\$83,131	-\$185
Lake King		\$180,000	-\$133,131	-\$296
Newdegate		\$115,000	-\$198,131	-\$440
Wagin		\$226,700	-\$86,431	-\$192
Williams		\$315,000	\$1,869	\$4
Woodanilling		\$259,000	-\$54,131	-\$120

Appendix D- Table 2 Construction Costs of Small Housing Product

Indicators	3x2x2	2x2x1	2x1x1	1x1x1	Three 2x2x1	2x1x1+1x1x1
Lot Size	450	400	350	300	1,000	450
Baseline Dwelling Cost	\$217,840	\$160,320	\$153,280	\$137,440	\$459,840	\$245,760
Site Servicing Costs and Fees	\$32,665	\$32,665	\$32,665	\$32,665	\$65,329	\$32,665
Wheatbelt Weighting	15%					
Stamp Duty, Legals, Fees	5%					
Building Contingencies	5%					
Adjusted Costs	\$313,131	\$241,231	\$232,431	\$212,631	\$656,461	\$348,031

Introduction

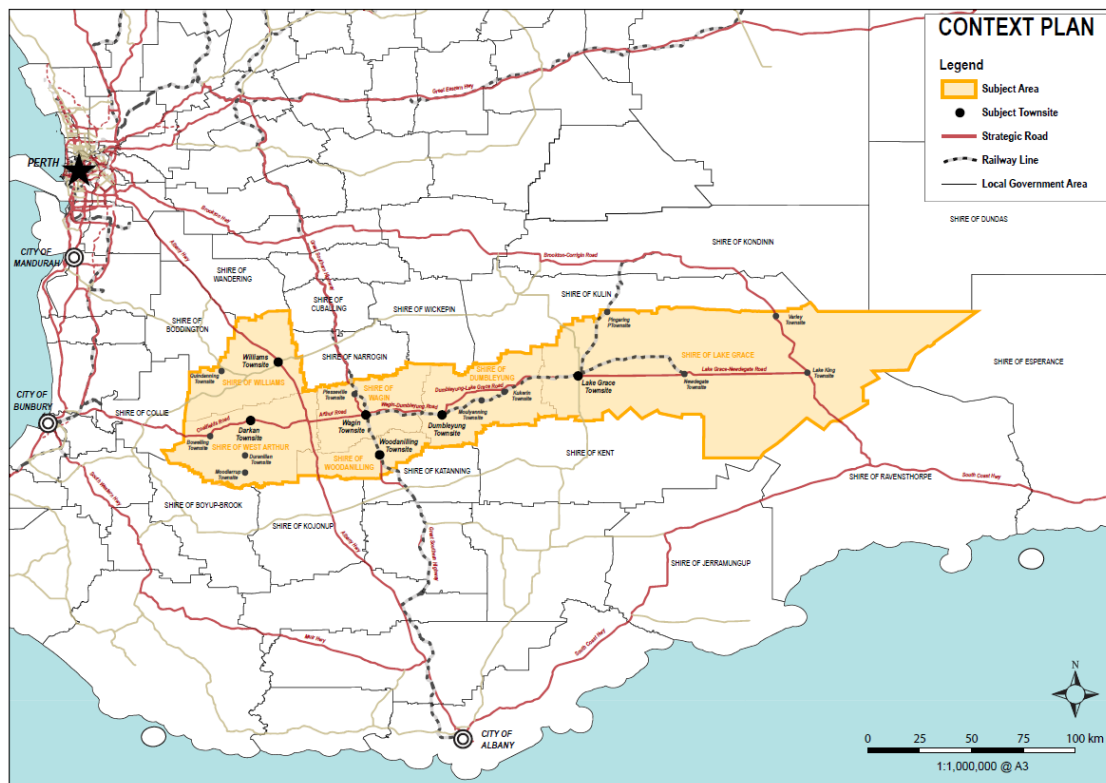
The Wheatbelt Development Commission (WDC), in partnership with the 4WDL Shires, engaged JE Planning Services and Econisis to analyse key worker housing needs and challenges and highlight opportunities to stimulate housing development and investment in the 4WDL region.

Context

The 4WDL region (See Figure 1) encompasses a land area of approximately 21,135 km² and comprises the following Local Government Areas (LGAs):

- The Shire of Wagin
- The Shire of Williams
- The Shire of West Arthur
- The Shire of Woodanilling
- The Shire of Dumbleyung
- The Shire of Lake Grace

Figure 1: KWA Study area



The 4WDL Key Worker Housing Analysis (KWA) focuses on identifying and quantifying housing demand in the six local government areas and identifying key development feasibility constraints, land

availability, and potential development models to address future regional key worker housing. While the region continues to experience economic growth, limited capital gains and lending restrictions in recent years have impacted the construction of new houses. The 4WDL Shires have identified a critical shortage of suitable key worker housing, which is impacting the ability of the private and public sectors to attract and retain skilled workers and their families in the region. Subsequently, this has increased reliance on drive-in-drive-out workers and the need for accommodation investment.

Purpose

The 4WDL Key Worker Housing Analysis (KWA) intends to:

- Identify current housing demand and availability in public and private key worker sectors.
- Forecast housing demand for public and private sector workers in the short (current), medium (5 years), and longer term (10 years).
- Provide aggregate data across six local government areas (LGA).
- Identify areas of underutilisation of housing stock.
- Present a range of suitable housing lease and purchase models for the 4WDL LGAs.
- Understand the development and construction feasibility for a range of housing styles.
- Understand Stakeholder impediments or constraints to the supply of housing.
- Recommend solutions to stimulate housing development and investment.

The KWA aims to inform solutions to:

- Reduce the dependence on drive in, drive out workers in the region.
- Provide purchase and rental accommodation for key workers in the 4WDL area.
- Increase the number of households living in the region.
- Identify development opportunities.

Strategic Alignment

A literature review in Appendix B describes the relevant documents that have informed and provided context for the KWA. Each Local Government Strategic Community Plan (SCP) and relevant Local Planning Strategy and Local Planning Schemes are addressed. Each of the Local Government Strategic Community Plans highlights strategies or actions to:

- 'Explore affordable accommodation for workers' (Shire of Wagin)
- 'More housing and accommodation would make the Shire a better place live.' (Shire of West Arthur)
- 'To have appropriate levels of housing to cater for population retention and growth' (Shire of Williams)
- 'Development of social and affordable housing, including housing for the well-aged.' (Shire of Woodanilling)
- 'A barrier to encouraging additional trades and professional operators is the lack of key worker housing. The same employee attraction and retention challenge is faced by the farming sector.' (Shire of Dumbleyung)
- 'Despite a population decline, the number of dwellings has increased mostly due to the decrease in average household size over the past 30 years. Should this trend continue even if populations continue to decline, sufficient serviced residential land is needed to address the demand.' (Shire of Lake Grace, Local Planning Strategy)

The following summary of key strategic documents reveals the opportunity cost associated with a lack of key worker housing, and the value in aggregating data across local government areas in stalled regional markets. These documents provide context and highlight the importance of preparing this key worker housing analysis.

[Short Stay Tourism Accommodation Plan \(SSTA\) -Shires of Wagin, Williams, West Arthur, Dumbleyung & Lake Grace \(3WDL\) \(August 2022\)](#)

The SSTA provides recommendations and actions to advocate for improved Short Term accommodation facilities in the WWDL area. Overall, the recommendations aim to improve the quality and quantity of short-term accommodation. The recommendations are to increase the current tourism bed capacity overall, emphasizing increased 3-star hotel motel facilities and other accommodation models to attract med- high budget visitors through tiny homes and designer pods. The report reveals an economic benefit of additional visitors based on increasing the accommodation through providing an additional 354 beds over ten years, estimated to provide a combined visitor and flow on spend of 17 million dollars.

[WAPC State Infrastructure Strategy – Housing Chapter](#)

The SIS Housing chapter recognises that fit-for-purpose key worker and government officer housing is critical to respond to service needs and positively to contribute to regional economic activity and livability. Housing is an important and often limiting factor in attracting and retaining employees to regional areas who, in turn, support local economic activity. The SIS highlights that many factors contribute to regional housing market failures in regional locations. These factors include inconsistent land supply, high costs of living and development, more transient community members seeking access to rentals rather than homes to purchase, limited investor pools and more difficult commercial project and purchaser lending criteria. Consequently, many regional areas rely on government participation through land development activity and other interventions such as housing delivery and management programs.

The SIS Housing Chapter recommends the preparation of Regional Housing Plans to enable strategic, targeted housing outcomes for each region. Place-based analysis of housing needs, conditions, market activity, and active housing programs and providers is critical to understanding and appropriately responding to housing priorities.

[Building the Good Life- Foundation of Regional Housing \(May 2022\) Regional Housing Institute](#)

The document highlights six clusters of housing markets, most of which apply to rural and regional areas. The market type applied to the 4WDL area is 'Stalled', which relates to small, inland and low-cost development. Stalled Markets arise because local demand cannot warrant a local building and development industry. Construction costs exceed the low average value of local housing, constraining local access to housing finance. To optimise growth in regions, the recommendations of Building the Good Life: Foundations of Regional Housing include:

- Collecting timely statistics on housing needs (including supply and demand) and housing conditions generally in rural and regional areas;
- Improving the promotion and targeting of housing initiatives in rural and regional centres;

[Building the Good Life – RAI Discussion Paper – Meeting the demand for Regional Housing](#)

This discussion paper highlights the drivers of housing problems in different parts of regional Australia. This paper highlights that jobs are unfilled simply due to a lack of suitable housing in stalled regional markets. The report states that activity has stalled because of the small scale of these markets and because local households face constrained access to housing finance. These regions also face issues with the overall quality of local stocks due largely to constrained access to finance. This report also introduces the concept that creating scale through aggregating communities may attract investment.

Report Structure and Methodology

The 4WDL Key Worker Housing Analysis incorporates two main components.

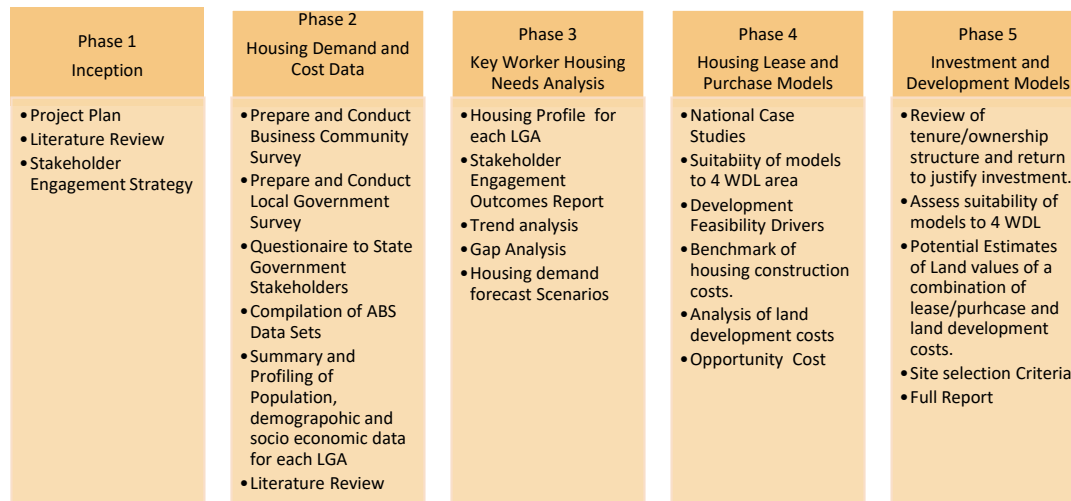
1. Key Worker Housing Needs Analysis
2. Housing Development Models and Feasibility Report

The Research and Analysis components of the KWA include qualitative and quantitative analysis, as described in Table 1.

Table 1: Research and Analysis Components of KWA

Analysis	Project Deliverables	Relevant Reference and Documents
Qualitative Analysis	Stakeholder Engagement Strategy	Available on request
	Literature Review	Appendix B Strategic Alignment chapter
	Stakeholder Engagement Outcomes	Appendix C
	4WDL Working Group	Emails, Meetings, Review
	Regional Housing Models	Appendix D
Quantitative Analysis	Investment and Tenure Model Review	Appendix D
	Housing Demand and Cost Data	Housing Demand Chapter
		Appendix A (LGA Housing Profiles)
	Market Feasibility Assessment	Appendix D
Opportunity Cost	Appendix D	

Figure 2: KWA Methodology



The KWA outputs which support the findings in this report are presented as follows:

[Local Government Area \(LGA\) Housing Profiles \(Appendix A\)](#)

The Local Government Area Housing Profiles address each Local government separately with a breakdown by each town where the data is available. The Profile includes a range of tables and information, including:

- Population and dwelling Trends between 2011-2021,
- Population Forecast to 2031
- Household Composition and Dwelling Trends (2011- 2021)
- Dwelling Tenure and Occupancy Trends
- State and Local Public Sector Workforce
- Housing Need Assessment (Based on High and Low Scenario Modelling)
- Housing Demand and land availability

[Stakeholder Engagement Outcomes Report \(Appendix C\)](#)

Stakeholder engagement outcomes informed the Key Worker Housing Needs Analysis and provided valuable ground truthing of the ABS Census data to prepare the demand analysis. The data provides valuable information to verify or meet gaps in available data from the ABS Census. Appendix C provides the detailed outcomes of the Stakeholder engagement methods, which included the following engagement processes:

- Business Community Key Worker and Housing Survey (Business Community Stakeholders)
- Local Government Key Worker and Housing Survey (4WDL working group)
- State Agency Stakeholder Questionnaire

The *Business Community Survey* (BCS) received seventy-one responses across the 4WDL Shires, and all six Shires completed the *4WDL Worker Housing Survey* to the extent that information was available. Appendix C includes details of the survey outcomes specific to each Local Government Area.

[4WDL Regional Housing Economic Analysis \(Appendix D\)](#)

The 4WDL Regional Housing Economic Analysis identifies local government-led housing delivery, ownership and management models across Australia and tests key feasibility elements of each of the models based on their potential application to the major townships in the region. This report explores the following topics, and a copy of the full report is in Appendix D:

- Regional Housing Models
- Market Feasibility Assessment
- Investment and Tenure Model Review
- Opportunity Cost Scenarios

Interpretation

Key Workers

The definition of 'Key worker' applied to the KWA considers a broad definition in alignment with the State Infrastructure Strategy' as 'Anyone employed or self-employed to undertake a role in childcare, retail, service industry, tourism and agricultural workforces either for the public service, or private business which contributes to the economy of 4WDL area.'

The State Infrastructure Strategy (WAPC, 2022) 'Housing Chapter' uses the term 'key worker', and while there isn't a specific definition in the Strategy (or under the WAPC State Planning Framework), key workers are referenced in the following context:

'A lack of affordable rental housing targeting key and essential workers, including childcare, retail, service industry, tourism, and agricultural workforces, impacts on service delivery and the overall economy. It is an area of particular concern for regional housing sector stakeholders. Key worker housing has been provided by state and local government and CHOs, but this occurs on a discrete, project basis rather than through formal programs.' (Page 253)

The term 'Key Worker' used in different contexts (namely in response to the COVID pandemic) is an essential employee who is an individual that works in the private or public sector in a profession that is essential to society. Key workers in this regard are determined by the State and are usually authorised to work during emergencies and office closures and defined as 'a worker who fulfils a role regarded as vital for the community, especially in the health, education, security, and infrastructure sectors.' While these workers are part of the key worker definition applied to the KWA, the definition relates to all workers contributing to the economy.

Housing Typology

The literature, data review, and stakeholder engagement processes highlight the housing typologies used to describe accommodation. The descriptions noted include Single Dwelling, Detached Dwelling, Townhouse, Apartment, Flat, Unit and smaller accommodation. The Residential Planning Codes refer to Single houses, Grouped dwellings and Apartments/Multiple dwellings. The ABS census data refers to the following terms:

- Separate house
- Semi-detached, row or terrace house, townhouse etc.
- Flat or apartment
- Other Dwelling

The density and nature of development, such as flat, apartments, and even townhouses, may not necessarily reflect the type of development eventuating in the 4WDL towns. The report will refer to the housing typologies as Single Dwelling or Grouped Dwelling to generally mean the following:

- Single dwelling -one dwelling per site. Typical standard detached dwelling
- Grouped dwellings – range of ancillary, community title detached dwellings, attached dwellings, townhouses, and apartments etc.

Key Worker Housing Needs Analysis

Summary of facts and findings

- A reduction of 166 dwellings in the region since 2011.
- A decline in the population of 63 people since 2011.
- WA Tomorrow forecasts a decline in the population of 37 people per annum over the next decade.
- 96% of dwellings in the 4WDL region are single houses.
- Families and grouped households represent 71% of the population.
- Lone households represent 29% of the population.
- 4% of dwelling typology provides for aged accommodation or grouped dwellings.
- 78% of dwellings are occupied. A significant percentage of the ABS data reflecting 'Unoccupied Dwellings' is mostly attributable to abandoned farming properties, with some semi-vacant residences in townsites under external ownership (not principal place of residence).
- 4WDL current supply rate of dwellings sits between 11-13 per annum.
- The demand for key worker housing is forecast under this analysis to range between 20.1- 32.3 dwellings per annum throughout the 4WDL area in the coming decade.
- Average cost of construction per dwelling has increased by approximately \$86,000 since 2012.
- The private and public sectors represent 90% and 10 % of the workforce respectively.
- Local government lease 60% of housing stock to other agencies or the private sector, however, Local government indicates an average shortfall of 5 units of staff housing for each Shire of the 4WDL currently.
- 24% of public sector workers are provided with accommodation.
- 76% of public sector workers are not provided with accommodation.
- Business Community survey registered an average demand for an additional 1.3 private sector workers per employing business across the 4WDL region.
- Estimate an additional 473 private sector workers to be employed across the region if suitable housing was made available.
- The 2021 ABS Census reported a 2.1% unemployment rate across the 4WDL compared to 5.7% across Western Australia.
- Data reveals an adequate supply of vacant serviced residential land to address short-term key worker housing (i.e. low estimate 160 dwellings overall with 157 vacant serviced lots available).

4WDL Current Situation – Population and Dwellings

According to the ABS census data, the 4WDL Shires aggregate population in 2021 was 5949 representing a slight decline in population (63 people) over the decade since 2011. This data also indicates a reduction of 166 total dwellings since 2011 (see Table 2).

Table 2: Population and Total Dwellings Trends by Local Government Area (LGA) from 2011-2021

LGA	Dumbleyung	Lake Grace	Wagin	West Arthur	Williams	Woodanilling	Total
2011							
Population	605	1360	1846	868	914	419	6012
Dwellings	376	754	949	490	460	205	3234
2016							
Population	671	1268	1852	809	981	409	5990
Dwellings	386	745	943	469	455	204	3202
2021							
Population	681	1265	1761	773	1021	448	5949
Dwellings	339	743	886	376	503	221	3068

Source: ABS Census

The Shire of Dumbleyung, Woodanilling and Williams have experienced a small population increase since 2011, while the Shire of Lake Grace, Wagin and West Arthur is experiencing a slight population decline. Based on the 2021 ABS census data, housing trends across the 4WDL indicates that 78% of the dwellings are occupied (See Table 3), with 96% of housing stock being single dwellings. Census data indicates that 45% of dwellings are owned outright, with a further 22% owned with a mortgage and 32% rented or leased.

Table 3: 4WDL Housing Occupancy, Type and Tenure Trends 2011- 2021

4WDL Trends	2021	2016	2011
Dwelling Occupancy			
Occupied	80%	78%	76%
Unoccupied	20%	22%	24%
Dwelling Type (Occupied)			
Separate house	96%	96%	92%
Semi-detached, row or terrace house, townhouse etc	4%	3%	5%
Flat or apartment	0%	0%	2%
Other dwelling	0%	1%	1%
Tenure (Occupied)			
Owned outright	45%	42%	39%
Owned with a mortgage	22%	23%	26%
Rented	21%	31%	29%
Other tenure type	9%	1%	1%
Tenure type not stated	2%	2%	2%

Source: ABS Census

Table 4: Population distribution and Household Size 2021

Indicators	Dumbleyung (LGA)	Lake Grace (LGA)	Wagin (LGA)	West Arthur (LGA)	Williams (LGA)	Woodanilling (LGA)	4WDL area
Population	681	1265	1761	773	1021	448	5949
Population %	11%	21%	30%	13%	17%	8%	100%
Total Dwellings	339	743	886	376	503	221	3068
Household size	2.3	2.4	2.2	2.2	2.4	2.1	2.3

Source: ABS Statistics 2021

The townsite of Wagin is the largest population centre in the 4WDL region, with the Shire of Wagin comprising 30% of the 4WDL population. The Shire of Lake Grace represents 21% of the population spread between five townsites and surrounding rural areas. The Shire of Williams population (17%) contains 41% of the population in the Williams townsite and the rest in surrounding Rural areas. The Shire of West Arthur and Dumbleyung have similar settlement and population characteristics, with small towns dispersed between agricultural areas. Woodanilling, with 8% of the 4WDL population, functions as a hamlet to nearby towns and supports a robust agricultural community.

Table 5: Total Number of Dwellings based on Rates information November 2022

Which LGA do you represent	Based on rates information how many dwellings are located in residential zones?	Based on rates information how many dwellings are located in Rural areas?	Based on rates information how many dwellings are located in other zones?	Total Dwellings
Shire of Woodanilling	95	Unknown	0	95
Shire Dumbleyung	193	177	0	370
Shire of Lake Grace	373	548	42	963
Shire of Wagin	626	127	0	753
Shire of Williams	196	204	36	436
Shire of West Arthur	124	380	2	506
Total	1607	1436	80	3123

Source: KWHA LGA Survey Oct 2022

The LGA survey asked each local government to provide an estimated number of dwellings in the Shire based on rates data (October 2022), which resulted in a combined total of 3123 dwellings (Table 5). Table 5 figures closely correlate with the 2021 ABS data which registers 3068 dwellings. Despite a slight decline in the population, building rates of dwellings has remained stable and demand for housing has increased over the past decade. WA tomorrow forecast predicts an average population decline of 37 people per annum over the next ten years (Table 6).

Table 6: Population Forecast

WA Tomorrow Forecast	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
4WDL Population	6,105	6,096	6,088	6,079	6,071	6,009	5,948	5,887	5,828	5,769

Source: WA Tomorrow (WAPC)

Housing Cost and Construction Activity

The Local Government Survey asked each Shire to provide building license statistics for dwellings to understand construction trends in the 4WDL study area. The survey outcomes indicate an average construction of 11.5 dwellings per annum across the 4WDL area over the past ten years (See Table 7). These statistics verify the ABS statistics recording an average of 13 new dwellings built across the 4WDL per annum over the past five years (See Table 8). Figure 6 confirms that most residential accommodations developed in the 4WDL are single dwellings.

Table 7: LGA Building License statistics 2012-2021

Local Government	Dwellings approved in Residential/Townsite areas 2012- 2021										Total
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Shire of Woodanilling				1	2	4	3	6	0	3	19
Shire Dumbleyung	6	2	0	0	3	0	0	1	0	1	13
Shire of Lake Grace	1	1	4	2	4	0	2	1	3	3	21
Shire of Wagin	4	5	2	2	8	1	1	2	1	5	31
Shire of Williams	4	6	4	1	0	0	1	2	4	4	26
Shire of West Arthur	0	0	0	0	2	1	1	1	0	0	5
Total Building Licences Approved	15	14	10	6	19	6	8	13	8	16	115

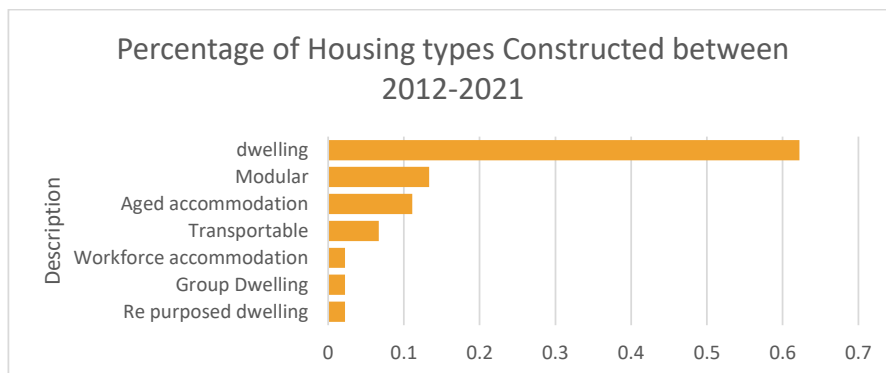
Source: KWA Local Government Survey 2022

Table 8: ABS Building Activity Statistics 2018- 2022

Local Government	2018-2022
Shire of Woodanilling	6
Shire Dumbleyung	7
Shire of Lake Grace	16
Shire of Wagin	10
Shire of Williams	24
Shire of West Arthur	3
Total Building Licences Approved	66

Source: ABS Statistics

Figure 6: Percentage of Housing Typology



Source: KWA Local Government Survey 2022

Table 9 provides a combined average estimated spend per accommodation unit (the majority being a single dwelling) based on construction cost estimated on the building license. This table indicates a steady price increase since 2012, with an average spending per dwelling of \$330,000 in 2022. This

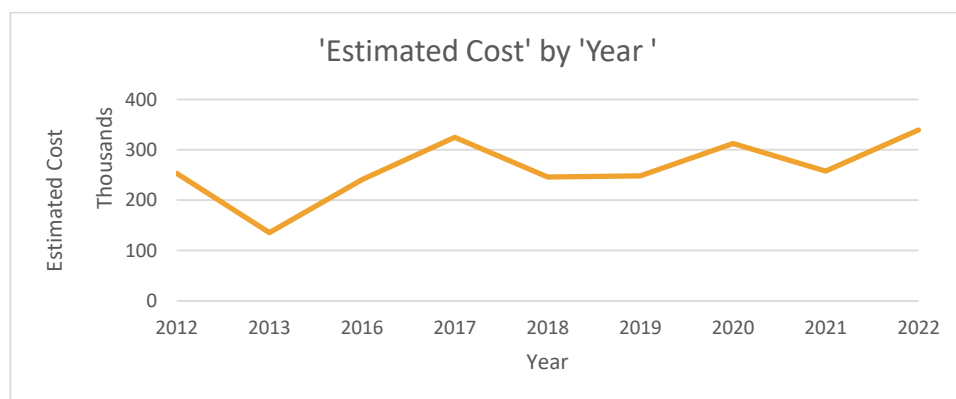
figure may be higher for high-end 4x2 brick or modular homes and much less for a 2x1 aged person accommodation. The cost of housing construction is further explored in this report's Regional Housing Economic Analysis section.

Table 9: 4WDL Average Cost per dwelling by year

Year	Average of Estimated Cost
2012	\$253,333
2013	\$135,500
2016	\$241,250
2017	\$325,000
2018	\$245,920
2019	\$248,539
2020	\$312,285
2021	\$257,594
2022	\$339,389

Source: KWA Local Government Survey 2022

Figure 7: Cost of Housing from 2012- 2022



Source: KWA Local Government Survey 2022

Public and Private Sector Key Workers

The following local government and state government agencies employ the Public Sector Key Workers within the 4WDL region:

- Shire of Dumbleyung
- Shire of Wagin
- Shire of Lake Grace
- Shire of West Arthur
- Shire of Williams
- Shire of Woodanilling
- WA Country Health Services (WACHS)
- Department of Community Services
- WA Police
- Department of Education

The total labour force in the 4WDL region is 3269 based on the ABS census data 2021, with approximately 10% representing the State and Local Public Sector Workforce (see Table 10). State governments comprise 60%, and local governments comprise 40% of the public sector workforce. The

private sector workforce comprises key workers from the agricultural, commercial, industrial, tourism, hospitality and retail sectors and accounts for 90% of the housing demand

Table 10: Total 4WDL Labour force and % of State and Local Public Sector Workforce by LGA

LGA	Total Labour Force 2022	State Government Employees	Local Government Employees	% State and Local public sector of workforce
Dumbleyung	403	28	20	12%
Lake Grace	752	72	23	13%
Wagin	971	59	25	9%
West Arthur	428	7	21	7%
Williams	509	26	25	10%
Woodanilling	206	5	12	8%
Total	3,269	197	126	10%

Source: ABS Census 2021

Each Local Government, WACHS and Government Regional Officer Housing (GROH) provide employee housing for public sector key workers. The following table includes data collected through the stakeholder engagement process, listing the number of houses supplied by each agency for key worker accommodation. This is not an inventory of all government owned properties by agency, only those properties housing key workers. LGAs have additional properties rented to other agencies or the private market.

Table 11: Number of Houses supplied for Key workers by Agency and LGA

LGA	Shire Houses	GROH Houses	WACHS Houses	Total
Shire of Wagin	0	13	5	18
Shire of Williams	4	5	0	9
Shire of West Arthur	6	3	0	9
Shire of Woodanilling	3	0	0	3
Shire of Dumbleyung	4	7	2	13
Shire of Lake Grace	11	17	2	30
Public Sector Key Worker Accommodation	28	45	9	82

Source: Stakeholder Engagement Outcomes

According to Table 11 above, 34% of public sector housing is provided by local government, GROH provide 55% (owned and leased) and 11 % by WACHS. These figures indicate the number of houses provided to employees of each sector of the public workforce. Local government owns 73 houses within the 4WDL region and currently rent 44 dwellings to other agencies or the private sector, equating to 60% of local government housing stock. While GROH provides the highest housing proportion to its workers, GROH leases 24% of the properties to house key workers. Further details on key workers housing and location are discussed in *Appendix A: Local Government Profiles* and *Appendix C: Stakeholder Engagement Outcome Report*.

According to Table 12 below, 24% of public sector workers are provided with accommodation in the 4WDL area, meaning that currently 76% of public sector workers are not provided with accommodation in the region, and therefore likely drive in drive out, or access existing housing stock or lease accommodation from the Shire. Based on survey outcomes of planned or needed accommodation, the current desired supply level would need to accommodate at least 48% of public sector key workers. These trends indicate a significant lack of public sector housing in the region, with strain on local government owned housing stock to accommodate state and private sector key workers. This statistic implies that at best half of public sector employees need to be accommodated, almost double the

current provision of public sector housing. This figure also indicates that even when the desired level based on current survey outcomes are addressed, over 50% of public sector workers will need to find their own accommodation.

Table 12: % Public Sector workers with housing

LGA	% Public Sector Workers provided with housing currently (2022)	Desired % Public Sector Workers provided with housing based on survey
Shire of Wagin	21%	33%
Shire of Williams	19%	29%
Shire of West Arthur	25%	42%
Shire of Woodanilling	18.75%	81%
Shire of Dumbleying	27%	54%
Shire of Lake Grace	34%	47%
Average	24%	48%

Source: Stakeholder Engagement Outcomes

The private sector employs 90% of key workers in the 4WDL region. The Business Community survey highlights that around 60% of businesses which responded to the survey (12% of businesses) stated that they provide housing for their employees. Most businesses indicated that employees were unsatisfied with their accommodation. The Business Community Survey also revealed that around 65% of businesses had a shortage of workers and considered that access to suitable accommodation was the main reason. While there were variations between LGAs, the survey registered an average demand for an additional 1.3 workers per employing business across the 4WDL region.

Table 13 below lists the number of businesses registered in the 2021 ABS census by LGA, indicating that approximately 560 businesses in the region employ key workers in the 4WDL region. Based on the survey outcomes, approximately 364 businesses across the 4WDL Shires have reported a lack of housing, causing a worker shortage (averaging 1.3 per business). Therefore, it is estimated that if suitable housing was made available, an additional 473 workers may be employed across the region (and >100M economic benefit). The 2021 ABS Census reported a 2.1% unemployment rate across the 4WDL compared to 5.7% across Western Australia.

Table 13: 2021 ABS Census Businesses in the 4WDL region

LGA	No of Businesses	No of Business with Employees
Shire of Woodanilling	89	36
Shire of Williams	182	82
Shire of West Arthur	208	88
Sire of Wagin	247	123
Shire of Lake Grace	352	161
Shire of Dumbleyung	148	70
Total	1226	560

Source: Stakeholder Engagement Outcomes

The Business community survey included the question, 'What are the inhibitors for investing in housing infrastructure for your workers?'. Fifty-six comments received from the business community are detailed in Appendix C. The range of inhibitors most frequently mentioned include:

1. High cost of building
2. Lack of availability of property and building materials
3. Lack of Capital/Finance for investment

Key Worker Housing Demand – Scenario Modelling

While the 4WDL region is experiencing declining population trends, and forecasts predict this trend will continue; the decline rate is slow. Conversely, some of the LGAs within the area recorded slight growth over the past ten years. These trends may indicate that each town has the potential to sustain economic activities over time. However, addressing a shortfall in key workers and worker accommodation is vital to sustaining current activities.

Appendix C provides detailed outcomes from the Business Community and Local Government surveys undertaken. Survey outcomes and anecdotal evidence highlight the need for adequate worker accommodation and houses to support families with a yard. Comments from business owners regarding housing needs for workers in order of frequency of response included:

1. More short-term worker housing is needed/as short-stay accommodation for seasonal workers.
2. Lack of availability of any housing.
3. Attractive housing options to suit a family and couples with backyards.
4. More rental availability is needed for smaller housing units/townhouses for single workers
5. Replace or upgrade older accommodation. Modernise houses.
6. Housing people in caravan parks or in dongas is undesirable.

The housing needs analysis factors in the high percentage of single dwellings, revealing a pronounced lack of alternative housing options. Information around housing stock indicates that 96% are single dwellings, while families and grouped households represent 71% of the population. With 29% lone households and only 4% of dwelling typology including aged accommodation or grouped dwellings, it is evident that smaller housing product for the older age groups, youth, seasonal workers, and drive-in drive-out workers is inadequate. Targeted action to increase infill and grouped dwelling style development would assist in increasing supply in this respect.

Table 14: 4WDL Household Composition trends 2011 - 2021

	2011	2016	2021
Share of Population 0-14 (%)	22.02%	19.95%	19.33%
Share of Population 65+ (%)	16.55%	17.58%	22.93%
Family Households	71%	68%	68%
Lone Person Households	28%	30%	29%
Group Households	1%	2%	3%

Source: ABS Census 2021

Housing demand in the 4WDL region doesn't correlate with population growth as it may in populated areas. The demand forecast focuses on better-aligning dwelling type to household composition, as it is recognized that that increased housing choice and greater variety of dwelling types are needed to cater for varying needs of the community and key sector workers. The demand modelling encourages the development of adequate housing stock to match household types, which means an increase in the number of grouped dwellings to reflect the percentage of lone and group households. Transitioning a proportion of lone or couple/grouped households from single detached dwellings to grouped dwelling accommodation may better suit their needs and increase the available market for existing single detached dwellings.

The KWA demand forecast applies multiple approaches and scenario analyses. Five scenarios demonstrate both Top-Down and Bottom-Up analysis detailed in the sections below. These include:

- Scenarios A, B and C provide a Top-Down analysis using aggregation methods to establish an estimated range of key worker dwelling demand as it applies to the 4WDL area.
- Scenarios D and E provide a bottom-up approach using compositional analysis based on each LGA and housing sector data.

While this may not be a perfect science, the demand assessment quantifies the number of estimated dwellings, and identifies the scale of need for key worker housing.

4WDL Worker Housing Top-Down Demand Scenarios

Scenarios A, B and C provide an estimated range of dwellings needed to address key worker housing demand in the 4WDL over the study's time frame. These figures (See Table 15) are fairly crude and generally relate to short-term (5 years) housing needs for private and public sector workers.

[Scenario A - Housing demand based on household composition and dwelling typology \(Quantitative\)](#)

This Scenario addresses the distribution of grouped dwellings across the 4WDL population as requiring an additional 544 units to meet current and ongoing demand. Given that the workforce represents 55% of the population, the model estimates that up to 299 additional accommodation units may be needed to support Public and Private Sector workers in the 4WDL area.

[Scenario B - Housing demand established from data provided by Stakeholders \(Qualitative Analysis\)](#)

Scenario B uses the qualitative data relating to the numbers of employees, employee shortages and housing for workers sourced from GROH, WACHS, the Shires, and the Business community to establish demand trends for Worker Housing and includes two assessments.

The first assessment identifies the number of additional public sector workers needed. The engagement data indicates that 24% of public sector workers are currently provided housing in the 4WDL area. Based on the demand for additional housing identified by Public Sector Agencies - the model proposes to increase the housing supply to accommodate 39% of public sector workers. The surveyed demand indicates that 46 additional dwellings are currently needed to support public sector workers in the 4WDL area.

The second assessment uses data collected through the Business survey to address the demand for private-sector workers. The survey represents 12% of the 4WDL businesses. The Business Community Survey indicates that 65% of businesses have a gap in their workforce (with an average of 1.3 additional employees needed per business surveyed). Applying ABS statistics of the number of registered businesses with employees and these survey outcomes (percentages) results in demand for an additional 307 workers across the private sector in the 4WDL, which generally translates to 134 units of accommodation. Combining these two assessments for Private and Public sector workers raises the expected demand for worker accommodation to 180 dwelling units.

[Scenario C - Housing demand based on survey demand and general construction trends.- \(Mixed method\)](#)

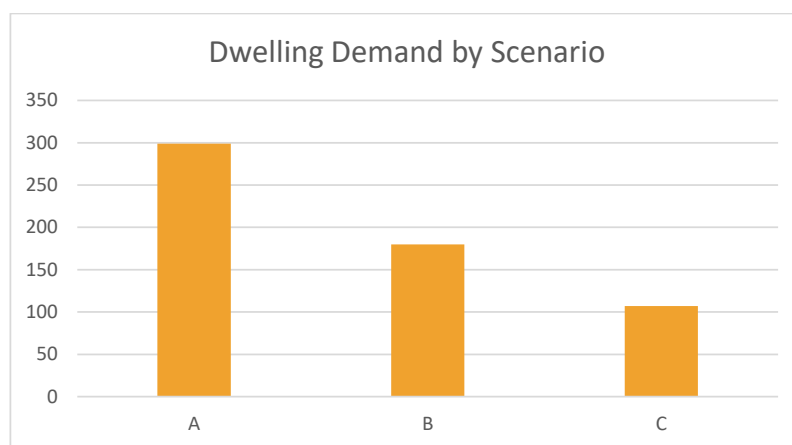
Scenario C indicates the low end of the demand based on current building trends and known demand. Housing activity across the 4WDL is generally low, with 11-13 dwellings constructed each year. From statistics showing a decline in dwelling numbers, new development appears to reflect replacement dwellings. Given that each Scenario is based on meeting current demand, this Scenario reflects five years of development to address gaps. The general understanding is that replacement trends may continue once short-term housing gaps are addressed. This Scenario does not consider if this trend is satisfactory and reflects the status quo.

Replacing dwelling stock over five years would equate to around 60 additional dwellings (12 dwellings per year), along with the 46 units of current demand identified by state agencies. While this construction trend does not only relate to key worker housing, it is a gauge for demand based on the assumption that new houses generally house workers. A percentage may be for aged accommodation or social housing; however, the percentage of these types of development has been minimal. Over a five-year time frame, Scenario C (short term) results in demand for 106 dwellings.

Table 15: 4WDL estimated dwellings demand for Workers

Scenario	4WDL Aggregate Dwelling Demand for Key Workers
A	299
B	180
C	106

Figure 3: Range of 4WDL estimated worker dwelling demand based on Top-down assessment



4WDL Worker Housing Bottom-Up Demand Scenarios

The assessment to address key worker housing needs at the LGA level combined elements of the Top Down 4WDL Key Worker Housing demand scenarios to arrive at an estimated high and conservative (low) dwelling demand (Scenario D and E, respectively). To gauge demand for key worker housing for each LGA is partly addressed by looking at the distribution of accommodation for smaller households (lone households and group households) such as grouped dwellings which may cater for the following demographics:

- Drive in, drive out workers (lock and leave)
- Seasonal workers
- A percentage of Public Sector workers
- Increase in proportion of population comprising 65 +
- Singles and group share households

The estimated dwelling demand is divided into categories for Public Sector and Private Sector key workers and Aged (Over 55's) accommodation. Social housing, Tourist Accommodation and other general housing needs have not been categorised and may be absorbed within or expanded on the estimated figures. In the first instance, demand is calculated as the estimated number of dwellings to cater to lone or grouped households recorded through the 2021 census data. This model supposes that

the movement of these groups from single to grouped dwellings would also better accommodate the demand for families.

The methodology applied to arrive at a high estimate (Scenario D) and conservative estimate (Scenario E) for each LGA was consistent, with percentage weightings being the variable between high and low scenarios. An estimated overall dwelling figure that may accommodate lone-person households provides the highest probable demand figure. The high Scenario used 50% of lone households, and the conservative estimate used 30% of lone household figures as a cap. This figure predicts the maximum additional development that may address this gap. Once the cap was established, each category was assessed as set out in Table 16 below.

Table 16: Methodology for Housing Needs Analysis by LGA

Assessment Category		Scenario D	Scenario E
		High Scenario Dwellings Demand	Low Scenario Dwelling Demand
A	Lone households	50% Cap	30% Cap
B	Aged accommodation	Shire % proportion of 65+ of A1 (ABS census 2021)	Shire % proportion of 65+ of A1 (ABS census 2021)
C	Public Sector Worker Accommodation	60% of Public Sector Workforce (ABS 2021)	39% of Public Sector workforce (Stakeholder Questionnaire – Agency Needs)
D	Private Sector Worker accommodation	Number of Business with Employees (ABS 2021 x Survey % of business with gap in workforce= Businesses with shortage of workers) X 1.3 (additional workers needed per business based on community survey outcomes) = number of employees needed. Divide the number of employees needed by 2.0 average person per household. * Discounted this figure by 15% to cater for employees that may be part of existing households or move into single houses.	Number of Business with Employees (ABS 2021 x 50%= business with shortage of workers) X 1.3 (additional workers needed per business based on community survey outcomes) = number of employees needed . Divide the number of employees needed by 2.0 average person per household. * Discounted this figure by 15% to cater for employees that may be part of existing households or move into single houses.
E	Construction Activity	Based on ABS 2021 Building Activity and LGA Survey.	Based on ABS 2021 Building Activity and LGA Survey.

The methodology in Table 16 applies to each LGA and is collated in Table 17 below. Individual Tables for each LGA are in Appendix A. The demand for housing forecast under this analysis ranges between 20.1-32.3 dwellings per annum throughout the 4WDL area, which is two to three times higher than current building trends of 11-13 per annum.

Key Worker Housing Needs Analysis Outcomes

The multiple scenario analysis (bottom-up) provides a comparable estimated level of demand for additional key worker housing in the 4WDL area, validating the mixed-method outcomes (top-down) (See Tables 18 and 19 below). Scenarios A and D are comparable as high estimates, Scenarios B and E are comparable as conservative estimates, and Scenario C is the outlier based on current trends which don't necessarily meet the demands addressed in the analysis.

Table 18: 4WDL Scenario A, B and C - Worker housing demand (Short term)

4WDL Broad Analysis	Key Workers dwelling demand.
Scenario A	299
Scenario B	180
Scenario C	106

Source: KWHa Top Down Model

Table 19: 4WDL Scenario D and E (Conservative and High Estimated Dwelling Demand by LGA 2023- 2031)

Demand By LGA assessment	Total Additional dwellings	Total key worker dwelling demand
Scenario D (high estimated demand)	322	254
Scenario E (Conservative Estimated demand)	207	158

Source: KWHa Bottom-Up Model

The composite analysis in Scenarios D and E provides a breakdown of the demand between Public Sector, Private sector workers and over 55's. With regard to this level of detail, and validity provided by the top down assessment, Scenarios D and E figures are adopted as the estimated demand for the purpose of the KWHa.

The aggregate figures for the 4WDL Region are combined in Table 19 above. These figures are detailed in Appendix A for each LGA, presenting information about the demand spread across the six local government areas in the 4WDL area. The overall estimated figures reveal that the scale of demand for the 4WDL region sits between 158 (Low) – 254(High) key worker dwellings over the next decade. The high Scenario (D) provides direction for estimated and ongoing land supply requirements to meet dwelling demand over the coming decade, which is at a scale 2.5 times greater than current building activity. The low Scenario (E) guides immediate and short-term key worker housing needs.

4WDL Regional Housing Economic Analysis

Econisis prepared the 4WDL Regional Housing Economic Analysis included in Appendix D. This report collates the technical inputs of Econisis into the wider analysis. The focus of the Econisis report is on identifying local government led housing delivery, ownership and management models across Australia and testing key feasibility elements of each of the models based on their potential application to the major townships in the region.

This full report included in Appendix D is comprised of the following key sections and summarised below:

- **INTRODUCTION** – outline of the content, structure and purpose of the report.
- **REVIEW OF REGIONAL HOUSING MODELS** – summary of different regional housing models across Australia, based on case study review and profiling. Includes recommendations on potential model attributes for consideration and application.
- **MARKET FEASIBILITY ASSESSMENT** – summary of preliminary assessments of private market development feasibility drivers and challenges in major townships across the region.
- **INVESTMENT AND TENURE MODEL REVIEW** – summary of analysis of different investment and tenure models for potential implementation with different cohorts
- **OPPORTUNITY COST SCENARIOS** – summary of preliminary assessment of not delivering the necessary housing across the region.
- **CONCLUSIONS** – outline of conclusions and recommendations for consideration by the client.

Regional Housing Models

Key worker housing supply and affordability challenges are increasingly common across regional areas in Australia. The combination of small labour markets, flat and declining populations, comparative low median house prices and development feasibility issues create an environment in which coordinated government intervention is required.

While State and national governments are best placed to provide financial support to incentivise and address fiscal shortfalls in key worker housing supply and development, Local Governments have the potential to play a critical implementation role in directly facilitating new key worker housing projects. This includes working independently or in collaboration with State Government and community housing organisations.

Local Government responses and actions in recent years have been varied, ranging from providing land supply and planning support, investment and demographic information provision and infrastructure and land development funding incentives and waivers. However, the most direct role of councils in other States has been through the direct development of key worker housing. This includes through the provision/gifting of residential land to private developers and community housing organisations for agreed development for key worker and affordable housing, as well as direct development and owners of housing under affordable rental models.

A challenge with direct housing ownership for regional local governments however has been the issue of negative equity – with land and construction development costs commonly exceeding market prices in small regional markets, leading to Council budgets and balance sheets being impacted by asset write downs. As such, State and national governments must play a critical role of removing this fiscal burden from local government, providing bridging grants and finance to allow Councils to play a direct role in key worker housing provision in a targeted and responsive manner.

Market Feasibility Assessment

While private markets are the preferred method in Australia and most Western countries, for the supply of goods and services to the population, such markets are subject to failure. "Market failure" represents a situation in which, for a diverse range of reasons, the private sector is unable to meet the needs and requirements of a community. Issues of market depth/liquidity, capital intensity and feasibility are common factors in situations where markets fail.

Regional communities such as those in "4WDL" are more susceptible to issues of market failure, due to their comparative remoteness, small size/lack of demand critical mass and labour force constraints. This is particularly the case for housing, where the cost of construction often exceeds the market median price of housing.

Econosis has tested the feasibility of development in the region across each of the major towns in the study area using a static residual value approach. A static residual value is a preliminary approach to feasibility. It compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling. Any value that is residual from this comparison represents the maximum value of the land that would be necessary to facilitate a positive feasibility outcome.

Econosis has analysed the feasibility of two different dwelling types:

- a 3 bedroom + study, 2 bathroom, 2 car detached one storey brick veneer house with medium quality finishes.
- an 8 unit apartment, 2-3 storey apartment building with ground floor parking, 1/2 units and no elevator.

This preliminary feasibility analysis confirms that general dwelling construction across the 4WDL region generates a negative residual ranging from \$50,000 to \$200,000 for single dwellings and up to \$250,000 for multi storey dwellings. While multi-story dwellings are not suggested to be a form a development that will apply to the 4WDL region in the foreseeable future, the assessment has been undertaken consider the impact of different built form/development intensity combinations on feasibility of traditional housing development. This negative residual value confirms that the private market is unlikely to respond to the overarching needs for key worker accommodation in the region's major towns in the absence of incentives and support.

It also highlights that the development of housing by local governments for key workers in the region would likely require the gifting of land as part of any construction deal, as well financial subsidy, to reduce the impact on Councils of the write down in asset values upon completion.

Investment and Tenure Model Review

To ensure that housing is affordable for key workers, there are a number of models of housing to consider, including:

- Alternative housing models
- Affordable design
- Restricted or affordable purchase
- Community Land Trust
- Shared equity
- Build to rent
- Rent to buy

- Tiny homes/relocatable housing
- Social housing

Small housing product was identified as a potential solution to the delivery of housing product in the region. Small housing seeks to reduce the footprint and size of the dwelling constructed on a lot to make the dwelling more fit for purpose and efficient, reducing excess and underutilised space. Econisis has run the same preliminary feasibility analysis model used in section 3.0 (Appendix D) to provide construction cost estimates for a variety of smaller product types.

Table 20 Construction Costs of Small Housing Product

Indicators	3x2x2	2x2x1	2x1x1	1x1x1	Three 2x2x1	2x1x1+1x1x1
Lot Size	450	400	350	300	1,000	450
Baseline Dwelling Cost	\$217,840	\$160,320	\$153,280	\$137,440	\$459,840	\$245,760
Site Servicing Costs and Fees	\$32,665	\$32,665	\$32,665	\$32,665	\$65,329	\$32,665
Wheatbelt Weighting	15%					
Stamp Duty, Legals, Fees	5%					
Building Contingencies	5%					
Adjusted Costs	\$313,131	\$241,231	\$232,431	\$212,631	\$656,461	\$348,031

Overall construction costs are lower in all circumstances on a per dwelling perspective when compared to the original 3 x 2 x 2 assessment. This appears to reflect a combination of both as reduction in the number of car spaces (reducing the land area required for the dwelling as well as the overall footprint of the dwelling) and the reduction in the size of the dwellings themselves.

A number of potential partnership and delivery models existing for consideration in the delivery of key worker housing in the region. Examples include:

- Local Government Led
- Special Purpose Vehicle
- Community Housing Organisation
- Communities/GROH Led

Opportunity Cost Scenarios

The focus of housing need in the study area on key and public and private sector worker housing supports the use of "worker productivity" values in monetising the opportunity cost associated with the non-delivery of the housing needed in the 4WDL communities. This reflects the fact that without the required housing, the economic and social activity associated with the accommodated workers will not be realised in the region.

The opportunity cost of not investing in key worker housing is potentially significant, ranging from a loss of economic contribution of \$126,000 to \$265,000 per worker per year. This opportunity cost, when considered over a 20 year period, represents a significant benefit to the State economy and local communities, and is likely more than sufficient to return a positive economic return on investment to funding partners.

Land Supply and Development Potential

The study process included a broad investigation into how current housing stock is being utilised and identifying areas of under-utilisation. The KWAH Survey outcomes and Department of Planning Land and Heritage (DPLH) data provide an overview of vacant and suitably zoned land that may accommodate key worker housing.

Dwelling Occupancy

In 2021 the total number of dwellings registered with ABS Census in the 4WDL was 3068. The aggregate statistics indicate that 80% of dwellings are occupied. The Shire of Lake Grace has a high percentage of unoccupied dwellings at 30% due to a larger number of unoccupied dwellings in the townsites of Newdegate and Lake King. The Shire of West Arthur has the lowest rate of unoccupied dwellings at 12%, the Shire of Wagin at 15%, and the Shire Dumbleyung at 19%. The Shire of Woodanilling has 23% unoccupied dwellings based on the 2021 ABS data.

Table 21 - Occupied and Unoccupied Dwellings by LGA in 2021

Indicators	Dumbleyung (LGA)	Lake Grace (LGA)	Wagin (LGA)	West Arthur (LGA)	Williams (LGA)	Woodanilling (LGA)	4WDL area
Population	681	1265	1761	773	1021	448	5949
Total Dwellings	339	743	886	376	503	221	3068
Household size	2.3	2.4	2.2	2.2	2.4	2.1	2.3
Occupied	81%	70%	85%	88%	80%	77%	80%
Unoccupied	19%	30%	15%	12%	20%	23%	20%

Source: ABS Census 2021

To complement this report, the 4WDL LGA's undertook a concurrent community engagement process via a pre-prepared survey to seek feedback on possible causes of the 'unoccupied dwellings' percentage included in the ABS statistics. This survey process was complemented by local intelligence gathering on rural and townsite properties that could have been considered 'unoccupied' at the date of the census. These investigations revealed a number of key findings across the 4WDL region summarised by the following:-

1. Prima facie based on the survey feedback received, there appears to be a reasonably large number of abandoned properties located on farming properties due to lengthy periods of farm enterprise consolidation and mechanisation with expanded property acquisitions (older dwellings let go, not required).
2. Some farm enterprises have retained on-farm secondary housing for retired family members (& seasonal workers) who often return to the farm (usually from coastal locations) during busy periods to provide general work support to younger on-farm family members i.e. during seeding & harvesting periods.
3. Due to new Work Health & Safety Act 2020 obligations, some farm enterprises have intentionally opted to leave existing residential properties vacant rather than incur the risk of tenants (& families) being exposed to potential hazard and injury on an operational farming site.
4. There are significantly less abandoned properties located in the main townsites. There are a handful of properties in some towns that are used on an occasional basis i.e. holiday & recreational dwellings owned by non-Shire (outside) residents.
5. In one particular town, a key State Government agency had a site in which there were 6/7 vacant and abandoned (potentially uninhabitable) housing properties.

Based on these investigations, it is reasonable to conclude that a significant percentage of the ABS data reflecting 'Unoccupied Dwellings' is mostly attributable to abandoned farming properties, with some semi-vacant residences in townsites under external ownership (not principal place of residence).

The State Infrastructure Strategy Housing Chapter addresses the ageing of housing stock associated specifically with social housing, however, some of the considerations may be relevant to regional housing stock which states *'WA's social housing asset base is ageing, inefficient and often misaligned with community need. A substantial proportion of state-owned housing stock is approaching end-of-life, with more than 20% over 40 years old. In addition, 52% of metropolitan and 46% of regional housing stock is 20 to 40 years old. Without substantial ongoing investment and maintenance, operating costs will continue to increase, and assets will be lost at a rate greater than can be replaced.'*

Should housing stock be revealed through the review as suitable for refurbishment and use, the following financial incentives may be considered:

- Local government incentives (e.g. rate relief, fast-track approval process etc.)
- Adopt empty homes incentives (e.g. through rates concession) to encourage investors to offer housing to workers.
- Economic development/planning incentives for investors to undertake refurb works for accommodation that will house target/priority workers.
- Targeted 'worker housing development grants' for priority locations to support the viability of projects to redevelop and/or develop new housing.
- Strategic approach to drive re-purposing or sale of vacant Department of Communities housing stock.

Vacant Residential Land By LGA

Each Local Government in the 4WDL area provided an estimate of the number of Vacant Residential and Commercial lots and categorised these as serviced and unserviced through the LGA survey (Appendix C) (See Table 17).

Table 22: LGA Survey Outcomes of Vacant Residential and Commercial Land

Local Government	Unserviced Residential	Serviced Residential	Unserviced Commercial	Serviced Commercial
Shire Williams	43	36	0	5
Shire Wagin	0	6	0	0
Shire of Dumbleyung	0	31	0	12
Shire of Lake Grace	7	4	0	1
Shire of Woodanilling	0	45	0	2
Shire of West Arthur	9	35	0	10
Total	59	157	0	30

Source: LGA Survey October 2022

Data provided by DPLH (See Table 23 below) recognises the number of vacant residential lots according to their records. This data does not differentiate between serviced and unserviced land. However, the total numbers align with the survey data in Table 22 and provide a starting point to identify the capacity for vacant and underutilised land with development potential for new builds.

Table 23: DPLH Vacant Residential Lots Data

Local Government Area	Vacant Residential Lots
Dumbleyung	24
Lake Grace	14
Wagin	87
West Arthur	28
Williams	48
Woodanilling	35
Grand Total	236

Source: KWAHA LGA Survey

Serviced Residential land provides greater potential for grouped dwelling development depending on the lot size and residential density. Table 24 below addresses the demand forecasted for additional key worker housing and the currently vacant and unserviced Residential lots within each local government in the 4WDL area.

Table 24: LGA vacant lots by LGA and DPLH and Forecast key worker housing demand

LGA	Scenario D - High		Scenario E - Low		Vacant and Underutilised Land		
	Total dwellings Aged and key worker	Total Key Worker housing	Total dwellings	Total Key Worker housing	Vacant Residential Lots DPLH	Serviced Residential Land LGA survey	Unserviced Residential Land
Shire of Wagin	90	61	66	42	87	6	0
Shire of Dumbleyung	41	33	32	28	24	31	0
Shire of West Arthur	41	31	23	18	28	35	9
Shire of Williams	54	48	34	26	48	36	43
Shire of Woodanilling	36	30	19	16	35	45	0
Shire of Lake Grace	62	53	35	30	14	4	7
4WDL statistics	324	256	209	160	236	157	59

Source: Stakeholder Outcomes Report and DPLH vacant lot data

A comparison of the data reveals an adequate supply of vacant serviced residential land to address short-term key worker housing needs (i.e. low estimate for key worker housing is 160 dwellings overall with 157 vacant serviced lots available). Figures also suggest that the capacity of vacant land may support the longer-term housing need; however, servicing, accessing and acquiring land requires further exploration.

Development Potential

The following discussion provides a guide to identifying potential grouped dwelling development sites based on densities. The Residential Densities in 4WDL towns range from R2 through to R30. The minimum lot area required for development of single or grouped dwellings is specified in the *Residential Planning Codes Volume 1:Table 1* summarised in Table 25 below.

Table 25: Extract from Table 1: General site requirement for all single house(s) and Grouped dwellings and multiple dwellings in areas coded less than R40.

R- Code	Dwelling type	Minimum site area per dwelling m ²	Minimum Lot Area/rear battleaxe m ²	Minimum Frontage m
R2	Single house or grouped dwelling	Min 5000		50
R10	Single house or grouped dwelling	Min 875 Av 1000	925	20
	Multiple dwelling	1000		
R12.5	Single house or grouped dwelling	Min 700 Av 800	762.5	17
	Multiple dwelling	800		
R20	Single house or grouped dwelling	Min 350 Av 450	450	10
	Multiple dwelling	450		
R30	Single house or grouped dwelling	Min 260 Av 300	410	-
	Multiple dwelling	300		

Source:WAPC Residential Planning Codes

Table 25 indicates that lower densities between R2 – R12.5 may be limited to developing single dwellings. Some limited additional development may be possible by amalgamating two lots to provide greater overall site area and dimensions. The best advantage for grouped dwelling development or infill brownfield subdivision is on vacant, serviced land zoned Residential R30.

Provision of key worker accommodation may still be possible within the confines of low density land lacking reticulated servicing. Unserviced residential land would usually support the development of a single dwelling and associated ancillary accommodation with on-site servicing. A compact 2x2 or 3x1 dwelling with an ancillary dwelling of 2x1 or 1x1, detached or attached, is possible. Locating the single and ancillary dwelling on-site in an appropriate location to address the streetscape and providing access for the construction of additional dwellings should be considered in siting and design. This may provide an opportunity for additional grouped dwelling(s) on the site in the future should reticulated or alternative servicing become available and R-Code density increased.

The path of least resistance in meeting key worker housing needs is through development on lots with servicing and density available. Considering the opportunity for extending services or using alternative servicing solutions may also increase the development potential of vacant unserviced residential land. While aggregate figures suggest an adequate supply of suitably zoned land exists to meet longer-term housing needs, there may be limiting factors or locations to achieve the capacity. Given potential constraints in accessing suitably zoned vacant land means that the accommodation of key worker housing demand will likely result in a mix of the following land development methods:

1. Unoccupied dwellings (refurbish and rent or redevelop) (Short term)
2. Retrofit commercial/community buildings for seasonal workers/ small unit accommodation.
3. Vacant serviced residential land (Short- medium term)
4. Infill/Brownfield development/ density/ancillary accommodation (Short, medium Term)
5. Servicing option for unserviced zoned land (Medium-term)
6. Greenfield Subdivision (Less Likely Longer term)

Appendix A provides detail of land availability for each local government and in summary, the LGA profiles resolve that:

- The Shire of Wagin has limited serviced Residential land to support development, however, may have a range of unserviced sites with the potential to accommodate the demand for

housing. The longer-term land supply focus would be improving the servicing of lots and addressing options for R30 density development.

- The Shire of Dumbleyung has enough serviced Residential land to meet the current and short-term key worker housing demand. However, an additional supply of serviced residential land will be needed to meet longer term to accommodate 10 -15 dwellings over the next decade.
- The Shire of West Arthur may have enough land to accommodate short-term housing needs in the Shire. Some additional servicing of land and increased density codes under the local planning scheme may help to facilitate the diversity of housing stock to meet key worker housing needs in the longer term.
- The Shire of Williams has a range of densities which is beneficial in providing for grouped dwellings. The number of vacant lots available, both serviced and unserviced, should cater for the key worker and total dwelling demand. Encouraging additional servicing to facilitate group dwellings development and infill R30 density subdivisions may improve access to land for key workers and over 55's housing.
- The Shire of Woodnilling land supply adequately caters for forecast dwelling demand.
- The Shire of Lake Grace has limited availability of lots to cater for the short-term housing demand and will need to release or create additional Residential Lots to meet future land supply. The smaller towns have capacity. However, the town of Lake Grace is the prime location for key workers and is recommended to be the focus for creating additional serviced residential lots with R30 density.

Next Steps – Housing Plans

The KWAH recommends completing a 'Housing Plan - Key Worker Housing Site selection' for each LGA to identify potential development sites including infrastructure design solutions that maximises use of the available footprint for optimum key worker housing development. The Housing Plan is an opportunity and constraints exercise using a series of map layers, including zoning and density, tenure, lot sizes, bushfire risk, vegetation, topography and servicing. The Housing Plan may identify potential grouped dwelling development sites with one or more of the following criteria:

- Vacant serviced Residential Lots with R20/R30 density.
- Residential lots with an area that may yield two or more grouped dwellings under current density.
- Adjacent vacant lots that may be amalgamated under current zoning to support three or more grouped dwellings.
- Serviced vacant landholdings that maybe earmarked for recoding or rezoning to facilitate R30 density development.
- Unserved lots with R20/30 density.
- State or Local Government owned vacant lots.

Housing plans provide a connector between the KWAH, and the Wheatbelt Development Commission (WDC) Toolkit. The WDC Toolkit presents servicing and development feasibility associated with specific case study sites. The feasibility analysis undertaken for these sites may inform the development of similar sites in other areas of the Wheatbelt. The 4WDL LGAs may find assistance in understanding potential costs associated with land development processes.

The KWAH suggests the following actions are undertaken to unlock opportunities within suitably zoned land to meet the land supply demands for the provision of key worker housing:

- Housing Plans – Key Worker housing site selection incorporating desired housing infrastructure development.
- Consider utilising alternative Infrastructure solutions (WDC Toolbox). Apply WDC Toolbox case study examples and infrastructure solutions to potential sites.
- Review Residential Densities under the Local Planning Scheme. The housing plan should provide adequate justification for upcoding of areas to accommodate infill development and subdivision.

Conclusion

The 4WDL KWHA resolves that grouped dwelling development utilising small housing product provide a cost effective solution for introducing housing stock suitable for the key worker households. Due to widespread market failure conditions across the 4WDL region, supplementary State Government funding support will be required to ensure housing development. Public Sector housing provision is relatively low in the 4WDL area, with increasing pressure on Local government to provide rental accommodation to meet key worker accommodation demand in all sectors. Several potential partnership and delivery models exist for consideration in the delivery of key worker housing in the region, which include Local Government Led (LGL), Special Purpose Vehicle (SPV), Community Housing Organisation (CHO) and Communities/GROH Led.

The analysis indicates that existing vacant residential land has the capacity to accommodate the majority of key worker housing demand subject to further site analysis. Following site identification, detailed design and costings will need to be considered to prioritise sites for development. The following steps should be considered in the direct delivery of regional housing solutions by Local government in 4WDL:

(A) Local Housing Plans and Preliminary Business Case

- **Local Housing Plans incorporating specific development sites** – 4WDL Councils should seek to identify specific sites for consideration of accommodating key worker development in the six key townsites. These sites should ideally be Council owned (or available to purchase), already serviced and be of a size and scale to accommodate one or more smaller dwellings.
- **Development of housing investment concepts** – small housing concepts for the shortlisted sites should then be developed. These should ensure construction costs are managed and dwelling numbers and product mix are as efficient as possible. The investment concepts to include consideration of the size and number of dwellings, the construction format, land/site servicing costs and estimated construction costs.
- **Prepare a Preliminary Business Case** - define the potential housing investment opportunities to include:
 - Cost Benefit analysis of shortlisted housing investment options.
 - High level financial analysis examining the housing costs (and associated assumptions) and ongoing operational and financial cost impacts on the Councils (and private investors).
 - State Government preliminary business case to be established in support of proposed housing development program reflecting the need for grant funding intervention to support final development.

(B) Housing Product and EOI for Delivery Partners - Pending State Government consideration of program funding request, the following steps are then proposed:

- **Formal costings** – the approved concepts should be the subject of formal costings by a Quantity Surveyor.
- **EOI for development/delivery partners** – development of a brief Expression of Interest document for use in promoting the housing opportunity and seeking interest from potential development and delivery partners. No formal commitment is required at this stage though a preferred partner may be selected.
- **Finalise concept and costing with partner inputs** – there is also the option at this stage for concepts to be refined based on partner inputs.

- **Establishment of delivery model and approach** – establish the preferred approach for delivery. This may entail establishment of a special purpose vehicle or engagement with the CHO partner. At this time the relevant site(s) should be secured (if not already) for the construction process.
- **Construction of housing** – engagement of the construction partner to construct the houses.
- **Retention/Vesting of House Tenure** – vesting of the dwelling and site with the SPV or CHO or retention of the product by the relevant Local Government.

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Shire of Dumbleyung Housing Profile

The Shire of Dumbleyung currently supports approximately 11% of the 4WDL area population. The Shire of Dumbleyung comprises three townsites with an overall population of 681, according to the ABS 2021 census data. The Shire population has increased in the past ten years by 76 people. The proportion of people living in towns has also increased and now comprises 52% of the population. Table 1 below indicates a reduction in total dwellings. This information may be due to some ABS classification changes over time or actual activity and may need further study.

Table 1: Shire of Dumbleyung Population and Total Dwellings Trends 2011- 2021

Shire of Dumbleyung	2011	2016	2021	Trends
Population	605	671	681	76
Total Dwellings	376	386	339	-37
Household size	2.3	2.2	2.3	
Dumbleyung Townsite				
Population	198	200	299	101
Total Dwellings	133	139	142	9
Household size	2	1.9	2	0
Kukerin Townsite				
Population	No Data	66	55	-11
Total Dwellings	No Data	38	23	-15
Household size	No Data	2.1	2.6	0.5
Moulyanning Townsite			No Data	
Townsite population		266	354	88
Remaining Population		405	327	-78

Source: ABS Census Data

The ABS Statistics 2021 recorded 339 dwellings in the Shire of Dumbleyung, and the rates records have 370 dwellings. According to the Shire records, 13 building licences for dwellings have been approved in townsite areas over the past ten years. These statistics are verified by ABS statistics for new houses, which identify an average construction of 1 dwelling per annum in the past five years.

Table 2 shows that Band D of the WA Tomorrow Statistics correlates closely with the historical population trends for the 4WDL area, forecasting a stable population base with a forecast decline of around 58 people over the next decade.

Table 2: Shire of Dumbleyung Population forecast (WA Tomorrow)

WAPC Scenario Band D	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Shire of Dumbleyung	695	691	688	684	680	671	663	654	646	637

Source: WA Tomorrow

Table 3 reveals that the percentage of the population over 65 has experienced a slight decline in the past decade, however, the median age trend is stable in the Shire of Dumbleyung. The 0-14 age group has remained stable overall for the past ten years across the LGA; however Kukerin townsite, which has a lower median age group than the Dumbleyung townsite, has experienced growth in family households, and the 0-14 age group. Household composition trends show a decline in family households and also in lone households and an increase in group households.

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Table 3: Shire of Dumbleyung Age Profile, Household Composition and Dwelling Type (Trends 2011- 2021)

Year	2011		2016			2021			Trends		
	D (LGA)	D (UCL)	D (LGA)	D (UCL)	K (UCL)	D (LGA)	D (UCL)	K (UCL)	LGA	D UCL	K UCL
D - Dumbleyung K - Kukerin											
Average Household Size	2.3	2	2.2	1.9	2.1	2.3	2	2.6	2		
(%)Share of Population 0-14	20.90%	11.00%	19.20%	11.80%	16.67%	20.20%	18.30%	38.18%	-0.70%	7.30%	N/A
(%)Share of Population 65+	22.10%	27.00%	17.20%	27.90%	4.55%	19.70%	25.10%	18.20%	-2.40%	-1.90%	N/A
Family Households	176	61	179	62	12	162	53	14	-14	-126	2
Lone Person Households	79	36	82	40	12	71	44	6	-8	-38	-6
Group Households	3	0	5	0	0	9	3	0	6	-2	0
Occupied	258	100	262	100	21	235	100	16	-23	-162	-5
Unoccupied	112	32	83	27	7	56	22	3	-56	-61	-4
Separate house	245	93	259	97	21	244	96	16	-1	-163	-5
townhouse etc	7	3	0	0	0	8	8	0	1	8	0
Flat or apartment	0	0	0	0	0	0	0	0	0	0	0
Other dwelling	6	4	3	3	0	0	0	0	-6	-3	0

Source: ABS Census Data

Occupancy of dwellings is marginally higher in the townsites of Dumbleyung and Kukerin than the rural areas, indicating that overall 19% of dwellings are unoccupied in the Shire. Sixty-seven percent of houses are owned with 33% of dwellings are rented or other tenures.

Table 4: 2021 Shire of Dumbleyung Dwellings Tenure and Occupancy Trends by LGA and Townsites

Indicators	Dumbleyung (LGA)	Dumbleyung (UCL)	Kukerin (UCL)
Population	681	299	35
Total Dwellings	339	142	23
Occupied	81%	82%	84%
Unoccupied	19%	18%	16%
Owned outright	50%	40%	50%
Owned with a mortgage	17%	18%	0%
Rented	11%	15%	0%
Rented	11%	15%	25%
Other tenure type	9%	9%	25%
Tenure type not stated	2%	3%	0%

Source: ABS Census Data

State and Local Government employees comprise 12% of the Shire of Dumbleyung workforce, registering 48 staff in 2021 (ABS Census 2021) (See Tables 5 and 6 below). Engagement outcomes included in Table 7 below indicate that GROH currently provides seven dwellings, five are owned and two are leased, and do not propose the development of additional dwellings in the next four years. WACHS provide two owned dwellings for staff. WACHS haven't any development plans; however, ideally, they recommend an additional 3 (1x1) tiny homes. The Shire of Dumbleyung currently rent four houses to Shire staff and 19 houses to the private and public sector market. The Shire has identified the need for ten additional dwellings for Shire Staff (Stakeholder Questionnaire 2022).

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Table 5: Shire of Dumbleyung % State and Local Public Sector Workforce

LGA	Total Labour Force 2021	State Government Employees	Local Government Employees	% State and Local public sector of Workforce
Dumbleyung	403	28	20	12%

Source: ABS Census Data

Table 6: Shire of Dumbleyung Public Sector Workforce

Indicators	Dumbleyung
Sum of State/Territory Government	28
Sum of Local Government	20
Total State and Local Public Sector	48
Population	681
Public Workers per 1,000 Pop	70.5
Public Worker Oversupply(-)/Need (+)	-6.1

Source: ABS Census Data

According to the engagement outcomes (Table 7 below), 13 houses service the public sector staff of the Shire of Dumbleyung, which means 27 % of Public Sector workers. The questionnaire responses for the 4 WDL area generally indicate that there will not be a demand for increasing the Workforce in the public sector; however, to retain and attract replacement workers will need improved access to better standard accommodation. In this case, providing additional accommodation would result in 54% of the public sector workers being housed in the Shire of Dumbleyung.

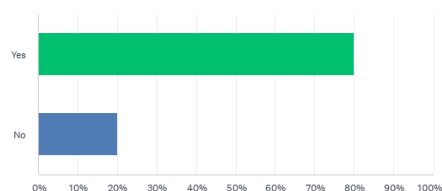
Table 7: Stakeholder Questionnaire Outcomes- Public Sector Housing for Workers

Agency	Houses rented to Workers	No. of Workers	Worker Shortage	Rented to market	Forecast Housing Need
Shire of Dumbleyung	4	26	4	19	10
GROH	7				0
WACHS	2	31	0		3
Total	13				13

Source: Stakeholder Outcomes Report

Figure 1: Shire of Dumbleyung Business Community Survey Response – Worker Shortage

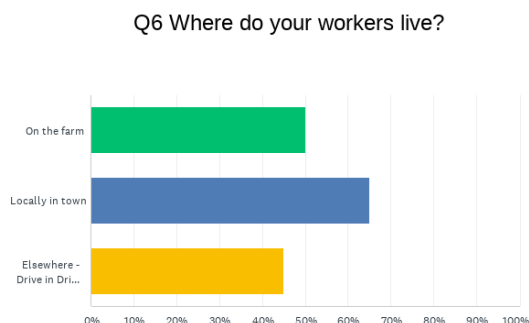
Q4 Is there a gap/shortage in your workforce?



Source: Stakeholder Outcomes Report

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Figure 2: Shire of Dumbleyung Business Community Survey Response – Worker Living Location



Source: Stakeholder Outcomes Report

Shire of Dumbleyung has around 148 businesses, according to the register of Businesses, with 70 businesses actively employing staff. The Community survey identified a need for an average gap of 1.3 workers for each business that needed more workers (80% of businesses), which equates to 56 additional workers required to cover the worker shortage.

According to the survey responses shown in Figure 2 above, The Shire of Dumbleyung is representative of the trends across the 4WDL area, where there is an equal spread of employees who live on a farm, in town, and access work through drive-in drive-out.

Housing Need Assessment

The 4WDL Worker Housing Bottom-Up Demand Scenarios in the 4WDL Key Worker Housing Analysis indicate demand for Key workers and over 55's housing and is presented in Tables 8 and 9 Below. Scenario D provides figures to support the provision of land supply over the next decade. Scenario E indicates the number of dwellings estimated to be needed currently and in the short term (5 years) to adequately support key workers in the Shire of Dumbleyung.

Table 8: Scenario D Shire of Dumbleyung Estimated Dwelling Demand 2023-2031

Estimated Dwelling Demand - Shire of Dumbleyung (High)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	8	6	2	16
Private Sector Worker Housing	7	7	3	17
Over 55's	3	3	2	8
Total Demand	18	16	5	41

Table 9: Scenario E Estimated Dwelling Demand - Shire of Dumbleyung

Estimated Dwelling Demand - Shire of Dumbleyung (Conservative)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	8	3	2	13
Private Sector Worker Housing	6	6	3	15
Over 55's	2	2		4
Total Demand	16	11	3	32

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The total number of new dwellings recorded in the Shire of Dumbleyung townsite areas from 2012-2021 was 13, indicating an average construction of 1.3 dwellings per year. The estimated dwelling demand for the Shire of Dumbleyung to cater for Public and Private sector key workers and over 55's in short to medium term ranges between 32 (Low) – 41 (High). While the recommendation is for most dwellings to provide for a gap in accommodation to be constructed in the next five years, the overall recommendation for dwelling construction ranges between 3-4 new dwellings per annum over the ten years to cater for a shortage in worker housing and provide for ongoing replacement stock.

With 31 vacant serviced residential lots in the townsite of Dumbleyung and other vacant lots in Kukerin, it may cater for demand without considering land release. However, further investigation of land tenure may indicate some constraints; therefore, a small land release for residential housing may be required.

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Shire of Lake Grace Housing Profile

The Shire of Lake Grace currently supports approximately 21% of the 4WDL area population, with 1265 people, according to the 2021 ABS census data. The Shire of Lake Grace comprises five townships with an overall township population of 768, according to the ABS 2021 census data. Lake Grace is the largest township with 525 people. Newdegate has a population of 159, and Lake King township has a population of 84. There is no data for the smaller townships of Varley and Pingaring.

The Shire population has decreased in the past ten years by 85 people, according to the ABS census data. However, the Lake Grace township has seen a small increase in population. There has been an increase in the proportion of people living in towns since 2011, comprising 61% of the population.

Table 1 below indicates a reduction in total dwellings. This information may be due to some ABS classification changes over time or actual activity and may need further study.

Table 1: Shire of Lake Grace Population and Total Dwellings Trends 2011- 2021

Shire of Lake Grace	2011	2016	2021	Trends
Population	1360	1268	1265	-95
Total Dwellings	754	745	743	-11
Household size	2.3	2.3	2.4	0.1
Lake Grace Township				
Population	499	500	525	26
Total Dwellings	249	261	278	
Household size	2.3	2.2	2.3	
Newdegate Township				
Population	No Data	159	159	
Total Dwellings		98	116	
Household size		2	2.1	
Lake King Township				
Population	No Data	95	84	
Total Dwellings		56	64	
Household size		2	2.5	
Varley Township				
Population	No data			
Pingaring Township				
Population	No data			
Total Township		754	768	14
Remaining Population		514	497	-17

Source: ABS Census Data

The 2021 ABS Statistics recorded 743 dwellings in the Shire of Lake Grace, while the Shire records indicate 963 dwellings. According to the Shire records, 21 building licences for dwellings have been approved in township areas over the past ten years. These statistics are slightly lower than ABS statistics which identify an average construction of 3 dwellings per annum in the past five years.

Table 2 shows that Band D of the WA Tomorrow Statistics forecasts a decline in population over the next decade of 134 persons, an average of thirteen people per year.

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Table 2: Shire of Lake Grace Population forecast (WA Tomorrow)

LGA	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Lake Grace	1,295	1,290	1,285	1,280	1,275	1,252	1,228	1,205	1,183	1,161

Source: WA Tomorrow

The median age trend is fairly stable in the Shire of Lake Grace, with the population over 65 increasing and now representing 16.5% of the total population. The 0-14 age group slightly decreased overall across the LGA for the past ten years. (See Table 3) Household composition trends reveal a decline in the number of family households and lone households over the past ten years.

Table 3: Shire of Lake Grace Age Profile, Household Composition and Dwelling Type (Trends 2011- 2021)

Location	2011		2016				2021			
	LG (LGA)	LG (UCL)	LG (LGA)	LG (Suburb)	LK (Suburb)	N (UCL)	LG (LGA)	LG (UCL)	LK (UCL)	N(UCL)
Population	1360	499	1268	500	95	159	1265	525	84	159
Share of Population 0-14 (%)	21.30%	20.90%	22.40%	21.70%	20.00%	26.35%	19.70%	20.50%	22.62%	17.61%
Share of Population 65+ (%)	11.00%	15.60%	14.20%	17.00%	13.68%	13.17%	16.50%	19.00%	3.57%	17.90%
Family Households	365	135	300	111	19	35	320	115	19	35
Lone Person Households	168	72	161	80	15	28	133	63	10	22
Group Households	7	3	14	3	4	0	8	6	0	0
Occupied	541	208	467	195	31	67	469	185	27	63
Unoccupied	181	34	219	45	26	34	204	73	28	33
Separate house	494	180	434	173	31	61	438	166	26	58
townhouse etc	31	24	12	15	0	0	18	13	0	0
Flat or apartment	4	0	0	0	0	0	3	3	1	0
Other dwelling	9	4	10	7	0	0	4	0	0	0

Source: ABS Census Data

The occupancy of dwelling figures is lower in Lake Grace than in the rest of the 4WDL area. Newdegate and Lake King have 66% and 46% low occupancy rates, respectively. Overall, the Shire shows 70% unoccupied dwellings revealing that the low occupancy levels may be associated with towns rather than other areas. This information may provide a context for further investigation into declining and unoccupied dwellings.

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Table 4: 2021 Shire of Lake Grace Dwellings Tenure and Occupancy Trends by LGA and Townsites

Indicators	Lake Grace (LGA)	Lake Grace (UCL)	Lake King (UCL)	Newdegate (UCL)
Median Age	1265	38	44	43
Total Dwellings	743	278	64	116
Occupied	70%	72%	49%	66%
Unoccupied	30%	28%	51%	34%
Owned outright	45%	29%	46%	46%
Owned with a mortgage	19%	29%	14%	29%
Rented	0%	0%	0%	0%
Rented	21%	30%	21%	19%
Other tenure type	12%	7%	18%	6%
Tenure type not stated	3%	4%	0%	0%

Source: ABS Census Data

State and Local Government employees comprise 13% of the Shire of Lake Grace workforce, registering 96 staff in 2021 (See Table 5).

Table 5: Shire of Lake Grace % State and Local Public Sector Workforce

LGA	Total Labour Force 2022	State Government Employees	Local Government Employees	% State and Local public sector of Workforce
Lake Grace	752	72	23	13%

Source: ABS Census Data

Table 6: Shire of Lake Grace Public Sector Workforce

Public Sector Workforce	Lake Grace
Sum of State/Territory Government	72
Sum of Local Government	23
Total State and Local Public Sector	95
Population	1,265
Public Workers per 1,000 Pop	75.1
Public Worker Oversupply(-)/Need (+)	-17.1

Source: ABS Census Data

According to the engagement outcomes (Table 7 below), GROH provides 17 dwellings, 14 owned and three leased, and does not propose the development of additional dwellings in the next four years. WACHS provide ten-bed nurses' quarters and one dwelling. WACHS haven't any development plans; however, ideally, they have identified the need for twelve rooms through 6 dwellings (mix of 3x1, 2x1 and 1x1). The Shire of Lake Grace currently rent 11 houses to Shire staff and four houses to the private and public sector market. The Shire has identified the need for five additional dwellings for Shire Staff. There are 29 dwellings and a ten-bed hostel that services 34 % of Public Sector staff within the Shire of Lake Grace. Should the additional accommodation be provided and Workforce maintained rather than increased, 47 % of the public sector workforce could be accommodated.

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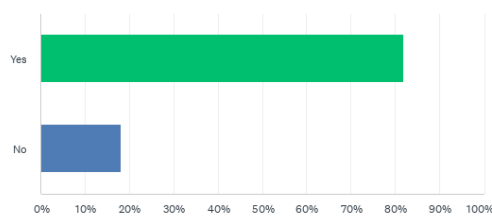
Table 7: Stakeholder Questionnaire Outcomes- Public Sector Housing for Workers

Agency	Houses rented to staff	Number of employees	Staff Shortage	Staff renting Housing	Rent to Agencies or private	Forecast need and gaps for staff housing
Shire of Lake Grace	11	38	4		4	5
GROH	17					0
WACHS	10 bed 1	24	0	Not available		6
Current demand	29 plus 10 bed					11

Source: Stakeholder Outcomes Report

Figure 1: Shire of Lake Grace Business Community Survey Response- Worker Shortage

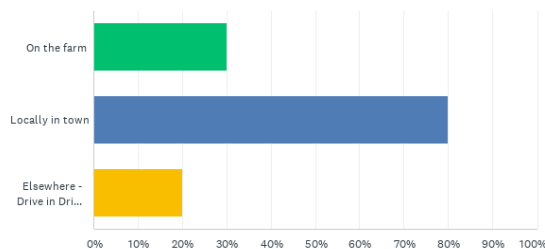
Q4 Is there a gap/shortage in your workforce?



Source: Stakeholder Outcomes Report

Figure 2: Shire of Lake Grace Business Community Survey Response – Worker Living Location

Q6 Where do your workers live?



Source: Stakeholder Outcomes Report

Shire of Lake Grace has around 352 businesses, according to the register of Businesses, with 161 businesses actively employing staff. The Community survey identified a need for an average gap of 1.3 workers for each business that needed more workers (80% of businesses), which equates to 167 additional workers required to cover the worker shortage.

According to the survey responses shown in Figure 2, The Shire of Lake Grace accommodates a higher number of employees that live in town compared to the trends across the 4WDL area, where there is typically an equal spread of employees who live on a farm, in town, and access work through drive-in

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drive-out. ABS census data indicates a 1.7 % unemployment rate, much lower than the WA average of 5.7%, which may indicate why businesses are registering a worker shortage.

Housing Need Assessment

The 4WDL Worker Housing Bottom-Up Demand Scenarios in the 4WDL Key Worker Housing Analysis indicate demand for additional key workers and over 55's housing as presented in Tables 8 and 9 Below. Scenario D provides figures to support the provision of land supply over the next decade. Scenario E indicates the number of dwellings estimated to be needed currently and in the short term (5 years) to adequately support key workers in the Shire of Lake Grace.

Table 8: Scenario D Shire of Lake Grace Estimated Dwelling Demand 2023-2031

Estimated Dwelling Demand - Shire of Lake Grace				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	5	8	5	18
Private Sector Worker Housing	10	15	10	35
Over 55's	5	2	2	9
Total Demand	20	25	10	62

Table 9: Scenario E - Estimated Dwelling Demand - Shire of Lake Grace

Estimated Dwelling Demand - Shire of Lake Grace Conservative				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	2	3		5
Private Sector Worker Housing	10	15		25
Over 55's	2	3		5
Total Demand	14	21	0	35

The total number of new dwellings recorded in the Shire of Lake Grace townsite areas from 2012-2021 was 21, indicating an average construction of 2.1 dwellings per year. These statistics verify the ABS statistics on new houses, which identify an average of 2.1 dwellings per annum in the past five years. The estimated dwelling demand for the Shire of Lake Grace to cater for Public and Private sector key workers and over 55's in short to medium term requires between 35 (Low) – 62 (High). While the recommendation for most dwellings to be constructed in the next five years to address the accommodation gap, on average, the demand exists for an additional 3-6 new dwellings per annum over the next ten years to cater for a shortage in worker housing and provide for ongoing replacement housing stock.

According to the LGA survey, the Shire of Lake Grace has 4 vacant residential serviced lots and 7 vacant unserviced Residential lots. Given the low occupancy rates in Newdegate and Lake King it is recommended that the additional dwellings be developed in the townsite of Lake Grace. The Shire has identified potential for an underutilised office development that may be retrofitted for backpacker or short-term accommodation, which may address short term key worker housing accommodation. Short to medium dwelling demand may be catered for within existing areas of town; however, brownfield infill or greenfield subdivision will be required to address continued long-term demand.

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Shire of West Arthur Housing Profile

The Shire of West Arthur currently supports 773 people, according to the 2021 ABS census data. The Shire includes four townsites of Darkan, Bowelling, Duranillin and Moodiarrup, which comprise 35% of the Shire population. The majority of the townsite population reside in Darkan (Data is unavailable for Duranillin and Moodiarrup). While the Shire population has declined since 2011, the townsite populations have remained relatively stable. The Shire population has decreased in the past 15 years by 95 people, according to the ABS 2021 census data. Table 1 below indicates a significant reduction in total dwellings. This information may be due to some ABS classification changes over time or actual activity and may need further study.

Table 1: Shire of West Arthur Population and Total Dwellings Trends 2011- 2021

Shire of West Arthur	2011	2016	2021
Population	868	809	773
Total Dwellings	490	469	376
Household size	2.4	2.3	2.2
Darkan Town site			
Population	217	228	194
Total Dwellings	122	123	120
Household size	2.2	2.2	1.8
*Bowelling Townsite			
Population		83	84
Total Dwellings		47	37
Household size		2.5	2.6
*Duranillan Townsite	No Data		
*Moodiarrup Townsite	No Data		
Townsite Population		311	278
Remaining Population		498	495

*These towns have no water supply.

Source: ABS Census Data

The 2021 ABS Statistics recorded 376 dwellings in the Shire of West Arthur, while the Shire records indicate 506 dwellings. The Shire of West Arthur recorded the greatest drop in dwellings in the 4WDL according to the ABS statistics from 2011 – 2021. Given that the Shire records are showing 500+ this seems to be a disparity in statistics. The disparity between the ABS statistics and the Shire records will need further investigation. According to the Shire records, only five building licences for dwellings have been approved in townsite areas over the past ten years. These statistics verify ABS, which identifies an average construction of 0.6 dwellings per annum in the past five years.

Table 2 shows that Band D of the WA Tomorrow Statistics correlates closely with the historical population trends for the 4WDL area, forecast in a relatively stable population base with a forecast decline of around 83 people over the next decade.

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Table 2: Shire of West Arthur Population forecast (WA Tomorrow)

WA Tomorrow Forecast (WAPC)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
West Arthur	795	795	795	795	795	789	784	778	773	767

Source: WA Tomorrow

Table 3 reveals that the percentage of the population over 65 has experienced an overall decline in the past decade, although there is increased representation in the Darkan townsite. The median age trend is increasing in the Shire of West Arthur. The 0-14 age group population has decreased marginally over the past ten years across the LGA. Household composition trends reveal a decline in the number of family households; however, an increase in lone and group households.

Table 3: Shire of West Arthur Age Profile, Household Composition and Dwelling Type (Trends 2011- 2021)

Year	2011		2016			2021		
	WA (LGA)	D (UCL)	WA (LGA)	D (UCL)	B (Suburb)	WA (LGA)	D (UCL)	B (Suburb)
Population	868	217	809	228	83	773	194	84
Median Age	44	45	47	42	47	50	52	48
Total Dwellings	490	122	469	123	39	2.2	1.8	2.6
Average Household Size	2.4	2.2	2.3	2.2	2.5	2.2	1.8	2.6
Share of Population 0-14 (%)	22.20%	19.90%	18.90%	24.40%	20.48%	17.10%	22.20%	17.86%
Share of Population 65+ (%)	18.50%	21.90%	19.10%	24.80%	14.46%	23.40%	22.70%	13.10%
Family Households	259	63	215	56	19	202	38	21
Lone Person Households	89	31	103	39	12	86	36	5
Group Households	4	0	9	4	0	8	3	0
Occupied	354	92	330	95	32	293	74	31
Unoccupied	124	29	102	20	4	41	24	6
Separate house	332	82	326	91	32	285	68	31
townhouse etc	0	0	4	4	0	6	6	0
Flat or apartment	10	11	0	0	0	0	0	0
Other dwelling	9	0	0	0	0	0	0	0

Source: ABS Census Data

The occupancy of dwellings statistics overall is higher for West Arthur than other Local Governments in the 4 WDL area, with 88% of dwellings occupied. Whilst the ABS data indicates that there is 24% vacancy rate in the town of Darkan. On ground data provided by the Shire in 2023, indicates only 10 buildings in the townsite of Darkan are vacant, four are zoned commercial and 3 are empty as a result of recent deaths (and therefore need to go through probate process). This leaves three vacant houses available for rent. One of these is a Shire house. An estimate of vacancy (and available housing) in Darkan Townsite is indicated by the Shire to be closer to 3%.

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Table 4: 2021 Shire of West Arthur Dwellings Tenure and Occupancy Trends by LGA and Townsites

Indicators	West Arthur (LGA)	Darkan (UCL)	Bowelling (Suburb)
Population	773	194	84
Total Dwellings	376	120	37
Occupied	88%	76%	84%
Unoccupied	12%	24%	16%
Owned outright	51%	44%	55%

Source: ABS Census Data

State and Local Government employees comprise 7% of the Shire of West Arthur workforce, registering 28 staff in 2021 (See Table 5).

Table 5: Shire of West Arthur % State and Local Public Sector Workforce

LGA	Total Labour Force 2022	State Government Employees	Local Government Employees	% State and Local public sector of workforce
West Arthur	428	7	21	7%

Source: ABS Census Data

Table 6: Shire of West Arthur Public Sector Workforce

Indicators	West Arthur	Rest of WA
Sum of State/Territory Government	7	26861
Sum of Local Government	21	6054
Total State and Local Public Sector	28	32915
Population	773	534,804
Public Workers per 1,000 Pop	36.2	61.5
Public Worker Oversupply(-)/Need (+)	19.6	

Source: ABS Census Data

According to the engagement outcomes (Table 7 below), GROH provides three dwellings in the Shire of West Arthur which are all leased, and does not propose the development of additional dwellings in the next four years. WACHS do not provide accommodation in the Darkan for any workers as there is no hospital. The Shire of West Arthur currently rent six houses to shire workers and eight houses to the private and public sector market. The Shire has identified the need for three additional dwellings. The stakeholder questionnaire responses for the 4WDL area generally indicate that there will not be a demand for increasing the workforce in the public sector; however, to retain and attract replacement workers will need improved access to better standard accommodation. If additional accommodation is provided and the workforce is maintained rather than increased, 42% of the public sector workforce could be accommodated.

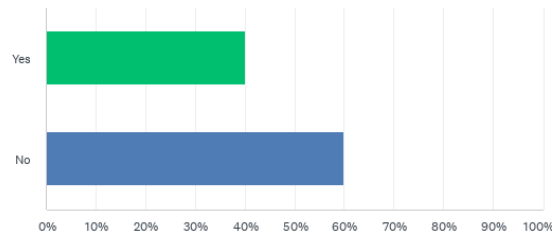
Table 7: Stakeholder Questionnaire Outcomes- Public Sector Housing for Workers

Agency	Houses rented to Workers	No. of Workers	Worker Shortage	Rented to market	Forecast Housing Need
Shire of West Arthur	6	36		8	3
GROH	3				0
Total	9				3

Appendix A Local Government Area Profiles

Figure 1: Shire of West Arthur Business Community Survey Response- Worker Shortage

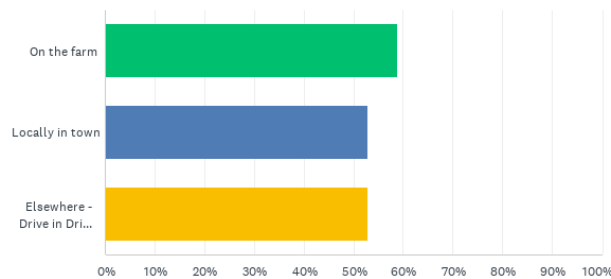
Q4 Is there a gap/shortage in your workforce?



Source: Stakeholder Outcomes Report

Figure 2: Shire of West Arthur Business Community Survey Response – Worker Living Location

Q6 Where do your workers live?



Source: Stakeholder Outcomes Report

According to the Register of Businesses, the Shire of West Arthur has around 208 businesses, with 88 businesses actively employing staff. The Community survey identified a need for an average of 1.3 additional workers for each business that needed more workers (40% of businesses). ABS census data indicates a 2.8 % unemployment rate, much lower than the WA average of 5.7%.

According to the survey responses shown in Figure 2 above, the Shire of West Arthur is representative of the trends across the 4WDL area where there is a fairly equal spread of employees who live on a farm, in town, and access work through drive-in drive-out. However, the majority of accommodation is provided in rural areas, which is different from other 4 WDL shires.

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Housing Need Assessment

The 4WDL Worker Housing Bottom-Up Demand Scenarios in the 4WDL Key Worker Housing Analysis indicate demand for additional key workers and over 55’s housing as presented in Tables 8 and 9 Below. Scenario D provides figures to support the provision of land supply over the next decade. Scenario E indicates the number of dwellings estimated to be needed currently and in the short term (5 years) to adequately support key workers in the Shire of West Arthur.

Table 8: Scenario D Shire of West Arthur Estimated Dwelling Demand 2023-2031

Estimated Dwelling Demand - West Arthur (high)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	3	8	5	16
Private Sector Worker Housing	5	5	5	15
Over 55's	5	3	2	10
Total Demand	13	16	12	41

Table 9: Scenario E - Estimated Dwelling Demand - Shire of West Arthur

Estimated Dwelling Demand - West Arthur (Conservative)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	3			3
Private Sector Worker Housing	5	5	5	15
Over 55's	3	2	0	5
Total Demand	11	7	5	23

The total number of new dwellings recorded in the Shire of West Arthur townsite areas from 2012-2021 was five, indicating an average construction of less than one dwelling per year. The estimated dwelling demand for the Shire of West Arthur to cater for Public and Private sector key workers and over 55’s requires between 23 (Low) – 41 (High). While the recommendation for most dwellings to be constructed in the next five years to address the accommodation gap, on average, the demand exists for an additional 2-4 new dwellings per annum over the next ten years to cater for a shortage in worker housing and provide for ongoing replacement housing stock.

According to the LGA survey, the Darkan townsite has 18 vacant serviced residential lots, of which twelve were sold in 2021/22 with a condition of sale that required buildings to be constructed within 3 years, therefore leaving six vacant lots in private ownership. Duranillin has nine vacant residential lots and Bowelling also has a number of vacant residential blocks, however, there is no water supply to either town and as a result development in Duranillin and Bowelling has been curtailed and is unlikely to progress in future year.

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Shire of Wagin Housing Profile

The Shire of Wagin currently supports the largest proportion of the 4WDL population, with 1791 people, according to the 2021 ABS census data. The trends for Wagin point to town-centric development. Approximately 74% of the population in the Shire of Wagin reside in the townsite of Wagin, with no current records for the population of the Piesseville townsite. The Wagin townsite has a population of 1311, experiencing a slight decline in numbers since 2011. However, the overall proportion of people living in the town of Wagin compared to the surrounding rural areas has been stable. The overall Shire population has decreased by 85 people in the past ten years, according to the ABS 2021 census data. Table 1 below indicates a reduction in total dwellings. This information may be due to some ABS classification changes over time or actual activity and may need further study.

Table 1: Shire of Wagin Population and Total Dwellings Trends 2011- 2021

Shire of Wagin	2011	2016	2021	Trends
Population	1846	1852	1761	-85
Total Dwellings	949	943	886	-63
Household size	2.3	2.2	2.2	-0.1
Wagin Townsite				
Population	1365	1358	1311	-54
Total Dwellings	713	710	704	-9
Household size	2.3	2	2	2
Piesseville Townsite	No Data			
Townsite Population		1358	1311	-47
Remaining Population		494	450	-44

Source: ABS Census Data

The 2021 ABS Statistics recorded 886 dwellings in the Shire of Wagin, while the Shire records indicate 753 dwellings. According to the Shire records, 31 building licences for dwellings have been approved in townsite areas over the past ten years. These statistics verified by ABS identify an average construction of 2 dwellings per annum in the past five years.

Table 2 shows that Band D of the WA Tomorrow Statistics correlates closely with the historical population trends for the 4WDL area, forecast in a relatively stable population base with a forecast decline of around 83 people over the next decade.

Table 2: Shire of Wagin Population forecast (WA Tomorrow)

WAPC Scenario Band D	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Shire of Wagin	1,798	1,794	1,790	1,786	1,783	1,769	1,755	1,742	1,728	1,715

Source: WA Tomorrow

Table 3 reveals that the percentage of the population over 65 has experienced an increase in the past decade. However, the median age trend is stable in the Shire of Wagin. The 0-14 age group population has decreased marginally over the past ten years across the LGA. Household composition trends reveal a decline in the number of family households; however, an increase in lone and group households.

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Table 3: Shire of Wagin Age Profile, Household Composition and Dwelling Type (Trends 2011- 2021)

W - Wagin	2011		2016		2021		Trends	
	(LGA)	(UCL)	(LGA)	(UCL)	(LGA)	(UCL)	LGA	UCL
Average Household Size	2.3	2.3	2.2	2	2.2	2	2.2	2
Share of Population 0-14 (%)	20.70%	19.40%	17.80%	15.80%	15.70%	14.20%	-5.00%	-5.20%
Share of Population 65+ (%)	19.70%	23.80%	24.70%	27.10%	27.40%	29.30%	7.70%	5.50%
Family Households	497	356	471	345	430	313	-67	-43
Lone Person Households	219	190	235	207	242	216	23	26
Group Households	11	9	17	11	21	18	10	9
Occupied	728	557	723	558	684	550	-44	-7
Unoccupied	199	138	140	89	125	99	-74	-39
Separate house	679	507	666	509	640	507	-39	-172
Semi-detached, row or terrace house, townhouse etc	43	44	40	40	38	38	-5	-5
Flat or apartment	0	0	0	0	0	0		0
Other dwelling	6	6	8	5	4	0	-2	-6

Source: ABS Census Data

The occupancy of dwellings is similar between the townsite and the Shire overall, indicating that 85% of dwellings are occupied. Interesting to note that while the 2021 census indicates 886 dwellings, the Shire’s rateable residential properties were lower at 753, representing 84% of the ABS Statistics. This information may provide a context for further investigation into declining and unoccupied dwellings.

Table 4: 2021 Shire of Wagin Dwellings Tenure and Occupancy Trends by LGA and Townsites

Indicators	Wagin (LGA)	Wagin (UCL)
Population	1761	1311
Total Dwellings	886	704
Occupied	85%	85%
Unoccupied	15%	15%
Owned outright	45%	41%
Owned with a mortgage	27%	30%
Rented	0%	0%
Rented	21%	25%
Other tenure type	4%	2%
Tenure type not stated	2%	3%

Source: ABS Census Data

State and Local Government employees comprise 9% of the Shire of Wagin workforce, registering 84 staff in 2021 (See Table 5). GROH provides 13 dwellings, ten owned, three of which are leased, and proposes the development of three additional dwellings in the next four years (See Table 7). WACHS provide two owned dwellings and rents three dwellings for staff. WACHS hasn’t any development plans; however, they have identified the need for six additional dwellings (comprising 12 rooms in the configuration of 3x2, 2x1,1x1 accommodation units). The Shire of Wagin has identified the need for one additional dwelling for Shire Staff.

Table 5: Shire of Wagin % State and Local Public Sector Workforce

LGA	Total Labour Force 2021	State Government Employees	Local Government Employees	% State and Local public sector of Workforce
Wagin	971	59	25	9%

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Source: ABS Census Data

Table 6: Shire of Wagin Public Sector Workforce

Public Sector Workforce	Wagin
Sum of State/Territory Government	59
Sum of Local Government	25
Total State and Local Public Sector	84
Population	1,761
Public Workers per 1,000 Pop	47.7
Public Worker Oversupply(-)/Need (+)	24.4

Source: ABS Census Data

According to the engagement outcomes (Table 7 below), 18 houses service the public sector staff of the Shire of Wagin, which means 21 % of Public Sector workers have housing provided. The stakeholder questionnaire responses for the 4WDL area generally indicate that there will not be a demand for increasing the Workforce in the public sector; however, to retain and attract replacement workers will need improved access to better standard accommodation. In this case, providing the suggested additional accommodation would result in 33% of the public sector workers being housed in the Shire of Wagin.

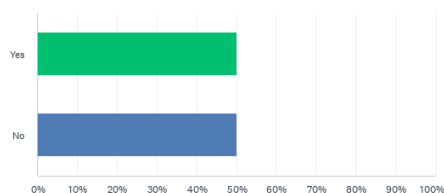
Table 7: Stakeholder Questionnaire Outcomes- Public Sector Housing for Workers

Agency	Houses rented to Workers	No. of Workers	Worker Shortage	Rented to market	Forecast Housing Need
Shire of Wagin	0	54	0	4	1
GROH	13				3
WACHS	5	24	0		6
Total	18	78	0	4	10

Source: Stakeholder Outcomes Report

Figure 1: Shire of Wagin Business Community Survey Response- Worker Shortage

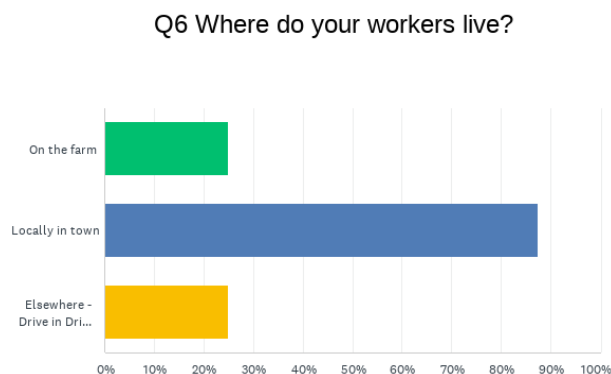
Q4 Is there a gap/shortage in your workforce?



Source: Stakeholder Outcomes Report

Appendix A Local Government Area Profiles

Figure 2: Shire of Wagin Business Community Survey Response – Worker Living Location



Source: Stakeholder Outcomes Report

Shire of Wagin has around 247 businesses, according to the register of Businesses, with 123 businesses actively employing staff. The Community survey identified a need for an average of two additional workers for each business that needed more workers (50% of businesses). ABS census data indicates a 2.5 % unemployment rate, much lower than the WA average of 5.7%.

According to the survey responses shown in Figure 2 above, The Shire of Wagin has a higher number of employees that live in town compared to the trends across the 4WDL area, where there is typically an equal spread of employees who live on a farm, in town, and access work through drive-in drive-out.

Housing Need Assessment

The 4WDL Worker Housing Bottom-Up Demand Scenarios in the 4WDL Key Worker Housing Analysis indicate demand for additional key workers and over 55’s housing as presented in Tables 8 and 9 Below. Scenario D provides figures to support the provision of land supply over the next decade. Scenario E indicates the number of dwellings estimated to be needed currently and in the short term (5 years) to adequately support key workers in the Shire of Wagin.

Table 8: Scenario D Shire of Wagin Estimated Dwelling Demand 2023-2031

Estimated Dwelling Demand - Shire of Wagin (high scenario)				
Housing Sector	Current need	Short-term 2024- 2026	Medium-term 2026-2031	Total Additional Housing
Public Sector Worker Housing	12	12	5	29
Private Sector Worker Housing	10	17	5	32
Over 55's	12	12	5	29
Total Demand	34	41	15	90

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Table 9: Scenario E - Estimated Dwelling Demand - Shire of Wagin

Estimated Dwelling Demand - Shire of Wagin (conservative scenario)				
Housing Sector	Current need	Short-term 2024- 2026	Medium-term 2026- 2031	Total Additional Housing
Public Sector Worker Housing	5	5	5	15
Private Sector Worker Housing	11	11	5	27
Over 55's	10	9	5	24
Total Demand	26	25	15	66

The total number of new dwellings recorded in the Shire of Wagin townsite areas from 2012-2021 was 31, indicating an average construction of 3 dwellings per year. The estimated dwelling demand for the Shire of Wagin to cater for Public and Private sector key workers and over 55’s in short to medium term requires between 66 (Low) – 90 (High). While the recommendation for most dwellings to be constructed in the next five years to address the accommodation gap, on average, the demand exists for an additional 6-9 new dwellings per annum over the next ten years to cater for a shortage in worker housing and provide for ongoing replacement housing stock.

With only six vacant serviced residential lots in the townsite of Wagin, additional infill, brownfield and greenfield subdivisions will need to be considered as a priority to identify sites to cater for immediate and ongoing dwelling demand. In the meantime, redevelopment of existing zoned land may be an option. The Townsite of Wagin is a priority town in the 4 WDL for further investigation into development sites.

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Shire of Williams Housing Profile

The Shire of Williams currently supports approximately 17% of the 4WDL area population. The Shire of Williams comprises the townsite of Williams and Quindanning. There is no data available for Quindanning, so the data is grouped with the remaining population. The Williams townsite in 2021 had a population of 424, representing 41% of the Shires population. According to the ABS census data, the Shire of Williams population has increased over the past ten years by 107 people. There has been an increase in the proportion of people living in towns since 2011, comprising 41% of the population. Unlike the other Shires studied, the ABS statistics indicate an increase in dwellings.

Table 1: Shire of Williams Population and Total Dwellings Trends 2011- 2021

Shire of Williams	2011	2016	2021	Trends
Population	914	981	1021	107
Total Dwellings	460	455	503	43
Household size	2.3	2.5	2.4	0.1
Williams Townsite				
Population	371	411	424	
Total Dwellings	191	186	207	
Household size	2.3	2.3	2.3	
Quindanning Townsite	No Data			
Townsite Population	371	422	424	53
Remaining Population	543	570	597	54

Source: ABS Census Data

The 2021 ABS Statistics recorded 503 dwellings in the Shire of Williams, and the rates records have 436 dwellings. According to the Shire records, the Shire of Williams has approved 26 building licences in townsite areas over the past ten years, which averages 2.9 dwellings a year. These statistics are lower than the ABS statistics on new houses, which identifies 24 dwellings, which averages 4.8 additional dwellings per annum more recently.

Table 2 shows that Band D of the WA Tomorrow Statistics correlates closely with the historical population trends for the 4WDL area, forecast in a relatively stable population base with a forecast decline of around 83 people over the next decade.

Table 2: Shire of Williams Population forecast (WA Tomorrow)

WAPC Tomorrow	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Williams	1,050	1,050	1,050	1,050	1,050	1,044	1,038	1,032	1,027	1,021

Source: WA Tomorrow WAPC

Table 3 reveals that the percentage of the population over 65 has experienced a significant increase in the past decade. The median age trend is slightly younger, with an increase in representation of the 0-14 age group population over the past ten years across the LGA. Household composition trends reveal a decline in the number of family households; however, an increase in lone and group households.

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Table 3: Shire of Williams Age Profile, Household Composition and Dwelling Type (Trends 2011- 2021)

Location	2011		2016		2021		Trends	
	Williams (LGA)	Williams (UCL)	Williams (LGA)	Williams (UCL)	Williams (LGA)	Williams (UCL)		
Population	914	371	981	411	1021	424	107	53
Median Age	43	36	43	40	41	378	-2	342
Total Dwellings	460	191	455	186	503	207	43	16
Average Household Size	2.3	2.3	2.5	2.3	2.4	2.3	0.1	0
Share of Population 0-14 (%)	20.50%	20.70%	20.20%	22.00%	21.90%	24.80%	1.40%	4.10%
Share of Population 65+ (%)	14.90%	15.90%	16.90%	18.50%	29.00%	19.40%	14.10%	4.50%
Family Households	272	104	265	89	260	94	-12	-10
Lone Person Households	90	47	80	49	95	58	5	11
Group Households	5	8	8	5	7	3	2	-5
Dwelling Occupancy							0	0
Occupied	366	160	354	149	365	156	-1	-4
Unoccupied	82	24	76	31	90	24	8	0
Dwelling Type (Occupied)							0	0
Separate house	347	145	340	135	347	140	0	-5
townhouse etc	12	12	14	14	12	12	0	0
Flat or apartment	3	3	0	0	4	0	1	-3
Other dwelling	4	0	0	0	0	0	-4	0

Source: ABS Census Data

Dwelling occupancy of 87% in the townsite of Williams is higher than Shire and 4WDL trends.

Table 4: 2021 Shire of Williams Dwellings Tenure and Occupancy Trends by LGA and Townsites

Indicators	Williams (LGA)	Williams (UCL)
Population	1021	424
Total Dwellings	503	207
Dwelling Occupancy		
Occupied	80%	87%
Unoccupied	20%	13%
Owned outright	42%	35%
Owned with a mortgage	22%	24%
Rented	0%	0%
Rented	22%	31%
Other tenure type	11%	7%
Tenure type not stated	2%	3%

Source: ABS Census Data

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State and Local Government employees comprise 10% of the Shire of Williams workforce, registering 51 staff in 2021 (See Table 5). GROH provides seven dwellings, five owned and two leased and does not propose the development of additional dwellings in the next four years. WACHS own two dwellings that accommodate staff. WACHS haven't any development plans; however, identify the need for one additional home. The Shire of Williams currently rent four houses to Shire staff and one house to the private and public sector market. The Shire has identified the need for two additional dwellings for Shire Staff.

Table 5: Shire of Williams % State and Local Public Sector Workforce

LGA	Total Labour Force 2022	State Government Employees	Local Government Employees	% State and Local public sector of workforce
Williams	509	26	25	10%

Source: ABS Census Data

Table 6: Shire of Williams Public Sector Workforce

Public Sector Workforce	Williams
Sum of State/Territory Government	26
Sum of Local Government	25
Total State and Local Public Sector	51
Population	1,021
Public Workers per 1,000 Pop	50.0
Public Worker Oversupply(-)/Need (+)	11.8

Source: ABS Census Data

According to the engagement outcomes (Table 7 below), ten houses service the public sector staff of the Shire of Williams, meaning that 19% of Public Sector staff are accommodated. The stakeholder questionnaire responses for the 4WDL area generally indicate that there will not be a demand for increasing the workforce in the public sector; however, to retain and attract replacement workers will need improved access to better standard accommodation. In this case, providing the suggested additional accommodation would result in housing 29% of the public sector workers in the Shire of Williams.

Table 7: Stakeholder Questionnaire Outcomes- Public Sector Housing for Workers

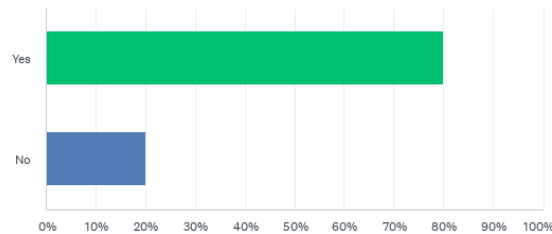
Agency	Houses rented to staff	Number of employees	Staff Shortage	Staff renting Housing	Rent to Agencies or private	Forecast need and gaps for staff housing
Shire of Williams	5	31		4	1	2
GROH	5					2
WACHS	0	6	0	Not sure		1
Current demand	10					5

Source: Stakeholder Outcomes Report

Appendix A Local Government Area Profiles

Figure 1: Shire of Williams Business Community Survey Response- Worker Shortage

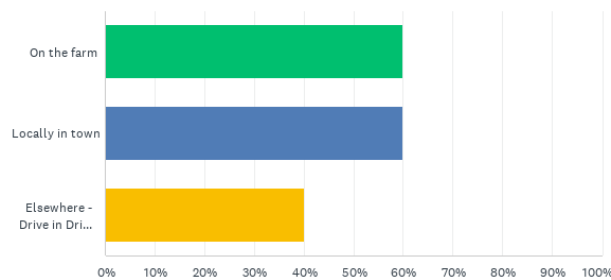
Q4 Is there a gap/shortage in your workforce?



Source: Stakeholder Outcomes Report

Figure 2: Shire of Williams Business Community Survey Response – Worker Living Location

Q6 Where do your workers live?



Source: Stakeholder Outcomes Report

According to the Register of Businesses, the Shire of Williams has around 182 businesses, with 82 businesses actively employing staff. The Community survey identified a need for an average gap of 1.3 workers for each business that needed more workers (80% of businesses), which equates to 66 additional workers required to cover the worker shortage. ABS census data indicates a 2.9% unemployment rate, much lower than the WA average of 5.7%, which may indicate why businesses are registering a shortage of workers. The ABS statistics show that ten people are unemployed in the Shire.

According to the survey responses shown in Figure 2 above, The Shire of Williams is representative of the trends across the 4WDL area, where there is a fairly equal spread of employees who live on a farm, in town, with a slightly smaller proportion of employees that drive in drive out.

Housing Need Assessment

The 4WDL Worker Housing Bottom-Up Demand Scenarios in the 4WDL Key Worker Housing Analysis indicate demand for additional key workers and over 55's housing as presented in Tables 8 and 9 Below. Scenario D provides figures to support the provision of land supply over the next decade.

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Scenario E indicates the number of dwellings estimated to be needed currently and in the short term (five years) to adequately support key workers in the Shire of Williams.

Table 8: Scenario D Shire of Williams Estimated Dwelling Demand 2023-2031

Estimated Dwelling Demand - Williams (high)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026- 2031	Total Additional Housing
Public Sector Worker Housing	8	7	5	20
Private Sector Worker Housing	10	10	8	28
Over 55's	4		2	6
Total Demand	22	17	10	54

Table 9: Scenario E - Estimated Dwelling Demand - Shire of Williams

Estimated Dwelling Demand - Williams (low)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	5	0	4	9
Private Sector Worker Housing	8	5	4	17
Over 55's	2	2	4	8
Total Demand	15	7	8	34

The estimated dwelling demand for the Shire of Williams to cater for Public and Private sector key workers and over 55's in short to medium term requires between 34 (Low) – 54 (High). While the recommendation for most dwellings to be constructed in the next five years to address the accommodation gap, on average, the demand exists for an additional 4-6 dwellings per annum over the next ten years to cater for a shortage in worker housing and provide for ongoing replacement housing stock.

According to the LGA survey, the Shire of Williams has 32 vacant residential serviced lots and 43 unserviced residential zoned lots. Short to medium-term demand may be facilitated by serviced Residential Lots in town. Servicing options for other zoned unserviced land may meet demand through the brownfield subdivision.

Appendix A Local Government Area Profiles

Shire of Woodanilling Housing Profile

The Shire of Woodanilling currently supports approximately 8% of the 4WDL area population. The Shire of Woodanilling population is 448, according to the 2021 ABS census data, with approximately 46% of the population residing in the Woodanilling townsite. The Shire population has increased in the past ten years by 29 people, according to the ABS 2021 census data. Table 1 below also indicates an increase in total dwellings.

Table 1: Shire of Woodanilling Population and Total Dwellings Trends 2011- 2021

Shire of Woodanilling	2011	2016	2021	Trends
Population	419	409	448	29
Total Dwellings	205	204	221	16
Household size	2.5	2.4	2.5	0
Woodanilling Townsite				
Population	No data	170	207	
Total Dwellings		101	110	
Household size		2.1	2.1	
Townsite Population		170	207	37
Remaining		239	241	2

Source: ABS Census Data

The 2021 ABS Statistics recorded 221 dwellings in the Shire of Woodanilling. According to the Shire records, 19 building licences for dwellings have been approved in townsite areas over the past ten years. The ABS statistics on new houses identify an average of 1 dwelling per annum in the past five years.

Table 2 shows that Band D of the WA Tomorrow Statistics correlates closely with the historical population trends for the 4WDL area and indicates a relatively stable forecast population in the future.

Table 2: Shire of Woodanilling Population forecast (WA Tomorrow)

WA tomorrow forecast	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Woodanilling	472	476	480	484	488	484	480	476	472	468

Source: WA Tomorrow (WAPC)

Table 3 reveals an increase in the median age and the percentage of the population over 65 in the past decade. The 0-14 age group has declined over the decade across the LGA. Woodanilling has experienced growth in all household types.

Appendix A Local Government Area Profiles

Table 3: Shire of Woodanilling Age Profile, Household Composition and Dwelling Type (Trends 2011- 2021)

	2011	2016		2021		Trends	
	Woodanilling (LGA)	Woodanilling (LGA)	Woodanilling (Suburb)	Woodanilling (LGA)	Woodanilling (Suburb)	LGA	UCL
Population	419	409	170	448	207	29	37
Median Age	39	43	49	45	54	6	5
Total Dwellings	205	204	101	221	110	16	9
Average Household Size	2.5	2.4	2.1	2.5	2.1	0	0
(%)Share of Population 0-14	26.50%	21.20%	15.00%	21.40%	15.80%	-5.10%	0.80%
(%)Share of Population 65+	13.10%	13.40%	20.40%	21.60%	29.50%	8.50%	9.10%
Family Households	118	108	42	119	49	1	7
Lone Person Households	37	42	24	44	29	7	5
Group Households	3	3	3	7	3	4	0
Occupied	156	156	74	161	81	5	7
Unoccupied	48	36	16	47	20	-1	4
Separate house	154	153	71	161	81	7	10
townhouse etc	3	0	0	0	0	-3	0
Flat or apartment	0	0	0	0	0	0	0
Other dwelling	0	3	3	0	0	0	-3

Source: ABS Census Data

The occupancy of dwellings is similar between the townsite and the Shire overall, indicating that 77% of dwellings are occupied.

Table 4: 2021 Shire of Woodanilling Dwellings Tenure and Occupancy Trends by LGA and Townsites

Location	Woodanilling (LGA)	Woodanilling (Suburb)
Occupied	77%	80%
Unoccupied	23%	20%
Owned outright	50%	44%
Owned with a mortgage	22%	32%
Rented	0%	0%
Rented	15%	20%
Other tenure type	12%	4%
Tenure type not stated	0%	0%

Source: ABS Census Data

State and Local Government employees comprise 8.4% of the Shire of Woodanilling workforce, registering 17 staff in 2021. (See Table 5).

Appendix A Local Government Area Profiles

Table 5: Shire of Woodanilling % State and Local Public Sector Workforce

LGA	Total Labour Force 2022	State Government Employees	Local Government Employees	% State and Local public sector of Workforce
Woodanilling	206	5	12	8%

Source: ABS Census Data

Table 6: Shire of Woodanilling Public Sector Workforce

Indicators	Woodanilling
Sum of State/Territory Government	5
Sum of Local Government	12
Total State and Local Public Sector	17
Population	448
Public Workers per 1,000 Pop	37.9
Public Worker Oversupply(-)/Need (+)	10.6

Source: ABS Census Data

GROH and WACHS do not own or provide worker housing in Woodanilling. According to the engagement outcomes (Table 7 below), The Shire of Woodanilling currently rent three houses to Shire staff and eight to the private and public sector market. The Shire has identified the need for ten additional dwellings for Shire workers. Three houses service the public sector staff (Shire Staff) of the Shire of Woodanilling, which means that 18.75% of Public Sector staff have accommodation supplied. Should additional accommodation be provided as suggested in Table 7 below and the workforce maintained rather than increased, then 81% of the public sector workforce could be accommodated.

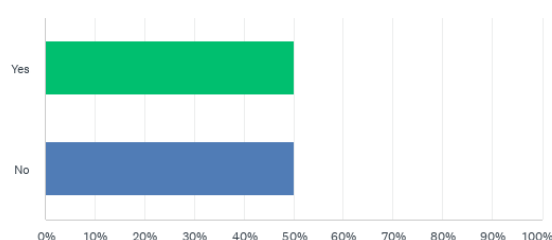
Table 7: Stakeholder Questionnaire Outcomes- Public Sector Housing for Workers

Shire	Houses rented to staff	Number of employees	Staff Shortage	Staff renting Housing	Rent to agencies or private	Forecast need/gaps
Shire of Woodanilling	11	16	0	3	8	10

Source: Stakeholder Outcomes Report

Figure 1: Shire of Woodanilling Business Community Survey Response- Worker Shortage

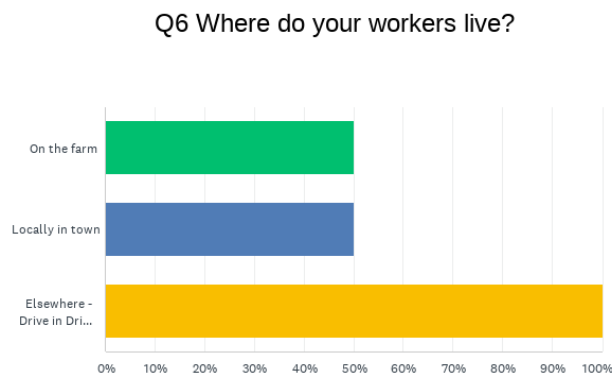
Q4 Is there a gap/shortage in your workforce?



Source: Stakeholder Outcomes Report

Appendix A Local Government Area Profiles

Figure 2: Shire of Woodanilling Business Community Survey Response – Worker Living Location



Source: Stakeholder Outcomes Report

According to the Register of Businesses, the Shire of Woodanilling has around 89 businesses, with 36 businesses actively employing staff. The Community survey identified a need for an average of 1.3 additional workers for each business that needed more workers (50% of businesses). ABS census data indicates a 2.8% unemployment rate, much lower than the WA average of 5.7%, which may indicate why businesses are registering a worker shortage.

According to the survey responses shown in Figure 2 above, the Shire of Woodanilling has the highest proportion of key workers that drive in and drive out compared to the trends across the 4WDL area, where there is typically an equal spread of employees who live on a farm, in town, and access work through drive-in drive-out.

Housing Need Assessment

The 4WDL Worker Housing Bottom-Up Demand Scenarios in the 4WDL Key Worker Housing Analysis indicate demand for additional key workers and over 55’s housing as presented in Tables 8 and 9 Below. Scenario D provides figures to support the provision of land supply over the next decade. Scenario E indicates the number of dwellings estimated to be needed currently and in the short term (5 years) to adequately support key workers in the Shire of Woodanilling.

Table 8: Scenario D Shire of Woodanilling Estimated Dwelling Demand 2023-2031

Estimated Dwelling Demand - Woodanilling (high estimate)				
Housing Sector	Current need	Short- term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	6	4		10
Private Sector Worker Housing	8	9	3	20
Over 55's	4		2	6
Total Demand	18	13	5	36

Appendix A Local Government Area Profiles

Table 9: Scenario E - Estimated Dwelling Demand - Shire of Woodanilling

Estimated Dwelling Demand - Woodanilling (conservative)				
Housing Sector	Current need	Short term 2024- 2026	Medium term 2026-2031	Total Additional Housing
Public Sector Worker Housing	3	3		6
Private Sector Worker Housing	4	3	3	10
Over 55's	2	1		3
Total Demand	9	7	3	19

The estimated dwelling demand for the Shire of Woodanilling to cater for Public and Private sector key workers and over 55’s in short to medium term requires between 19 (Low) – 36 (High). While the recommendation for most dwellings to be constructed in the next five years to address the accommodation gap, on average, the demand exists for an additional 2-4 new dwellings per annum over the next ten years to cater for a shortage in worker housing and provide for ongoing replacement housing stock.

According to the LGA survey, the Woodanilling townsite has 45 vacant residential serviced lots and 22 vacant unserviced residential lots. The existing serviced residential lots in town may cater for demand without considering land release.

Appendix B – KWA Literature Review

Key Worker Housing Analysis: Literature Review of relevant documentation by LGA

Title	Purpose/Background	Relevant Principles and Provisions
Shire of Wagin		
<p>Shire of Wagin Strategic Community Plan 2020 - 2030</p>	<p>The Shire of Wagin reviewed the SCP in August 2022. This community plan provides the overarching guidance and mandate for the Shire of Wagin activities, services and functions to meet the needs and aspirations of ratepayers and the wider community.</p>	<p>The key focus areas include:</p> <ul style="list-style-type: none"> • Economic Development • Buildings and Infrastructure • Community Services and Social Environment • Town and Natural Environment Council Leadership <p>Community Strategic Vision</p> <p>‘Wagin is a community where individuals, families and businesses can invest and prosper, preserving the safe, affordable and inclusive country lifestyle and ensuring that Wagin is a place people like to live in and visit’</p> <p>Shire of Wagin services include:</p> <ul style="list-style-type: none"> • Hospital with Emergency department • Medical Centre • Aged Care facility • Royal Flying doctor • Wagin District High school until Year 10 <p>Relevant extracts from SCP in table 1 below:</p> <p>1.0 Economic Development</p> <p>1.5 Explore affordable accommodation for workers.</p> <ul style="list-style-type: none"> • Support the attraction and retention of small business and housing of key workers in the region • Diverse business community with housing for key workers • Progress on development initiatives <p>2.0 Buildings and infrastructure</p> <p>2.7 Upgrade of staff housing as a recruitment and retention strategy for Shire CEO/Council. Appropriate accommodation for key shire staff</p> <p>Progress of upgrade strategies</p> <p>2.9 Investigate future housing and expansion for tourist and other attractions.</p> <p>3.0 Community Services and Social Environment</p> <p>3.3 Housing, Job and training especially for young people.</p>

Appendix B – KWA Literature Review

Title	Purpose/Background	Relevant Principles and Provisions
<p>Shire of Wagin Town Planning Scheme (TPS) No.2</p>	<p>Shire of Wagin TPS No. 2 was gazetted in 1999</p> <p>** Each Local Government Scheme in the 4WDL are has similar definitions and zones which are standard. Each Schemes definition and use class terms may differ slightly. This Literature review will not review detail that is similar for each Local Government.</p>	<p>Section 2.2 Local Reserves include:</p> <p>(d) Civic and Community</p> <p>(i) To provide for a range of community facilities which are compatible with surrounding development; and Page 8</p> <p>(ii) To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, <u>accommodation for the aged</u>, and other services by organisations involved in activities for community benefit.</p> <p>(e) Social Care Facilities</p> <p>(i) Civic and community facilities which specifically provide for a range of essential social care facilities such as <u>accommodation for the aged</u>, aged care, youth camps, childcare facilities and indigenous care.</p> <p>ZONES (1) Zones are shown on the Scheme Map according to the legend on the Scheme map.</p> <p>The Scheme has 5 zones including Residential, Commercial, Service Commercial, General Industry, Rural</p> <p>- (a) Residential Zone (a) The Residential zone is to be used primarily for single houses on separate lots. (b) Other uses listed in Table 2 may be permitted at the discretion of the local government if they are considered to be an integral part of the residential environment and where the local government is satisfied that they will benefit the community and not result in being a nuisance</p> <p>Relevant use classes</p> <p>aged & dependent persons dwelling -means a dwelling designed for the accommodation of aged or dependent persons and may incorporate appropriate provisions for the special needs of their prospective occupants</p> <p>ancillary accommodation means self contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot</p> <p>cabin means a dwelling forming part of a tourist development or caravan park that is - (a) an individual unit other than a chalet; and (b) designed to provide short-term accommodation for guests</p> <p>caretaker’s dwelling means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.</p> <p>Chalet means a dwelling forming part of a tourist development or caravan park that is - (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) designed to provide short-term accommodation for guests</p> <p>Guest house means a dwelling or part of a dwelling occupied by a person but containing rooms used to accommodate short-term guests for hire or reward. (Guest house has permissibility to be located in Commercial zone also)</p> <p>serviced apartment means a group of units or apartments providing – (a) self-contained accommodation for short-stay guests with no guest accommodated for periods totaling more than 3 months in any 12 month period; and (b) any associated reception or recreational facilities.</p> <p>short-term accommodation means premises providing temporary accommodation, either continuously or from time to time with no guest accommodated for periods totaling more than 3 months in any 12 month period.</p> <p>There is no specific term for key worker or worker accommodation.</p>
<p>Shire of Wagin Local Planning Policy</p>	<p>To provide clear parameters in relation to the Shire of Wagin’s employee housing.</p>	<p>Group 1 Executive Housing – 2 Executive Houses</p> <p>Group 2 Other Staff Housing – 5 Other Houses</p>

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Title	Purpose/Background	Relevant Principles and Provisions
<p>- A20 Employee housing Policy (Date)</p>		
Shire of West Arthur		
<p>Shire of West Arthur Strategic Community Plan 2017-2027</p>	<p>This document is the Shire’s principal 10-year strategy and planning document and guides the development of other plans.</p>	<p>Values Safety - We will have at the forefront of all operations and future developments, the safety of our people and environment. Sustainability - We will make decisions based on the long-term sustainability of the Shire of West Arthur. Vibrancy - We will support and encourage a vibrant community and economy. Pro-active - We will be pro-active and innovative in order to respond and adapt to a changing world. Viability - We will maintain the viability of the Shire through good governance and supporting local businesses and agriculture</p> <p>Section 4.0 Community engagement outcomes summarized that ‘More housing and accommodation would make the Shire a better place live.’ The community would also like the Shire to focus on:</p> <ul style="list-style-type: none"> • Increasing population. • Actively support economic growth and job creation including part time and full time and options for youth <p>The SCP Six Key Themes include the following relevant goals: <i>Community Wellbeing Goal 1 –</i> The Shire of West Arthur will be a safe and enabling place to live with a strong sense of identity and a thriving, active culture Outcome 1.2 - People of all ages have the support they require to live and participate in the community. <ul style="list-style-type: none"> • Affordable housing will be available to enable people to live in our community. <i>Local Economy Goal 2 –</i> The Shire of West Arthur will be a vibrant, sustainable, and growing community with active business and agricultural sectors and well-maintained infrastructure. Outcome 2.1 - The business community will be DYNAMIC, GROWING AND DIVERSE providing employment and economic benefit to the Shire. <ul style="list-style-type: none"> • Light industrial land and infrastructure will be developed to promote light industry development Outcome 2.3 - The community will have a GROWING POPULATION which will support new business development <ul style="list-style-type: none"> • The Shire will be an appealing and attractive place to move to. • There will be a range of short stay accommodation options for visitors to use encouraging them to stay in and explore the Shire. • The Shire will be promoted to people outside of the Shire as a fantastic place to visit and live. • There will be a range of residential and lifestyle options available <i>Built Environment Goal 3 –</i> The Shire of West Arthur will have well maintained infrastructure that supports the community and the economy. <i>Governance and Leadership Goal 5 –</i></p>

Appendix B – KWA Literature Review

Title	Purpose/Background	Relevant Principles and Provisions
<p>Shire of West Arthur Local Planning Scheme No.2 (May 2007)</p>	<p>This Local Planning Scheme of the Shire of West Arthur consists of this Scheme Text and the Scheme Maps. The Scheme Text should be read with the Local Planning Strategy for the Shire.</p>	<p>Through strong leadership and responsible, ethical management the best outcomes will be achieved in partnership with the people of the Shire.</p> <p>The Shire of West Arthur Scheme No.2 includes 5 zones:</p> <ul style="list-style-type: none"> • Residential • Commercial • Industrial • Rural Residential • Rural <p>Town site of Darkan includes –</p> <ul style="list-style-type: none"> • Residential zoned area is generally a density of R12.5. • Approximately 35 Rural Residential Lots. • Range of Recreation and Open space reserves, Railway and Public purpose reserves. • Commercial and Industrial zones. <p>Townsite of Dowelling – comprises 11 rural residential lots and street block of Residential R10, with a range of Public Purpose lots. Adjacent to State Forest and Railway reserve.</p> <p>Dooranillin Townsite– Includes 20 Residential R10 lots, and a Rural Residential area, and several Commercial lots and public purpose and Public Open Space.</p> <p>Moodiarrup Townsite - includes 10 Residential R10 lots, 3 commercial lots, and 3 public Purpose reserves according to the scheme maps.</p>
<p>Shire of West Arthur Local Planning Strategy November 2006</p>	<p>The Local Planning Strategy is expected to be a central feature of the scheme setting out the Councils general aims and intentions for future long-term growth and change. Whereas the Scheme has a five-year time scale, the strategy may look ahead 10-15 years.</p> <p>The Local Planning Strategy will be particularly valuable in helping to guide and control pressures for change, which could affect the rural economy and environment. The strategy will lay down guidelines for the future pattern of settlement.</p>	<p>Relevant extracts from the Strategic Plan</p> <p>5.1 Rural Land - Recognizes the potential for creation of Homestead lots subject to criteria including having access to a constructed road.</p> <p>Strategic Plan for Darkan:</p> <p>(a) <u>Residential</u></p> <p>Existing residential lots in town adequate for population increase over next 5 years. The predominant form of residential development will be for single houses, however there may be opportunity for grouped dwellings where the land is suitable for effluent disposal. Darkan does not have reticulated sewerage and is not identified as a priority for this service.</p> <p>(b) <u>Rural Residential</u></p> <p>Existing subdivided lots predominantly in the western section are included in this classification. The land is already subdivided into small holdings and has potential for change of use predominantly for rural – residential or hobby farms. Subdivision of the larger lots in this area could occur, with a recommended minimum lot size of 2 hectares. All the lots to be created by subdivision should be serviced with reticulated water supply for domestic consumption.</p> <p><u>5.3 Rural Residential Land</u></p> <p>The Council wants to promote lifestyle choice and population growth in the district. It support development of lot 3 of 56.7 hectares off the Quindanning- Darkan Road, just to the northwest of the town. The Scheme proposed Lot 3 includes in the Rural Residential Zone for subsequent subdivision into rural small holdings.</p>

Appendix B – KWA Literature Review

Title	Purpose/Background	Relevant Principles and Provisions
Shire of Williams		
Shire of Williams Strategic Community Plan- Revised 2020	The Shire of Williams Strategic Community Plan reflects a vision for the future and is the principal strategic guide for future planning and activities going forward.	<p>A strategic objective has been developed for each of the four identified key areas of community interest:</p> <ul style="list-style-type: none"> • Economic • Social & Cultural • Land Use & the Environment • Civic Leadership (previously known as Organizational Performance) <p><i>To support industry and business development through the development of sustainable infrastructure and investment opportunities</i></p> <p>OUTCOME 1- Develop infrastructure and investment that is sustainable and an ongoing legacy to the Shire. ED 1.1 Develop and promote the Marjidin Industrial Estate to offer affordable and appropriately serviced lots. ED 1.3 Promote land availability within the Shire for residential, industrial and commercial development. ED 1.3 Promote land availability within the Shire for residential, industrial, and commercial development. ED 1.4 Encourage business and community groups’ initiatives to promote the Shire as a place to live, work, play and invest ED 1.5 Advocate, promote and encourage industrial development that will offer employment opportunities for our community. ED 1.6 Consider future land acquisition for the Shire for recreation, commercial, residential, or industrial purposes OUTCOME 2 To have appropriate levels of housing to cater for population retention and growth. ED 2.1 Plan and develop relevant aged housing suitable to meet needs of growing population. ED 2.2 Investigate the feasibility of the establishment of short term, backpacker accommodation ED 2.3 Promote and support the availability of accommodation suitable for young people, families, and retirees. OUTCOME 3 Effective collaboration and shared services with other relevant Local, State and Federal Government agencies, industry, and community organizations CL 3.1 Participate in, and actively collaborate with, the 4WDL Voluntary Regional Organization of Councils on resource sharing opportunities. CL 3.2 Foster, nurture and develop strategic alliances with local governments, Major industry, and government agencies.</p>
Shire of William Town Planning Scheme No.2		Williams town site includes a range of Residential zone densities including R2, R10, 12.5, R 20 and R30. A range of Rural Residential zones, a ribbon of Commercial development, and Industrial zones. Large areas of Public Purposes. Quindanning Townsite is large made up of lots reserved for Public purpose. Includes a couple of lots zoned Residential R5 and 4 lots zoned Residential R2.5. Schedule 4 of the Scheme outlines the subdivision and development provisions for each of the rural residential areas.
Shire of Woodanilling		
Shire of Woodanilling Strategic Community Plan 2012-2022	In 2022 the Shire of Woodanilling will be a Shire that is energetic and progressive with a strong connection to its community	<p><i>Community Facilities & Community Well Being</i></p> <ul style="list-style-type: none"> • To provide facilities and amenities that meet the communities needs and expectations within Council’s ability to fund from rates and external sources • To ensure access to high quality facilities and services that the community is proud to use and promote.

Appendix B – KWA Literature Review

Title	Purpose/Background	Relevant Principles and Provisions
	<p>and environment. It will be a Shire that embraces its independence and encourages the sustainable development of the natural environment through ways that value the cultural heritage and sense of place provided by living in Woodanilling.</p>	<ul style="list-style-type: none"> • To deliver a quality of life to our residents that is based upon sound environmentally sustainable principles and is socially productive & growing. <p><i>Environment</i></p> <ul style="list-style-type: none"> • To protect and enhance the key natural and cultural assets of the Shire. <p><i>Civic Leadership Law and Order, Customer Service & Governance</i></p> <ul style="list-style-type: none"> • To attract and retain quality Councillors and Staff. • To have Councillors who are trained and qualified in their roles and responsibilities • Within the scope and ability of the Council, provide a safe and crime free community. • To be responsive to the expectations of our clients and users in the area of customer service • To promote excellence in customer service. <p><i>Economic Roads & Transport</i></p> <ul style="list-style-type: none"> • To maintain a quality road transport network which is safe and accessible to all users <p>Theme 1 Social CF.10 Community Housing – development of social and affordable housing, including housing for the well-aged.</p>
<p>Shire of Woodanilling District Zoning Scheme No 1</p>		<p>Woodanilling townsite includes a range of low density residential, (R2 – R10) and local Rural lots.</p> <p>Local Rural Zone - To provide for a mix of residential and business-related uses in a rural setting which achieves a high standard of visual amenity, facilitates landscape protection and conservation and will not cause land use conflicts or adverse impacts on the amenity and character of the zone.</p> <p>The Local Rural zone provides opportunity for a range of residential type uses. 5.12.9 The development of more than one single dwelling house within the Local Rural zone requires the approval of Council.</p> <p>The Scheme includes a definition ‘Transient Workforce accommodation’</p> <p>“transient workforce accommodation” means a dwelling for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractor’s camp and dongas.</p>
<p>Shire of Dumbleyung</p>		
<p>The Shire of Dumbleyung Strategic Community Plan 2022-2032</p>	<p>‘Transforming our Future by Delivering Jobs & Growth’</p> <p>The new Shire of Dumbleyung Strategic Community Plan intends to tackle issues of gradual decline in population and the economy head on. It has been prepared as a basis for shifting the dial in a positive socio-economic growth direction. It is an action-based</p>	<p>The Strategic Community Plan Vision is to ‘Transform the Dumbleyung Shire Economy to Deliver Jobs & Population Growth’.</p> <p><i>Small and Medium Enterprise (SME) Business Enhancement Plan</i></p> <p>The Shire of Dumbleyung has a reasonably strong SME sector given its population size. A barrier to encouraging additional trades and professional operators is the lack of key worker housing. The same employee attraction and retention challenge is faced by the farming sector.</p> <p>Dumbleyung operates in a ‘failed market’. Meaning the market value of new housing infrastructure is usually worth less than the cost of building the same. Banks and lending institutions do not allow lenders to borrow funds to build new housing infrastructure unless they have a significant deposit e.g. upwards to 50%.</p> <p>Government intervention is required to underwrite a program to increase the number of new 3x2 and 4x2 housing stock in both towns which would also accommodate teachers and police. The Shire could own and lease out these dwellings once developed, creating an additional revenue source for the Shire</p>

Appendix B – KWA Literature Review

Title	Purpose/Background	Relevant Principles and Provisions
	<p>Plan that has specific projects and initiatives identified, all of which aim to make a significant difference to the Shire of Dumbleyung economy (and community).</p> <p>This Plan will become the primary strategic roadmap for the Dumbleyung Shire Council to focus its attention and resources towards pursuing activities that will drive economic growth thereby assuring our community's future.</p> <p>This is a proactive, project and activity based Strategic Community Plan. It is the combination of the Plan in its entirety that needs to be achieved if the future of Dumbleyung is to be assured.</p>	<p>Another barrier facing increased business attraction into both towns is a lack of developed commercial land for light industrial use. Funds are required to establish serviced blocks in both towns and/or industrial shed infrastructure to further entice lower cost entry new business growth opportunities. The establishment of a SME Business Enhancement Plan would flesh out these projects and other business support opportunities e.g. business networking and professional development forums.</p> <p><i>Dumbleyung Short Stay Accommodation Plan</i></p> <p>There is a significant shortage in quality short term (overnight) accommodation options in Dumbleyung. With the aim for Dumbleyung to become a tourism destination, visitors will need to be accommodated during their stay. Unless this accommodation shortfall is addressed, visitation will predominately become day trip experiences resulting in significant lost economic opportunity.</p> <p>The Shire is in a good position to identify suitable land holdings within the Dumbleyung township that offers sufficient size and location to establish a private or publicly owned lodging. Once a suitable land allotment has been identified, the Shire would determine the best arrangements to progress including site access, planning, scoping, design and promotion. This could also include resolving any tenure issues if access is constrained.</p>
Shire of Dumbleyung Local Planning Scheme No.1		The Town sites of Dumbleyung and Kukerin include a range of zonings including Industrial, Commercial, Local Rural Zone, Residential zone with a range of densities supported with split coding R10/30. No specific definition of worker accommodation.
Shire of Lake Grace		
The Shire of Lake Grace Strategic Community Plan 2017 - 2027	This Plan outlines how the Shire will, over the long term, work towards a brighter future for the Shire of Lake Grace community as it seeks to achieve its vision inspired by the community's aspirations for the future. Looking to the future, the Strategic Community Plan will influence	<p><i>Economic Objective - A prosperous agricultural based economy, supporting diversification of industry</i></p> <p>A strategically focused, unified Council functioning efficiently. Topics are cross referenced with Strategic Outcomes</p> <p>Community housing 1.2.1 2.1.1 4.1.2 Employee housing 3.1.1 4.2.3 Independent living units 2.1.2 2.2.2</p> <p>Outcome 1.2 A diverse and prosperous economy 1.2.1 Advocate for improved communications and support infrastructure 1.2.2 Support local business and promote further investment in the district</p>

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Title	Purpose/Background	Relevant Principles and Provisions
	<p>how the Shire uses its resources to deliver services to the community. The Plan forms the primary driver for all other planning undertaken by the Shire.</p>	<p><i>Social Objective A valued, healthy and inclusive community and life-style</i> Declining population was identified as a threat with its potential for a negative impact on volunteer groups and the community. The sporting and community facilities across the district are highly valued with a desire for further maintenance and development. Outcome 2.1 An engaged, supportive, and inclusive community 2.1.1 Community services and infrastructure meeting the needs of the district 2.1.2 Maintain and support the growth of education, childcare, youth and aged services <i>Leadership Objective Strong governance and leadership, demonstrating fair and equitable community values</i> Outcome 4.2 An efficient and effective organization</p>
<p>Shire of Lake Grace Local Planning Scheme No.4 (Gazetted in 2007)</p>		<p>Lake Grace Townsite includes a range of zones Service Commercial, General Industry, Rural Residential and Residential zone with a density of predominantly R20. Newdegate Townsite includes General Industry, Service Commercial, Commercial and Residential R20 land. The town surrounded b local scheme reserves including conservation and recreation and a range of public purpose. Lake King townsite is includes General Industry, Commercial and two street blocks of Residential R20 zoned land. Varley Townsite is largely General Industry zone surrounded by General Agriculture zone, Six commercial zoned lots, and 19 Residential lots zoned R20.</p>
<p>Shire of Lake Grace Local Planning Strategy June 2007</p>		<p><i>4.2.2 Housing</i></p> <p><i>Key Issues, Planning Implication and Position Statements – Residential land</i></p> <ul style="list-style-type: none"> • Despite a population decline the number of dwellings has increased mostly due to the decrease in average household size over the past 30 years. Should this trend continue even if populations continue to decline sufficient serviced residential land is needed to address the demand. • Ageing population is expected to increase the demand for centrally located higher density residential development. • Demand for housing varies according to economic conditions. When the economy is strong there is a shortage of housing in all townsites and therefore there is need for sufficient supply of suitably zoned and serviced land – particularly if a new industry is established. • A significant portion of the housing stock is dated and in need of replacement. Some housing providers are planning for sale of old stock and development of new stock on vacant land in townsites. There is need to provide opportunity for the redevelopment and consolidation of existing residential areas where old housing stock is proposed particularly centralized to town. <p><i>Vision/Objectives</i> To ensure a sufficient supply of suitably zoned and serviced residential land in each of the Shire’s main settlements to accommodate future housing growth and to provide for housing choice and variety in neighborhoods with a community identity and high levels of safety, accessibility and visual amenity.</p>

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Title	Purpose/Background	Relevant Principles and Provisions
		<p><i>Strategies</i></p> <ul style="list-style-type: none"> • Direct majority of new housing in the Shire to Lake Grace, Newdegate, Lake King and Varley townsites. • Ensure sufficient amount of suitably zoned a serviced Residential land in each of the Shires main townsites which provides a wide choice of lot sizes and housing types to suit the needs of all sectors of the community including that required to accommodate the elderly in convenient and central locations. • Continue to support public housing in each of the main settlements. <p><i>Actions (include the following)</i></p> <ul style="list-style-type: none"> • Support the development of innovative housing options for the elderly such as transportable granny flats • Work with Homes west and the Government Employee Housing Authority to plan for the provision of additional housing in the Shires main settlements. (Ongoing) • Continue to pursue a housing development program for Council Staff, aged persons and joint venture community housing as provided for in the Shire of Lake Grace Principles Activities Plan (July 2002 and June 2007) (ongoing) <p><i>4.3.2 Commerce and Industry</i></p> <p>Summarised as: The variety of commercial enterprises and industrial activities in the Shire of Lake Grace service the agricultural sector located towns. Current shortage of zone and serviced industrial land constraining economic growth. ‘Vision- Development of a diversified range of commerce and industry in appropriate locations which provides significant employment opportunities and reduces the local economy’s dependency upon the agricultural sector.’</p> <p><i>Strategies include</i></p> <ul style="list-style-type: none"> • Direct the majority of new commercial and industrial development to the Lake Grace, Newdegate, Lake Kind and Varley townsites to build upon existing infrastructure in these settlements and maximize efficiencies of operation and economies of scale. • Ensure that sufficient amounts of commercial and industrial land are provided in appropriate locations in each of the shires main settlement sot accommodate new commercial and industrial activities. • Address the current critical shortages of suitably zoned and serviced industrial land in the Lake Grace and Newdegate townsites. • There are eight gazette townsites in the Shire of Lake Grace. Lake Grace , Newdegate, Lake King and Varley are the only ones that have been substantially developed with most development having occurred in the last 40 years. The remaining townsites have not been developed to any great extent and are not proposed to be developed any further in the future. <p>Lake Grace is District Service Centre Newdegate, Lake King and Varley area Local Service Centres. The local planning strategy outlines in detail the potential areas in each townsite for review and redevelopment opportunities and indicates the development areas on each respective Townsite Development strategy.</p>
Relevant or Associated Strategic Documents		

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Title	Purpose/Background	Relevant Principles and Provisions
<p>Short Stay Tourism Accommodation Plan</p> <p>Shires of Wagin, West Arthur, Dumbleyung & Lake Grace</p> <p>August 2022</p>	<p>The study was to report on:</p> <ul style="list-style-type: none"> Existing tourism accommodation facilities in each Shire (i.e. supply). The quality of existing tourism accommodation facilities benchmarked against industry standards. Gaps in quality and/or quantity within short stay tourism accommodation. The potential overnight market if increased and/or improved quality accommodation facilities were established in each Shire (i.e. demand). The potential economic impacts (benefits), and The estimated cost to establish new or expanded short stay tourism accommodation (SSTA) in each Shire. 	<p>This report provides recommendations and an action plan to assist the Shires to advocate for investment and development of improved SSTA to grow tourism and the economy.</p> <p>Economic Impacts</p> <p>The potential economic impacts from LGA investment in SSTA are significant. Each Shire could potentially benefit from 2-4 new tourism jobs, 1-2 new non-tourism jobs, additional visitor spend of \$2.0~\$3.0M, and between 4,000~18,000 additional visitors. Preliminary analysis of investment in SSTA indicates a positive benefit-cost ratio and a positive net present value, which supports advancing to business cases, grant applications and land planning.</p> <p>Recommendations</p> <p>Recommendations are aimed at increasing the quality and quantity of SSTA to stimulate growth in visitation, enterprise development, and the opportunity to re-position WWDL’s tourism offering. Action plans for each Shire and WWDL are presented for implementation commencing 2022-23.</p> <p>Observations on WWDL’s Existing Supply of Short Stay Accommodation</p> <ul style="list-style-type: none"> 66% of WWDL’s bed capacity is caravan park-campgrounds; 25% of the bed capacity is hotel-motel; Adding new or improved 3-star hotel-motel facilities, or ‘boutique’ scale 3-star tiny homes /designer pods would increase med-high budget visitors and significantly grow visitor expenditure and employment across the region. Lake Grace and Wagin host 73% of the region’s short stay bed spaces. Adding park cabins, B&B’s, holiday homes/rooms and hotel-motel expansions would help grow med-high budget visitors and increase expenditure and employment in the towns of Lake Grace and Wagin. West Arthur and Dumbleyung have the lower bed capacity, dominated by caravan parks-campgrounds, and limited hotel-motel capacity. Adding new or refurbished ‘quality’ hotel-motel, park cabins, B&B’s and lodge-backpacker facilities would grow visitation to the towns and improve support for hospitality and services. Lake Grace has a ‘near-full complement’ of short stay accommodation, with a distinct gap in lodge / backpacker facilities. It does have some of the ‘newer’ accommodation facilities affording higher standards to visitors. The addition of ‘quality’ lodge-backpacker (e.g. worker facility), expanded caravan park with cabins, more holiday homes / B&B’s and campgrounds would enable significantly higher growth in visitors WWDL could add a collection of tiny homes / designer pods spread across the region, located at picturesque or tranquil sites, and leverage the ‘high quality’ facilities to attract a larger share of med-high budget visitors, while dispersing visitors across the region (i.e. showcasing natural advantages such as lakes, rocks, vistas, serenity & nature). <p>The report suggests a total of additional short stay accommodation over the WWDL area including:</p> <ul style="list-style-type: none"> 65 Motel Rooms 45 Hotel Rooms 21x2 bedroom park cabins 12 x1 Designer Pods 65 Caravan Sites 30 Campsites

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Title	Purpose/Background	Relevant Principles and Provisions
		<p>The report provides action plans for each LGA/town to provide these facilities. Overall the Report reveals an economic benefit of additional visitors based on increasing the number of beds by 354 over 10 years, included a combined visitor and flow on spend of 17 million dollars as a result.</p>
<p>Building the good life Foundations of Regional Housing Regional Housing Institute May 2022</p>	<p>This document, Building the Good Life: Foundations of Regional Housing, aims to assist policymakers, industry and regional leaders to establish placed-based initiatives rather than take a 'one-size-fits-all' approach to address the current pressures being felt in many regions.</p>	<p>Using key statistical data, the analysis found six clusters of housing markets, five of which are predominantly rural and regional markets. The six groupings are:</p> <ol style="list-style-type: none"> 1. Stalled: (Small, inland and low-cost) 2. Volatile: (Small, low-cost and volatile) 3. Stable: (Mid-sized, agricultural - Murray- Darling - stable) 4. Coastal: (Larger, average-cost, coastal QLD and WA) 5. Growth Zone: (Peri-urban, urban, major regional cities) and 6. Most Expensive: (Sydney and Melbourne) <p>Building the Good Life: Foundations of Regional Housing confirms that the five regional housing markets are distinctive – not only in relation to capital city markets, but also in relation to each other – with many marked by a significant risk of market failure. The result – as illustrated by the literature – is that regional housing is often unaffordable in particular for low-income earners. The challenges in regional housing are also potentially an impediment to economic growth.</p> <p>Research firmly points to the conclusion that Australia will be a stronger, more prosperous nation if our regions are stronger. To optimise growth in regions, the recommendations of Building the Good Life: Foundations of Regional Housing include:</p> <ul style="list-style-type: none"> • Collecting timely statistics on housing need (including supply and demand) and housing conditions generally in rural and regional areas; • Improving the promotion and targeting of housing initiatives to rural and regional centres; <p>The nature and scale of market failure in regional housing markets is both substantial and profoundly impactful. It has a number of dimensions, including:</p> <ul style="list-style-type: none"> • The total absence in many places of available housing for incoming workers to a country town or other regional settings; • Sustained unaffordable housing, resulting in poor living conditions and – potentially – overcrowding; • Long commuting times for workers in some regional centres, forced by price to live some distance from their place of work; • Under-investment in the housing stock, resulting in under maintained dwellings and housing that is a risk to human health; and • The decline of some housing markets results in property owners 'trapped' and unable to realise the capital they have invested in their home.

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Title	Purpose/Background	Relevant Principles and Provisions
		<p>Sweden, Finland, Denmark and Norway, stalled housing markets have been linked to lost development opportunities, population loss, an ageing of the existing population and the loss of young people, as well as a housing stock that is either declining in value or abandoned.</p> <p>Previously published work reviewed for this project focused on the steps that should be taken by Australian governments to better address the housing needs of Australians living in regional settings, these included:</p> <ul style="list-style-type: none"> • Recognising that housing affordability is a major challenge for particular groups in rural and regional Australia. • Introducing specialist finance for rural and regional areas in need of ‘top up’ assistance; • Focusing on the ageing of local populations – , generating growing demand for well-located, smaller-scale, medium-density and often low-cost housing; • ‘Activation’ of local housing markets by State and Local governments; • Boosting local employment prospects in these regions, and thereby raising the demand for and affordability of housing; • Collecting timely statistics on housing need (including supply and demand) and housing conditions generally in rural and regional areas; • Improving the promotion and targeting of housing initiatives to rural and regional centres; • Designing housing programs in ways that meet the needs of regional centres. This may mean the development of programs that require smaller budgets and have less onerous application processes. <p>Stalled Markets policy considerations</p> <p>The low (if not ‘stalled’) level of development activity arises because: local demand is of insufficient scale to warrant a local building and development industry; and, construction costs exceed the low average value of local housing, thereby constraining any local access to housing finance.</p> <ul style="list-style-type: none"> • With no local industry to add to and update the existing stock, the impetus of such development rests with local households who face constrained access to finance. A Regional New Home Loan Guarantee (see RAI Discussion Paper, Building the Good Life) should be considered for these kinds of markets. • <u>Relevant stakeholders – councils, community housing providers, build-to-rent operators or state governments – may consider aggregating housing demand over several communities to create sufficient scale to bring about housing development that is commercially feasible.</u> • Modular, offsite, lower-cost housing construction should be considered to reduce the costs and constrained trade labour availability associated with building in-situ in these more remote locations. • State and Federal policy makers can consider overseas examples of strategies and actions to both incentivise and enable rural and regional local governments to take positive steps to encourage additional housing provision.

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Title	Purpose/Background	Relevant Principles and Provisions
		<ul style="list-style-type: none"> State and local policy makers can consider developing strategies focused on enabling older people living in rural and regional areas to age in place – current housing mix in this cluster provides few options to ‘downsize’ to medium-to-higher density (unit or townhouse) dwellings. <p>All levels of government – Federal, State and Territory and, Local governments – as well as investors, industry and regional leaders have a role to play in responding to and alleviating regional housing market pressures. This report – its typology of regional housing markets and the associated policy considerations – is designed to assist stakeholders to be effective in addressing the challenges faced by regional housing markets.</p> <p>Failure to recognise the distinct regional housing markets in Australia and respond accordingly will see the current pressures continue to escalate, resulting in current residents being priced out of the market in some clusters, regional economic growth constrained, a further tightening of the rental market, and the most vulnerable in our community bearing the brunt of the housing challenge.</p>
<p>Building the Good Life</p> <p>RAI Discussion Paper: Meeting the demand for regional housing</p> <p>2021</p>	<p>This discussion paper highlights the different drivers of housing problems in different parts of regional Australia. These different drivers mean that the responses, too, need to be tailored to each region if they are to be effective.</p>	<p>The shortage in regional housing is constraining local economic growth and development, preventing regions from meeting their full potential and contributing to the post-COVID recovery. There are jobs going unfilled simply due to a lack of suitable housing.</p> <p>Housing shortages are present not only in high-growth regions but right through to smaller (typically inland) areas where population growth has been minimal, if not negative. <u>In this second type of regional housing market, activity has stalled because of the small scale of these markets and because local households face constrained access to housing finance. These regions also face issues with the overall quality of local stocks, again due largely to constrained access to finance. The RAI estimates this issue affects at least 20 per cent of regional (mainly inland) local government areas (LGAs).</u></p> <p>Smaller local governments (in areas where private development isn’t occurring) often lack the financial capacity to invest in local housing infrastructure. Local governments should consider accessing funds (concessional loans, grants and equity investments) from National Housing Finance and Investment Corporation’s (NHFIC)’s lending facility, the National Housing Infrastructure Fund, for local housing infrastructure to accelerate new housing supply.</p> <p>CREATING SCALE, ATTRACTING INVESTMENT Regional communities can take action locally to overcome this issue of small scale. <u>Groupings of regional LGAs can aggregate new housing demand across their regions to create scale that may be sufficient to attract commercial housing investment and development.</u> Specifically, aggregated demand for housing can be translated into an investment opportunity through an appropriate investment vehicle.</p> <p>Australian Housing and Urban Research Institute (AHURI) research suggests that an unlisted residential property fund is one such vehicle to attract institutional or private-equity investment. Institutional and private equity investors are increasingly open to investing in housing as the returns (the rents) have the potential to provide a sufficient and stable income stream. In attracting this type of investment, the structure of the fund is critical, as well as its management (it must be managed by an experienced fund manager). The actual properties and tenancies borne out of the investment</p>

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Title	Purpose/Background	Relevant Principles and Provisions
<p>Foundations for a Stronger Tomorrow State Infrastructure Strategy Housing Chapter Government of WA /Infrastructure WA July 2022</p>	<p>This Strategy focuses on areas that require the greatest level of government attention and investment: homelessness, social and affordable housing, and regional housing.</p>	<p>need to be managed by an experienced property manager. Finally, the returns – the rental yields – must also be sufficient</p> <p>The following paragraphs are quoted or summarized from the Housing Chapter and are relevant in providing context the KWA.</p> <ul style="list-style-type: none"> • The availability, affordability and appropriateness of housing was consistently raised as a high-priority issue in the regions, heightened by buoyant economic conditions and the impacts on their ability to attract and retain a skilled workforce. In response, a new sub-recommendation draws attention to the need for government intervention in certain regional areas. • The availability of fit for purpose key worker and government officer housing is critical to respond to service need, and positively contribute to regional economic activity and livability. Housing is an important, and often limiting, factor in attracting and retaining employees to regional areas who, in turn, support local economic activity and deliver government and community services such as health, policing and education. • The WA Housing Strategy 2020–2030 defines affordable housing as housing that households on low to moderate incomes can afford to access, while meeting other essential living costs. • A lack of affordable rental housing targeting key and essential workers, including childcare, retail, service industry, tourism and agricultural workforces, impacts on service delivery and the overall economy. It is an area of particular concern for regional housing sector stakeholders. Key worker housing has been provided by state and local government and CHOs, but this occurs on a discrete, project basis rather than through formal programs. • Many factors contribute to regional housing market failures in these locations, including inconsistent land supply, high costs of living and development, more transient community members seeking access to rentals rather than homes to purchase, limited investor pools and more difficult commercial project and purchaser lending criteria. Consequently, many regional areas are reliant on government participation through land development activity, as well as other interventions such as through housing delivery and management programs. • The state government provides affordable rental housing to government officers and some non-government organisation employees through its regional officer housing programs, and a related home ownership incentive scheme. The Department of Communities owns, manages and leases around 5,100 Government Regional Officer Housing (GROH) properties for key public sector workers in over 250 regional locations across WA. Just over half are owned, and the other half are leased. Officer housing is also owned and managed on a smaller scale by other state agencies, including by the WA Country Health Service, WA Police and Main Roads WA. <p>The significant proportion of government employee housing, while essential for meeting service delivery needs, can sometimes contribute to local housing market distortions. In some locations, employers, including local government and resource, tourism and agricultural businesses, provide housing or housing subsidies as a component of employment conditions. There are many smaller businesses, however, for whom this is not possible. Government participation in housing non -government key workers also occurs, on a discrete project basis.</p> <p>Recommendations Regional housing plans</p>

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Title	Purpose/Background	Relevant Principles and Provisions
		<p>Place-based analysis of housing needs, conditions, market activity and active housing programs and providers is critical to understanding and appropriately responding to housing priorities. The preparation and periodic refreshment of housing plans will enable strategic, targeted housing outcomes for each region.</p> <p>Recognising the challenges of housing across regional areas, these housing plans will be useful for capturing the unique housing drivers in cities, towns and communities across WA. The housing plans will provide a consistent evidence base to apply to future investment proposals, housing programs, local planning instruments and land and housing supply.</p> <p>Data that informs the housing plans should be maintained and be accessible for use by stakeholders. The plans should:</p> <ul style="list-style-type: none"> • be prepared for each WA region, including the Perth metropolitan area • reflect and respond to settlement patterns, with a focus on regional centres • respond to community, housing, land supply and economic characteristics, barriers and opportunities • capture government and non-government housing activity, providers, asset types and programs • provide a vehicle to engage with the local community, stakeholders and service provider priorities and perspectives • establish meaningful place-based housing targets and objectives • inform asset management, including dwelling type and number, as well as renewal and maintenance activities, which in turn, will improve future strategic asset plans and business cases • influence future housing sector strategies and policies, procurement and project delivery models. • include housing program data to inform provision of supporting wraparound services. <p>Recommendation 71</p> <p>Improve long-term planning and inform infrastructure investment for social and affordable housing by:</p> <ol style="list-style-type: none"> a. preparing and publishing 10+ year regional housing plans for each WA region, including the Perth metropolitan area, to provide a consistent evidence base and drive better housing outcomes across the state, to be refreshed at least every 5 years b. conducting an initial regional housing plan pilot to resolve housing data coordination and management challenges, define requirements and establish methods of stakeholder input. <p>Regional housing outcomes</p> <ul style="list-style-type: none"> • Housing market conditions are such that government participation in land supply and housing provision is essential in some regional locations. • For these communities, the lag between identification of need and the prioritisation of a suitable program response can be a source of great frustration and local disruption, both socially and economically. • The availability of fit for purpose key worker and government officer housing is critical to respond to service need, and positively contributes to regional economic activity and liveability.

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Title	Purpose/Background	Relevant Principles and Provisions
		<ul style="list-style-type: none"> • Government participation in housing key non-government workers should be considered only where significant local housing issues warrant a discrete project response. However, there are opportunities to more holistically consider where and how government should intervene, and the costs and benefits of a range of models that could be applied. Options could include accelerated land supply, financing and partnering opportunities and direct housing provision. Greater clarity about roles and responsibilities across government will enable more timely development of any future projects, and the exploration of innovative partnerships would assist timely responses. The availability of sustained social and affordable housing investment and mechanisms in appropriate locations will also influence the need for discrete key worker projects in the future. <p>Respond to the need for affordable and available housing in regional areas by:</p> <ol style="list-style-type: none"> a. establishing the principles, criteria and models for government housing intervention in regional locations that are demonstrating market failure, informed by regional housing plans. b. independently reviewing all regional officer housing assets and programs across the public sector, including the Government Regional Officer Housing program. c. investigating innovative models for implementation that would provide high-quality regional officer and other key worker housing, while managing the cost to government.

4WDL Worker Housing Analysis

STAKEHOLDER ENGAGEMENT

- Summary of Outcomes

NOVEMBER 2022



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2. Stakeholder Engagement Activities	2
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Appendices

Appendix A: Summary of Business Community Survey Outcomes

Appendix B: Summary of Business Community Survey by Shire

Appendix C: Summary of LGA Survey

Appendix D: LGA Survey Outcomes in Excel

1. Stakeholder Engagement Objectives

Objectives of the Communication Framework in preparation for the Key Worker Housing Analysis (KWA) are to:

- Inform recommendations from stakeholder representation as engaged through the process.
- Engage effectively with relevant stakeholders to collect qualitative data to support and expand on findings from quantitative data. Stakeholders include the VROC Shires, The Wheat belt Development Commission, State Government Service Agencies, Local businesses, and Industry.
- Recognise and strengthen the shared values and processes between stakeholders.
- That all stakeholders understand their role under the engagement framework (Table 1), which includes:
 - Informing
 - Consulting
 - Involving
 - Collaborating
 - Empowering
- Create a portal for ongoing communication with stakeholders.
- Avoid misinformation or speculation.
- Improve efficiency with study timeframes.
- Provide accurate information about the study outcomes.
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Document and collate feedback to inform study recommendations.
- Provide a transparent process and consistent messages to engender confidence within/in the VROC/4WDL subregion.

2. Stakeholder Engagement Activities

Stakeholder engagement underpins the project outline.

Table 1: Stakeholder Groups

Groups	Consultation Level - keywords	Communication methods/Terms of Reference
<p>Project Control Group –</p> <ul style="list-style-type: none"> • Wheatbelt Development Commission officers • Shire of Dumbleyung CEO • Consultants <p>(Project Management)</p>	<p>Involve Collaborate</p>	<ul style="list-style-type: none"> • Confirm Project Process and Content • Confirm Objectives • Develop Key messages • Emails/Phone calls/Teams calls/Meetings • Teams Presentation • Confirm Recommendations • WDC to engage and seek support for State Government agency feedback on key worker housing demand and gaps for the next ten years (immediate and forecast).

<p><u>VROC Working Group</u></p> <ul style="list-style-type: none"> • Shire of Dumbleyung • Shire of Wagin • Shire of Lake Grace • Shire of West Arthur • Shire of Williams • Shire of Woodanilling <p>(Steering Group)</p>	<p>Inform Involve Consult Collaborate Empower</p>	<p>Provide data, local knowledge and other technical information. Complete the survey/Questionnaire. All LGA's to engage local businesses and other key workers (& community stakeholders) to seek housing gap and expected key worker housing demand information for the next ten years (immediate and forecast) Emails/ and phone calls Teams Meeting/ Presentation</p>
<p><u>State Agency/ Service Agency Stakeholders</u></p> <ul style="list-style-type: none"> • WA Country Health Services • Department of Community Services - GROH teams (representing WA Police, Education and Community) • Western Power • Water Corporation • Department of Planning Lands and Heritage • Development WA (RDAP) 	<p>Inform Consult Involve</p>	<p>Building awareness Gather views/information Emails/ and phone calls Feedback</p>
<p><u>Business Community Stakeholders</u></p> <ul style="list-style-type: none"> • Industry • Farming • Commercial • Not for Profit • List to be developed by each Shire 	<p>Inform Consult</p>	<p>Gather views/information Survey Emails/phone calls Feedback</p>

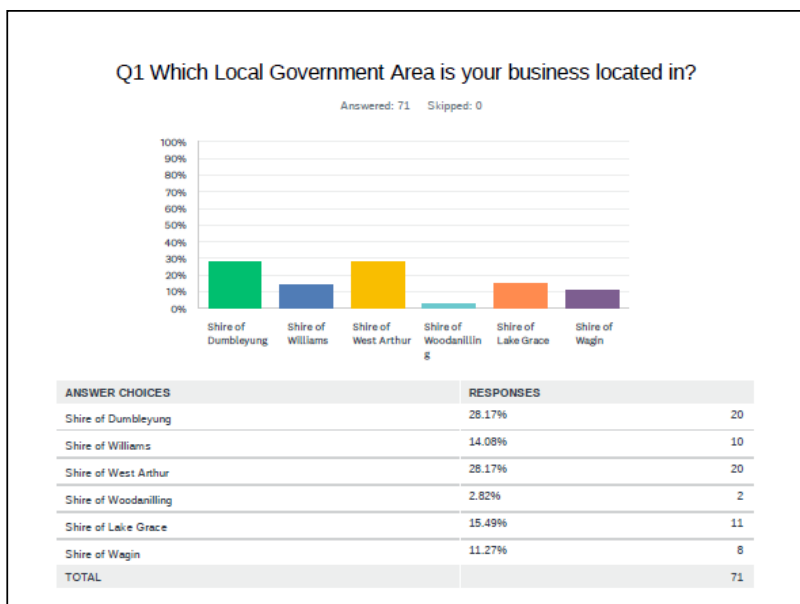
The collection of data informing Key Worker Housing Analysis was through the following engagement processes:

- Business Community Key Worker and Housing Survey (Business Community Stakeholders)
- Local Government Key Worker and Housing Survey (VROC working group)
- State Agency Stakeholder Questionnaire

3. Business Community Key Worker and Housing Survey Outcomes

The Business Community Survey (BCS) commenced on 18 October 2022 and ended at the close of business on 7 November 2022, with seventy-one responses received from across the 4WDL Shires.

Figure 1: Representation of Survey Responses by LGA



The BCS targeted business owners and farmers to help understand current worker and housing levels and identify any gaps. The Survey also sought information on housing provision and standards and included twelve questions in Table 2.

Table 2: Business Community Survey Questions and response rate

Business Community Survey Questions		Response Rate
Question 1	Which Local Government Area is your business located in?	71
Question 2	Name of Business/Farming Enterprise	69
Question 3	How many workers do you employ?	70
Question 4	Is there a gap/shortage in your workforce?	71
Question 5	If Yes to question 4 above, how many additional workers do you need?	46
Question 6	Where do your workers live?	67
Question 7	What are the housing needs or gaps for your employees?	63
Question 8	Does your Business supply housing/accommodation for your workers?	69
Question 9	If your business/farm supplies worker housing, please indicate the number and type of accommodation.	48
Question 10	Generally, do you consider that the condition and standard of the housing stock meet your employee's needs?	55
Question 11	If the answer to question 10 is Dissatisfied, please comment on what you consider is needed to meet the housing needs.	37
Question 12	What are the inhibitors for investing in housing infrastructure for your workers?	56

A summary of the Survey by each question is in Appendix A. Appendix B includes the summary for each Local Government. The Key Worker Housing Needs Analysis will include a comparative data analysis. This report will present a summary and findings.

Number of Workers and Workforce gaps

Most of the businesses that responded identified a gap in their workforce.

Figure 2: 4WDL Workforce shortages

Q4 Is there a gap/shortage in your workforce?

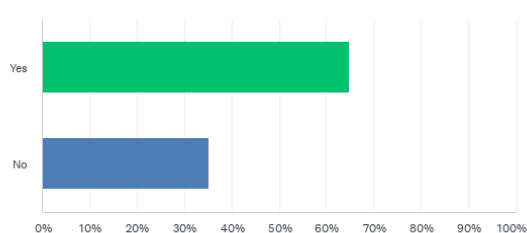


Table 3 below is the aggregate summary of responses to Question 2, Question 3 and Question 5, which helps to identify the number of employees and additional workers currently needed.

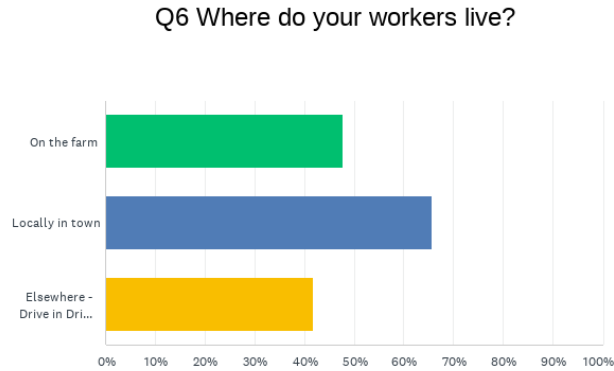
Table 3: Business Community Current Workers and Workforce gaps by Shire

Businesses in Local Government Area	Number of workers employed in the Shire through Businesses	How many additional workers do you need?	Number of Businesses Responding
Shire of Dumbleyung	122.5	25	20
Shire of Lake Grace	70	19	11
Shire of Wagin	66	7.5	8
Shire of West Arthur	151.5	18	20
Shire of Williams	88	20	10
Shire of Woodanilling	12	2	2
Total	510	91.5	71
The average number of employees per business	7.2	1.3	

Housing Supply, Location and Condition

According to the survey results, most workers live locally in town, with a high representation of workers living on a farm and driving in and out.

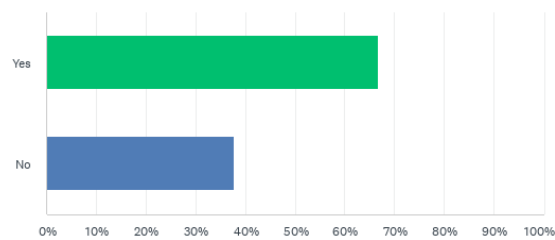
Figure 3: Location of Worker Accommodation



Question 8 responses revealed that 66% of businesses provide housing for their workers.

Figure 4: Business-supplied Housing for Workers

Q8 Does your Business supply housing/accommodation for your workers?



Nearly half of the respondents provide housing for workers on farms, with around 30% on properties owned by the employer or the business in town, and approximately 20 % rent accommodation for workers. Some businesses provide several houses or rooms to accommodate staff. Business owners consider that more than half the workers are dissatisfied with the conditions and standard of the housing stock provided. However, it revealed that 47% of workers might be satisfied with their living arrangements.

Comments from business owners regarding housing needs for workers in order of frequency of response include:

1. More short-term worker housing is needed/as short-stay accommodation for seasonal workers.
2. Lack of availability of any housing.
3. Attractive housing options to suit a family and couples with backyards.
4. More rental availability is needed for smaller housing units/townhouses for single workers
5. Replace or upgrade older accommodation. Modernise houses.

6. Housing people in caravan parks or in dongas is undesirable.

The Inhibitors for Investment in Housing Infrastructure

The question was, 'What are the inhibitors for investing in housing infrastructure for your workers?' Below is a summary of the fifty-six comments received from the business community. The range of inhibitors is described with the most frequently mentioned in order being:

1. High cost of building
2. Lack of availability of property and building materials
3. Lack of Capital/Finance for investment

Table 4: Inhibitors for Housing Investment - Summary of key themes (separate Appendices for the detail in that one)

Key Theme	Type of comments	F
Lack of Capital/Financial	Investment needs to go to other areas of the business first.	12
	As a business owner would need a capital return on the investment	
	Available Capital	
	would be over-capitalising to build more on farm	
	It's more of a divestment than an investment.	
Cost	Limited revenue streams	23
	Building Cost	
	Ongoing cost	
	The price of transportable accommodation on the farm, together with power supply, plumbing etc...It all adds up. Buying housing in town is expensive and the quality of housing is not great	
Availability of Property and materials	Rising farming costs	15
	Lack of affordable blocks or housing	
Approvals	Availability of Materials	2
	Difficult Approvals Process	
Inadequate Availability of Trades	Lack of options and restrictions on what can be placed on blocks	9
	Tradies to fix problems or builders to aid in repairs on additions	
No incentive	time frame of getting accommodation built	2
	no incentive to invest in housing and accommodation on farm or off farm. There are tax incentives and grants to build sheds/fences/water storage but not accommodation. Yes maintenance on Non-Primary residents is a tax offset but it isn't enough to undergo a massive overhaul/replacement of accommodation or invest in building more.	
Connection to Services	Devaluation of housing in rural areas once constructed	2
	Connection to power & water is also very expensive and limits where you can build (unless you go off-grid which is an expensive exercise).	
Location/Access	Distance from town and keeping workers because of this fact	3
Lack of Town Amenity	positive direction and more enthusiasm from local shire / business owners and all rate payers towards how the town presents, assist and reduce red tape for building infrastructure within the town boundary.	2

	They found housing difficult to source and had to live out of town a little on a farm. This was fine as they had 2 cars but for some people this may pose a problem	
Standard of Accommodation to purchase/lease	better accommodation for them to feel valued and excited about going to work when they are in a comfortable housing infrastructure	5
	Lack of suitable housing in town for workers or public officers, professional staff or teachers 1	
	More families would be great too and so the need is for bigger houses as well as units.	
Housing Maintenance	the way housing/accommodation is treated, with the nature of some of the employees, I would not invest in housing any supply it. Dongas are sufficient and the best fit for the nature of our business	1
Seasonal Workers	It's only required seasonally for mulesing and accommodation other times is required for workers but depends on the number of lease blocks we farm thus this determines the number of workers needed and accommodation required.	2
Declining Population	why invest in bricks and mortar in a town that generally has a declining population.	3
	No capital growth in housing	

4. Local Government Key Worker and Housing Survey Outcomes

The 4WDL Worker Housing Survey – Local Government Information supported the data collection process from each local government in the 4WDL. All six Shires completed the Survey to the extent that information was available.

Table 5: 4WDL Worker Housing Survey Questions

4WDL Worker Housing Survey – Local Government information	
Question 1	Which LGA do you represent?
Question 2	Based on rates information how many dwellings are located in residential zones?
Question 3	Based on rates information how many dwellings are located in Rural areas?
Question 4	Based on rates information how many dwellings are located in other zones?
Question 5	Based on building licence statistics, please provide the number of dwellings approved in townsite/residential areas each year since 2012.
Question 6	Based on building licence statistics provide the estimated development cost (and year) for the 10 most recent dwellings constructed.
Question 7	List known vacant or underutilised land parcels in townsite areas. Please list the location (lot details) and indicate on mapping the following details of the vacant or underutilised land.
Question 8	Are Shire owned properties rented out?
Question 9	What is the current weekly market rental value for Shire properties? Please list properties and associated rental values in the comment box below.
Question 10	Please list the main commercial/industrial businesses in the Shire to be forwarded the LGA led Business Community Survey (details of Survey to be provided for circulation)
Question 11	What are the current housing needs and gaps for Shire workers? What are the estimated future needs going forward 10 years?
Question 12	In your opinion what is one major inhibitor restricting the investment in new housing in your Shire?

A summary by LGA is included in Appendix C. Appendix D is a series of tables summarising the responses, some of which are discussed below.

Number of Dwellings and Building Trends

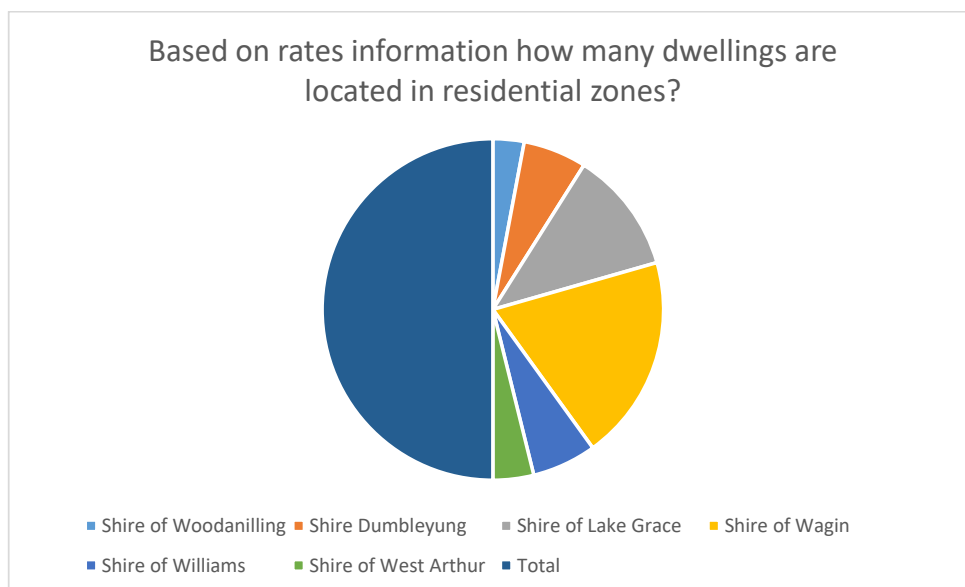
The responses to Questions 2-4 are summarised in Table 6 below.

Table 6: 4WDL Total Dwellings based on LGA Rates data

Which LGA do you represent	Based on rates information how many dwellings are located in residential zones?	Based on rates information how many dwellings are located in Rural areas?	Based on rates information how many dwellings are located in other zones?	Total Dwellings
Shire of Woodanilling	95	Not provided	0	95
Shire Dumbleyung	193	177	0	370
Shire of Lake Grace	373	548	42	963
Shire of Wagin	626	127	0	753
Shire of Williams	196	204	36	436
Shire of West Arthur	124	380	2	506
Total	1607	1436	80	3123

Table 6 above shows that 51 % of total dwellings are in residential zones. Figure 5 below identifies the development spread between townsites within the 4WDL area.

Figure 5: Dwellings in Residential zones and Building Trends



Building activity in the 4WDL area is documented from building licence statistics. Based on these statistics, the number of dwellings approved in the 4WDL Shires has averaged 11.5 per annum since 2012.

Table 7: Building approvals in Residential Areas.

Dwellings approved in Residential/Townsite areas 2012- 2021											
Local Government	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
Shire of Woodanilling				1	2	4	3	6	0	3	19
Shire Dumbleyung	6	2	0	0	3	0	0	1	0	1	13
Shire of Lake Grace	1	1	4	2	4	0	2	1	3	3	21
Shire of Wagin	4	5	2	2	8	1	1	2	1	5	31
Shire of Williams	4	6	4	1	0	0	1	2	4	4	26
Shire of West Arthur	0	0	0	0	2	1	1	1	0	0	5
Total Building Licences Approved	15	14	10	6	19	6	8	13	8	16	115

Figure 6 below confirms that the majority of residential accommodations developed in the 4WDL are single dwellings. The average cost per dwelling is shown in Table 8 below. Details of individual development costs and trends by the Shire are included in Appendix D. The figures and graphs below indicate a steady increase in building costs associated with single houses and the dominance of single houses being the preferred form of development.

Figure 6: Percentage of Housing Typology

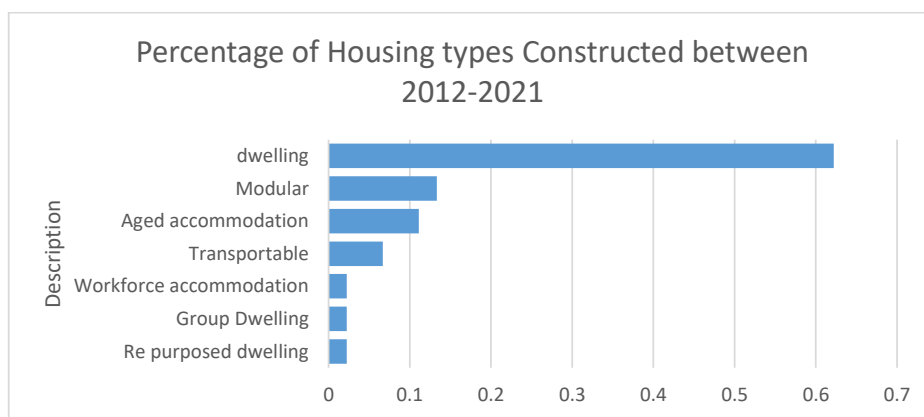
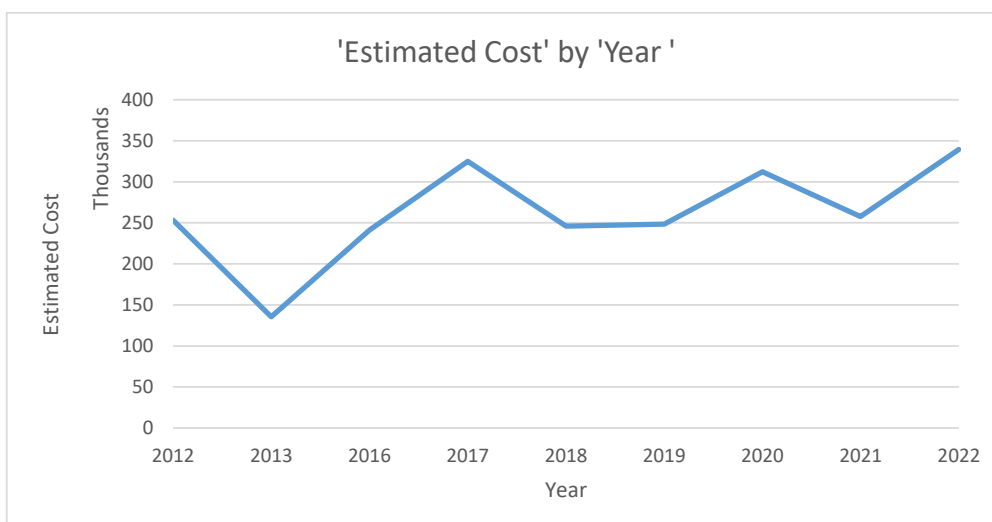


Table 8 provides a combined average estimated spend per accommodation unit (the majority being a single dwelling) based on construction cost estimated on the building licence. This table indicates a steady price increase since 2012, with an average spending per dwelling of \$330,000 in 2022. This figure may be higher for high-end 4x2 brick or modular homes and much less for a 2x1 aged person accommodation. See the relevant Appendices.

Table 8: 4WDL Average Cost per dwelling by year

4WDL Average 'Estimated Cost' for one unit of residential accommodation by year	
Year	Average of Estimated Cost
2012	\$253,333
2013	\$135,500
2016	\$241,250
2017	\$325,000
2018	\$245,920
2019	\$248,539
2020	\$312,285
2021	\$257,594
2022	\$339,389

Figure 7: Cost of Housing from 2012- 2022



Rental Trends and Rental Market Value of Shire Property

According to the survey results, 80% of Shire properties are rented to Shire employees, state agencies or privately

Figure 8: Percentage of Shire properties rented

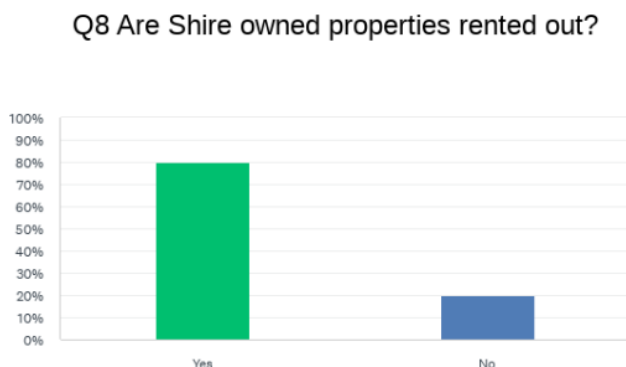


Table 9 expands on the data collected under Question 11. Shire worker housing will be explored in more detail in the analysis as each shire/town has different expectations around worker housing provision. However, collectively the trends are that there isn't a significant gap in workforce needs. However, there is demand for shire worker housing, particularly in the smaller towns.

Table 9: 4WDL Shire Houses and Number of Workers

Local Government	Council Houses	Number of employees	Staff Shortage	Staff renting Shire Housing	Rent to Agencies or private	Forecast need and gaps for staff housing
Shire of Wagin	5	54		0	4	1
Shire of Woodanilling	11	16		3	8	10
Shire of West Arthur	14	36		6	8	3
Shire of Williams	5	31		4	1	2
Shire of Dumbleyung	23	26	4	4	19	10
Shire of Lake Grace	15	38	4	11	4	5
Total	73	201	8	28	44	31

The data for the rental market value of shire housing was collected. While some properties are rented to staff at a subsidy (particularly noted for the Shire of Lake Grace), the market value is indicated in Table 10 below. Market rental values range from \$128 to \$460 per week, with an average of \$250 a week, as shown in Table 10 below.

Table 10: Market Rental Value of Shire owned housing

Shire	Rent (per week)
Shire of West Arthur	\$ 130.00
	\$ 320.00
	\$ 145.00
	\$ 130.00
	\$ 150.00
	\$ 150.00
	\$ 128.00
	\$ 560.00
Shire of Williams	\$ 270.00
	\$ 230.00
	\$ 300.00
	\$ 360.00
	\$ 390.00
Shire of Dumbleyung	\$ 310.00
	\$ 280.00
	\$ 250.00
	\$ 220.00
Shire of Lake Grace	\$ 200.00
	\$ 220.00
	\$ 220.00
	\$ 300.00
	\$ 165.00
	\$ 160.00
	\$ 120.00
	\$ 180.00
	\$ 300.00
	\$ 310.00
	\$ 220.00
	\$ 240.00
	\$ 300.00
	\$ 300.00
\$ 460.00	
Average	\$ 250.56

Land Availability

Several serviced residential lots are available in each town, with restricted supply evident in the Shire of Lake Grace and the Shire of Wagin, which also have a higher proportion of residential development.

Table 11: Number of Vacant or Underutilised lots

Local Government	Unserviced Residential	Serviced Residential	Unserviced Commercial	Serviced Commercial
Shire Williams	43	36	0	5
Shire Wagin	0	6	0	0
Shire of Dumbleyung	0	31	0	12
Shire of Lake Grace	7	4	0	1
Shire of Woodanilling	0	45	0	2
Shire of West Arthur	9	35	0	10
Total	59	157	0	30

The Inhibitors for Investment in Housing Infrastructure

The collection of comments provided below is unedited from responses to question 12 of the Survey, and therefore some repetition:

- availability of building trades
- value of housing drops significantly as soon as it is constructed.
- Cost for connection of services, i.e., power, water, sewer.
- Cost of building in country areas.
- Lack of capital return.
- Population drift; demographic change (more than one third retired);
- lack of interest on the part of state government.
- Failed market conditions make it cost-prohibitive from encouraging private sector investment.
- Investors are unable to secure external borrowing finance for new builds unless they have a substantial deposit and/or equity (upwards towards 50%).
- The cost of a new build is usually much higher than the market value of the resulting built product.
- Land availability and costs of housing.

5. State Agency Stakeholder Questionnaire

The project team drafted a series of questions to seek to understand the gaps and demand for housing for key workers with State Government Agencies. The questions included the following:

1. What are the number and characteristics of current employees requiring housing and projected employee accommodation needs in the study area? What will this look like in terms of dwelling type and location?
2. List the number of properties owned by your agency in the relevant townsites and identify the condition and level of utilisation of associated dwellings.
3. What are the main impediments or constraints in supplying housing in the study area?
4. Does your agency have any funding/potential funding or proposed development models for housing delivery?
5. What is the current workforce makeup being utilised for servicing each of the towns in the study area i.e. how many FTE's, freelance or contractors are employed and how are they domiciled, including any drive in, drive out staff?
6. Do you have or anticipate having any staff shortages in any locations in the study area and if so, how many?
7. If the answer to 2 above is yes, would the availability of additional housing in the study area improve chances of filling these job vacancies?

The agencies consulted included :

- Government Regional Officer Housing (GROH),
- Main Roads WA (MRWA)
- WA Country Health Service (WACHS)
- Development WA
- Department of Planning Lands and Heritage (DPLH)
-

Agency Responses

MRWA advised that they have no housing or workers' housing the 4WDL region.

Development WA were consulted to provide any up-to-date land supply or land development data, along with proposed land releases in any of the towns in the 4WDL region. Development WA is reviewing the area and their planning and will respond in due course.

DPLH assist the investigation by providing historical approvals data and tenure mapping for each town site. This information is partially provided and will be presented in the needs analysis in conjunction with the mapping from each local government relating to vacant or underutilised land. This information may assist LGAS in identifying priority areas with potential for development.

WACHS provides the data included in Table 12 below. Essentially WACHS do not anticipate an increase in the staff required as the forward program is to maintain the current level of service. The issue with maintaining this level of service is due to an ageing nursing workforce, which needs to be replaced. The issue with replacing the workforce is that the younger nurses are not attracted to living in the town, and therefore WACHS need to rely on the drive-in drive-out nurses to fill any vacancies or shortages in the workforce. Providing better accommodation and town amenities is necessary to attract and retain nurses. The proposed WACHS housing is for the replacement and

expansion of better accommodation options. WACHS submitted a business case to Treasury for the additional accommodation in 2021, which was not fully supported, with only limited return funding for minor works and essential security upgrades. WACHS has also launched an investor platform [WA Country Health Service - Country health housing](#)

Table 12: WA Country Health Service Staff and Housing

Locality	Number of Nurses	Administration and support workers	Current Housing	Recommended Future Housing
Williams	1 fte	5	0	1 (3 x2) dwelling
Wagin	14	10	1 (3x1) dwelling 1 (6 x1) dwelling 3 rentals	Combination of the following 3x2 2x2 1x1 = 12 rooms
Dumbleyung	14	7	2x1 dwelling 3x1 dwelling	3 x (1x1) tiny homes
Lake Grace	14	10	10 bed nurses quarters 3x1 dwelling	Combination of the following 3x2 2x2 1x1 = 12 rooms
Totals	42	32	11	12

Table 13: GROH current and proposed housing

Shire	No. Of Properties	Leased	Owned	Proposed in next 4 years
Dumbleyung, Shire Of	7	2	5	-
Lake Grace, Shire Of	17	3	14	-
Wagin, Shire Of	13	3	10	3
West Arthur, Shire Of	3	3	-	-
Williams, Shire Of	5	-	5	2
Grand Total	45*	11	34	5

GROH provides housing for 30 State Agencies. Of the appropriated agencies that GROH service, Communities receive a forecast of housing needs based on individual agencies' workforce planning. Information of workforce planning is not provided and is needed to be sourced from agencies individually.

The GROH portfolio is broken down into GROH owned and privately leased properties. Privately leased properties represent approximately 50% of the portfolio, as such the competitive leasing market in

the current climate plays a large role in the housing supply in towns. The State Government is investing **\$200 million** in the GROH Program to increase stock levels across the state through spot purchase and construction programs, as well as returning and extending the useful life of existing stock through refurbishment and general maintenance programs.

It is unclear if GROH provides Western Power and Water Corporation with accommodation under GROH. This information is being requested and will be included under the final report.

The 4WDL Shires also provided statistics on State Government Housing based on their records and is included in Table 14 below. Table 14 includes Department of Housing' social housing' numbers in some areas and will be reviewed through the analysis.

Table 14: Shire records of State Agency housing in 4WDL Shires

Local Government/Town	Dept of Communities	Joint Venture	Shire Community Housing	WA Country Health Service	Other State Agencies	Total
Lake Grace	12	2	2	1		17
Newdegate	5	4	4			13
Lake King	4	4				8
Varley		3				3
Wagin	30			2	16	48
Williams	5	8	11			24
Darkan			6		2	0
Woodanilling					0	0
Dumbleyung	12			2		14
Total based on Rates	68	21	23	5	18	135

ECONISIS

“4WDL” REGIONAL HOUSING ANALYSIS

Client: Shire of Dumbleyung

Title: 4WDL REGIONAL HOUSING ANALYSIS

Version: FINALB

Date: Thursday, 27 April 2023

econisis.com.au

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REPORT

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VERSION CONTROL

VERSION	PURPOSE	AUTHOR	REVIEWER	APPROVER	APPROVAL DATE
DraftA	Draft for internal review	MW	EW	MW	16/01/2023
DraftB	Draft for client review	MW	EW	MW	13/02/2023
FINALA	Final draft	MW	EW, JE, AM	MW	21/02/2023
FINALB	Final draft including 4WDL Comments	MW	4WDL	MW	27/04/2023

APPROVAL FOR ISSUE

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EXECUTIVE SUMMARY

INTRODUCTION

- Econisis, in partnership with JE Planning, has been engaged by six local governments in the Wheatbelt region to undertake analysis on housing needs and development opportunities and challenges in the region.
- The focus of this analysis is on identifying and quantifying the level of housing need in each of the six local government areas (including the major townships in each) as well as identifying key development feasibility constraints, land/site availability and potential development models for consideration.

REVIEW OF REGIONAL HOUSING MODELS

- Key worker housing supply and affordability challenges are increasingly common across regional areas in Australia. The combination of small labour markets, flat and declining populations, comparative low median house prices and development feasibility issues create an environment in which coordinated government intervention is required.
- While State and national governments are best placed to provide financial support to incentivise and address fiscal shortfalls in key worker housing supply and development, Local Governments have the potential to play a critical implementation role in directly facilitating new key worker housing projects. This includes working independently or in collaboration with State Government and community housing organisations.
- Local Government responses and actions in recent years have been varied, ranging from providing land supply and planning support, investment and demographic information provision and infrastructure and land development funding incentives and waivers. However, the most direct role of councils in other States has been through the direct development of key worker housing. This includes through the provision/gifting of residential land to private developers and community housing organisations for agreed development for key worker and affordable housing, as well as direct development and owners of housing under affordable rental models.
- A challenge with direct housing ownership for regional local governments however has been the issue of negative equity – with land and construction development costs commonly exceeding market prices in small regional markets, leading to Council budgets and balance sheets being impacted by asset write downs. As such, State and national Government’s must play a critical role of removing this fiscal burden from local government, providing bridging grants and finance to allow Councils to play a direct role in key worker housing provision in a targeted and responsive manner.

MARKET FEASIBILITY ASSESSMENT

- While private markets are the preferred method in Australia and most Western countries, for the supply of goods and services to the population, such markets are subject to failure. “Market failure” represents a situation in which, for a diverse range of reasons, the private sector is unable to meet the needs and requirements of a community. Issues of market depth/liquidity, capital intensity and feasibility are common factors in situations where markets fail.
- Regional communities such as those in “4WDL” are more susceptible to issues of market failure, due to their comparative remoteness, small size/lack of demand critical mass and labour force constraints. This is particularly the case for housing, where the cost of construction often exceeds the median market value of housing.
- Econisis has tested the feasibility of development in the region across each of the major towns in the study area using a static residual value approach.

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- A static residual value is a preliminary approach to feasibility. It compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling. Any value that is residual from this comparison represents the maximum value of the land that would be necessary to facilitate a positive feasibility outcome.
- Econisis has analysed the feasibility of two different illustrative dwelling development types:
 - a 3 bedroom + study, 2 bathroom, 2 car detached one storey brick veneer house with medium quality finishes.
 - an 8 unit apartment, 2-3 storey apartment building with ground floor parking, 1/2 units and no elevator.
- This preliminary feasibility analysis confirms that general dwelling construction across the 4WDL region generates a negative residual ranging from \$50,000 to \$200,000 for single dwellings and up to \$250,000 for group dwellings. This negative residual value confirms that the private market is unlikely to respond to the overarching needs for key worker accommodation in the region's major towns in the absence of incentives and support.
- It also highlights that the development of housing by local governments for key workers in the region would likely require the gifting of land as part of any construction deal, as well financial subsidy, to reduce the impact on Councils of the write down in asset values upon completion.

INVESTMENT AND TENURE MODEL REVIEW

- To ensure that housing is affordable for key workers, there are a number of models of housing to consider, including:
 - Alternative housing models
 - Affordable design
 - Restricted or affordable purchase
 - Community Land Trust
 - Shared equity
 - Build to rent
 - Rent to buy
 - Tiny homes/relocatable housing
 - Social housing
- Small housing product was identified as a potential solution to the delivery of housing product in the region. Small housing seeks to reduce the footprint and size of the dwelling constructed on a lot to make the dwelling more fit for purpose and efficient, reducing excess and underutilised space. Econisis has run the same preliminary feasibility analysis model used in section 3.0 to provide construction cost estimates for a variety of smaller product types.

Table 1 Construction Costs of Small Housing Product

Indicators	3x2x2	2x2x1	2x1x1	1x1x1	Three 2x2x1	2x1x1+1x1x1
Lot Size	450	400	350	300	1,000	450
Baseline Dwelling Cost	\$217,840	\$160,320	\$153,280	\$137,440	\$459,840	\$245,760
Site Servicing Costs and Fees	\$32,665	\$32,665	\$32,665	\$32,665	\$65,329	\$32,665
Wheatbelt Weighting	15%					
Stamp Duty, Legals, Fees	5%					
Building Contingencies	5%					
Adjusted Costs	\$313,131	\$241,231	\$232,431	\$212,631	\$656,461	\$348,031

- Overall construction costs are lower in all circumstances on a per dwelling perspective when compared to the original 3 x 2 x 2 assessment. This appears to reflect a combination of both as reduction in the number of car spaces (reducing the land area required for the dwelling as well as the overall footprint of the dwelling) and the reduction in the size of the dwellings themselves.
- A number of potential partnership and delivery models existing for consideration in the delivery of key worker housing in the region. Examples include:
 - Local Government Led
 - Special Purpose Vehicle
 - Community Housing Organisation
 - Communities/GROH Led

OPPORTUNITY COST SCENARIOS

- The focus of housing need in the study area on key and public and private sector worker housing supports the use of “worker productivity” values in monetising the opportunity cost associated with the non-delivery of the housing needed in the 4WDL communities. This reflects the fact that without the required housing, the economic and social activity associated with the accommodated workers will not be realised in the region.
- The opportunity cost of not investing in key worker housing is potentially significantly, ranging from a loss of economic contribution of \$126,000 to \$265,000 per worker per year. This opportunity cost, when considered over a 20 year period, represents a significant benefit to the State economy and local communities, and is likely more than sufficient to return a positive economic return on investment to funding partners.

CONCLUSIONS

- The 4WDL region is located in the southern sub-region of the Wheatbelt. The large area combined with the comparatively small size of many of the communities, impacts the viability of private housing construction and supply. This is not unique to the 4WDL region, with similar circumstances being experienced in other parts of regional and remote Australia. This has led to examples across the country of State and Local Government interventions in regional housing markets, particularly to address supply issues impacting key worker attraction and retention.
- Preliminary construction feasibility analysis confirmed that the vast majority of towns within the 4WDL region are experience a failure of the private market to delivery housing. Traditional 3 bedroom construction costs current result in a negative residual value of the land, meaning underlying development feasibility is not sufficient to encourage market activity. Additionally, the comparatively small size of the dwelling stock means that market depth issues impact the sustainability of any private market activity. This justifies public sector intervention.

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- Examples of similar interventions across the country from other State Governments identified opportunities in affordable rentals, shared equity, rent to buy schemes and small housing opportunities. Feasibility analysis of small housing indicates an opportunity to value manage construction costs of key worker accommodation in the region through the delivery of smaller, more footprint efficient standalone and semi-detached dwellings.

1 INTRODUCTION

1.1 Background and Context

Econisis, in partnership with JE Planning, has been engaged by six local governments in the Wheatbelt region to undertake analysis on housing needs and development opportunities and challenges in the region.

The focus of this analysis is on identifying and quantifying the level of housing need in each of the six local government areas (including the major townships in each) as well as identifying key development feasibility constraints, land/site availability and potential development models for consideration.

1.2 Report Purpose and Structure

This report collates the technical inputs of Econisis into the wider analysis project being managed by JE Planning. The focus of the Econisis report is on identifying local government led housing delivery, ownership and management models across Australia and testing key feasibility elements of each of the models based on their potential application to the major townships in the region.

Input has also been provided by Econisis in the form of ABS and other data sets to JE Planning's demand/need scenario modelling as well as providing strategic input and advice on site selection and recommended housing models for consideration.

This report is comprised of the following key sections:

- **INTRODUCTION** – outline of the content, structure and purpose of the report.
- **REVIEW OF REGIONAL HOUSING MODELS** – summary of different regional housing models across Australia, based on case study review and profiling. Includes recommendations on potential model attributes for consideration and application.
- **MARKET FEASIBILITY ASSESSMENT** – summary of preliminary assessments of private market development feasibility drivers and challenges in major townships across the region.
- **INVESTMENT AND TENURE MODEL REVIEW** – summary of analysis of different investment and tenure models for potential implementation with different cohorts
- **OPPORTUNITY COST SCENARIOS** – summary of preliminary assessment of not delivering the necessary housing across the region.
- **CONCLUSIONS** – outline of conclusions and recommendations for consideration by the client.

1.3 Western Australian Housing Market

At the time of this report, the Western Australian and national housing markets have experienced a period of flux. After reaching a low of \$480,000 in 2020 prior to the onset of the COVID-19 pandemic, the median house price in Perth has recovered and now exceeds 2015 price levels at \$547,000¹. This reflects increased demand in the market in part due to an improved interstate migration, reflecting the comparatively successful management of the pandemic by Western Australian authorities.

At the same time, pandemic-related supply chains volatility has impacted the construction industry. This has increased the costs of construction, with new house construction costs increasing by \$1,500 per week on average in 2022 for a 4 bedroom brick home. This has constrained new dwelling supply

¹ REIWA (2023) Market Insights – Perth, Median House Price Trends accessed at reiwa.com.au

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with the number of new dwelling commencements in each quarter of 2022, between 25-50% lower than the previous year².

These supply chain constraints, coupled with strong employment and household expenditure has also impacted interest rates. After an extended period of low cash rates by the RBA (0.1%), interest rates have subsequently been raised to 3.6% or the highest level since May 2012³.

These issues have been particularly acute for regional Western Australia, with the combination of more rapidly growing prices, regional construction cost loading and existing challenges with private market access accentuating these issues.

This has further emphasised the need for greater State Government involvement in housing supply and delivery in regional communities across the State, to help ensure equity of access to essential services and support the regional economic development capacity that fuels the State economy.

1.4 Statistical Geography

The study area of the assessment encompasses 6 Local Government Areas in the Wheatbelt Region. These Local Governments include:

- Dumbleyung
- Lake Grace
- Wagin
- West Arthur
- Williams
- Woodanilling

Additionally, consideration has been given to the specific housing attributes of major townships in the region. These include:

- Dumbleyung
- Kukerin
- Lake Grace
- Lake King
- Newdegate
- Wagin
- Darkan
- Bowelling
- Williams
- Woodanilling.

² ABS (2023) Building Activity, Residential Building Commencements by State accessed at abs.gov.au

³ RBA (2023) Cash Rate, RBA, accessed at [RBA.gov.au](https://rba.gov.au)

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1.5 Glossary and Abbreviations

The following terms and abbreviations are utilised throughout the report.

Table 2 Glossary and Abbreviations

Glossary and Abbreviations	
4WDL	Region comprising Region comprising Dumbleyung, Lake Grace, Wagin, West Arthur, Williams and Woodanilling LGAs
ABS	Australian Bureau of Statistics
CHO	Community Housing Organisation
LGA	Local Government Area
NSW	New South Wales
QLD	Queensland
SA	South Australia
SPV	Special Purpose Vehicle
WA	Western Australia

2 REVIEW OF REGIONAL HOUSING MODELS

This section provides a summary of different regional housing models across Australia, based on case study review and profiling. Includes recommendations on potential model attributes for consideration and application.

2.1 NSW

2.1.1 Regional Housing Taskforce and Response

In June 2021 the NSW Government established the Regional Housing Taskforce (the Taskforce) in response to increasing pressures on the supply and affordability of housing in Regional NSW.

The Taskforce consulted widely with local government, experts from the development and housing sectors, community housing providers and regional communities across the state.

The Taskforce delivered a Findings Report in September 2021 and a Recommendations Report in November 2021 which made 5 main recommendations and 15 detailed recommendations.

The 5 main recommendations:

- Support measures that bring forward a supply of 'development ready' land.
- Increase the availability of affordable and diverse housing across regional NSW.
- Provide more certainty about where, when and what types of homes will be built.
- Investigate planning levers to facilitate the delivery of housing that meets short-term needs.
- Improve monitoring of housing and policy outcomes and demand indicators⁴.

In August 2022, the NSW Government adopted all recommendations of the Regional Housing Taskforce as part of a comprehensive response to support delivery of 127,000 new homes needed to house the growing population of the regions over the next 10 years.

The response includes newly-funded commitments announced as part of the NSW Government's \$2.8 billion 2022 Housing Package. The whole-of-government response includes:

- a \$33.8 million Regional Housing Development Program that will provide:
 - up to \$12 million in grant funding over four years to support regional councils in planning for housing through the Regional Housing Strategic Planning Fund, with up to \$4 million available now for the first round
 - funding to expand urban development programs into high-growth regional areas
 - funding to improve regional housing data to actively manage the housing supply pipeline.
 - up to \$120 million to accelerate the delivery of infrastructure to enable new houses, such as water, sewerage, electricity, roads, stormwater and fantastic public open spaces, as part of the expanded \$300 million Accelerated Infrastructure Fund Round 3
 - \$174 million to deliver more than 270 homes for key workers that are needed in the regions such as teachers, nurses and police
 - refining the Seasonal and Temporary Workers Accommodation Toolkit to support councils in managing seasonal and temporary workers accommodation.

The NSW Government response also includes a number of state-wide programs that will have a significant positive impact on putting a suitable roof over the head of people in the regions, including:

⁴ NSW DPI (2022) Regional Housing Taskforce accessed at <https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Housing-Package/Regional-housing/Regional-Housing-Taskforce>

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- \$300 million to upgrade more than 15,800 social homes across the state
- \$217 million to improve housing outcomes for Aboriginal people across NSW and support for the Aboriginal Community Housing sector, the majority of which will be spent in regional areas such as Menindee, Broken Hill, Coonamble and Cobar
- \$780.4 million to help up to 6,000 single parents, older singles and key workers across NSW buy a home through a pilot 2-year shared equity scheme
- \$162.6 million to address uncertainty and blockages in the planning system and unlock more housing sooner through faster planning assessments accelerated rezoning of key housing precincts and council-led rezonings in Sydney and the regions⁵.

2.1.2 Shared Equity Scheme Pilot

In 2022, the NSW government announced a \$780.4 million shared equity scheme, which it hopes will help boost home ownership by reducing the upfront and ongoing costs of taking out a home loan.

Under the scheme, the NSW government will make an equity contribution of up to 40 per cent on the purchase price of new homes and 30 per cent on the purchase price of existing homes.

Importantly, the scheme will only be available to single parents with children under 18, singles aged 50 or above, and select frontline workers (teachers, nurses and police officers) who have not owned a property before.

Participants won't be required to make repayments on the portion contributed by the government, however voluntary payments can be made with a view towards owning the property outright.

A trial version of the scheme will commence in January 2023, with 3,000 places made available each financial year for two years. If successful, the state government has said the number of available slots could be doubled.

2.1.3 Role of Local Government in Housing Supply

Regional local governments in NSW often play an active role in housing supply and ownership, addressing market failure and tenant/cohort specific needs. Focus of direct Council home ownership and development in NSW has traditionally been in sectors such as aged care and temporary accommodation.

However, NSW has one of the more mature community housing sectors in Australia, meaning that active local government facilitation of housing supply is increasingly through for purpose not for profit vehicles or in partnership with CHOs. This also often includes partnerships with State Government agencies including Land and Housing Corporation (LAHC) and Landcom.

For example, Griffith Council gifted land to a CHOP to construct and manage affordable housing units, subject to conditions including that the housing is targeted at Key Workers and at no more than 75% of market rent in line with the NSW Ministerial Affordable Housing Guidelines⁶.

Local Government roles have also included the rezoning and disposal of Council assets to increasing housing land supplies in response to affordability pressures (such as in Byron Council) to acquiring and renovating old and poorly maintained (and often dilapidated) houses for long-term rentals where land supplies are limited, or servicing infrastructure is prohibitively expensive (such as in Broken Hill Council).

⁵ NSW DPI (2022) Regional Housing Taskforce accessed at <https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Housing-Package/Regional-housing/Regional-Housing-Taskforce>

⁶ NSW DPI Regional Housing Taskforce Findings Report accessed at https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/Housing/Regional-housing-taskforce/Regional-Housing-Taskforce_Findings-Report.pdf?la=en

2.2 Victoria

2.2.1 Big Housing Build

Victoria’s Big Housing Build program is a \$5.3 billion investment in social and affordable housing, delivering over 12,000 new dwellings:

- including 9,300 new social housing dwellings
- replacing 1,100 existing dwellings

The investment, delivered throughout metropolitan and regional Victoria, will boost total social housing supply by 10%⁷.

The Big Housing Build will invest 25 per cent of the total \$5 billion program across regional Victoria. This will provide \$1.25 billion across regional Victoria.

Building social and affordable housing in regional Victoria responds to the increasing population in Victoria’s growth areas and creates more rental housing to support employment growth in regional towns and cities.

The Big Housing Build provides a Minimum Investment Commitment to regional local government areas that have a significant regional town or city or have high population growth. 21 local government areas have been identified for the Minimum Investment Guarantee, with \$765 million allocated.

2.2.2 Affordable Housing Rental Scheme

As part of the \$5.3 billion Big Housing Build, Homes Victoria’s Affordable Housing Rental Scheme will deliver an initial 2,400 affordable rental homes to address affordability pressures in metropolitan Melbourne and regional city centres, and supply issues in regional Victorian towns.

All homes under the scheme will be conveniently located, close to shops, transport and workplaces.

The scheme forms part of the housing continuum and will create an alternative to the private rental market to help low to moderate income Victorian renters access quality housing options within their means⁸.

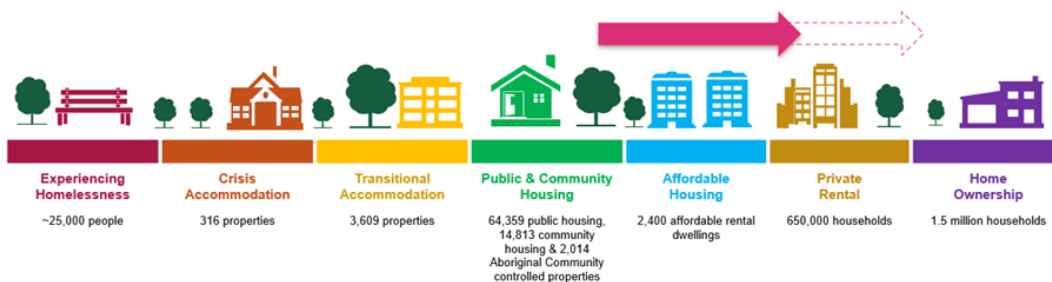


Figure 1 Victorian Housing Spectrum and Affordable Housing Rental Scheme Role

2.2.3 Community Housing Organisations in Victoria

Community housing providers are not-for-profit, mission driven organisations. They own, develop and maintain rental housing for people on very low, low and moderate incomes who require social and affordable homes. Community housing and public housing together form the social housing sector⁹.

⁷ Planning Vic (2022) Big Housing Build accessed at <https://www.planning.vic.gov.au/permits-and-applications/big-housing-build>

⁸ Homes Vic (2022) Affordable Housing Rental Scheme accessed at <https://www.homes.vic.gov.au/affordable-housing-rental-scheme>

⁹ Homes Vic (2022) Community Housing Providers, accessed at <https://www.homes.vic.gov.au/community-housing-providers#:~:text=Community%20housing%20providers%20are%20not,form%20the%20social%20housing%20sector.>

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The Victorian Government Housing Registrar registers community housing providers and is responsible for the regulatory oversight of the community housing sector in Victoria. The Housing Registrar monitors the compliance and performance of community housing providers through ongoing regulatory engagement and a range of regulatory requirements and reports. For a list of registered housing agencies or for more information see the Housing Registrar website.

The Community Housing Industry Association Victoria is the peak industry body for the community housing sector. Their website has a full list of member organisations.

2.2.4 Role of Local Government in Housing Supply

The Victorian Planning Authority and the councils of the Great South Coast and Barwon regions of Victoria have released the Key and Essential Worker Housing Supply Action Plan to address housing supply and affordability across Victoria's south coast.

Attracting and retaining key and essential workers has become an increasing challenge across the Great South Coast and Barwon regions of Victoria over the past 10 years. There are currently more than 4,000 key worker jobs being imported from outside the region, due in large part to a shortage of appropriate or affordable housing within the region for these workers and their families.

The action plan proposes a combination of Federal, State and Local Government levers to help ease this shortage, ranging from advocacy to planning mechanisms and direct investment¹⁰.

The actions draw on lessons from previous projects by Victorian local governments. This include Northern Grampians Council which rezoned a parcel of their land in Stawell for residential purposes and then invited developers to submit proposals for the purchase and development of the land for residential purposes. The Council set terms and conditions, which included the provision of a diverse range of housing on the site. A \$500,000 grant was also secured from the State Government's Regional Infrastructure Fund with an equivalent matched funding contribution from the Council to extend services to the site¹¹.

2.3 South Australia**2.3.1 HomeSeeker SA**

HomeSeeker SA is a South Australian government initiative that connects eligible low-to moderate-income South Australians with affordable home listings. This is done by fixing the price of the property and exclusively offering it through this initiative for a limited time, avoiding the need to compete with real estate investors. The eligibility requirements for homebuyers include the following:

- Household income of less than \$130,000 before tax
- Assets valued at less than \$643,500
- Does not currently own any residential property
- Will live in the home for at least 6 months

In addition to connecting buyers with these listings, HomeSeeker SA provides information and tools to help buyers understand the options available to them¹².

2.3.2 Community Housing Providers

Community housing providers (CHPs) are not-for-profit organisations that provide social and affordable housing in conjunction with SA Housing Authority and Renewal SA. They provide long-term rental housing for people with specific needs, such as people who have experienced

¹⁰ Corangamite Shire Council (202) Housing Supply Action Plan accessed at <https://www.corangamite.vic.gov.au/Property/Planning/Strategic-Planning/Strategic-planning-projects/Housing-Supply-Action-Plan>

¹¹ As above

¹² HomeSeeker SA (2022) Welcome to HomeSeeker SA accessed at <https://homeseeker.sa.gov.au/>

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homelessness or have a disability. They also create homes for affordable rental or purchase and bring these homes to market alternatively through government and finance providers such as HomeStart Finance. HomeStart Finance is an SA government-owned lender that specialises in home loans for people on lower incomes. It was created over 30 years ago and has assisted 75,000 people to become homeowners.

The Community Housing Asset and Investment Plans resulted in a \$220 million investment in community housing providers, which is expected to produce over 1000 homes of which 720 will be retained as social and affordable housing.

Renewal SA is the state's leading development agency which focuses on revitalising communities with urban renewal projects on government-owned land.

2.3.3 Role of Local Government in Housing Supply

In South Australia, local government plays an important role in land use planning and development approvals. Planning is a state responsibility, but councils are responsible for implementation of their local development plan under the State's Planning Strategy¹³. As part of this role, a number of councils have initiated strategies to increase housing supply. These strategies have included rate rebates and the facilitation of housing development. For example, the District Council of Karoonda East Murray significantly discounted the sale of its land and is looking to buy and sell its own homes¹⁴. It is planning on building up to three homes on council-owned blocks with at least one selling for less than \$300,000. It will also offer a 90% rebate on other council-owned blocks, which it previously successfully did in 2020¹⁵.

In the regional Riverland area, local councils have developed plans to increase housing supply and drive economic growth in the region. For example, in 2022, the Renmark Paringa Council partnered with developer Wel.Co to develop 780 homes in an existing housing development, amounting to a \$400 million investment. The Berri Barmera Council plans to build 1,700 homes by repurposing disused horticulture land into housing development¹⁶.

Additionally, regional South Australian councils have partnered with other stakeholders to deliver housing solutions. The Tatiara District Council sourced funding through the Commonwealth Government's Building Better Regions Fund to build 8 new cabins and 8 accommodation units. The council also partnered with Unity Housing to build 2 affordable rental properties and developed a business case with Renewal SA for a subdivision development. Another housing initiative consisted of 5 regional councils releasing land at no cost to development consultants Oryx Property so that they could develop 102 new houses (80 affordable and for key workers, 20 social housing, 22 sold on market)¹⁷.

2.4 Queensland

2.4.1 Home Owner Grants

The Queensland First Home Owners' Grant is a state government initiative that gives eligible first home buyers a \$15,000 grant. Some of the eligibility requirements include:

- The home must be valued at less than \$750,000

¹³ LGA SA (2023) Planning & development accessed at <https://www.lga.sa.gov.au/sa-councils/sa-council-services/planning-and-development>

¹⁴ ABC News (2022) Local Government Association of SA calls for task force to address regional housing crisis accessed at <https://www.abc.net.au/news/2022-10-05/lga-sa-calls-for-task-force-to-address-regional-housing-crisis/101498772>

¹⁵ ABC News (2022) Mallee council, business take action on housing crisis by building homes themselves accessed at <https://www.abc.net.au/news/2022-03-16/mallee-council-to-build-and-sell-affordable-home/100912020>

¹⁶ ABC News (2022) Housing development plans, growth strategies put forward to boost Riverland population accessed at <https://www.abc.net.au/news/2022-08-31/riverland-housing-growth-plans/101387168>

¹⁷ LGA SA (2021) SAROC Policy Toolkit: For Regional Councils Encountering Residential Supply Constraints accessed at https://www.lga.sa.gov.au/__data/assets/pdf_file/0032/957470/ECM_764160_v6_Consultancy-Brief-SAROC-Policy-Toolkit-for-Regional-Councils-Encountering-Residential-Supply-Const.pdf

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- The home must be newly built and not previously lived in
- The homebuyer must not have owned residential property in Australia before
- The homebuyer must live in the home for at least six months

In addition, the Regional Home Building Boost Grant is a similar state government initiative that gives eligible home buyers a \$5000 grant when buying or building a new home in regional Queensland. This grant does not require the home buyer to be a first home owner¹⁸.

2.4.2 Queensland Housing Investment Growth Initiative

The 2021 Queensland Housing Investment Growth Initiative is a \$1.813 billion State Government initiative with the aim of delivering 6,365 social housing homes to vulnerable Queenslanders over the next 4 years. It consists of 3 programs: the Housing Investment Fund, QuickStarts Qld and Help to Home.

After the Queensland Housing Summit, the Housing Investment Fund was increased to a \$2 billion fund to deliver 5600 new social and affordable homes by 2027. The fund provides subsidies and one-off capital grants to developers, builders, CHPs, and other partners to encourage development of social and affordable housing¹⁹.

QuickStarts Qld is a \$1.813 billion capital investment program that aims to accelerate construction, redevelopment and purchase expenditure to deliver 2765 new social homes. This involves bringing forward planned investments and increasing planned delivery, including purchasing land based on specific local need. The construction will be delivered in partnership with CHPs.

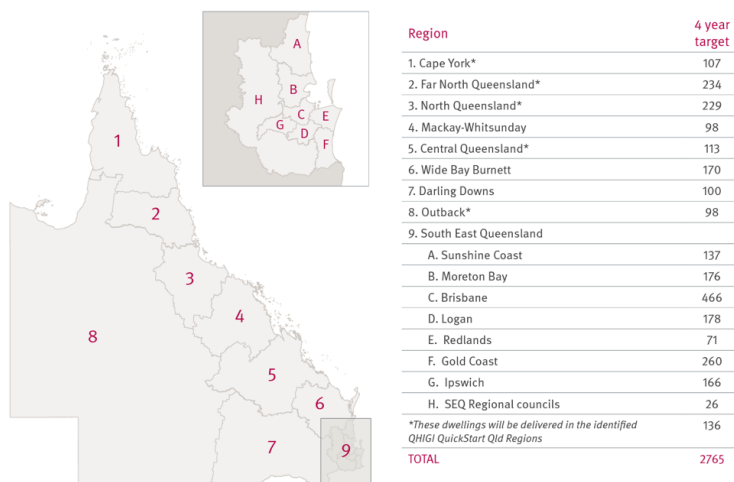


Figure 2 QuickStarts Qld Number of Houses by Development Region

Help to Home is a program that partners with property owners and landlords to deliver housing outcomes for people in need. It is a \$40 million investment from the State Government to secure 1000 leases. This involves private investors providing headleasing opportunities of dwellings that have not previously been available through the private residential market²⁰.

¹⁸ Queensland Government (2022) Financial help and concessions accessed at <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions>

¹⁹ Queensland Treasury (2022) Housing Investment Fund accessed at <https://www.treasury.qld.gov.au/programs-and-policies/housing-investment-fund/>

²⁰ Queensland Government (2021) Queensland Housing Investment Growth Initiative accessed at <https://www.chde.qld.gov.au/about/strategy/housing>

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2.4.3 Role of Local Government in Housing Supply

The Western Queensland Alliance of Councils (WQAC) represents 22 councils in Western Queensland, from Mount Isa to Cunnamulla. Underinvestment in housing in this regional area has caused housing market failure, resulting in a severe lack of key worker housing and 'putting a handbrake on economic development'. In 2021, the WQAC produced the Housing Solutions Study to analyse this issue and the current role of local government. In March 2022, it was announced that the State Government would be allocating \$200,000 to WQAC to implement the solutions from this report²¹.

The report found that local governments are significant owners of real estate across Western Queensland. 13% of the overall housing stock is government-owned, compared to just 4% in Queensland as a whole. This housing is used for social housing and government or council worker housing. Housing is often an expectation of council employees as part of their remuneration packages. In the smaller towns, there is often no private rental market and the council serves a pseudo-real estate function where local employers will seek council housing for their staff. Due to the significant depreciation of property, this council ownership is a large financial burden. In the larger towns, local governments often rent housing directly from the private rental market for their staff.

The report found that councils are generally proactive in developing land for new housing, however the rate of absorption is varied and heavily affected by high costs of preparing the block and building. Some councils have acted by supporting local private housing development. For example, Quilpie Shire Council introduced its first home builder scheme whereby the council provides 5% of the build cost up to \$250,000.

Local councils have developed creative solutions to ensure housing for staff, such as asset recycling. For example, the Burke council has worked with Westpac to sell 21 council-owned properties off market at a 40% discount to Indigenous staff members and the Bulloo council has a rent-to-buy scheme for staff members²².

2.5 Key Lessons

Key worker housing supply and affordability challenges are increasingly common across regional areas in Australia. The combination of small labour markets, flat and declining populations, comparative low median house prices and development feasibility issues create an environment in which coordinated government intervention is required.

While State and national governments are best placed to provide financial support to incentivise and address fiscal shortfalls in key worker housing supply and development, Local Governments have the potential to play a critical implementation role in directly facilitating new key worker housing projects. This includes working independently or in collaboration with State Government and community housing organisations.

Local Government responses and actions in recent years have been varied, ranging from providing land supply and planning support, investment and demographic information provision and infrastructure and land development funding incentives and waivers. However, the most direct role of council's in other States has been through the direct development of key worker housing.

This includes through the provision/gifting of residential land to private developers and community housing organisations for agreed development for key worker and affordable housing, as well as direct development and owners of housing under affordable rental models.

A challenge with direct housing ownership for regional local governments however has been the issue of negative equity – with land and construction development costs commonly exceeding

²¹ The Queensland Cabinet and Ministerial Directory (2022) Action planned for more housing in Western Queensland communities accessed at <https://statements.qld.gov.au/statements/94668>

²² WQAC (2021) WQAC Housing Solutions Study accessed at <https://wqac.com.au/housing-study>

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market prices in small regional markets, leading to Council budgets and balance sheets being impacted by asset write downs. As such, State and national Government's must play a critical role of removing this fiscal burden from local government, providing bridging grants and finance to allow Councils to play a direct role in key worker housing provision in a targeted and responsive manner.

3 MARKET FEASIBILITY ASSESSMENT

This section provides a summary of preliminary assessments of development feasibility drivers and challenges in major townships across the region.

3.1 Demonstration of Market Failure

The purpose of this section is to determine the extent of private housing “market failure” in the “4WDL” region. While private markets are the preferred method in Australia and most Western countries, for the supply of goods and services to the population, such markets are subject to failure. “Market failure” represents a situation in which, for a diverse range of reasons, the private sector is unable to meet the needs and requirements of a community. Issues of market depth/liquidity, capital intensity and feasibility are common factors in situations where markets fail.

Regional communities such as those in “4WDL” are more susceptible to issues of market failure, due to their comparative remoteness, small size/lack of demand critical mass and labour force constraints. This is particularly the case for housing, where the cost of construction often exceeds the median market value of housing.

Demonstrating the existence of a market failure situation is a pre-requisite to public sector intervention.

3.2 Preliminary Analysis

Econisis has tested the feasibility of development in the region across each of the major towns in the study area using a static residual value approach.

A static residual value is a preliminary approach to feasibility. It compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling. Any value that is residual from this comparison represents the maximum value of the land that would be necessary to facilitate a positive feasibility outcome.

The assessments are preliminary in nature due to the fact it is static and does not consider the impacts of cashflows and cost and value appreciation over time. While this limits the capacity of the feasibility assessment to consider issues such as internal rates of return, peak debt and discounted cash flows, static residual value analysis is highly suitable

Additionally the feasibility assessments are not based on specific development concept and instead are based on town specific assumptions for the two standard development types outlined below.

3.3 Scenarios

Econisis has analysed the feasibility of two different dwelling types:

- a 3 bedroom + study, 2 bathroom, 2 car detached one storey brick veneer house with medium quality finishes;
- an 8 unit apartment, 2-3 storey apartment building with ground floor parking, 1/2 units and no elevator.

These scenarios are examined in more detail below.

3.4 Assessment of Traditional Construction Methods

Note the preliminary feasibility assessments undertaken within this report are based on traditional construction and housing models. This reflects the availability of data relating to construction costs for traditional housing product typologies. It is recognised however, that a range of alternative construction models and housing products are increasingly available on the market. This includes modular, prefabricated and relocatable housing models that provide basic to medium quality

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accommodation at a lower cost than that of traditional construction. Similarly, while a multi-story dwelling complex has been assessed in this pre-feasibility assessment, various alternative multi-dwelling models also exist. This could include community title based developments, where multiple small/tiny dwellings are delivered on a single site without the need for.

These alternative construction and development models are potential solutions for addressing development feasibility issues in the region and are profiled in section 4.0.

3.5 Single Detached Dwelling

3.5.1 House Prices

Sales price information in the major towns across the study area is limited. This reflects the comparatively shallow nature of each of the markets, and the challenges this creates in estimating median sales price.

Econisis has collated data on median sales prices from a number of sources including Realestate.com.au, REIWA and Htag.com.au. This represents the median price of all on-market house sales in the area.

Additionally, Econisis has collated a list of current houses listed for sale on the market from the same sites. From this list, prices that are non-market in nature (i.e. less than \$50,000) have been removed, resulting in a “trimmed” on-market price estimate for each location.

Table 3 Median Sales and On-Marked (Trimmed) Prices, Study Area Major Towns

Town	Median Sales Price	On-Market (Trimmed) Price
Dumblebung	\$115,000	\$150,000
Kukerin	\$127,000	\$135,000
Lake Grace	\$250,000	\$210,000
Lake King	\$147,500	\$147,500
Newdegate	NA	\$230,000
Wagin	\$200,083	\$233,825
Darkan	\$120,000	\$120,000
Bowelling	NA	\$226,700
Williams	\$242,000	\$315,000
Woodanilling	\$210,000	\$259,000

Overall, the median sales prices are not representative of the potential price for a newly constructed dwelling. In all towns listed, the on-market (trimmed) price is higher than the median sales price in 2022.

For the purpose of this assessment Econisis has utilised the on-market price for the residual value analysis.

3.5.2 Costs

Construction costs have increased markedly in recent years in response to a combination of increased housing demand and disrupted national and global construction supply chains.

Econisis has drawn on data from BMT Quantity Surveying to test two different dwelling types:

- a 3 bedroom + study, 2 bathroom, 2 car detached one storey brick veneer house with medium quality finishes.
- an 8 unit apartment

For a detached dwelling, construction costs have been calculated based on the following spaces:

Table 4 Notional Spaces, Single Detached Dwelling

Spaces	Size of Spaces (sqm):
Kitchen	16
Main bathroom	9
Master bedroom	16
Ensuite Bathroom	4
Lounge Area	16
Bedroom 2	9
Bedroom 3	9
Study/Rumpus	9
Laundry	4
Garage	36
Decks, verandahs & patios	9

Additionally, an allowance of 10% has been included for internal circulation.

Based on this, Econisis has estimated the total floorspace of approximately 142sqm, which represents a small 3 bedroom home (below national and state averages). **Note:** this size has been intentionally selected to ensure the construction cost estimates are conservative in demonstrating market failure. This size is below national and state average floor spaces (ranging from 180-240sqm) reflecting both the number of bedrooms (3 vs 4) and the adoption of a value management approach.

To calculate baseline costs, the following space specific costs per sqm have been applied:

- internal spaces - \$1,800/sqm
- garages - \$1,400/sqm
- Decks, verandahs & patios - \$1,200/sqm

These costs are before any allowances and regional loadings.

Site development costs have been derived based on per lot fees and charges to major WA utility companies, along with site specific allowances. No consideration has been given to the underlying price of the land as this is the intention of the outcome of the analysis.

It is assumed that a lot of 500sqm is provided for the detached house. It is assumed the lot is flat, requiring minimal earthworks outside of clearing and leveling and is located within a townsite that allows for ready access to power and utilities.

Based on a review of sub-division costs, fees and charges, Econisis has made the following allowances:

- Watercorp fees - \$6,900 + GST
- Western Power fees - \$2,795 + GST
- Site preparation costs - \$10,000 + GST; and
- Allowance for landscaping and driveway construction - \$10,000 + GST

This equates to a baseline lot servicing costs of \$29,695 + GST.

The costs provided above utilise Perth as a baseline and do not include allowances to date for region specific loadings, contingencies and fees.

Note that the costs outlined above are regarded as those site specific costs related to the construction of a dwelling. They exclude costs associated with the development of the lots themselves, including non-site trunk infrastructure and enabling works. It is estimated that these non-dwelling related site development costs can be valued at a further \$100,000 per lot.

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To account for this, Econisis has included the following weightings to apply to the dwelling construction and site costs:

- Wheatbelt Weighting 15%
- Stamp Duty, Legals, Fees 5%
- Building Contingencies 5%

3.5.3 Residual Value

The results of the application of the weightings, fees and contingencies to the dwelling and site costs is a total cost of \$313,131 as at 2023. This is the estimated construction cost of a standalone detached 3 bedroom 2 bathroom, 2 car garage brick home of medium finishes.

Already it is evident that this construction cost is above that of the median and on-market prices for houses in each of the major towns. This means that the residual value of the land as the remaining component in the feasibility is negative in almost all towns in the area. This is summarised below.

Table 5 Residual Value, Single Detached Dwelling, Major Towns

Town	Total Construction Cost	Sales Price	Residual Value	Notional Value per SQM
Bowelling	\$313,131	\$150,000	-\$163,131	-\$363
Darkan		\$135,000	-\$178,131	-\$396
Dumbleyung		\$210,000	-\$103,131	-\$229
Kukerin		\$147,500	-\$165,631	-\$368
Lake Grace		\$230,000	-\$83,131	-\$185
Lake King		\$180,000	-\$133,131	-\$296
Newdegate		\$115,000	-\$198,131	-\$440
Wagin		\$226,700	-\$86,431	-\$192
Williams		\$315,000	\$1,869	\$4
Woodanilling		\$259,000	-\$54,131	-\$120

Williams is the exception, with a marginally positive residual value. This reflects a price point slightly above that of the study area wide construction cost. However, for all other areas, the residual value is negative, ranging from -\$54,131 (or -\$120 per sqm) for Woodanilling to a high of -\$198,131 (or -\$440 per sqm in Newdegate).

This analysis confirms that the housing markets in each major town across the region are in effective market failure position.

In order to address the preliminary feasibility issues raised, the dwelling would need approximately \$50,000 to \$200,000 of financial subsidy in addition to the land if the dwelling was to be sold on the market. This subsidy would also be required if the dwelling is retained and leased to address the writedown in the value of the asset that will be incurred by the asset owner.

3.6 Multi-Unit Apartment

Econisis has also examined the preliminary feasibility attributes of a multi-unit apartment style development. This differs to that of the development of additional individual detached housing, by creating a single clustered development of smaller unit based accommodation to provide housing of key and essential public workers, temporary accommodation for visitors and the community, and/or aged/retirement living.

This development typology has a different set of challenges and advantages in terms of feasibility, including a lack of comparable product in the market and great construction and engineering costs relative to detached housing. However, the land based negative equity is typically lower and multi-

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dwelling product is commonly smaller (in terms of bedrooms) offering a new and different type of housing product into regional markets that can be very homogenous.

Refer to section 4.3 for feasibility results for triplex and duplex style group dwellings for comparison.

3.6.1 Apartment/Unit Prices

Note that there is current no/insufficient multi-dwelling sales to accurately determine a house price. Therefore a notional market price for a 2 bedroom apartment/unit of \$250,000 has been applied. This equates to a total market value of the 8 units of \$2.0m.

3.6.2 Costs

Costs have been developed based on an assumed average unit floor space size for a 2-3 storey walk up apartment unit of 8 dwellings. The assumed development has the following attributes:

- Land area – 1,000sqm
- Net Developable Area - 50%
- Plot Ratio of NDA – 1.5
- Floor space per apartment – 85sqm
- Number of apartments/units – 8
- Car parking – 10 at grade

Construction costs per sqm for a medium finish 2-3 storey unit building in Perth is estimated at \$2.993 per sqm²³. In terms of site development costs, Econisis has assumed a site cost of \$1,000 per sqm. This allows for on-site parking construction, as well as site servicing costs (totally costs of \$1.0m). To these estimates, a 15% weighting has been applied for the Wheatbelt region while further allowances have been applied for stamp duty/fees (5%) and contingencies (5%). A further allowance of \$250,000 for other fees and charges have also been allowed for.

This results in a total cost of \$3.95m.

3.6.3 Residual Value

The results of the comparison between market value and costs the construction and site development for an 8 unit apartment building in the region confirms a negative equity of approximately \$1.95m.

²³ BMT (2022) Construction Costs

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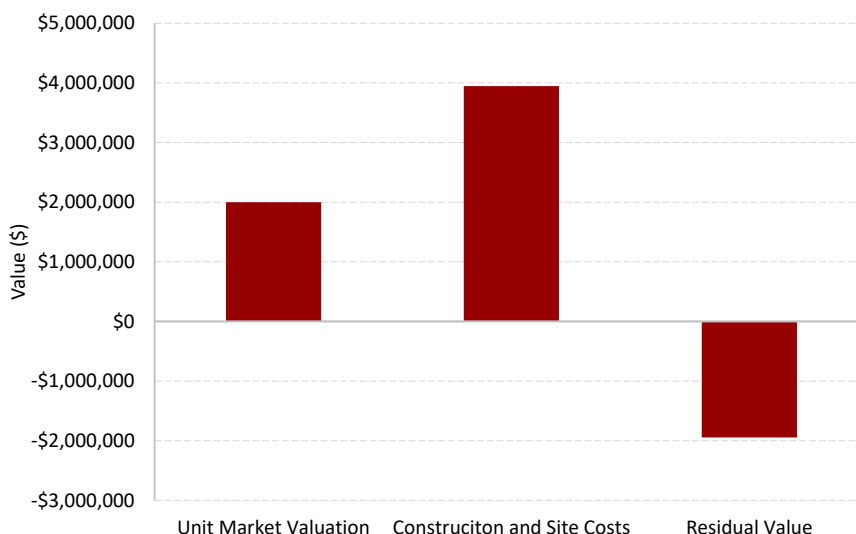


Figure 3 Preliminary Feasibility Assessment, Multi-Dwelling Unit

This represents a negative residual value of approximately \$245,000 per dwelling. This is higher than the negative residual value for single detached dwellings assessed in the previous section across the region. This reflects a combination of factors including:

- Site costs being amortised only over a small number of dwellings, due to the small size of the development.
- Higher per sqm construction costs, due to the assumed multi-storey nature of the dwelling typology.
- Higher overall construction costs resulting in a larger impact from regional weightings and
- A constructed market value assumption.

This result is somewhat expected as it reflects the general poor competitiveness of apartment and multi-dwelling unit housing product in regional areas, where affordability of housing and availability of land is generally better than in metropolitan areas.

3.7 Key Findings

This preliminary feasibility analysis confirms that general dwelling construction across the 4WDL region generates a negative residual ranging from \$50,000 to \$200,000 for single dwellings and up to \$250,000 for multi storey dwellings. This negative residual value confirms that the private market is unlikely to respond to the overarching needs for key worker accommodation in the region’s major towns in the absence of incentives and support. It also highlights that the development of housing by local governments for key workers in the region would likely require both the gifting of land as part of any construction deal, as well financial subsidy, to reduce the impact on Councils of the write down in asset values upon completion.

4 INVESTMENT AND TENURE MODEL REVIEW

This section provides a summary of analysis of different investment and tenure models for potential implementation with different cohorts.

4.1 Alternative Housing Models

To ensure that housing is affordable for key workers, there are a number of models of housing to consider, including:

- **Alternative housing models** – in recent years, alternative housing models such as co-living and tiny houses have started to become more prevalent as potential “disrupters” to traditional houses and apartments. While they will not suit all households, the ability to lower housing costs by living in small and/or shared spaces is attractive to some.
- **Affordable design** – compact lots and housing that can be delivered by the market at an affordable price point, and with sustainable design features that result in lower running costs.
- **Restricted or affordable purchase** – price-controlled housing that is made available for purchase by those on defined incomes. The key principles are that:
 - The dwelling must be offered for sale at or below the appropriate price
 - The dwelling must be offered for sale to eligible buyers
 - The discount for affordable housing for the first purchaser is preserved for future purchasers, either in perpetuity or for a fixed period of time.
- **Community Land Trust** – the land upon which the dwelling is located is held in a Community Land Trust (CLT). The payment for the occupation of the land is via a peppercorn lease. The land is held in a CLT for individuals, a not for profit or a private company to develop dwellings. Finance only needs to be sought for the built form and not the land – the savings are reflected in lower rents or purchase prices.
- **Shared equity** – the essential feature of all shared equity models is that the buyer shares the capital cost of purchasing a home with an equity partner, thereby permitting households to buy a home with lower income levels than would otherwise be required.
- **Build to rent** – developers and their financiers build dwellings and, instead of selling them, retain them to let to tenant households. Rents may be set at market rent or, for affordable and social housing, at an appropriate discount to market rents. The National Rental Affordability Scheme (NRAS) was a build to rent model.
- **Rent to buy** – the homes are offered at a reduced rent for a minimum of five years and let on assured short-hold tenancies for a fixed term. The model being adapted in Australia is that, after five years of renting, the tenant has first option to purchase the dwelling at a price agreed at the commencement of the five years. If the tenants do not want to buy, the landlord can retain the property as rented housing or sell it on the open market.
- **Tiny homes/relocatable housing** – compact dwellings that are manufactured off site (now they are often architecturally designed studio units) and provide high quality and reliable homes at a cost effective price point. The dwellings can range from fully off grid (with some being constructed on trailers for moveability) to more permanent homes that are placed on serviced lots with prepared foundations.
- **Social housing** – this is housing owned by a State Government or by a community housing organisation. Typically, community housing organisations will seek to develop and build units or apartments.

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4.1.1 Implications for 4WDL

Given the feasibility challenges of the region in terms of traditional housing construction, namely the negative residual value associated with both single and multi-dwelling development, any model of tenure and investment that results in the disposal of the dwellings should be excluded from consideration. This is reflected in the approaches adopted in other States, where the focus is instead on providing high quality affordable rental accommodation options to support the attraction and retention of key workers. It also means the negative residual value under this approach is never realised financially, but is still absorbed by the dwelling owner (i.e. Council) in the absence of financial support from State and Local Governments.

In terms of construction, relocatable housing provides opportunities to reduce the cost of construction of dwellings in the region, thereby decreasing the size of the negative residual value of the dwelling. However, this does raise concerns regarding dwelling quality, particularly for key workers in professional and executive roles where more traditional housing is generally expected. The appropriateness of relocatable housing is therefore contingent on the expected tenant mix of the key worker dwellings, their likely length of stay and the acceptability of different standards of accommodation.

Additionally, tiny/small dwellings present a genuine option for consideration in the region. Housing stock in the region skews heavily to larger dwelling sizes which is not necessarily appropriate for key worker, younger and older age cohorts. Small dwelling including 2 bedroom single storey detached dwellings, duplexes and community title precincts, provide an opportunity to reduce the cost of construction and delivery of a new unit of housing.

Opportunities for community title based approaches are likely to be limited in the region. The underlying value of the land is not regarded as the main barrier in terms of affordability and feasibility as is the servicing the land and the construction of the dwelling itself. Additionally, community title and rent to buy approaches typically see some form of ownership based tenure vesting with the occupant.

4.2 Rental Returns

A review of the GROH Tenant Rent Calculator from the Department of Communities provides various estimates of market rental values across the region. Given the lack of rental market in many towns, common values are applied across the 4WDL region depending on the size and quality of the property. A summary of the market rental values assumed by the GROH Calculator are outlined in the table below.

Table 6 Estimated Market Rents, GROH Tenant Rental Calculator, Weekly, 4WDL Region²⁴

Bedrooms	Standard	Medium	High
1	\$218	\$290	\$363
2	\$218	\$290	\$363
3	\$255	\$340	\$425
4	\$303	\$404	\$505
5	\$405	\$540	\$675

Comparing the market rental for a 3 bedroom house with medium finishes to the construction cost in the preliminary feasibility in section 3.0 (\$313,000), Econisis estimates that the Internal Rate of Return of the gross rental value only breaks even until the 18th year and is only 1.4% per annum as of the 20th year.

²⁴ Department of Communities (2022) GROH Tenant Rent Calculator accessed at https://www.housing.wa.gov.au/currenttenants/governmentemployeehousing/rentcalculation/Pages/groh_rent_calc.aspx

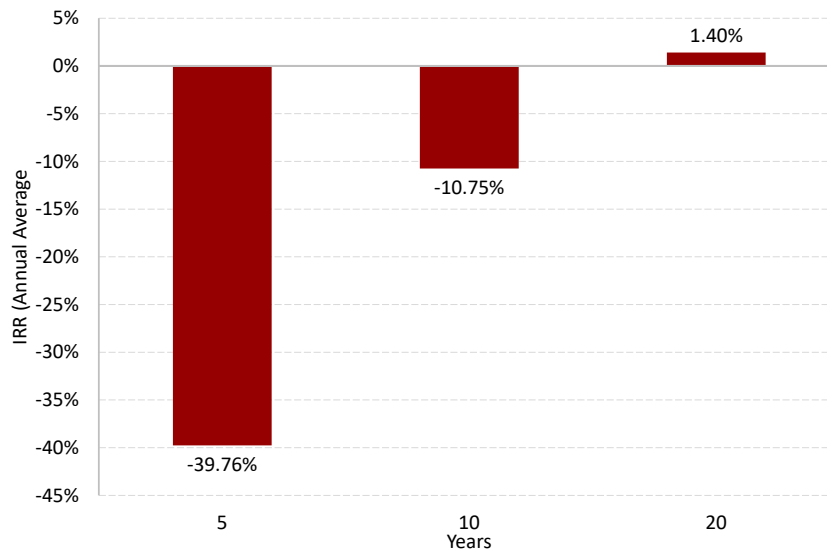


Figure 4 Internal Rate of Return, 3 Bedroom + Medium Finishes Detached Dwelling Construction and Gross Rental, by Years

Note this is based on the gross rent and does not consider issues such as maintenance, operational and refurbishment costs of the dwelling over the period and does not adjust for the rental discount that is typically offered to public sector employees living in GROH accommodation in Western Australia.

4.3 Alternate Model Construction Costs

Small housing product was identified as a potential solution to the delivery of housing product in the region. Small housing seeks to reduce the footprint and size of the dwelling constructed on a lot to make the dwelling more fit for purpose and efficient, reducing excess and underutilised space.

Econisis has run the same preliminary feasibility analysis model used in section 3.0 to provide construction cost estimates for a variety of smaller product types. These types include:

- 2 bedroom, 2 bathroom, 1 car
- 2 x 1 x 1
- 1 x 1 x 1
- Triplex of 2 x 2 x 1 dwellings
- Duplex of 2 x 1 x 1 and a 1 x 1 x 1.

The results are outlined in the following table.

Table 7 Construction Costs of Small Housing Product

Indicators	3x2x2	2x2x1	2x1x1	1x1x1	Three 2x2x1	2x1x1+1x1x1
Lot Size	450	400	350	300	1,000	450
Baseline Dwelling Cost	\$217,840	\$160,320	\$153,280	\$137,440	\$459,840	\$245,760
Site Servicing Costs and Fees	\$32,665	\$32,665	\$32,665	\$32,665	\$65,329	\$32,665
Wheatbelt Weighting	15%					
Stamp Duty, Legals, Fees	5%					
Building Contingencies	5%					
Adjusted Costs	\$313,131	\$241,231	\$232,431	\$212,631	\$656,461	\$348,031

Overall construction costs are lower in all circumstances on a per dwelling perspective when compared to the original 3 x 2 x 2 assessment. This appears to reflect a combination of both as reduction in the number of car spaces (reducing the land area required for the dwelling as well as the overall footprint of the dwelling) and the reduction in the size of the dwellings themselves.

Interestingly, the duplex option analysed in the assessment provides a similar number of bedrooms and bathrooms as that of the original 3 x 2 x 2 product but is split over two separate and distinct dwellings.

This means that while the construction cost is slightly higher (\$348,000 for the duplex vs \$313,000 for the single three bedroom dwelling) due to the need for duplication of some living spaces, the average cost per dwelling is only \$175,000.

Group dwelling and semi-detached dwellings therefore represents the most cost effective model of dwelling delivery and demonstrates the potential cost management benefits of smaller semi-detached dwelling models.

4.4 Partnership and Delivery Models

A number of potential partnership and delivery models existing for consideration in the delivery of key worker housing in the region. Examples include:

- **Local Government Led** – this model sees the local government identify the relevant owned sites, develop dwelling concepts and provide partial capital for the dwelling. Additional funding is sourced from other levels of Government and then the Local Government contracts a builder to construct the dwelling. The Local Government not only project manages the construction, but the resulting asset is then retained by the local government.
- **Special Purpose Vehicle** – this model is similar to the Local Government led approach but entails the establishment of a special purpose legal vehicle that is vest with ownership and responsibility for the dwelling post construction. This approach provides opportunity for the establishment of a vehicle that operates across different LGAs, providing a greater critical mass of demand and product mix across a wider region. It also provides a non-government vehicle that can potentially seek funding and investment from other levels of government.
- **Community Housing Organisation** – this model entails the early engagement of a community housing organisation. This approach seeks to leverage both the experience as well as the not for profit status of registered CHOs to assist with the design, construction and subsequent tenanting of the dwellings. CHOs can also seek to apply to the State Government for funding through an established community housing funding request for proposal process.
- **Communities/GROH Led** -this model seeks to rely on the direct involvement by Department of Communities through the GROH or Housing Authority agencies. This model can see varying levels of investment from the Department – ranging from direct engagement and funding during design and construction phase, vesting of ownership and responsibility of the dwelling with the

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Department to the dwelling being rented by the end occupier to the Department through the GROH scheme. This model is also potentially complementary to other models if the Department is viewed as a potential end user/head tenant of the dwellings.

5 OPPORTUNITY COST SCENARIOS

This section provides a summary of preliminary assessments of not delivering the necessary housing across the region.

5.1 Economic Productivity

The focus of housing need in the study area on key and public and private sector worker housing supports the use of “worker productivity” values in monetising the opportunity cost associated with the non-delivery of the housing needed in the 4WDL communities. This reflects the fact that without the required housing, the economic and social activity associated with the accommodated workers will not be realised in the region.

5.1.1 What is Worker Productivity?

Worker productivity is the Gross Value Added per Worker in an economy. Gross Value Added is the value of all value adding activity in the economy and accounts for the vast majority of Gross Product (Regional, State or Domestic).

By dividing GVA by the number of workers in an economy, the relative productivity of an individual worker can be estimated. This same approach can be adopted for individual industries using Industry Value Added and the workers within that industry. This approach provides greater level of detail, recognising the different levels of economic productivity associated with different industries.

Using REPLAN data for Western Australia, Econisis has provided the following worker productivity estimates by industry and for the economy as a whole.

Table 8 Worker Productivity, Western Australia, 2021²⁵

Industry sector	GVA	Workers	Worker Productivity
Accommodation & Food Services	\$4,799,749,445	89,363	\$53,711
Administrative & Support Services	\$5,350,859,121	42,251	\$126,645
Agriculture, Forestry & Fishing	\$4,904,099,902	31,176	\$157,304
Arts & Recreation Services	\$2,024,573,626	22,117	\$91,539
Construction	\$22,692,770,872	121,303	\$187,075
Education & Training	\$13,871,962,665	119,759	\$115,832
Electricity, Gas, Water & Waste Services	\$7,153,527,101	15,908	\$449,681
Financial & Insurance Services	\$12,681,254,944	29,233	\$433,799
Health Care & Social Assistance	\$19,958,837,715	186,114	\$107,240
Information Media & Telecommunications	\$3,131,017,914	10,442	\$299,848
Manufacturing	\$12,788,822,016	72,002	\$177,618
Mining	\$144,061,817,298	105,960	\$1,359,587
Other Services	\$4,349,487,922	52,983	\$82,092
Professional, Scientific & Technical Services	\$15,185,953,841	94,061	\$161,448
Public Administration & Safety	\$15,205,184,273	80,903	\$187,943
Rental, Hiring & Real Estate Services	\$30,614,580,989	19,497	\$1,570,220
Retail Trade	\$9,806,432,828	119,926	\$81,771
Transport, Postal & Warehousing	\$11,343,321,158	62,352	\$181,924
Wholesale Trade	\$7,237,711,213	33,449	\$216,380
Average	\$347,161,964,844	1,308,799	\$265,252

²⁵ REPLAN (2021) Economic and Employment, Western Australia accessed at <https://app.replan.com.au/eda-westernaustralia/economy/industries/employment?state=IGv2szlelXMC6yQNu3wVNqteKmG0SDHdfP7nIrI2ljs3pOpNfPf7yhrFBIGG2qINAZ>

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Industry sector	GVA	Workers	Worker Productivity
Average Net Real Estate and Mining	\$193,293,714,718	1,082,913	\$178,494
Education, Health, Public Admin/Safety Only Average	\$49,035,984,652	386,776	\$126,781

Overall the average worker in WA produces \$265,252 worth of value added each year.

However, this figure is inflated by a small number of high value adding sectors, namely Mining and Rental, hiring and Real Estate Services. Removing these and the worker productivity value falls to \$178,494 per worker.

Additionally, this estimate continues to include a combination of both public and private sector industries. To get a proxy of public sector, the average worker productivity values of Education and Training, Health Care and Social Assistance and Public Administration and Safety industries can be taken. This reduces the worker productivity value to \$126,781.

These values are for Western Australia as a whole to reflect the data available from sources such as REMPLAN and the ABS.

5.2 Example Opportunity Cost Scenarios

There are a number of potential ways in which worker productivity can be used to calculate the opportunity cost of housing needs not being met. This reflects the level of information available on the number of dwellings, the number of workers, their sector or industry of employment and their length/duration of stay.

Econisis has demonstrated the application of worker productivity values in calculating opportunity cost for individual projects using the following example scenarios:

- **Scenario 1** – single dwelling, 1 occupant, worker industry not known, 100% occupancy
- **Scenario 2** – multiple dwellings (8), 4 public sector key workers and 4 private workers, 100% occupancy
- **Scenario 3** – multiple dwellings (8) used for even share of permanent (4 x key/public sector workers, 100% occupancy) and temporary (seasonal tourist workers for 50% of the year).

The results of these scenarios are summarised in the table and chart below.

Table 9 Opportunity Cost Examples Methods

	Scenario 1	Scenario 2	Scenario 3
Method	<ul style="list-style-type: none"> ▪ Apply worker productivity value net of mining and real estate (\$178,494). ▪ 100% weighting for full occupancy of the dwelling over the year. 	<ul style="list-style-type: none"> ▪ Apply Education, Health, Public Admin/Safety Only to 4 workers (\$126,781 per worker) ▪ Apply Average Net Real Estate and Mining to 4 workers (\$178,494) ▪ 100% weighting for full occupancy of the dwellings over the year. 	<ul style="list-style-type: none"> ▪ Apply Accommodation & Food Services value to 4 workers (\$53,711per worker) ▪ 50% weighting for part year occupancy of the dwellings. ▪ Apply Education, Health, Public Admin/Safety Only to 4 workers (\$126,781 per worker) ▪ 100% weighting for full occupancy of the dwellings over the year.

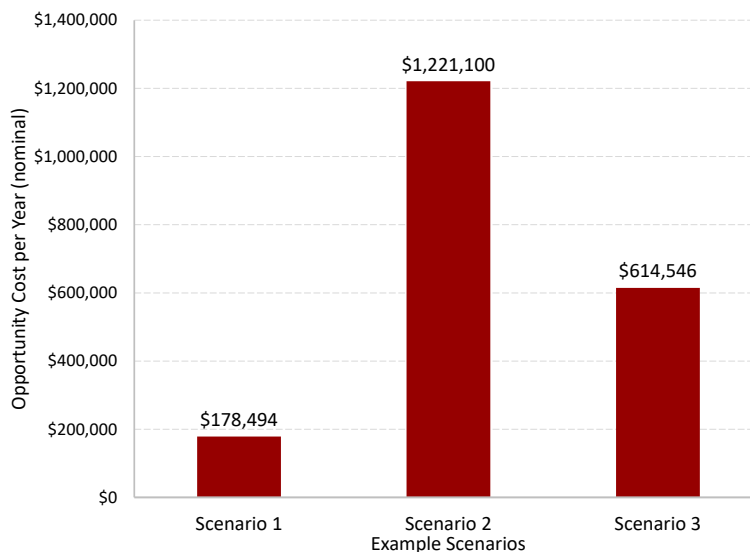


Figure 5 Opportunity Cost Examples Results

5.3 Limitations and Considerations

The use of worker productivity is a well-established methodology and approach to estimate the opportunity cost. However it does have some limitations and factors that require consideration. These include:

- **Attribution** – the total value of the opportunity cost of the dwellings is dependent on how much of the resulting economic activity can be “attributed” to the delivery of the dwellings. In some cases, the absence of the dwelling means that there are no alternatives for the delivery of the activity and so the full worker productivity can be attributed to the dwelling. In other cases, there are sub optimal next best accommodation or service delivery options (such as FIFO/DIDO). In those instances, a lower attribution (say approximately 50%) weighting should be applied to represent the net different.
- **Economic vs Social Benefits** – worker productivity is a measure of the economic activity generated by a worker. As such, it is a proxy of the worker’s potential productive contribution to the community and region. It is possible that the economic value understates the value of the social contribution of the workers where they are linked to providing essential services for the local community. However, this makes the results conservative and therefore more defensible.
- **Nominal vs Present Values** – where the opportunity costs are being calculated for a single year, then the worker productivity values can be directly applied. However, where they are being calculated over several years, potentially as part of a cost benefit assessment or business case, then the value in the future years must be discounted. This is in line with CBA methodologies and allows for the benefit accrued in future years to be summed into a present value.

6 CONCLUSIONS

The 4WDL region is located in the southern sub-region of the Wheatbelt. The large area combined with the comparatively small size of many of the communities, impacts the viability of private housing construction and supply. This is not unique to the 4WDL region, with similar circumstances being experienced in other parts of regional and remote Australia. This has led to examples across the country of State and Local Government interventions in regional housing markets, particularly to address supply issues impacting key worker attraction and retention.

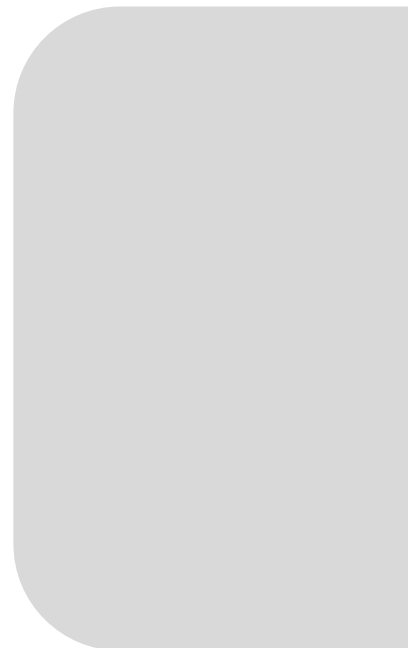
Preliminary construction feasibility analysis confirmed that the vast majority of towns within the 4WDL region are experiencing a failure of the private market to delivery housing. Traditional 3 bedroom construction costs current result in a negative residual value of the land (ranging from -\$54,000 to -\$198,000), meaning underlying development feasibility is not sufficient to encourage market activity. Additionally, the comparatively small size of the dwelling stock means that market depth issues impact the sustainability of any private market activity. This justifies public sector intervention.

Examples of similar interventions across the country from other State Governments identified opportunities in affordable rentals, shared equity, rent to buy schemes and small housing opportunities. Feasibility analysis of small housing indicates an opportunity to value manage construction costs of key worker accommodation in the region through the delivery of smaller, more footprint efficient standalone and semi-detached dwellings. This particularly the case where Local Governments can influence outcomes (i.e. development feasibility) via specific development controls and targeted local planning policies.

The opportunity cost of not investing in key worker housing is potentially significant, ranging from a loss of economic contribution of \$126,000 to \$265,000 per worker per year. This opportunity cost, when considered over a 20 year period, represents a significant benefit to the State economy and local communities, and is likely more than sufficient to return a positive economic return on investment to funding partners.

Consideration should be given to a range of potential delivery models and the role that individual Local Governments wish to play in the delivery of key worker housing. State Government agencies, CHOs and construction and building companies represent potential organisations for partnership after site, concept and costing information is developed.

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18 April 2023

Mr Gavin Treasure
Chief Executive Officer
Shire of Dumbleyung
PO Box 99
DUMBLEYUNG WA 6350

Dear Gavin

Econosis and JE Planning Services Quotations – 4WDL Key Worker Accommodation Local Housing Plans and Preliminary Business Case

Thankyou for your request for Econosis and JE Planning Services (the project team) to prepare a reverse scope for the above mentioned project. We are pleased to provide this scope of works and quotation to undertake this work on behalf of the 4WDL Shires.

The project team recommends preparing local housing plans to identify a shortlist of potential key worker housing investment opportunities across the 4WDL region and preparing a preliminary business case to support engagement with the State Government around initial non-capital fund requests e.g. rural/regional specific grant support program

The project team includes:

- Econosis – responsible for preparation of Cost Benefit Analysis and Financial and Risk Assessments to inform the Preliminary Business Case.
- JEPS – responsible for preparing the local housing plans for each of the six 'main' townships in the 4WDL region, including Darkan, Williams, Woodanilling, Wagin, Dumbleyung and Lake Grace (the key townships). The process will include an analysis of the planning framework; opportunities and constraints; assessment of subdivision and development potential; and identify potential development sites for key worker housing.
- Thomas Chadwick to assist with site specific housing investment options. (Summary CV attached).
- Leighton Land Development Drafting and Visuals (Brett Leighton) to assist with mapping and plans.
- Craig Garrett (Gumpton) to provide graphic and desktop publishing services for the marketing brochure.

Econosis and JE Planning Services (JEPS) have been requested to provide a methodology and quotation to commence the next steps recommended under the draft 4WDL Key Worker Housing Analysis (2023). The project aims to :

- Identify near-term key worker housing sites and solutions.
- Verify the extent of vacant and available residential land assessment under 4WDL Key Worker Housing Strategy 2023.
- Identify potential development sites and potential development options (dwelling yield).
- Preparation of a preliminary business case, to support engagement with the State Government and around initial non-capital fund requests e.g. rural/regional specific grant support program.

The project tasks set out below address the project purpose and aims:



1. Project Inception
 - Inception Meeting via zoom to confirm methodology, timing, scope, communication protocols, invoicing, information and outputs.
 - Review and finalise project outline.
 - Inception report summarised in a letter format confirming the outcomes of the meeting. The inception report will include a project plan with relevant tasks and a schedule for completion.
2. Opportunities and Constraints mapping for all Residential zoned land in the key townsites of Darkan, Dumbleyung, Lake Grace, Wagin, Williams and Woodanilling (the townsites) (working format for review, not for publication). The data used for the project will rely on mapping data, and liaison with agencies.
 - Obtain data from DPLH and Valuer Generals office and supply to Cartographer.
 - Mapping opportunities and constraints with the following data sets for each town.
 - Vacant lots
 - Cadastre
 - Sewer/water
 - Power
 - Residential density
 - Environment (Vegetation/watercourses)
 - Aerial
 - Topography
 - Tenure
 - Bushire
3. Planning Framework and Planning Considerations
 - Identify vacant residential lots in serviced and unserviced Residential zoned land based on the opportunities and constraints mapping.
 - Review the relevant planning and development framework for each LGA.
 - Outline planning considerations for areas of vacant residential land.
 - Liaise with agencies as necessary (i.e. Water Corporation, Western Power, DPLH, Local Government, Department of Water and Environmental Protection)
4. Assess development and subdivision potential options on suitable vacant lots and consider:
 - Mapping for each town indicating the range of lot sizes of vacant residential land to assist the potential development assessment.
 - Based on the current planning framework, the estimated potential dwelling yield on vacant serviced Residential zoned land.
 - An indication of the potential dwelling yield of vacant serviced Residential zoned land based on a higher density (maximum R30).
 - An indication of the estimated dwelling/lot yield on unserviced Residential zoned land based on the current planning framework.
 - An indication of the potential dwelling/lot yield relating to areas of unserviced Residential zoned land based on the scenario that servicing will be available.
5. Prepare Housing Plans
 - Based on the assessment outcomes of 2,3 and 4 above, present the relevant information on a housing plan for each townsite and confirm the location of potential development sites considered suitable for developing key worker housing.
 - Prepare a summary of outcomes table for each townsite listing potential sites/areas, planning considerations, dwelling and lot yield options, and the expected timeframe for delivery to accommodate Key Worker Housing.



6. Housing Plan Summary Report and Next Steps
 - Prepare a gaps analysis regarding the potential for the identified development sites to meet the housing need forecast under the 4WDL key worker housing analysis 2023.
 - Provide recommendations relating to future land supply for the 4WDL region overall, and by townsites to address key worker housing needs in the coming decade.
 - Circulate to each LGA for comment and feedback.
7. Housing Investment Concepts (8 Concepts)
 - The project team will work with the 4WDL Shires to shortlist 8 key worker accommodation sites across the region.
 - These projects will be the focus of preliminary concept development, including consideration of the dwelling yield, size, typology, site servicing costs and estimated construction costs.
 - Cost estimates will be provided at a high-level to inform further analysis, and will not be based on quantity surveyor input. Where possible the project team will draw on the Toolkit research to develop costs. Concepts will not include visual or architectural plans.
8. Cost Benefit Analysis
 - The shortlisted housing investment concepts will then be subject to a WA Treasury compliant cost benefit analysis.
 - This will include analysis of the benefits of the individual projects (up to 8, at least 1 in each key townsites) as well as a package.
 - The CBA will be based on benefits accrued over 20 years, include allowances for whole of life cycle capital costs (i.e. maintenance and refurbishment allowances) and include the use of 3 discount rates.
 - Benefits will consider direct and indirect impacts of the housing, including accommodation, household wellbeing/welfare, housing market normalisation and economic activity enabling benefits.
 - The results of the CBA will form a separate technical report (which will form an appendix to the business case) as well as a summary section of the business case.
9. Financial and Risk Assessments
 - In addition to the CBA, the project team will undertake a high level financial analysis, examining the costs of the housing (and associated assumptions) as well as ongoing operational and financial costs impacts on the Councils (and private investors).
 - The financial analysis will also establish the fundamental need for State Government subsidy/assistance in the delivery of the housing.
 - This will be supported by a likelihood and consequences based risk assessment. This will assess the risks of the investment benefits not occurring, the costs greater than estimated and other potential variables.
 - Extreme and high risks will be subject to mitigation assessments with associated mitigation mechanisms and actions identified.
 - Financial and risk assessments outputs will form core sections in the preliminary business case.
10. Preliminary Business Case
 - The project team will prepare a preliminary business case for use in engagement with and in the seeking of funds from the State Government.
 - The business case will use the WA State Government business case template, streamlined and simplified to reflect the preliminary nature of the work.
 - In addition to the CBA, financial and risk assessment sections, the business case will also include:



- Service need assessment summarising the results of the Stage 1 analysis.
- Options assessment, the local housing plans content and the identification of the shortlisted housing investment opportunities.
- Governance and implementation, outlining responsibilities and next steps.
- Due to the preliminary nature of the business case, it is expected that the document will be concise with a focus on defining the potential housing investment opportunities and demonstrating the results of the CBA.

11. Final Outputs

- Upon receipt of comments and edits on the full draft of the local housing plans, CBA technical report and preliminary business case, the project team will finalise all outputs in a complete report for the client.
- A two page glossy pitch type document will also be provided that summarises the significant findings and information contained in the previously mentioned output for potential use by the client in key meetings with State Government Ministers and departmental officials.
- Allowances is made for the delivery of a Teams-based presentation of the findings.
- Provisional additional fee has been provided for JEPS to undertake a site visit to each key townsite.

Fee Proposal

Based on the above mentioned tasks provided by the project team and supporting consultants, the fee proposal is \$36,891 (excluding GST), and detailed below.

Table 1: Fee Proposal

Scope of Work	Consultant Rates				
	JEPS	Leighton D&D	Thomas Chadwick	Econosis	Base Sum
1 Project Inception	\$ 675.00			\$ 600.00	\$ 1,275.00
2 Opportunities and Constraints Mapping	\$ 750.00	\$ 2,226.00			\$ 2,976.00
3 Planning Framework and Planning Considerations	\$ 4,450.00				\$ 4,450.00
4 Development and Subdivision Potential options	\$ 3,000.00				\$ 3,000.00
5/6 Housing Plans and Summary Report	\$ 2,700.00	\$ 2,226.00			\$ 4,926.00
7 Housing Investment Concepts	\$ 250.00		\$ 3,000.00	\$ 250.00	\$ 3,500.00
8 Cost benefit Analysis				\$ 4,500.00	\$ 4,500.00
9 Financial Risk Assessments				\$ 2,000.00	\$ 2,000.00
10 Preliminary Business Case				\$ 6,000.00	\$ 6,000.00
11 Final Outputs (including presentation)	\$ 2,400.00			\$ 1,000.00	\$ 3,400.00
Two Page Glossy (prepared by Gumption)	\$ 864.00				\$ 864.00
Total	\$15,089.00	\$ 4,452.00	\$ 3,000.00	\$14,350.00	\$36,891.00
GST	\$ 1,508.90	\$ 445.20	\$ 300.00	\$ 1,435.00	\$ 3,689.10
Total including GST	\$				40,580.10



Project Terms and Assumptions

- The above quote excludes the cost of site visit to each town. JEPS can provide this at a total additional cost of **\$2,000 plus GST** which will include 2 days on site the 4WDL inclusive of travel, meals, 1 night accommodation and approximately 1.5 hour site visit in each key townsite.
- Preparation of the brochure requires that all Shire logos are to be supplied by each LGA in vector format (ai or eps) and are not considered suitable for print if supplied in jpg or png format. Printing of the brochures will be arranged at the discretion and cost of the 4WDL Shires. The brochure will include data from the main report and will not include specialist designed illustrations. See attachment details from Gumption.
- Fee excludes any other consultants or agencies fees.
- Fee excludes cost of Title searches which may be required for preferred sites.
- The fee will be invoiced 50% upfront and 50% on completion of work.
- Each consultant will receive a purchase order number from the Shire of Dumbleyung for separate billing as set out in Table 1 above.
- Accounts are payable within 7- 14 days of the invoice dates.
- The project will require input from each of the 4WDL Shire representative generally relating to information and feedback on the preferred sites, and in person meeting in the case of site visit.
- The project time frame will be agreed at inception with the intention of completion within approximately 3-4 months.

Fees quoted are budget allocations based on experience with similar projects. If the allocation proves inadequate for reasons such as significant rework, or any additional work beyond the scope of the proposal, then you will be advised prior to any additional cost being incurred.

Please do not hesitate to contact Janine Eriksson on 0408901192 if you wish to discuss the above proposal.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Janine Eriksson".

Janine Eriksson
Principal Planner



12 CORPORATE SERVICES

12.1 FINANCIAL REPORTS - APRIL 2023

File Reference:	ADM339
Location:	N/A
Applicant:	N/A
Author:	Melinda King, Manager Financial Reporting
Authorising Officer:	Rajinder Sunner, Manager Corporate Services
Date:	18/05/2023
Disclosure of Interest:	Nil
Attachments:	1. Financial Report 30 April 2023 ↓

SUMMARY:

Council is requested to consider the financial reports for the periods ending 30 April 2023.

BACKGROUND:

The financial reports for the period ending 30 April 2023 are included as attachments.

COMMENT:

If you have any questions regarding details in the financial reports, please contact the office prior to Council meeting so that sufficient time is given to research the request. This will enable the information to be provided at the Council meeting.

CONSULTATION:

Not required.

STATUTORY ENVIRONMENT:

Section 34 (1) (a) of the Local Government (Financial Management) Regulations 1996 states that a Local Government is to prepare a monthly statement of financial activity including annual budget estimates, monthly budget estimates, actual monthly expenditure, revenue and income, material variances between monthly budget and actual figures and net current assets.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

There are no financial implications. Reported income and expenditure is assessed by management as being consistent with the 2022/23 Annual Budget.

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Leadership and Management

Outcome: Establish and maintain sound business and governance structures

Strategy: Ensure that the local community is provided with value for money through the prudent expenditure of rates

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. **Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management.
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (25)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)
Description of Key Risk			Not preparing monthly financial statement which affects Council's ability to oversee the Shire's financial management.			
Risk Likelihood (based on history and with existing controls)			Rare (1)			
Risk Consequence			Minor (2)			
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence			Low (2)			
Principal Risk Theme			Compliance failure			
Risk Action Plan (Controls or Treatment Proposed)			Prepare monthly financial statement for Council			

VOTING REQUIREMENTS:

Simple Majority

RESOLUTION CO-2023-048

Moved: Cr Karen Harrington

Seconded: Cr Robyn Lubcke

That Council accepts the Financial Reports for the period ending 30 April 2023 as presented.

CARRIED

**SHIRE OF WEST ARTHUR
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 30 April 2023**

	Note	Annual Budget 2022/2023	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening Funding Surplus (Deficit)	2	1,481,341	1,481,341	1,481,231	(110)	(0%)	
Revenue from operating activities							
Rates		1,885,423	1,885,423	1,887,362	1,939	0%	
Operating Grants, Subsidies and Contributions	6	550,100	310,708	428,358	117,650	38%	▲
Fees and Charges		295,450	263,958	272,396	8,438	3%	
Interest Earnings		118,897	66,252	95,385	29,133	44%	▲
Other Revenue		68,353	17,211	38,328	21,117	123%	▲
Profit on Disposal of Assets		20,676	14,596	8,308	(6,288)		
		2,938,899	2,558,148	2,730,137	171,989		
Expenditure from operating activities							
Employee Costs		(1,996,848)	(2,005,174)	(1,973,406)	31,768	2%	
Less overhead and wage allocations			417,334	409,242	(8,092)		
Materials and Contracts		(1,131,500)	(1,099,568)	(1,129,465)	(29,897)	(3%)	
less Pdepn and POC allocations			173,817	170,447	(3,370)		
Utility Charges		(90,405)	(75,338)	(81,576)	(6,239)	(8%)	
Depreciation on Non-Current Assets		(2,217,441)	(508,630)	(521,449)	(12,819)	(3%)	
Interest Expenses		(25,062)	(18,083)	(19,246)	(1,163)	(6%)	
Insurance Expenses		(117,423)	(117,423)	(116,509)	914	1%	
Other Expenditure		(48,000)	(25,500)	(14,213)	11,287	44%	
Loss on Disposal of Assets		(17,355)	0	0	0		
		(5,644,034)	(3,258,565)	(3,276,175)	(17,610)		
Operating activities excluded from budget							
Add back Depreciation		2,217,441	508,630	521,449	12,819	3%	
Adjust (Profit)/Loss on Asset Disposal		(3,321)	(14,596)	(8,308)	6,288	(43%)	
Adjust Provisions and Accruals		0	(38,807)	(38,807)	0	0%	
Amount attributable to operating activities		(491,015)	(245,190)	(71,704)	173,486		
Investing activities							
Grants, Subsidies and Contributions	6	1,200,962	812,210	820,044	7,834	1%	
Proceeds from Disposal of Assets		144,050	84,050	80,000	(4,050)	(5%)	
Land and Buildings	7	(734,749)	(134,758)	(134,166)	592	0%	
Infrastructure Assets - Roads	7	(1,083,221)	(541,466)	(538,405)	3,061	1%	
Infrastructure Assets - Other	7	(627,656)	(687,972)	(738,459)	(50,487)	(7%)	
Plant and Equipment	7	(635,696)	(315,696)	(337,233)	(21,537)	(7%)	
Furniture and Equipment	7	0	0	0	0		
Amount attributable to investing activities		(1,736,310)	(783,632)	(848,219)	(64,587)		
Financing Activities							
Proceeds from Self Supporting Loan - repayments		29,031	21,683	21,683	0	0%	
Transfer from Reserves	5	993,650	0	0	0		
Repayment of Debentures		(101,198)	(72,598)	(78,376)	(5,778)	(8%)	
Proceeds from new borrowings		270,000	270,000	270,000	0		
Transfer to Reserves	5	(445,499)	(49,596)	(49,197)	399	1%	
Amount attributable to financing activities		745,984	169,489	164,110	(5,379)		
		0	622,009	725,418	103,410	17%	▲

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold. Refer to Note 1 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

**SHIRE OF WEST ARTHUR
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2023**

Note 1: Explanation of Material Variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2022/23 year is \$10,000 or 10% whichever is the greater.

Operating Grants, Subsidies and Contributions

69,812 WALGGC - General Purpose Grant additional received	Permanent variance
33,189 WALGGC - Local Roads Grant additional received	Permanent variance

Interest Earnings

28,956 Municipal interest above budget. Permanent variance

Other Revenue

19,350 Recovery of legal costs - added to rate debtors

Employee Costs

31,768 Employee costs are below budget.	Timing variance
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Materials and Contracts

65,835 There are several non reportable timing variances.
Admin overheads are greater than budget. This includes additional laptop (\$2,500) and Council Chambers IT equipment (28,407) (\$15,000) approved by Council in March 23 meeting.
(67,325) Plant operation costs are above budget ytd. \$52,805 loader repair to be funded from the plant reserve.

Depreciation on Non-Current Assets

(12,819) Depreciation is greater than budget ytd.

Other Expenditure

8,524 Councillor fees are below budget year to date.

Land and Buildings

592 See capital report

Infrastructure Assets - Other

(50,487) Allocations of wages to Lake Access project greater than budgeted.
180,028 Darkan Sports Complex bowling green. Approved by Council April 23. Funded by reserve.

Infrastructure Assets - Roads

See capital expenditure report. Variance in timing of program	
3,061 allocations year to date.	Timing variance

Plant and Equipment

15,770 Mower purchased was below budget	Permanent variance
(30,450) Water tanker greater than budget - Approved by Council. see capital report	Permanent variance

SHIRE OF WEST ARTHUR
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2023

Note 2: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Note	Last Years Closing 30 June 2022	Current 30 Apr 2023
		\$	\$
Current Assets			
Cash Unrestricted	3	1,331,333	592,873
Cash Restricted - reserves	5	2,834,020	2,883,217
Cash Restricted - unspent grants		512,197	48,255
Receivables - Rates	4	131,031	194,866
Receivables - Other	4	174,351	20,886
Inventories		17,256	17,256
		5,000,188	3,757,353
Less: Current Liabilities			
Payables		(172,740)	(100,463)
Unspent grants, contributions and reimbursements 21/22		(512,197)	0
Unspent grants, contributions and reimbursements current 22/23		0	(48,255)
		(684,937)	(148,718)
Less: Cash Reserves	5	(2,834,020)	(2,883,217)
Net Current Funding Position		1,481,231	725,418

**SHIRE OF WEST ARTHUR
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2023**

Note 3: Cash and Investments

	Unrestricted	Restricted	Trust	Total Amount	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
(a) Cash Deposits							
Municipal Bank Account	541,027			541,027	NAB	0.01%	At Call
Municipal Cash Maximiser	100,000			100,000	NAB	0.95%	At Call
Trust Bank Account			2,644	2,644	NAB	0.01%	At Call
Trust Cash Maximiser			5,269	5,269	NAB	0.95%	At Call
Reserve Cash Maximiser		718		718	NAB	0.95%	At Call
(b) Term Deposits							
Trust term deposit			65,000	65,000	NAB	4.24%	28/06/2023
Reserve term deposit		1,235,256		1,235,256	BOQ	4.30%	30/06/2023
Reserve term deposit		1,647,243		1,647,243	Bendigo	4.10%	28/06/2023
Total	641,027	2,883,217	72,913	3,597,157			

SHIRE OF WEST ARTHUR
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2023

Note 4: Receivables

<u>Receivables - Rates Receivable</u>	<u>30 Apr 2023</u>	<u>30 June 2022</u>	<u>Receivables - General</u>	<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90+ Days</u>	<u>Total</u>
	\$	\$		\$	\$	\$	\$	\$
Opening Arrears Previous Years	200,216	237,534	Receivables - General	4,210	9,382	3,256	4,038	20,886
Levied this year (incl rubbish & ESL)	1,989,821	1,876,228						
<u>Less</u> Collections to date	(1,935,866)	(1,919,009)	Balance per Trial Balance					
Equals Current Outstanding	254,171	194,753	Sundry Debtors					0
Add paid in advance	9,880	5,463	Receivables - Other					0
Net Rates Collectable	264,051	200,216	Total Receivables General Outstanding					20,886
% Collected	88.39%	90.79%						
Less Recognised as doubtful	(69,185)	(69,185)	Amounts shown above include GST (where applicable)					

**SHIRE OF WEST ARTHUR
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2023**

Note 5: Cash Backed Reserve

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Leave Reserve	121,149	3,634	2,103	0	0	0	0	124,783	123,252
Plant Reserve	454,017	13,620	7,881	290,178	0	(194,650)	0	563,165	461,898
Building Reserve	734,309	22,029	12,747	0	0	(565,000)	0	191,338	747,056
Town Development Reserve	1,528	46	27	0	0	0	0	1,574	1,555
Recreation Reserve	163,284	4,900	2,835	0	0	0	0	168,184	166,119
Heritage Reserve	6,091	183	106	300	0	0	0	6,574	6,197
Community Housing Reserve	169,135	5,074	2,936	20,000	0	(50,000)	0	144,209	172,071
Waste Management Reserve	122,753	3,683	2,131	0	0	(100,000)	0	26,436	124,884
Darkan Swimming Pool Reserve	49,219	1,477	854	5,000	0	0	0	55,696	50,073
Information Technology Reserve	66,549	1,996	1,155	3,000	0	(14,000)	0	57,545	67,705
Darkan Sport and Community Centre Reserve	325,422	9,763	5,649	30,000	0	0	0	365,185	331,071
Arthur River Country Club Renewal Reserve	40,150	1,205	697	6,000	0	0	0	47,355	40,846
Museum Reserve	128,701	3,861	2,234	0	0	(5,000)	0	127,562	130,935
Moodiarrup Sports Club Reserve	17,581	527	305	5,000	0	0	0	23,108	17,887
Landcare Reserve	32,989	990	573	0	0	(5,000)	0	28,979	33,562
Corporate Planning and Valuation Reserve	19,945	598	346	0	0	(16,000)	0	4,543	20,291
Kids Central Members Reserve	7,156	215	124	0	0	0	0	7,371	7,280
The Shed Reserve	12,824	385	223	0	0	0	0	13,209	13,047
Recreation Trails Reserve	1,218	36	21	0	0	0	0	1,254	1,239
Community Gym Reserve	12,003	360	208	1,000	0	(9,000)	0	4,363	12,212
Economic Development Reserve	113,847	3,415	1,976	0	0	(35,000)	0	82,262	115,824
Road Reserve	234,148	7,024	4,065	0	0	0	0	241,172	238,213
	2,834,020	85,021	49,197	360,478	0	(993,650)	0	2,285,869	2,883,217

Note: Reserve transfers are generally completed at year end unless funds are required sooner.

**SHIRE OF WEST ARTHUR
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2023**

Note 6: Grants and Contributions	Grant Provider	Type	Opening Balance	Budget Operating	Capital	Revenue Current year (f)	YTD Actual Revenue Carried Forward	(Expended) (g)	Unspent Grant (a)+(f)+(g)	Comment
			(a)	(b)	(c)	(f)		(g)		
General Purpose Funding										
	WALGGC - General Purpose Grant	Operating	0	55,000	0	111,062	0	0	0	
	WALGGC - Local Roads Grant	Operating	0	80,000	0	93,189	0	0	0	
Law, Order and Public Safety										
	FESA Grant - Operating Bush Fire Brigade	Operating - Tied	0	49,844	0	49,844	0	(48,449)	1,395	
	FESA Grant - Arthur River Fire Shed	Non-operating	0	0	3,649	3,649	0	(3,649)	0	
	Purchase of generators	Non-operating	0	0	13,498	0	0	0	0	
Education and Welfare										
	Covid-19 Youth Recovery Grants Program	Operating - Tied	0	5,000	0	0	5,000	(5,000)	0	Youth grant carried forward to 22/23
Recreation and Culture										
	Federal Road & Community Infrastructure - Phase 3	Non-operating	0	0	476,544	0	484,378	(484,378)	0	Received prior year recognised as a liability until spent.
	Operating grant	Operating - Tied	0	214,000	0	0	22,819	(22,819)	0	
	Other small grants - events	Operating - Tied	0	1,000	0	3,488	0	0	3,488	
Transport										
	Roads To Recovery Grant - Cap	Non-operating	0	0	329,877	122,632	0	(113,194)	9,438	
	RRG Grants - Capital Projects	Non-operating	0	0	377,394	252,757	0	(218,823)	33,934	
	Direct Grant	Operating	0	144,256	0	147,359	0	0	0	
TOTALS			0	549,100	1,200,962	783,980	512,197	(896,312)	48,255	
SUMMARY										
	Operating Grants, Subsidies and Contributions		0	279,256	0	351,610	0	0	0	
	Operating - Tied		0	269,844	0	53,332	27,819	(76,268)	4,883	
	Non-operating		0	0	1,200,962	379,038	484,378	(820,044)	43,372	
TOTALS			0	549,100	1,200,962	783,980	512,197	(896,312)	48,255	

SHIRE OF WEST ARTHUR
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 30 April 2023

Note 7: Capital Acquisitions

Assets	Account	YTD Actual			Budget			Variance Total YTD to Budget	Comment
		Wages and Plant	Materials and Contractors	Total YTD	Wages and Plant	Materials and Contractors	Total Budget		
		\$	\$	\$	\$	\$	\$		
Land and Buildings									
Law, Order and Public Safety									
Arthur River Fire Shed		0	(3,649)	(3,649)	0	(3,649)	(3,649)	0 Funded by ESL Capital Grant	
Housing									
Renovations to existing joint venture community housing units		0	0	0	(4,640)	(50,000)	(54,640)	54,640	
Recreation And Culture									
Darkan Sports Precinct - Upgrade power		(550)	(64,577)	(65,127)		(90,000)	(90,000)	24,873	
Other Property & Services									
Staff housing improvements/renovations		0	0	0	(3,360)	(25,000)	(28,360)	28,360	
New staff house		0	(26,532)	(26,532)	(14,100)	(500,000)	(514,100)	487,568	
Office - Shire Depot		(1,064)	(37,793)	(38,857)	(4,000)	(40,000)	(44,000)	5,143	
Buildings Total		(1,614)	(132,551)	(134,165)	(26,100)	(708,649)	(734,749)	600,584	
Infrastructure									
Community Amenities									
Darkan Refuse Site		(692)	(9,760)	(10,452)	(20,000)	(100,000)	(120,000)	109,548	
Recreation And Culture									
Darkan Railway Reserve - redevelopment of play and youth area		(33,029)	(348,611)	(381,640)	(30,000)	(362,369)	(392,369)	10,729 Reallocation of additional LRCI funds to this project.	
Lake Towerrinning - Access improvement		(47,955)	(77,533)	(125,488)	(5,000)	(70,000)	(75,000)	(50,488) Wages greater than budget.	
Lake Towerrinning - Shade and landscaping		(5,788)	(14,787)	(20,575)	(8,000)	(12,287)	(20,287)	(288)	
Darkan District Sports Complex - Bowling green		0	(180,028)	(180,028)	0	0	0	(180,028) Decision made by Council April 23 - funded from Reserve	
Economic Development									
Potable water Infrastructure		(475)	(19,802)	(20,277)	0	(20,000)	(20,000)	(277)	
Infrastructure Total		(87,939)	(650,521)	(738,460)	(63,000)	(564,656)	(627,656)	(110,804)	
Plant , Equip. & Vehicles									
Transport									
Loader		0	0	0	0	(320,000)	(320,000)	320,000	
Water tanker		0	(100,450)	(100,450)	0	(70,000)	(70,000)	(30,450) Council decision to fund additional cost Feb 23	
Passenger Vehicles		0	(104,162)	(104,162)	0	(96,300)	(96,300)	(7,862)	
Mower		0	(24,230)	(24,230)	0	(40,000)	(40,000)	15,770 Purchase below budget	
Trailer		0	(82,791)	(82,791)	0	(82,400)	(82,400)	(391)	
Generators		0	(25,600)	(25,600)	0	(26,996)	(26,996)	1,396	
Plant, Equip & Vehicles Total		0	(337,233)	(337,233)	0	(635,696)	(635,696)	298,463	
Roads									
Regional Road Group									
Boyup Brook Arthur Road		(77,841)	(15,860)	(93,701)	(109,492)	(202,100)	(311,592)	217,891	
Darkan Williams Road		(235,131)	(19,379)	(254,510)	(219,068)	(35,431)	(254,499)	(11) Wage and plant allocations greater than budget. Proposed to be funded from unallocated project below. Material cost will be below budget.	
Regional Road Group Total		(312,972)	(35,239)	(348,211)	(328,560)	(237,531)	(566,091)	217,880	
Roads to Recovery									
Trigwell Bridge Road		(98,614)	(13,030)	(111,644)	(154,094)	(62,871)	(216,965)	105,321	
Howie Road		(1,550)	0	(1,550)	(102,141)	(18,424)	(120,565)	119,015	
Roads to Recovery Total		(100,164)	(13,030)	(113,194)	(256,235)	(81,295)	(337,530)	224,336	
Shire Funded									
Dust Suppression		0	0	0	(12,600)	(7,000)	(19,600)	19,600	
To be determined		(77,000)	0	(77,000)	(115,000)	(45,000)	(160,000)	83,000 Proposed to use wage and plant allocation portion on RRG project.	
Shire Funded Total		(77,000)	0	(77,000)	(127,600)	(52,000)	(179,600)	102,600	
Roads Total		(490,136)	(48,269)	(538,405)	(712,395)	(370,826)	(1,083,221)	544,816	
Capital Expenditure Total		(579,689)	(1,168,574)	(1,748,263)	(801,495)	(2,279,827)	(3,081,322)	1,333,059	

12.2 ACCOUNTS FOR PAYMENT LISTING - APRIL 2023

File Reference:	ADM338
Location:	N/A
Applicant:	N/A
Author:	Kylie Whitaker, Finance Officer
Authorising Officer:	Rajinder Sunner, Manager Corporate Services
Date:	18/05/2023
Disclosure of Interest:	Nil
Attachments:	1. Accounts For Payment Listing - April 2023 ↓ 2. Corporate Card Summary - 1 to 28 March 2023 ↓

SUMMARY:

Council is requested to endorse payments of accounts for April 2023 as listed and note the attached credit card transactions.

BACKGROUND:

The schedule of accounts for payment is included as an attachment for Council information.

COMMENT:

If you have any questions regarding payments in the listing please contact the office prior to the Council meeting.

CONSULTATION:

No consultation required.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996

12. Payments from municipal fund or trust fund, restrictions on making
- (1) A payment may only be made from the municipal fund or the trust fund —
 - (a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
 - (b) otherwise, if the payment is authorised in advance by a resolution of the council.
 - (2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.
13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.
- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name; and
 - (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
 - (2) A list of accounts for approval to be paid is to be prepared each month showing —
 - (a) for each account which requires council authorisation in that month —
 - (i) the payee's name; and
 - (ii) the amount of the payment; and

- (iii) sufficient information to identify the transaction;
and
 - (b) the date of the meeting of the council to which the list is to be presented.
 - (3) A list prepared under sub regulation (1) or (2) is to be —
 - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

POLICY IMPLICATIONS:

Policy F4.1 – Purchasing Policy

Policy F4.8 – Corporate Transaction Cards Policy

FINANCIAL IMPLICATIONS:

There are no financial implications. Reported expenditure is assessed by management as being consistent with the 22/23 Annual Budget.

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Leadership and Management

Outcome: Establish and maintain sound business and governance structures

Strategy: Comply with regulations and best practice standards to drive good decision making by Council and Staff

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. ***Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.*** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices

- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (25)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	Unauthorised (or incorrectly authorised) payments being made
Risk Likelihood (based on history and with existing controls)	Rare (1)
Risk Consequence	Major (4)
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	Low (4)
Principal Risk Theme	Misconduct
Risk Action Plan (Controls or Treatment Proposed)	Payments listing provided to Council each month

VOTING REQUIREMENTS:

Simple Majority

RESOLUTION CO-2023-049

Moved: Cr Duncan South
 Seconded: Cr Robyn Lubcke

That Council;

1. in accordance with section 13 of the Financial Management Regulations of the Local Government Act 1995 and in accordance with delegation, note Municipal Fund vouchers 06042023.1-06042023.47, 13042023.1, 21042023.1-21042023.39, Licensing, Salaries and Wages, EFT Transfers and Direct Debits totalling \$730,289.26 listed (attached) as approved for payment; and
2. note the attached transaction summary of the Corporate Credit Card facility from 1 March 2023 to 28 March 2023.

CARRIED

**Shire of West Arthur
Cheque Detail
April 2023**

Date	Num	Name	Original Amount
06/04/2023	DIRECTDEBIT	SYNERGY USEAGE AND SUPPLY FOR CRC, DURA SCHOOL, STREETLIGHTS AND DURA HALL	2,082.13
06/04/2023	06042023.1	ADROIT INFORMATION MANAGEMENT FILING- ARCHIVES - RECORD KEEPING HOURS	3,168.00
06/04/2023	06042023.2	AIR LIQUIDE ARDALI FORCE 102.M3	68.33
06/04/2023	06042023.3	AUSTRALIA POST PERSON TO PERSON REGISTERED MAIL - TRACEY LEE GRAY	12.40
06/04/2023	06042023.4	BUNBURY MACHINERY REPAIRS AND PARTS L16 BACKHOE	790.13
06/04/2023	06042023.5	BURDENS AUSTRALIA MILD STEEL PLANTERS	12,827.39
06/04/2023	06042023.6	C & D CUTRI BOKAL NORTH ROAD AND MORRELL ROAD BRIDGE	32,344.00
06/04/2023	06042023.7	CAMERON, TERESE REIMBURSE OVERPAYMENT OF RATES	67.17
06/04/2023	06042023.8	CLOUD PAYMENT GROUP RATE RECOVERY COSTS FOR A921, A975	1,592.80
06/04/2023	06042023.9	COHESIS PTY LTD TO COMPLETE - ERP REQUIREMENTS GATHERING EO/RFT PROCESS AND SELECTION	5,500.00
06/04/2023	06042023.10	COLLIE MOWERS & MORE CLUTCH DRUM, FILE HANDLE	81.60
06/04/2023	06042023.11	COUNTRY ROAD CONTRACTING PTY LTD BOYUP BROOK ARTHUR ROAD HRE OF BOBCAT, MULCHER AND DOZER	15,712.07
06/04/2023	06042023.12	CR KAREN HARRINGTON ACCOMMODATION, MEALS, PARKING AND TRAVEL FOR WALGA TRAINING	1,003.10
06/04/2023	06042023.13	DARDANUP BUTCHERING COMPANY SENIOR MEALS MEAT ORDER	220.92
06/04/2023	06042023.14	DARKAN AGRI SERVICES WORK SHIRTS, GREY CEMENT, BATTERIES, SPAKFILLA, POOL LRCI, SIGNAGE, STREETS REFUSE, LAKE AND CARAVAN PARK REQUIERMENTS	28,805.00
06/04/2023	06042023.15	DARKAN EARTHMOVING DARKAN REFUSE SITE - HIRE BULLDOZER	10,736.00
06/04/2023	06042023.16	DARKAN SAND SUPPLIES SAND FOR SWIMMING POOL	1,031.25
06/04/2023	06042023.17	DKM WORKPLACE SOLUTIONS FRAUD & CONTROL POLICY, PERFORMANCE APPRAISAL T/ATE, WORKPLACE CONDUCT INVESTIGATION	1,144.00
06/04/2023	06042023.18	DUFF ELECTRICAL CONTRACTING SHIRE DEPOT CONNECT POWER, INSTALL POWERPOINTS AND FIX TWO LIGHT SWITCHES IN OFFICE.	2,379.15
06/04/2023	06042023.19	EASIFLEET MANAGEMENT- MOUNTSVILLE PTY LTD SALARY SACRIFICE PAYMENTS BUNCE - MONTH OF 1/4/23	1,318.99
06/04/2023	06042023.20	INFINITUM TECHNOLOGIES PTY LTD SHIRE AND DEPOT NETWORK HARDWARE MANAGED SERVICE AGREEMENT GOLD - 1/3/23-31/3/23 ON BOARDING MS365 BUSINESS BASIC AND PREMIUM NCE MONTHLY ANNUAL COMMTMENT	18,976.98
06/04/2023	06042023.21	LANDGATE CERTIFICATE OF TITLE FOR TANNERY	28.20
06/04/2023	06042023.22	LUSH FIRE & PLANNING MARCH 2023	750.75
06/04/2023	06042023.23	MCLEODS BARRISTERS AND SOLICITORS PREPERATION OF MOU/USER AGREEMENT FOR NISSEN HUT	1,723.43
06/04/2023	06042023.24	NARROGIN AUTO ELECTRICS REPAIRS AND PARTS R11, L16	459.75
06/04/2023	06042023.25	NARROGIN FREIGHTLINES SIGMA AND FRONTLINE FIRE AND RESCUE FREIGHT	227.92
06/04/2023	06042023.26	NU-LOOK WINDOWS REFUNDING OF CANCELLED CARAVAN PARK BOOKING 1/3/23-3/3/23	260.00
06/04/2023	06042023.27	OFFICEWORKS ARCHIVE REQUIREMENTS, NEW FINANCE OFFICE FURNITURE, CHAIR FOR SHARON	2,299.80
06/04/2023	06042023.28	P & S GRIGGS PLUMBING 1/10 HILLMAN BLOCKED LAUNDRY PIPE, KING ST MAINTENANCE, STANDPIPE BACKFLOW TESTING	3,966.36
06/04/2023	06042023.29	PFD FOOD SERVICES PTY LTD SENIOR MEALS ON WHEELS - CONTAINERS FOR MEAL	493.30
06/04/2023	06042023.30	QHSE INTEGRATED SOLUTIONS PTY LTD T/AS SK SKYTRUST TEIR 1 SYSTEM MONTHLY SUBSCRIPTION - APRIL	218.90

**Shire of West Arthur
Cheque Detail
April 2023**

Date	Num	Name	Original Amount
06/04/2023	06042023.31	QUALITY PRESS	144.10
		BUSH BRIGADES FIRE FORMS	
06/04/2023	06042023.32	REGIONAL FIRE & SAFETY	111.10
		CARAVAN PARK INSPECTION	
06/04/2023	06042023.33	RENEE SCHINZIG (PERSONAL)	31.00
		DISHWASHER TABLETS	
06/04/2023	06042023.34	SIGMA CHEMICALS- COMPANIES GROUP PTY LTD	235.82
		POOL REQUIREMENTS	
06/04/2023	06042023.35	SOS OFFICE EQUIPMENT	419.78
		PHOTOCOPIER BILLING MARCH 2023 XEROX APEOSPORT C4570	
06/04/2023	06042023.36	STEWART & HEATON CLOTHING CP. PTY LTD	3,258.59
		BUSHFIRE BRIGADE SAFETY CLOTHING	
06/04/2023	06042023.37	SUNWISE SOLAR ENERGY	18,301.39
		LRCI DARKAN SWIMMING POOL ELECTRICAL ZONE DIAGRAM	
06/04/2023	06042023.38	TALIS CONSULTANTS	2,498.38
		REFUSE SITES:DARKAN RUBBISH TIP	
06/04/2023	06042023.39	TOLL TRANSPORT PTY LTD	90.97
		STEWART AND HEATON, THINKWATER, LAKE WATER EXAM, SOS FREIGHT	
06/04/2023	06042023.40	TRUCKLINE	1,378.85
		REPAIRS AND PARTS SP83	
06/04/2023	06042023.41	WA CONCRETE PTY LTD	12,435.00
		CEMENT SLAB AT SPORTS COMPLEX FOR GENERATOR & TOILETS AT DARKAN SWIMMING POOL	
06/04/2023	06042023.42	WA TREASURY CORPORATION	35,945.92
		CAPITAL REPAYMENT AND INTEREST LOAN 70, 72, 73AND 74	
06/04/2023	06042023.43	WELCOME SITE	6,215.00
		POOL TOILET AND SHOWER HIRE	
06/04/2023	06042023.44	WEST STATE ELECTRICS PTY LTD	26,534.10
		DARKAN SPORTS PRECINCT	
06/04/2023	06042023.45	WESTRAC BUNBURY	56.08
		REPAIRS AND PARTS G10 GRADER	
06/04/2023	06042023.46	WHITAKER, G & K	25.00
		SUSPENSION FILES AND 23/24 FIN YEAR DIARY	
06/04/2023	06042023.47	ZONE 50 ENGINEERING SURVEYS PTY LTD	4,570.50
		FEATURE SURVEY - ENGINEERING SURVEYOR	
13/04/2023	EFT	SALARIES AND WAGES	62,584.93
		PAYROLL	
13/04/2023	DIRECTDEBIT	ASGARD SUPER	261.76
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	AUSTRALIAN ETHICAL SUPER FUND	103.21
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	AUSTRALIAN RETIREMENT TRUST	28.91
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	AUSTRALIAN SUPER	1,847.02
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	AWARE SUPER	7,407.69
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	CBUS	299.05
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	COLONIAL FIRST STATE	790.64
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	D AND K MELBOURNE SUPERANNUATION FUND	271.09
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	DIRECTDEBIT	HESTA SUPER FUND	257.55
		FORTNIGHTLY SUPERANNUATION FUND	
13/04/2023	13042023.1	DARKAN DISTRICTS SPORTS CLUB INC	180,028.00
		FUNDS FOR BOWLING GREEN	
20/04/2023	DIRECTDEBIT	RENTFIND TECHNOLOGIES PTY LTD	22.00
		RENT FIND INSPECTOR SUBSCRIPTION APRIL 2023	
20/04/2023	DIRECTDEBIT	SYNERGY	293.23
		USAGE AND SUPPLY CHARGE FROM 20/1-22/3/23 FOR THE TOWN DAM	
20/04/2023	DIRECTDEBIT	TELSTRA	2,389.92
		USAGE AND SERVICE CHARGES FOR DEPOT FUEL SYSTEM, CARAVAN PARK, DONGLE, OFFICE MOBILE, BUILDER, CRC, WORKS MANAGER, MCS MANAGER, DEPOT WIFI, CARAVAN PARK IPAD, INTERNET AND DATA, MCS AND WORKS MGR HOME INTERNET, HOUSING IPAD, MECHANIC, ADMIN, DEPOT, POOL	

**Shire of West Arthur
Cheque Detail
April 2023**

Date	Num	Name	Original Amount
20/04/2023	BPAY	NAB CREDIT CARD	706.31
		OFFICE SHIRE DEPOT STARLINK KIT	
		PLANT LICENSING - WATER TRUCK TRANSFER FEE	
		INTERNATIONAL TRANSACTION FEE FOR STARLINK INTERNET	
		OFFICEWORKS STATIONERY	
21/04/2023	21042023.1	AUSTRALIA POST	34.34
		LICENSING - TRANSFER OF PLATES FOR NICKI MORRELL	
		POSTAGE FOR REGISTERED LETTER FOR 25 NANGIP CRES	
		PERSON TO PERSON REGISTERED MAIL - HEPORA HOKIANGA	
21/04/2023	21042023.2	BLACKWOOD BASIN GROUP (INC)	1,785.06
		LANDCARE SUPPORT FOR THE PERIOD MARCH 2023	
21/04/2023	21042023.3	BODDINGTON MEDICAL CENTRE	715.00
		KYM GIBBS MEDICAL APPT AND DOCTORS HRS MAR23	
21/04/2023	21042023.4	BURGESS RAWSON	578.42
		WATER CONSUMPTION FOR ROSE GARDEN - FOR THE PERIOD 6/2/23-3/4/23	
21/04/2023	21042023.5	COLLIE RIVER VALLEY MEDICAL CENTRE	163.20
		11/4/23 AND 20/3/23 GLENN MERRETT LEVEL B MEDICAL APPT	
21/04/2023	21042023.6	CORUM HEALTH SERVICES	700.59
		LOTS DISPENSE SOFTWARE MAINTENANCE AND PBS ONLINE FEE FOR PERIOD: 1/4/23-30/6/23	
21/04/2023	21042023.7	COUNTRY ROAD CONTRACTING PTY LTD	14,025.00
		TRIGWELL BRIDGE ROAD GRAVEL PUSH DOZER	
21/04/2023	21042023.8	DEPT OF LOCAL GOV, SPORT & CULTURAL INDUS	3,081.25
		STANDARDS PANEL FEE FY 21/22	
21/04/2023	21042023.9	DKM WORKPLACE SOLUTIONS	181.50
		MONTHLY SUPPORT - MAY 2023	
21/04/2023	21042023.10	DOMUS NURSERY	302.21
		DARKAN RAILWAY RESERVE - PLANTS FOR PLANTER BOXES	
21/04/2023	21042023.11	DUFF ELECTRICAL CONTRACTING	3,061.00
		COUNCIL OFFICE MAINTENANCE	
21/04/2023	21042023.12	ELDERS RURAL SERVICES	1,720.40
		UREA 25KG PO 462	
21/04/2023	21042023.13	FLEAYS STORE	570.15
		OFFICE, ELECTORS MEETING, COMMUNITY BUILDERS. NELLY FUNERAL, SENIORS MEALS	
21/04/2023	21042023.14	FORDHAM LAMONT, V	85.00
		CEO HOME INTERNET AS PER CONTRACT 15/2-14/3/23	
21/04/2023	21042023.15	FUEL DISTRIBUTORS OF WA	22,031.37
		DIESEL TANK DEPOT, FUEL FOR CEO AND MCS CAR	
21/04/2023	21042023.16	G & M DETERGENTS	204.00
		SLIMLINE HAND TOWELS AND GLASS CLEANER	
21/04/2023	21042023.17	GODDARD, SARAH	226.95
		REIMBURSEMENT FOR WORK BOOTS	
21/04/2023	21042023.18	HANSEN, JOSIE	100.00
		CARAVAN PK CANCELLATION BOOKING ID 11607073	
21/04/2023	21042023.19	HERSEY'S SAFETY PTY LTD	827.66
		SAFETY REQUIREMENTS	
21/04/2023	21042023.20	INFINITUM TECHNOLOGIES PTY LTD	14,427.08
		CONTRACT CHARGE, CONFERENCE KIT, LENOVO THINKCENTRE LAPTOP	
21/04/2023	21042023.21	INTEGRATED ICT	654.65
		VEEAM BACKUP AND REPLICATION PLUS, MSA OFFBOARDING	
21/04/2023	21042023.22	KAPITZKE, PAUL AND SUE	100.00
		CARAVAN PK CANCELLATION	
21/04/2023	21042023.23	MARKS, GRAEME	40.00
		CARAVAN PK CANCELLATION ID 11595869	
21/04/2023	21042023.24	MOTORPASS	5.50
		MANAGEMENT FEES	
21/04/2023	21042023.25	OFFICEWORKS	173.95
		LOCKABLE TIL DRAW AND UNDER DESK BRACKETS	
21/04/2023	21042023.26	P & S GRIGGS PLUMBING	412.50
		UNIT 1/10 HILLMAN STREET - BLOCKED SEWER LINE	
21/04/2023	21042023.27	RAREBITS ON BURROWES 1	400.00
		COUNCIL MEETING CATERING - FEB AND MARCH	
21/04/2023	21042023.28	RESONLINE PTY LTD	220.00
		ROOM MANAGER SERVICES MARCH 2023	
21/04/2023	21042023.29	SHARON LEIGH BELL	258.50
		TRAVEL FOR REGIONAL TOURISM AND GROCERIES FOR SENIOR MEALS	

**Shire of West Arthur
Cheque Detail
April 2023**

Date	Num	Name	Original Amount
21/04/2023	21042023.30	SOUTHERN STAR BUILDING AND MAINTENANCE	10,109.00
		DARKAN RAILWAY RESERVE - 12 CORTEN SHEETS	
21/04/2023	21042023.31	STATEWIDE BEARINGS	330.00
		SP115 - TRAILER JOCKEY WHEEL HD	
21/04/2023	21042023.32	SUNWISE SOLAR ENERGY	37,240.72
		DARKAN SPORTS PRECINCT	
21/04/2023	21042023.33	TELFER, ASHLEIGH	432.00
		TRAVEL TO TRAINING 2 X 270KMS	
21/04/2023	21042023.34	TRUCKLINE	302.43
		TRAILER - TORQUE ROD BUSH, TORQUE ROD STEPPED SHOULDER PIN	
21/04/2023	21042023.35	WA CONTRACT RANGER SERVICES PTY LTD	2,057.00
		RANGER SERVICES 8/3, 14/3, 22/3, 31/3, 4/4 AND 11/4 2023	
21/04/2023	21042023.36	WA COUNTRY HEALTH SERVICE	351.00
		XRAY RIGHT KNEE JANELLE WEBB	
21/04/2023	21042023.37	WARREN BLACKWOOD WASTE	3,060.75
		DOMESTIC, COMMERCIAL AND RECYCLING BINS AND PROCESSING	
21/04/2023	21042023.38	WEST ARTHUR COMMUNITY RESOURCE CENTRE	898.00
		LAMINATING FLOW CHART FOR COUNCILLORS, DEPOT BOOK AND DRS HRS MAR23	
21/04/2023	21042023.39	WHITE, JB & AN	48.00
		TOILET BRUSHES	
27/04/2023	EFT	SALARIES AND WAGES	63,017.34
		PAYROLL	
28/04/2023	DIRECTDEBIT	ASGARD SUPER	192.05
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	AUSTRALIAN ETHICAL SUPER FUND	103.98
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	AUSTRALIAN RETIREMENT TRUST	156.71
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	AUSTRALIAN SUPER	1,912.17
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	AWARE SUPER	7,291.13
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	CBUS	302.13
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	COLONIAL FIRST STATE	792.15
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	D AND K MELBOURNE SUPERANNUATION FUND	273.37
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	HESTA SUPER FUND	276.05
		FORTNIGHTLY SUPERANNUATION FUND	
28/04/2023	DIRECTDEBIT	NATIONAL AUSTRALIA BANK	10.00
		FEE ACCOUNT 086852 508314406 FEES	
28/04/2023	DIRECTDEBIT	NATIONAL AUSTRALIA BANK	25.20
		FEE ACCOUNT 086724 508314385 FEES	
28/04/2023	DIRECTDEBIT	NATIONAL AUSTRALIA BANK	48.48
		NAB CONNECT FEES	
28/04/2023	DIRECTDEBIT	NATIONAL AUSTRALIA BANK	144.63
		MERCHANT FEE 009185958	
28/04/2023	DIRECTDEBIT	WATER CORPORATION	46.08
		SERVICE CHARGE FOR 2/10 HILLMAN STREET	
MUNICIPAL FUND			
		06042023.1-06042023.47	260,459.27
		13042023.1	180,028.00
		21042023.1-21042023.39	121,914.18
		EFT/DEBIT/BPAY	28,334.64
		SALARIES & WAGES	125,602.27
		LICENSING APRIL 2023 TRANSFERS	13,950.90
		TOTAL	730,289.26

SHIRE OF WEST ARTHUR NAB BUSINESS VISA CARD PAYMENTS OF ACCOUNTS BY NAB VISA CARD FOR THE STATEMENT PERIOD: 1 March - 28 March 2023			
DATE	PAYEE	DESCRIPTION	AMOUNT
1. CARD NUMBER 4336-XXXX-XXXX-9660			
CARD 1 PAYMENTS			\$0.00
2. CARD NUMBER 4336-XXXX-XXXX-8951			
22-Mar-23	Starlink Internet	Internet connection between depot and admin office	\$480.00
22-Feb-23	International Transaction fee		\$14.40
23-Mar-23	Starlink Internet	Internet connection between depot and admin office	\$157.00
23-Mar-23	International Transaction fee		\$4.71
24-Mar-23	Shire of West Arthur	Water tanker transfer	\$19.40
27-Mar-23	Officeworks	Stationery	\$30.80
CARD 2 PAYMENTS			\$706.31
3. CARD NUMBER XXXX-XXXX-XXXX-XXXX			
CARD 3 PAYMENTS			\$0.00
TOTAL NAB VISA CARD PAYMENTS 4336-XXXX-XXXX-7507			
Date Due for Payment			24-Apr-23

I, Kylie Whitaker, Finance Officer have reviewed the NAB visa card payments and confirm that from the descriptions on the documentation provided that:

1. all transactions are expenses incurred by the Shire of West Arthur;
2. all purchases have been made in accordance with the Shire of West Arthur policies and procedures;
3. all purchases are in accordance with the Local Government Act 1995 and associated regulations;
4. no misuse of the corporate card is evident.

Kylie Whitaker:  DATE: 21 / 4 / 2023

12.3 SHIRE POLICIES MAY 2023

File Reference: ADM015
Location: NA
Applicant: NA
Author: Rajinder Sunner, Manager Corporate Services
Authorising Officer: Rajinder Sunner, Manager Corporate Services
Date: 17/05/2023
Disclosure of Interest: Nil
Attachments: 1. Shire of West Arthur Policy Manual May 2023 (under separate cover) [⇒](#)

SUMMARY:

Council is requested to consider.

1. Rescind all Council policies adopted to 24 May 2023 by the Council in its entirety.
2. Adopt the Council Policy Manual Dated 25 May 2023.

BACKGROUND:

The Shire officers commenced the policy manual review in September 2022. The purpose of the review was to improve the effectiveness of the policy structure and administration of the Shire. The new policies were developed and added as required by the Audit 17 and FMR 5 review in December 2021. There will be new policies added to our Policy Manual in future to be compliant with Local Government Act, other acts and regulations.

The draft policy manual was circulated to Council members and Shire Staff seeking feedback.

The objective of the Council’s Policy Manual are:

1. To provide Council with a formal written record of all policy decisions.
2. To provide the staff with precise guidelines in which to act in accordance with Council’s guidelines.
3. To enable the staff to act adequately handle enquiries from electors without undue reference to Council.
4. To enable Councillors to adequately handle enquiries from electors without undue reference to the staff or the Council.
5. To enable Council to maintain a continual review of Council Policy decisions and to ensure they are in keeping with community expectations, current trends and circumstances.
6. To enable ratepayers to obtain immediate advice on matters of Council Policy.

COMMENT:

Policy Overview

Policy No.	Policy Title	Brief Description of Policy
C1	Attendance at Events by Council Members and CEO	The purpose of the policy is to provide transparency about the attendance at events of council members and the Chief Executive Officer (CEO).
C2	Audio Recordings of Council Meetings	The purpose of this policy is to guide the implementation of recording Council Meetings and to describe how the recordings will be used and made available.

C3	Audit & Risk Management Committee – Terms of Reference	To ensure the Audit & Risk Management Committee plays a key role in assisting the Council to fulfil its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management systems, legislative compliance, ethical accountability and the internal and external audit functions.
C4	Behaviour Complaints Committee Terms of Reference	To establish Terms of Reference for the Behaviour Complaints Committee of the Shire of West Arthur.
C5	CCTV & Data Management	To establish functional categorisation of CCTV and protocols for the management of recorded data, relating to the release and viewing of recorded footage.
C6	Code of Conduct Complaint Handling	To give effect to the Shire’s commitment to an effective, transparent, fair and accessible complaints handling process that supports high standards of behaviour of Council Members, Committee Members and Candidates.
C7	Code of Conduct for Council Members, Committee Members & Candidates	This Policy is adopted in accordance with section 5.104 of the <i>Local Government Act 1995</i> . This is the <i>Shire of West Arthur</i> Code of Conduct for Council Members, Committee Members and Candidates.
C8	Council Member Entitlements	To outline the support that will be provided to Council members through the payment of allowances, reimbursement of expenses incurred, insurance cover and supplies provided in accordance with the <i>Local Government Act 1995</i> while performing the official duties of office.
C9	Internal Control	To ensure that appropriate internal controls are implemented in order to: 1. Fulfil the statutory obligations under the Local Government (Financial Management) Regulations 1996 and Local Government (Audit) Regulations 1996; and 2. Ensure that the Shire’s assets are safe from loss due to fraud and mismanagement.
C10	Legal Representation for Council Members and Employees	To describe the arrangements for legal representation for Council members and employees.
C11	Legislative Compliance	To ensure that the Shire of West Arthur complies with legislative requirements.
C12	Acknowledgement of Wilman Noongar People	To ensure appropriate recognition of local indigenous peoples at Shire meetings, functions, and forums.
C13	Caretaker Policy in Lead to Elections	To describe the practices and decision making of the Shire in the lead to the local government elections.

C14	Citizenship Ceremonies Dress Code	To ensure compliance with the requirements of the Federal Government in relation to the standard of dress to be worn by participants during citizenship ceremonies conducted by the Shire of West Arthur.
C15	Civic Functions and Hospitality	To ensure that all civic functions and hospitality are provided in an appropriate and consistent manner.
C16	Commencing Legal Action	To ensure effective controls over the commencement of legal action, for and on behalf of the Shire of West Arthur.
C17	Council Member Recognition	To officially recognise the dedication, service and commitment of Council members following their retirement.
C18	Equal Opportunity, Harassment and Bullying	To ensure that all persons employed or engaged by the Shire understand the commitment to equal employment opportunities. To provide guidelines to ensure the principles of equal employment opportunity are adhered to.
C19	Execution of Documents and Use of Common Seal	The purpose of this Policy is to establish, in accordance with the requirements of Part 9, Division 3 of the <i>Local Government Act 1995</i> (the Act), protocols and procedures for the execution of documents and the affixing and administration of the Shire of West Arthur's Common Seal.
C20	Guidelines for Plantation Fire Protection	To provide consistency for landholder's developing plantations.
C21	Media & Communications	To establish protocols for the release of public statements issued by the Shire of West Arthur (including to the media and on Social Media) to ensure the Shire is professionally and accurately represented, and to maximise a positive public perception of the Shire.
C22	Public Interest Disclosure	To affirm the support of the Shire of West Arthur for public interest disclosures.
C23	Public Questioning Time, Presentations, Deputations & Petitions	In accordance with the <i>Local Government Act s.5.24</i> , <i>Local Government (Administration) Regulations</i> and the Shire of West Arthur Standing Orders Local Law Sections 3.3 and 3.4, the procedure for the Presiding Officer of a Council or Committee Meeting dealing with Public Questions or Presentations, Deputations and Petitions shall be in accordance with this Policy.
C24	Use of Shire Emblem/Logo	To establish guidelines for use of the emblem so as to ensure it is used in an appropriate manner.
C25	Professional Development of Council Members	This Policy describes the Shire of West Arthur's approach to enable Council members to meet their statutory obligations in relation to Council member training and gives effect to the requirement to adopt a continuing professional development policy.
C26	Related Party Transactions	The objective of this Policy is to provide guidance on the application of AASB 124 to the Shire of West Arthur's financial statements.

C27	Standards for CEO Recruitment, Performance & Termination	This Policy is adopted in accordance with section 5.39B of the <i>Local Government Act 1995</i> . These are the Shire of West Arthur Standards for CEO Recruitment, Performance and Termination.
C28	Temporary Employment Appointment or of Acting CEO	To establish a Policy, in accordance with Section 5.39C of the <i>Local Government Act 1995</i> ('the Act'), that details the Shire of West Arthur's processes for appointing an Acting or Temporary Chief Executive Officer (CEO) for periods of less than 12 months of planned or unplanned leave or a temporary vacancy in the substantive office.
F1	Community Organisation Assistance Program	Community groups, organisations, and sporting groups are encouraged to apply for assistance under the Community Organisation Assistance Program for projects.
F2	Corporate Transaction Cards	To provide a clear framework to enable the use of corporate transaction cards. To provide employees issued with a corporate transaction card clear and concise guidelines outlining its use. To reduce the risk of fraud and misuse of the corporate transaction card.
F3	Financial Hardship	To give effect to the Shire's commitment to support the whole community to meet the challenges arising from situations that may result in financial hardship for ratepayers or debtors of the Shire.
F4	Habitual Vexatious Complainants or	This Policy is intended to assist in identifying and managing persons who seek to be disruptive to the Shire through pursuing an unreasonable course of conduct.
F5	Investment of Surplus Funds	This Policy applies to funds surplus to cash flow requirements, including operating accounts, investment accounts and funds managed under a trust.
F6	Access and Inclusion	To meet the requirements of the <i>Disability Discrimination Act 1992</i> and <i>Disability Services Act 1993</i> and to state the Shire of West Arthur's position regarding providing an accessible, inclusive community for everyone.
F7	ANZAC Services Day	Council acknowledges the importance of ANZAC Day commemorative activities each year, and by laying of a wreath, recognises the local service men and women who lost their lives in a conflict when serving their country in the Defence Forces.
F8	Asset Management	Asset Management is viewed as an important corporate function of the Shire of West Arthur and Council are committed to supporting the function. The purpose of this policy is to initiate Asset Management Principles/Framework to achieve objectives and outcomes.
F9	Australia Day Citizen of the year Awards.	To acknowledge the contribution and celebrate community engagement of people within the community of the Shire of West Arthur.

F10	Community Engagement	To provide guidance to the Shire and community on when community engagement activities should be undertaken and the level of engagement to be carried out, other than notification and consultation conducted in accordance with statutory requirements.
F11	Contiguous Land Valuations - Rates	To provide guidance and clarity on the treatment of contiguous valuation of land requests for Unimproved Valuations (UV) and Gross Rental Valuations (GRV) of properties made to the Valuer Generals Office.
F12	Customer Service	To provide service standards in the area of customer service.
F13	Debt Collection	To determine action for collection of outstanding rates, service charges and sundry debtors.
F14	Harvest & Vehicle Movement Ban – Christmas Day, Boxing Day & New Year’s Day	To comply with the <i>Bush Fires Regulations 1954</i> regarding the imposition of harvest and vehicle movement bans on public holidays.
F15	Integrated Planning & Reporting	To ensure the Shire recognises that for sustainability, good governance and the provision of effective services and facilities for the community, an integrated approach is needed to all planning and resourcing activities. The objective of this policy is to provide guidance and mandate activities to ensure compliance with the <i>Local Government Act 1995</i> .
F16	Person Deemed in Authority of Shire Property and Facilities	To confirm the authority of the Chief Executive officer in relation to all Shire of West Arthur property and facilities.
F17	Record Keeping	To provide guidance to Council members and employees regarding their record keeping responsibilities in line with current legislative requirements
F18	Senior Employees	To establish which positions are regarded by Council as Senior Employee positions for the purposes of S5.37 of the <i>Local Government Act 1995</i> , requiring referral to Council by the CEO, prior to any move to employ or dismiss a person in such a position.
F19	Workforce Planning	To ensure that strategic, operational and legislative objectives are met through efficient and effective management of its workforce for the delivery of service to the community in a timely and cost-effective manner.
F20	Purchasing and Tenders	This Policy applies to all procurement activities undertaken by the Shire's employees, appointed representatives and, where applicable, contractors procuring on behalf of the Shire. The Shire is committed to efficient, effective, economical and sustainable procedures in all purchasing activities.

F21	Recognition and Depreciation of Assets	The Shire owns, creates, purchases and manages assets and must ensure that effective and accountable systems are in place to safeguard the Shire’s resources. This includes the development of appropriate systems to record the location and value of fixed assets acquired or constructed by the Shire.
F22	Fraud and Control	To protect resources, including information, and safeguard the integrity and reputation of the Shire. This policy sets out the arrangements for the overall management of the risks and any instances of fraud and/or corruption.
F23	Acceptable Use	This policy document provides all staff with the information and guidelines required to ensure that our systems, networks, application, and data are used and accessed in an acceptable way.
F24	ICT Risk Management	This document outlines the approaches and activities required for effective ICT Risk Management within the Shire. This forms part of the Shire’s ICT Governance Framework and is important in ensuring alignment with industry best practices and statutory compliance.
F25	Risk Management	The Shire of West Arthur’s Risk Management Policy documents the commitment and objectives regarding managing uncertainty that may impact the Shire’s strategies, goals or objectives.
PC1	Work Health & Safety	To outline the Shire of West Arthur’s recognition of its moral and legal obligations and commitment to continuously improve our Work Health and Safety Management Systems, including the establishment of measurable objectives and targets, with the aim of elimination of work related injuries and illnesses.
PC2	Human Resources	To define the Shire’s policy on the organisational structure and maintaining a comfortable, safe, and attractive working environment for Shire personnel.
PC3	Child Safe Awareness	This policy aims to reduce the risk of harm and child sexual abuse in our communities by encouraging child safe environments to be created and maintained. Shire of West Arthur is committed to encouraging local organisations to be child safe and ensure children are safe and empowered.
PC4	Employee Gratuities & Gifts	To allow for the recognition of employees whose employment with the Shire is ending, based on the length of their service to the Shire. This recognition may be awarded in addition to their entitlements under an Award, Workplace Agreement or Contract of Employment upon voluntarily ceasing their employment with the Shire.
W1	Fence Line Clearing within Roads and other Reserves	To define the Shire’s policy on fence line clearing within roads and other reserves.

W2	Private Works	The Shire undertakes private works to assist external clients provide infrastructure and services where this is of benefit to the community and can be undertaken without detriment to the Shire's own works program.
W3	Stock on Road Signage	To provide guidelines for signage and other related matters. This policy applies to all local roads within the Shire of West Arthur.
W4	Wildflower, Leaves and Branches, and Seed Harvesting from Reserves	To establish policies and procedures to deal with applications for commercial harvesting of wildflowers and seeds within the road reserve. This Policy also applies to the collection of leaves and branches for culture smoking ceremonies.
W5	Crossovers	To ensure consistency for landholders when looking to provide access to their property from a Shire road. Applies to all crossovers, including footpaths, within the Shire of West Arthur.
W6	Road sealing for dust suppression	To provide guidelines for the sealing of roads immediately adjacent to residences. To improve safety, environmental and health conditions for residential accommodation located close to Shire gravel roads by removing the level of wind-borne gravel dust.
W7	Road Making Materials	To provide guidance for the provision of sand/gravel supplies for road works. This policy applies to all privately-owned sand & gravel pits in the Shire.
W8	Road Safety Audit	To improve the safety of the road network and developments in the Shire of West Arthur and ensure measures to eliminate or reduce road environment risks for all road users are fully considered with emphasis placed on fatal and serious crash risk. To promote the development, design and implementation of a safe road system through the adoption of formal road safety auditing principles and practices.
W9	Graffiti Management	This policy provides the framework though which the Shire will respond to graffiti in the Local Government area.

CONSULTATION:

Belinda Knight Local Government Consultant

Chief Executive Officer

West Australian Local Government Association WALGA

Department of Local Government, Sport, and Cultural Industries

STATUTORY ENVIRONMENT:

2.7. Role of council

(1) The council -

- (a) governs the local government's affairs; and
- (b) is responsible for the performance of the local government's functions.

- (2) Without limiting subsection (1), the council is to -
- (a) oversee the allocation of the local government's finances and resources; and
 - (b) determine the local government's policies.

POLICY IMPLICATIONS:

Annual Review of Policy

FINANCIAL IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Leadership and Management

Outcome: Establish and maintain sound business and governance structures

Strategy: Comply with regulations and best practice standards to drive good decision making by Council and Staff

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. ***Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.*** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management.
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Significant	Severe
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	Lack of transparency and accountability in decision making process.
Risk Likelihood (based on history and with existing controls)	Possible (3)
Risk Consequence	Moderate (9)
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	Medium (9)
Principal Risk Theme	All themes
Risk Action Plan (Controls or Treatment Proposed)	Endorse council policy manual and apply policies in making decision in the council.

VOTING REQUIREMENTS:

Simple Majority

RESOLUTION CO-2023-050

Moved: Cr Graeme Peirce

Seconded: Cr Duncan South

Council is requested to consider.

1. Rescind all Council policies adopted to 24 May 2023 by the Council in its entirety.
2. Adopt the Council Policy Manual Dated 25 May 2023.

CARRIED

13 WORKS AND SERVICES**13.1 BUDGET AMENDMENT EMERGENCY REPAIRS GLENORCHY BRIDGE**

File Reference:	ADM326
Location:	N/A
Applicant:	N/A
Author:	Gary Rasmussen, Manager Works and Services
Authorising Officer:	Rajinder Sunner, Manager Corporate Services
Date:	17/05/2023
Disclosure of Interest:	N/A
Attachments:	1. Email Received from Timber Insight 17 May 2023 ↓

SUMMARY:

Council is requested to consider approving a budget amendment of an emergency repair of Glenorchy Bridge of estimated \$40,000.

BACKGROUND:

Main Roads WA (MRWA) engineering team conduct the inspection on Glenorchy Bridge in January 2023 and discovered that bridge was unsafe. It was recommended by the MRWA to close the bridge to all traffic.

COMMENT:

Glenorchy bridge was closed to all traffic in January 2023. MRWA advised the Shire the way we can open the bridge to limited capacity, 8 tonnes by carrying out minimum repair work. We approached WALGA preferred supplier to provide a quote to carry out necessary repair work to enable the Shire to re-open the bridge with reduced capacity. The quotes (attached) was received for \$30,000 to carry out the repair work, but we need to supply materials estimated at \$10,000.

The repair work will start end of May 2023 and estimated completion by June- July 2023.

CONSULTATION

Chief Executive Office

Councillors

Main Roads WA

Timber Insight.

Ray Smith Engineering

STATUTORY ENVIRONMENT:

Local Government Act 1995

Section 6.8 Expenditure from municipal fund not included in annual budget.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The repairs of \$40,000 will be funded from municipal funds.

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Leadership and Management

Outcome: Establish and maintain sound business and governance structures

Strategy: Comply with regulations and best practice standards to drive good decision making by Council and Staff

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. **Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management.
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Significant	Severe
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	Bridge will be closed to the Traffic.
Risk Likelihood (based on history and with existing controls)	High (16)
Risk Consequence	Likely (4)
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	Major (4)
Principal Risk Theme	Very Inconvenience to the public
Risk Action Plan (Controls or Treatment Proposed)	Carry out the emergency repair to open the bridge for limited traffic.

VOTING REQUIREMENTS:

Absolute Majority

RESOLUTION CO-2023-051

Moved: Cr Robyn Lubcke
 Seconded: Cr Graeme Peirce

That Council is requested to consider approving a budget amendment of an emergency repair of Glenorchy Bridge of estimated \$40,000.

CARRIED BY ABSOLUTE MAJORITY

From: [Gary Rasmussen](#)
To: [Melinda King](#)
Cc: [Vin Fordham Lamont](#); [Cassandra Squires](#); [Rajinder Sunner](#)
Subject: RE: Glenorchy 4020 - Emergency Repairs
Date: Wednesday, 17 May 2023 1:04:49 PM
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image002.png](#)
Importance: High

Melinda
 I will need you to do an Agenda item budget Adjustment for this meeting for the works below this will be classed as emergency works on Glenorchy Bridge the Budget adjustment will be up to 40K
 30K for the contractor and 10k for materials
 Thank you
 Regards

Gary Rasmussen
Manager Works & Services

Mob 0427 362 214
 Enquiries (08) 9736 2222
 31 Burrowes Street, Darkan
 All correspondence to:
 31 Burrowes Street, Darkan 6392 or
shire@westarthur.wa.gov.au
www.westarthur.wa.gov.au



From: Brent Rowe <brent@timberinsight.com.au>
Sent: Wednesday, May 17, 2023 9:34 AM
To: Ian Meachem <ian@timberinsight.com.au>; Gary Rasmussen <worksmanager@westarthur.wa.gov.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Greg Meachem <greg@timberinsight.com.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Hi Gary,
 Ian and I have had a look at the works and recommend a budget between \$25-\$30k be allowed.
 This may vary once the propping design is received, duration of prop hire etc is known however this should be sufficient with the current information at hand.
 Regards
 Kind regards,
 Brent Rowe
 Project Manager



t. 08 9791 4599
 m. 0476 476 779
 e. brent@timberinsight.com.au
 a. 73 Victoria St, Bunbury

From: Ian Meachem <ian@timberinsight.com.au>
Sent: Tuesday, May 16, 2023 8:53 AM
To: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>; Ian Meachem <ian@timberinsight.com.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Brent Rowe <brent@timberinsight.com.au>; Greg Meachem <greg@timberinsight.com.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Hey Gary,
 Difficult to do without the prop design but we will get an estimate to you later this afternoon.
 Kind regards,
 Ian Meachem
 Managing Director



t. 08 9791 4599
 m. 0448 833 287
 e. ian@timberinsight.com.au

a. 73 Victoria St, Bunbury
 w. www.timberinsight.com.au

From: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Sent: Tuesday, May 16, 2023 8:30 AM
To: Ian Meachem <ian@timberinsight.com.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Brent Rowe <brent@timberinsight.com.au>; Greg Meachem <greg@timberinsight.com.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Ian
 That would be good can you give me price so that I can take to council just a estimate be on the high side as this works was not programmed or budgeted. We have get council to do a amendment to the budget so we can fund it.

Regards

Gary Rasmussen
Manager Works & Services

Mob 0427 362 214
 Enquiries (08) 9736 2222
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 All correspondence to:
 31 Burrowes Street, Darkan 6392 or
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From: Ian Meachem <ian@timberinsight.com.au>
Sent: Tuesday, May 16, 2023 8:16 AM
To: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Brent Rowe <brent@timberinsight.com.au>; Greg Meachem <greg@timberinsight.com.au>; Ian Meachem <ian@timberinsight.com.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Hey Gary,

If we are able to get the propping details ASAP we may be able to be onsite in the week of the 29th to complete the propping and pile bands.

Kind regards,

Ian Meachem
 Managing Director



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 m. 0448 833 287
 e. ian@timberinsight.com.au
 a. 73 Victoria St, Bunbury

From: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Sent: Tuesday, May 16, 2023 7:55 AM
To: HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Brent Rowe <brent@timberinsight.com.au>; Greg Meachem <greg@timberinsight.com.au>; Ian Meachem <ian@timberinsight.com.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Tony
 The clamps are done will be get them tomorrow how is the sketch going for the props
 Regards

Gary Rasmussen
Manager Works & Services

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 31 Burrowes Street, Darkan
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 31 Burrowes Street, Darkan 6392 or
shire@westarthur.wa.gov.au
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From: Gary Rasmussen
Sent: Tuesday, May 9, 2023 7:39 AM
To: 'Ian Meachem' <ian@timberinsight.com.au>; Greg Meachem <greg@timberinsight.com.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>; Brent Rowe <brent@timberinsight.com.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Ian

This all I have the present time and a brief description of what is required from tony I have cut the email and is below what is required. Tony will provide sketch it when it is completed. If you need to give me a ring

Regards

Gary Rasmussen
Manager Works & Services

Mob 0427 362 214
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All correspondence to:
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www.westarthur.wa.gov.au



Hi Gary,

As discussed on Friday afternoon:

Engineers assessed the bridge on Wednesday afternoon to consider the extent of the longer term bridge repairs. Construction timing likely to be 2025/26, need to resolve repair methodology and obtain Aboriginal heritage clearances – Blackwood River is a site.

The Engineers were concerned re the capacity of the Abutment 1:

What this site visit showed for the emergency works to re-open to 8t was extreme concern over the stability of Abutment 1 and Ab1LHS wingwall. The concerns noted (given a heightened understanding of typical load rating results) are:

- Abutment under deck:
 - Abutment 1 Piles 4, 5 & 6 are extremely skinny. The abutment is tall (3.6m), and there are no tiebacks. Pile 4 drilled with a large pipe, the other two drilled solid.
 - Pile 5 is only 270mm diameter, and shows bending in the peak bending moment location (so much so that the gap has been packed).
 - Piles 4, 5 are now showing a large vertical split on the Ab2 face (normally a location of little concern, however overall stability is affected with distress)
 - From experience, piles this height and diameter will be expected to record 0% load rating. That is, the capacity is insufficient for soil loads only
 - The bridge has been there for 90 years, so the backfill will likely be well consolidated and probably partially hardened. However, the theoretical design approach cannot cope with this. This is an explanation why it hasn't failed decades ago, rather than a guarantee that it won't
 - Piles HAVE further deteriorated, with Piles 4&5 bulging and split. There is sign of distress. Therefore, past performance can no longer be relied upon.
- Abutment1 LHS Wingwall
 - These piles are tall, with small diameters
 - Piles 2, 3 have tiebacks at the very top of pile. Load rating experience shows this is an inefficient location with substantial bending still remaining in the pile
 - Pile 2 is crushing and failing under the tieback washer
 - At 4.2m high, they are incapable of working without tieback. There will be difficult reconciling actual soil pressure versus theoretical
 - A failure of one pile would likely shock load to lead to sequential failure

Therefore, **the bridge cannot be re-opened to any capacity** until Abutment 1 and Ab1LHS Wingwall are also addressed. Additional propping will be required, noting the 8t target. The thought process of how to achieve this is as follows:

Abutment 1 Pile 4, 5, 6 propping: This will need to be using a shallow angle prop, set at around 1.5m above ground level at each pile. This would be founded against a transverse beam laid across the face of the Pier 1 piles at ground level. That is, prop force to be taken by shear capacity of Pier 1 piles.

Ab1 LHS Wingwall Pile 1,2,3 propping: This will be by diagonal props. There is a tree stump at pile 3 that appears convenient to provide a footing with some local site check needed to see if it isn't rotten. Wingwall propping is complicated by the need to prop against a footing, noting the ground usually drops away. To avoid pushing out the footing, it is favourable for the prop angle to be steep (ie more vertical than horizontal) with the footing recessed below ground. This is awkward as we don't want to be excavating in front of a suspect wingwall. Therefore, the top of pile 2 may also need to have voids filled with cementitious grout to assist in load transfer.

When the propping sketch is developed I will forwards it on.

Regards,
Tony

Anthony Humphreys
ASSET MANAGER STRUCTURES
Regional Management & Operations Directorate / Great Southern, Goldfields Esperance and Wheatbelt Regions
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w: www.mainroads.wa.gov.au

From: Ian Meachem <ian@timberinsight.com.au>

Sent: Monday, May 8, 2023 3:13 PM

To: Greg Meachem <greg@timberinsight.com.au>; Gary Rasmussen <worksmanager@westarthur.wa.gov.au>

Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Ian Meachem <ian@timberinsight.com.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>; Brent Rowe <brent@timberinsight.com.au>

Subject: RE: Glenorchy 4020 - Emergency Repairs

Good Afternoon Gary,

With Greg on leave now I will assist with putting pricing together.

Do you have some photos you can send through of the bridge for reference?

Can you please also send over the propping sketch from Main Roads ASAP to allow us to price the works accordingly.

Kind regards,

Ian Meachem
Managing Director



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m. 0448 833 287
e. ian@timberinsight.com.au
a. 73 Victoria St, Bunbury

From: Greg Meachem <greg@timberinsight.com.au>
Sent: Monday, May 8, 2023 2:46 PM
To: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>; Ian Meachem <ian@timberinsight.com.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Gary,

Following on from my previous email, I see now the list in the email from Tony Humphreys below. We will get back to you to confirm our teams availability.

Kind regards,

Greg

Greg Meachem
Technical Manager



Knowledge and experience supporting timber utilisation and performance
t. 08 9791 4599
m. 0498 121 262
e. greg@timberinsight.com.au
a. Unit 3, 11 Bonnefoi Boulevard, Bunbury, WA, 6230
p. PO Box 771, Bunbury, WA, 6231



WA representatives for Wood Solutions



From: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Sent: Monday, May 8, 2023 2:28 PM
To: Greg Meachem <greg@timberinsight.com.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Rajinder Sunner <mcs@westarthur.wa.gov.au>
Subject: FW: Glenorchy 4020 - Emergency Repairs

Greg

This is the banding that is required as include this with you price all so A date when you can do the works

*Gary Rasmussen
Manager Works & Services*

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www.westarthur.wa.gov.au



From: Anthony Humphreys <anthony.humphreys@mainroads.wa.gov.au>
Sent: Thursday, April 27, 2023 11:01 AM
To: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Cc: Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Vin Fordham Lamont <ceo@westarthur.wa.gov.au>
Subject: RE: Glenorchy 4020 - Emergency Repairs

Hi Gary

As per yesterday's discussion:

Undertaking the following Emergency Repairs can achieve an 8t load limit.

Install 2 pile bands at around 400mm c/c centred over the defect zone near DIR water level (noting if water level has increased we do the best we can) for the following piles:

Location	Element	Scope of Works	Pile Diameter**	Band Type
Pier 4	Pile 2	X2 bands + 1 beneath the waler	350	1B
Pier 7	Pile 2	X2 bands	400	1B or 1C
Pier 8	Pile 1	X2 bands	360	1B
	Pile 2	X2 bands	420	1C
	Pile 3	X2 bands	410	1C

** Pile Dia from Inspection report, it's prudent to check pile dia on site prior to fabrication

Pile fabrication drawing attached.

The bands are typically galvanised, as you advised the Blackwood River is saline and these bands will be in place for a few years (2025/26), it may be prudent to fabricate them out of stainless steel.

Funding options:

If the Local Government can demonstrate that they have an ongoing programme of Preventative Maintenance for their structures then the Local Government is eligible for a funding contribution of 2/3 Main Roads and 1/3 Local Government, subject to a number of conditions, see page 22 of the link below:

<https://www.mainroads.wa.gov.au/globalassets/technical-commercial/local-government-funding/state-road-funds-to-local-government-procedures.pdf>

1. The Local Government will provide Main Roads with evidence that it has undertaken preventative maintenance on the **affected** bridge.
2. Main Roads and the Local Government are to agree on the scope of works required.
3. The Local Government will provide Main Roads with an agreed cost estimate for undertaking the repairs.
4. Main Roads will authorise the repair work prior to commencement
5. The Local Government will complete the repairs and invoice Main Roads for the 2/3 of the agreed estimated cost.
6. Main Roads will confirm that the standard of repair work is acceptable prior to arranging payment from the Emergency Bridge Fund.

Please advise if you plan to undertake the repairs? Main Roads will arrange the approvals and installation of the 8t load limit signs.

Regards,

Tony

Anthony Humphreys
 ASSET MANAGER STRUCTURES
 Regional Management & Operations Directorate / Great Southern, Goldfields Esperance and Wheatbelt Regions
 p: +61898920534 | m: +61408955908
 w: www.mainroads.wa.gov.au

From: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Sent: Monday, 24 April 2023 9:22 AM
To: Anthony Humphreys <anthony.humphreys@mainroads.wa.gov.au>
Cc: Cassandra Squires <worksadmin@westarthur.wa.gov.au>; Vin Fordham Lamont <ceo@westarthur.wa.gov.au>
Subject: RE: Glenorchy 4020

CAUTION: This email originated from outside of Main Roads. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Tony

How's is that report going.

Regards

Gary Rasmussen
 Manager Works & Services

Mob 0427 362 214
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 31 Burrowes Street, Darkan
All correspondence to:
 31 Burrowes Street, Darkan 6392 or
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From: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>
Sent: Thursday, April 13, 2023 8:43 PM
To: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>; HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Cassandra Squires <worksadmin@westarthur.wa.gov.au>
Subject: RE: Glenorchy 4020

Hi Tony. I support both Gary's request and his invitation to Main Roads to present to Council this month about the bridge.

Kind Regards

Vincent (Vin) FORDHAM LAMONT
 CHIEF EXECUTIVE OFFICER

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 31 Burrowes Street, Darkan WA 6392
All correspondence to:

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From: Gary Rasmussen <worksmanager@westarthur.wa.gov.au>
Sent: Thursday, April 13, 2023 1:59 PM
To: HUMPHREYS Anthony (AMS) <anthony.humphreys@mainroads.wa.gov.au>
Cc: Vin Fordham Lamont <ceo@westarthur.wa.gov.au>; Cassandra Squires <worksadmin@westarthur.wa.gov.au>
Subject: Glenorchy 4020

Tony

The farmer on Glenorchy 4020 his farm is just adjacent both sides of the bridge. Over winter he must feed his sheep and laming also other framing activities . He cannot cross the river in winter and now he has to travel 25km each way for him in winter he told me he has do these 3 to 5 times a day up to 250km which is a lot off on cost for the farmer

Would it be possible to get a 1-ton load limit on the bridge so that him and his neighbours could conduct their business he is prepared to fence of the road off so only local farmers can use it

My thoughts I would be funnel the bridge approach down to 1.9 m wide so only Utes and small feed bins can use it and we can install a gate with a lock so the general public could not use the bridge .

We are getting a lot of heat about this and they would like some one from main roads to come and talk with councillors the next shire meeting on the 27th at 5pm

Regards

Gary Rasmussen
Manager Works & Services

Mob 0427 362 214
Enquiries (08) 9736 2222
31 Burrowes Street, Darkan
All correspondence to:
31 Burrowes Street, Darkan 6392 or
shire@westarthur.wa.gov.au
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CR HARRINGTON AND CR SOUTH LEFT THE MEETING AT 7.28PM.

14 REGULATORY SERVICES

14.1 DEVELOPMENT APPLICATION - DARKAN HOTEL ALTERATIONS

File Reference:	A681/A683
Author:	Geoffrey Lush, Planning Consultant
Authorising Officer:	Rajinder Sunner, Manager Corporate Services
Date:	16/05/2023
Disclosure of Interest:	Nil
Location:	Lots 2, 3, & 4 (#9889) Coalfields Highway, Darkan
Applicant:	Greg Davies Architects
Owner:	Coalfields Darkan Pty Ltd ATF Darkan Hotel Unit Trust
Proposal:	Development approval sought for refurbishments and alterations
Attachments:	1. Existing Floor Plan ↓ 2. Proposed Floor Plan ↓

SUMMARY:

Council is requested to consider approving the develop application for refurbishments and alterations to the Darkan Hotel as presented.

BACKGROUND:

The subject land is comprised of three lots being lots 2, 3, & 4 DP2560, with a combined area of 6,081sqm.

The application is to refurbish the internal areas of the existing Hotel to be reflective of current, and future expectations. This is both from a user perspective and to ensure that reopening of the hotel complies with the relevant statutory requirements.

The alterations primarily relate to the following internal works:

1. Providing additional amenities areas including a compliant universal access toilet;
2. New bar;
3. New kitchen;
4. New cool-room;
5. Opening spaces to allow greater internal cohesion and hospitality;
6. Generally upgrading building services;
7. Re-orienting the covered alfresco area to relate to the enclosed fabric; and
8. Removal of a dilapidated asbestos outbuilding.

Externally the obvious alterations relate to:

- A. Minor addition of an amenities outbuilding to the rear. A skillion roof has been applied for simplicity, consistency with the other outbuildings and not to detract from the main building profile.
- B. Deletion of the entry doors on the newest addition in the south eastern corner.
- C. Relocating half of the alfresco roof which enhances the relationship to the building and diminishes the impact of the incongruous structure to the street.
- D. Removing the veranda enclosure on the southwestern corner.
- E. Providing continuity to the veranda to southwestern corner.

F. Creating a universal access from the street through the alfresco area.

There is no alteration to the capacity of the hotel or the Liquor Licence area.

The existing floor plan is contained in Attachment 1 and the proposed floor plan in Attachment 2.

COMMENT:

The Hotel is included on the Council's Heritage List and all development requires Council approval. However, Local Planning Policy No 2 stipulates that the Heritage Provisions do not apply to the interior of any building. The intention is that no development approval is required for internal building work that does not materially affect the external appearance of the building.

The bulk of the works are internal and the use remains consistent with the existing building and operation. It is also consistent with the heritage list statement of significance. The external alterations will not have any significant impact.

As there is no increase in the capacity of the hotel or changes to the Liquor Licence area, there is no requirement for additional car parking or landscaping. It is considered more important to facilitate the continued use of the hotel as a key social and business establishment within the townsite.

The existing use rights of the Hotel will have lapsed if it has been closed for more than six months. This relates to the use of the building as a hotel as distinct from the existing development. To avoid any potential issues, especially with licencing, the planning approval also should include approval to re-commence the use of the Hotel.

CONSULTATION:

The application has not been advertised.

STATUTORY ENVIRONMENT:

Local Planning Scheme No 2

The subject land is contained in the Commercial zone and the objectives for the zone are:

- to ensure the established town centre in Darkan remain the principal place for retail, commercial, civic, and administrative functions in the district.
- to allow for limited commercial development in townsites away from Darkan, to provide services to the local community.
- to ensure development will not adversely affect local amenities, and will enhance the character of townsites in the district.
- to provide for the efficient and safe movement of pedestrians and vehicles (including trucks, buses, and caravans).
- to provide sufficient parking spaces for cars, caravans, and buses, without compromising pedestrian movements.
- to provide an increased level of public amenities including public toilets, shaded areas, and street furniture.
- to provide for expansion of commercial activity and community facilities to meet future demands.

A 'hotel' is a (D) discretionary use within the zone.

The development provisions for the Commercial zone are contained in Clause 5.15 of the Scheme. The site requirements, setbacks etc are at the discretion of the local government.

In considering an application for planning approval for a proposed development (including additions and alterations to existing development) the local government is to have regard to the following:

- (i) the colour and texture of external building materials; the local government may require the building facade and side walls to a building depth of 3m to be constructed in masonry;
- (ii) building size, height, bulk, roof pitch;
- (iii) setback and location of the building on its lot;
- (iv) architectural style and design details of the building;
- (v) function of the building;
- (vi) relationship to surrounding development;
- (vii) access to loading and unloading of vehicles; and
- (viii) other characteristics considered by the local government to be relevant.

Heritage List

The hotel is included in the Council's Heritage List as place No 16. It is classified as category 2 and the statement of significance is as follows:

Darkan Hotel is of social and historic significance. The hotel has played an important role in the community as a meeting place and venue for social events. A fine example of a country hotel, it makes a significant contribution to the streetscape and the architectural heritage of Darkan.

It was under construction when the town of Darkan, south of the railway line, was gazetted in 1906. The owner, Mrs Francis opened the hotel without a license or any alcoholic drinks. The stone hotel with surrounding verandas was strategically located opposite the railway station. Mrs Francis ran the hotel until 1925. A major brick extension to the southeast corner of the old hotel in the 1960's resulted in the bar being enlarged and now faces the Coalfields Highway.

The hotel has been developed over the years and has always been an important social venue for the town and district.

The proposed development is subject to the Part 3 — Heritage Protection of the Deemed Provisions in the Local Planning Scheme Regulations and also Local Planning Policy No 3.

State Planning Policy 3.7 Planning in Bushfire Prone Areas

The subject land is not designated as being bushfire prone and State Planning Policy SPP3.7 Planning in Bushfire Prone Areas, does not apply.

POLICY IMPLICATIONS:

Local Planning Policy No 3 Heritage Places.

FINANCIAL IMPLICATIONS:

The estimated cost of the proposed development is \$275,000. The prescribed planning application fee for this is \$880. However, the bulk of this relates to the internal alterations for which no development application is required. Council has the discretion under the Planning Regulations to reduce the prescribed fee. The minimum fee for development of less than \$50,000 is \$147.

STRATEGIC IMPLICATIONS:

The Shire's Strategic Community Plan Towards 2031 and Corporate Business Plan 2021 – 2025:

- Outcome 1.3 - A unique identity and a strong connection to our past
- Outcome 4.3 – Our cultural heritage is preserved and promoted
- Outcome 4.4 – Appropriate planning and development

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or

consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. **Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence		Insignificant	Minor	Moderate	Significant	Severe
Likelihood		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	Non-compliance with approval conditions
Risk Likelihood (based on history and with existing controls)	Unlikely (2) The event may only occur in exceptional circumstances
Risk Consequence	Insignificant (1) Non-compliance results in termination of services / approval or imposed penalties
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	Low (2)
Principal Risk Theme	Compliance Failure
Risk Action Plan (Controls or Treatment Proposed)	Ensure compliance with conditions of approval and other applicable Regulations.

VOTING REQUIREMENTS:

Simple Majority

RESOLUTION CO-2023-052

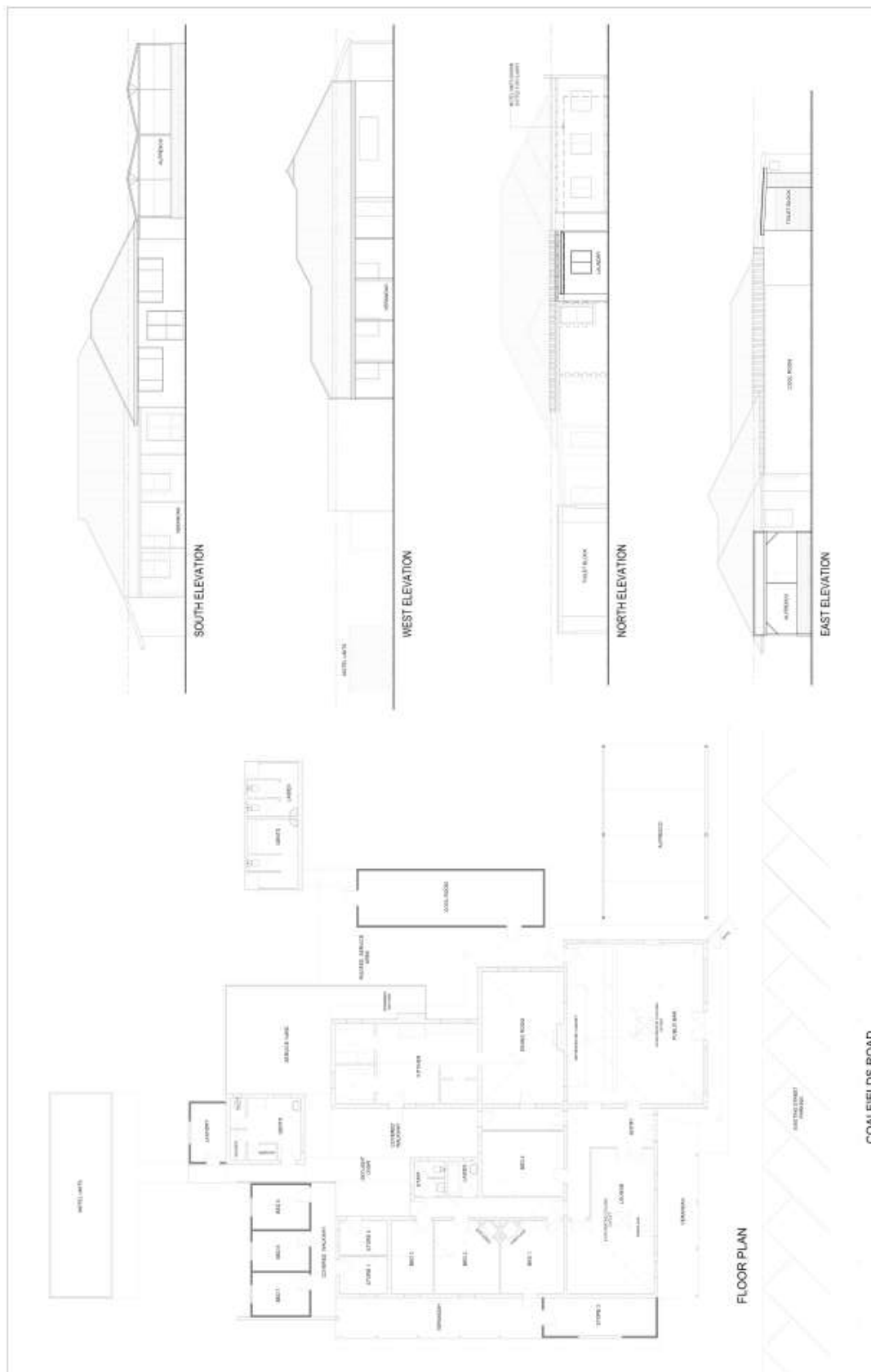
Moved: Cr Robyn Lubcke

Seconded: Cr Graeme Peirce

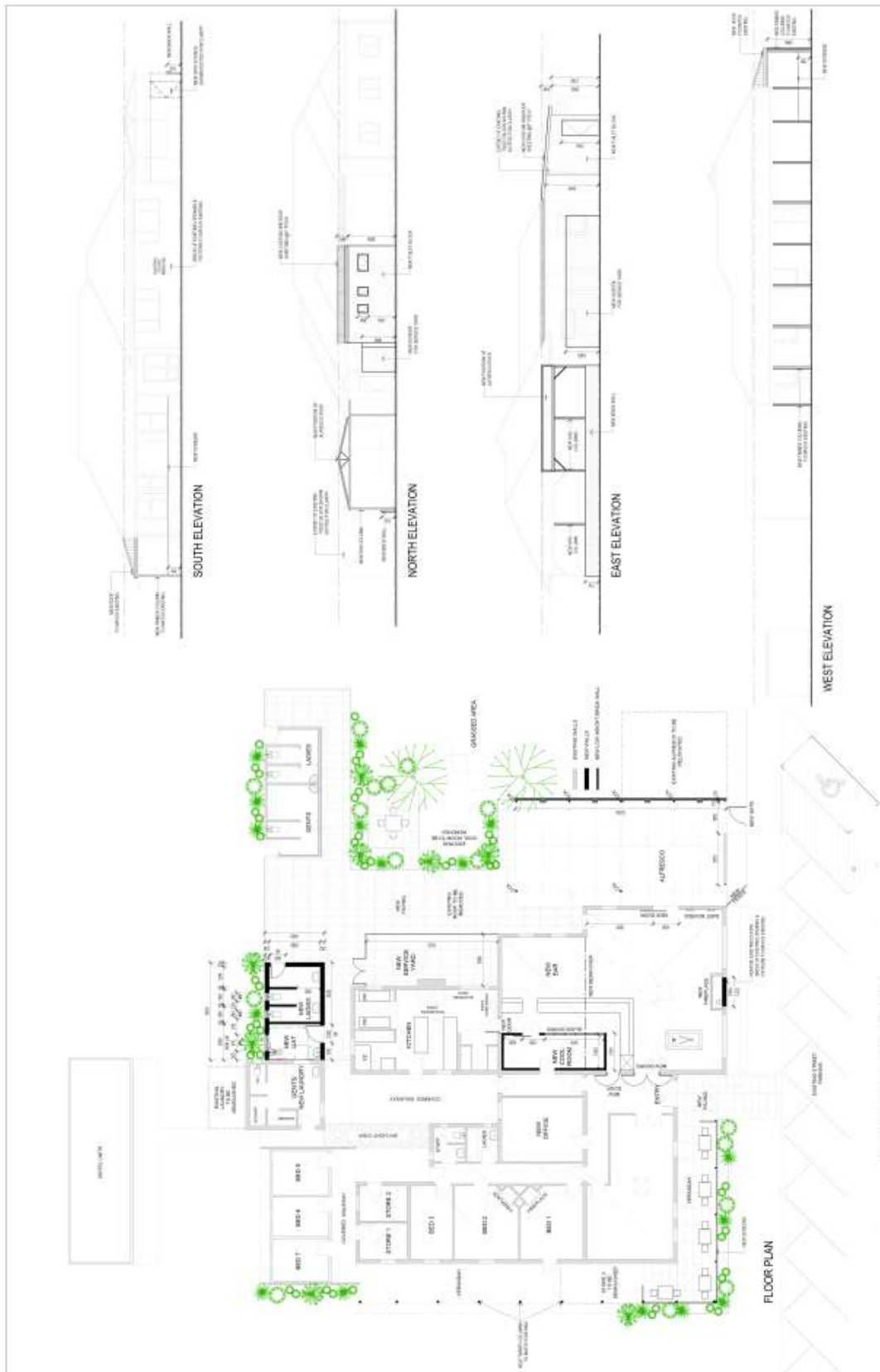
- A. That Council approved the use and development of Lots 2, 3, & 4 (#9889) DP2560, Coalfields Highway Darkan for a Hotel subject to compliance with the following conditions:
1. The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.
 2. Any use, additions to and further intensification of any part of the building or land (not the subject of this consent) shall be subject to a further development application and consent for that use.
 3. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.
 4. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:
 - i. be provided and maintained to the satisfaction of the Council;
 - ii. be made available for such use at all times and shall not be used for any other purpose;
 - iii. be properly formed to such levels that it can be used in accordance with the plan;
 5. No polluted drainage shall be discharged beyond the boundaries of the land from which it emanates or into watercourse or easement drain, but shall be so treated and/or absorbed on that lot to the satisfaction of the Environmental Health Officer
 6. Any lighting device is to be so positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries.
 7. Any proposed signage being displayed on the external portions of the building shall require a development application.
 8. Effluent disposal system(s) being sensitive to the current environmental concerns associated with nutrient leaching and runoff and being to the satisfaction of the Shire's Principal Health Surveyor.
 9. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to the Council, is granted by it in writing.
- B. That an application fee of \$147 be applied to the proposed development.

CARRIED

Attachment 1 – Existing Floor Plan



Attachment 2 – Proposed Floor Plan



Cr South and Cr Harrington returned to the meeting at 7.30pm.

14.2 DEVELOPMENT APPLICATION - LOT 134 COALFIELDS HWY, DARKAN

File Reference: A2547
Author: Geoffrey Lush, Planning Consultant
Authorising Officer: Rajinder Sunner, Manager Corporate Services
Date: 16/05/2023
Disclosure of Interest: Nil
Location: Lot 134 Coalfields Highway, Darkan
Applicant: JM McFall
Owner: As above
Proposal: Application for Location of a Sea Container
Attachments: Nil

SUMMARY:

Council is requested to consider a development application for a sea container on Lot 134 Coalfields Highway, Darkan.

BACKGROUND:

The subject land is 134 DP222361, having an area of 1.5615 ha. It is situated on the corner of Coalfields Highway and Stewart Street. The application is to place a 6m X 3m sea container on the site. This will be setback 60m from Coalfields Highway and 15m from the side boundary as shown below.

The site is vacant and is being used for horse keeping with a horse shelter.

The Darkan Caravan Park is located on the eastern side of Stewart Street and there are existing dwellings on the lots to the west.



COMMENT:

Council does not have any Local Planning Policy relating to outbuildings or sea containers on rural residential lots. It resolved at the April Meeting that a Local Planning Policy be prepared to address the development of domestic outbuildings on vacant land.

Council at its Meeting in June 2021 approved a sea container being developed on Lot 138 Coalfields Highway noting that there is an existing dwelling on that site. There are also other sea containers on the lots to the west of Lot 138.

This application is also substantially different from the application at No 59 Hillman Street, which was refused by Council at its last Meeting. The issues at Hillman Street were due to the size of the outbuilding and as there was no dwelling it was classified as storage. Lot 134 is being used for rural pursuit and the container being small in size is ancillary to this being only 1% of the property area.

CONSULTATION:

The application has not been advertised.

STATUTORY ENVIRONMENT:Local Planning Scheme No 2

The subject land is zoned 'Rural Residential Zone No 1.' The objectives for the Rural Residential zone include:

- to select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats.
- to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas, achieves a high standard of visual amenity.
- having regard for the size of the district, the fragile nature of the environment in many places, and the difficulties faced by the local government in providing services away from Darkan, the local government will generally favour Rural-Residential zones be located close to the town and then only where the environmental impacts are manageable.

Rural Residential Zone No 1 is also subject to the provisions in Schedule 11 of the Scheme. Of relevance to the application is Special Provision (c) which states that:

Dwellings and all ancillary buildings are to be constructed of non-reflective material (with the exception of glazed areas) and comprise either timber, stone, rammed earth, brick or steel construction and be of colour(s) and textures which are essentially natural and earthy. All such materials are to be to the satisfaction of the local government and compatible with the rural character of the locality.

Development on the rural residential zone is to comply with the provisions of Clause 5.17.3 as follows:

- a) planning approval is required for all development including a single house and such application is to be made in accordance with the provisions of the Scheme;
- b) not more than 1 dwelling per lot is to be erected but the local government may, at its discretion, approve ancillary accommodation;
- c) in order to conserve the rural environment or features of natural beauty all trees are to be retained unless their removal is authorised by the local government;
- d) in order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any planning approval the planting of such trees and/or groups of trees and species as specified by the local government;
- e) a person who keeps an animal or animals or who uses any land for the exercise or training of an animal or animals is to be responsible for appropriate measures to prevent noise, odour, or dust pollution or soil erosion to the satisfaction of the local government. With the intention

of preventing overstocking, erosion and any other practice detrimental to the amenity of a Rural-Residential Zone, the local government may take any action which in the opinion of the local government is necessary to reduce or eliminate adverse effects on the environment caused wholly or partly by the stocking of animals and any costs incurred by the local government in taking such action are to be recoverable by the local government from the landowner; and

- f) the local government may require provision to be made for bush fire control in accordance with a Local Planning Policy.

The minimum building setbacks in the Rural Residential zone are:

- Front : 30.0m
- Rear : 10.0m
- Side : 10.0m

The Planning and Development (Local Planning Schemes) Regulations 2015 provide in clause 67 of Schedule 2 a number of provisions which are deemed to be included in the local planning scheme text (Deemed Provisions) and which the local government is to have due regard to when considering an application. The subclauses in clause 67 that are considered relevant to the application are:

- (a) aims and provisions of Local Planning Scheme No2;
- (b) requirements of orderly and proper planning;
- (m) compatibility of the proposal with its setting and locality;
- (n) amenity; and
- (y) any submissions received.

In considering an application for planning approval the local government is also to have due regard to Clause 5.17.4 of the Scheme which states that:

So as to achieve a high standard of development within a Rural-Residential Zone, and to minimise the visual impacts of development the local government will have regard to the following:

- (a) the colour and texture of external building materials;
- (b) building size, height, bulk, roof pitch;
- (c) setback and location of the building on its lot;
- (d) architectural style and design details of the building;
- (e) relationship to surrounding development; and
- (f) other characteristics considered by the local government to be relevant.

State Planning Policy 3.7 Planning in Bushfire Prone Areas

The proposed development site is designated as being bushfire prone. A Bushfire Attack Level (BAL) Assessment is not required as the structure is not a habitable building.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The prescribed planning application fee is \$147.

STRATEGIC IMPLICATIONS:

West Arthur Towards 2031

Theme: Built Environment

Outcome: Appropriate planning and development

Strategy: Implement the town planning scheme and policies to ensure any planning and development is appropriate through the Shire

RISK IMPLICATIONS:

Risk management is the removal of uncertainty from business decisions. Risk is expressed in terms of likelihood it may occur and the consequences that may flow from it. The consequences may be positive or negative or simply a deviation from the expected. The risk or consequence may be related to health and safety; financial; business or service interruption; compliance; reputation; or the environment. **Reference to the risk matrix below will generate a risk rating by assessing the likelihood and consequence and multiplying these scores by each other.** The greater the risk rating, the greater the risk and the higher the need for specific plans to be developed. All items with a risk rating greater than 10 should be added to the Risk Register and specific controls developed.

Risk Themes:

A risk theme is the categorising of risk. For example, the collection of risks that represent compliance failure. The risk themes in the shire Risk Register include:

- Business Disruption
- Community Disruption
- IT or Communications Failure
- External Threat or Fraud
- Misconduct
- Inadequate safety or security practices
- Inadequate project or change management
- Errors Omissions or Delays
- Inadequate Document Management Processes
- Inadequate supplier / contract management
- Providing inaccurate advice / information
- Ineffective Employment practices
- Compliance failure
- Inadequate asset management
- Inadequate engagement practices
- Ineffective facility or event management
- Inadequate environmental management

Risk Matrix:

Consequence Likelihood		Insignificant	Minor	Moderate	Significant	Severe
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Description of Key Risk	Non-compliance with approval conditions
Risk Likelihood (based on history and with existing controls)	Unlikely (2) The event could occur at some time
Risk Consequence	Minor (2) Non-compliance with conditions can result in penalties
Risk Rating (Prior to Treatment or Control): Likelihood x Consequence	Low (4)
Principal Risk Theme	Compliance Failure
Risk Action Plan (Controls or Treatment Proposed)	Ensure compliance with conditions of approval and other applicable Regulations.

VOTING REQUIREMENTS:

Simple Majority

RESOLUTION CO-2023-053

Moved: Cr Duncan South
 Seconded: Cr Karen Harrington

That Council approve the development of Lot 134 DP222361 Coalfields Highway, Darkan for the purpose of a sea container (outbuilding) subject to the following conditions: -

1. The development hereby approved shall occur generally in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.
2. The sea container shall be painted in a muted tone to the requirements and satisfaction of Council.
3. The sea container shall not be used for any industrial or commercial purposes.
4. The sea container shall not be used for habitation.
5. Any use, additions to and further intensification of any part of the building or land (not the subject of this consent) shall be subject to a further development application and consent for that use.
6. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to the Council, is granted by it in writing.

CARRIED

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

16 NEW OR URGENT BUSINESS INTRODUCED BY DECISION OF THE MEETING

Nil

17 MATTERS BEHIND CLOSED DOORS

Nil

18 CLOSURE OF MEETING

The Presiding Member declared the Meeting closed at 7.34pm.