

SHIRE OF

**DUNDAS**

## **Ordinary Council Meeting**

**15<sup>th</sup> December 2015**



**Papers Relating**

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10.1.1

Application for Planning Permission  
155 Angove St

PO Box 66  
Salmon Gums WA 6445

14 December 2015

Shire of Dundas  
PO Box 163  
Norseman WA 6443

FILE NUMBER	LP-PR
RECORD NUMBER	1PA2015111734
PRESIDENT	
GEO	
DCEO	
HEALTH / BUILDING	
WORKS	
FINANCE	
RATES	
PAYROLL	
PROJECT OFFICER	
LIBRARY	
CRC	
YOUTH	
COM DEVEL	

A5 -  
83.2

Dear Sir

APPLICATION FOR PLANNING PERMISSION – 155 ANGOVE ST, NORSEMAN WA

I am writing to apply for permission to amend the current patio on the northern side of my house so that it is a fully enclosed extension. This patio was installed in 1998, and is not accessible from it thus serving no real purpose.

To this end I would like to attach an Ausco Modular cabin to my current house whilst retaining (and utilising) the patio. This cabin would be installed under the patio and I would remove its sliding glass door (and the houses dining room window) so as to make it part of the main building.

The building was previously used on a caravan park as an onsite cabin, and as per the attached auction record, has its own (small) ensuite. The roof has recently been replaced with "cool room" panels.

On arrival on site, it would be completely rewired, jacked up and attached to steel stumps which would be concreted into the ground.

Given the fact that it would be placed "east/west", it would mean that there would only be small windows on the northern side, and larger ones on the eastern and western sides. This would therefore mean that there would be minimal effect on the neighbours at 153 Angove whilst increasing the available floor space in the main house.

If you require any further information, please do not hesitate to contact me.

Yours sincerely



Leonie Henderson  
Ph 9079 6015  
Email Donal.henderson@bigpond.com

ALL CATEGORIES

Enter keywords

No Bids

0 Items in Cart

Home &gt; Manufacturing &amp; Engineering &gt; Hire Plant, Trans Bldgs &amp; Containers &gt; Sale : 9002117 &gt; Lot : 0002

## 6.10m x 3.60m Transportable Building (AR-0987) & Accessories

**\$2,859**

Quantity Available: 1

**This auction has ended**

To view similar items click here.

Shipping, Handling &amp; Insurance Calculator

[View full-size images](#)

Grays Time: 31/10/2015 9:26 PM AEDT

Closed: 05/08/2014 8:15 PM AEST

Condition: Used

Deliver to: Pickup Only WA

Buyers premium 11%

Location: Kambalda, WA

GST: Exclusive  
(see below note)Support: WA Reception or (p) 08  
9350 7800Warranty:  
NO WARRANTY APPLIES

Description

Sale Info

Sale Terms

Inspection

Collection

Bidding History

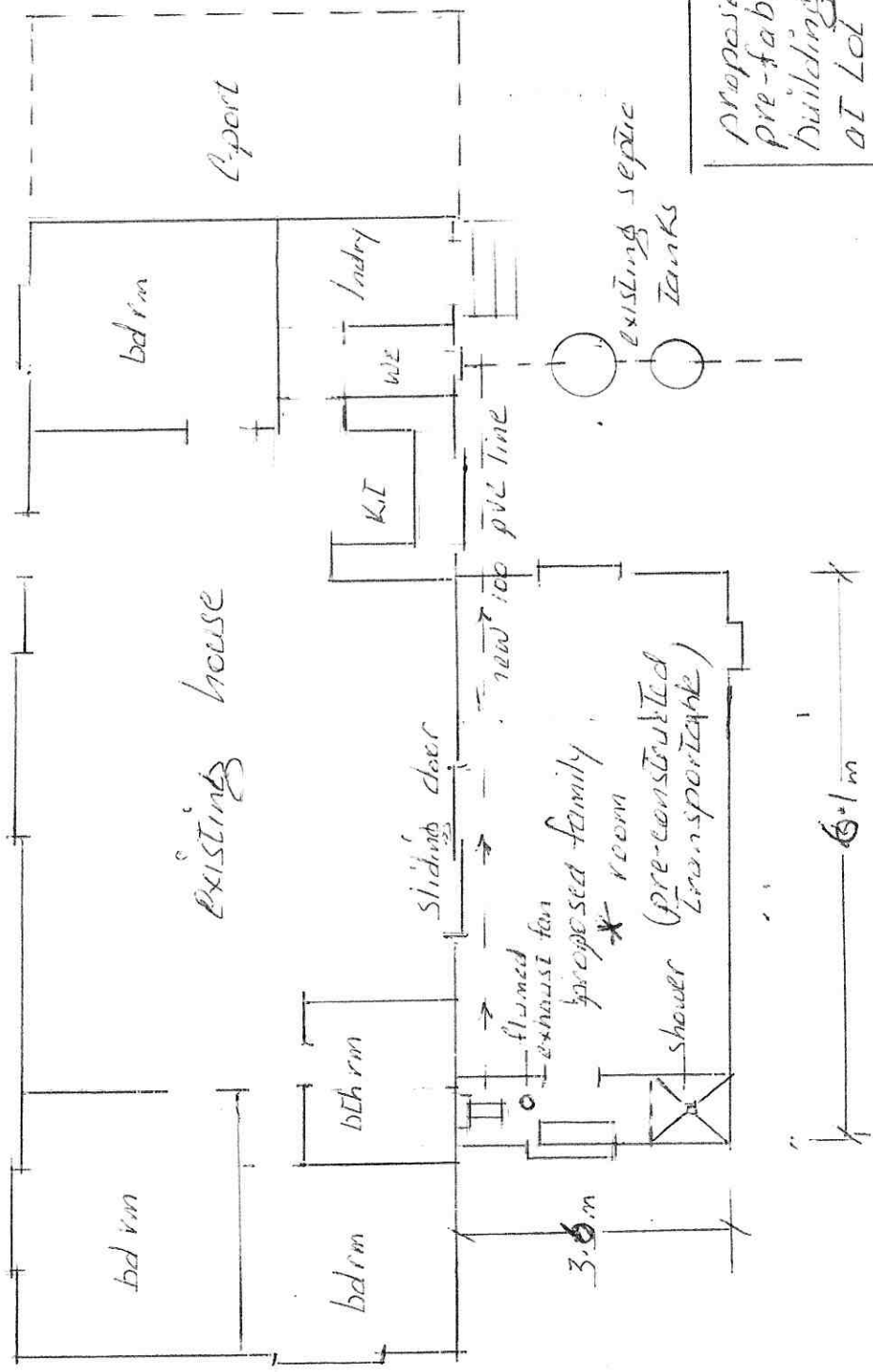
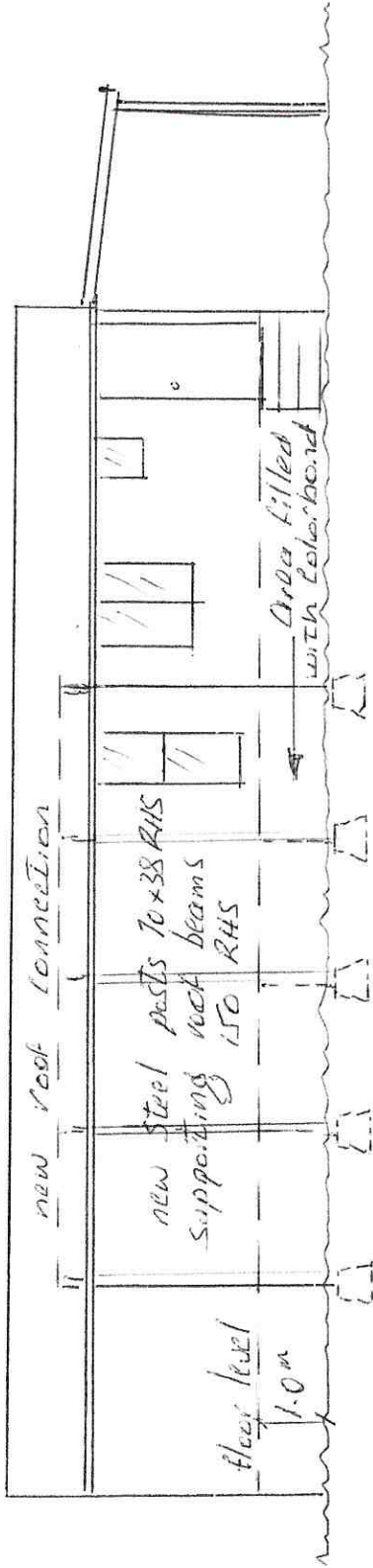
### Description

6,10m x 3,60m Transportable Building

- Layout: Two Rooms, the main room being the Bedroom, the other is the combination Toilet and shower.
- Foundation: The whole unit is built on a steel frame single axel with hubs. There are no tyres and rims, however it has a towbar.
- Exterior Cladding: The unit is covered by good quality colour bond metal champher.
- Interior Cladding: The interior is cladded with Colour bond steel.Roofing Skillion Roof.
- Flooring: The floor is standard chip board covered with linoleum.
- Air Conditioning: There are two air conditioners, a Teco Reverse cycle split system Unit and another single cooling unit.
- Plumbing: The toilet and drainage systems are connected. The water systems and taps are also connected.
- Hot water: There is a 55 litre external Rheem heating cylinder. All attachments are connected.Insulation Styrofoam insulation.
- ~~TV: 19" Flat screen VUE TV x 1~~
- ~~Extras: There is a small wardrobe. To the southern end is a small kitchen unit in poor condition. The bench top has some spill paint which has eaten into the bench top.~~
- (Asset Located at Kambalda, WA) (AR-0987) (901680-2)

GST Note: GST will be added to the final bid price of this item. GST will be added to the buyers premium.





\* if the new building is intended to be used for sleeping purposes a hard wired smoke alarm is required to be installed.

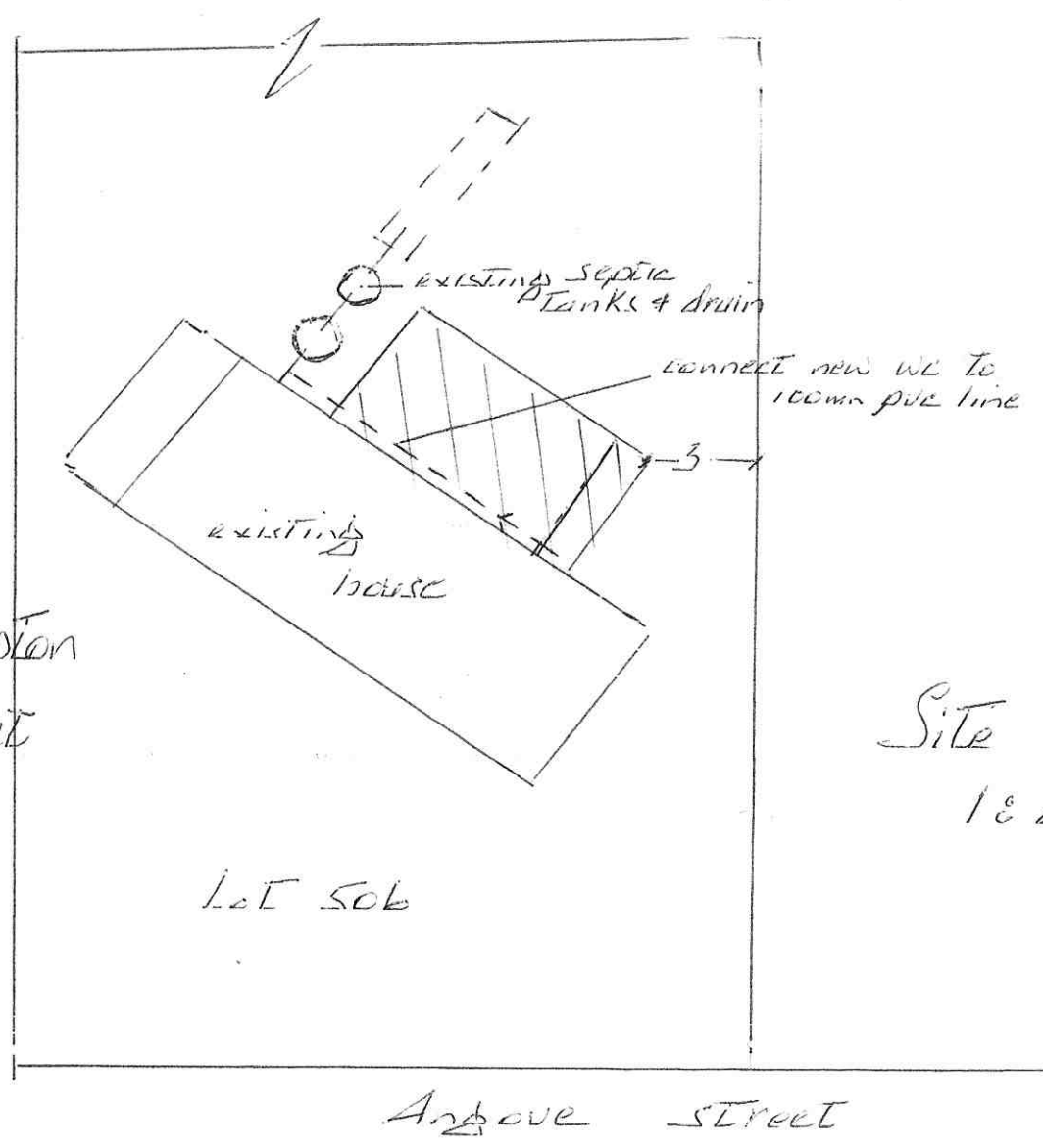
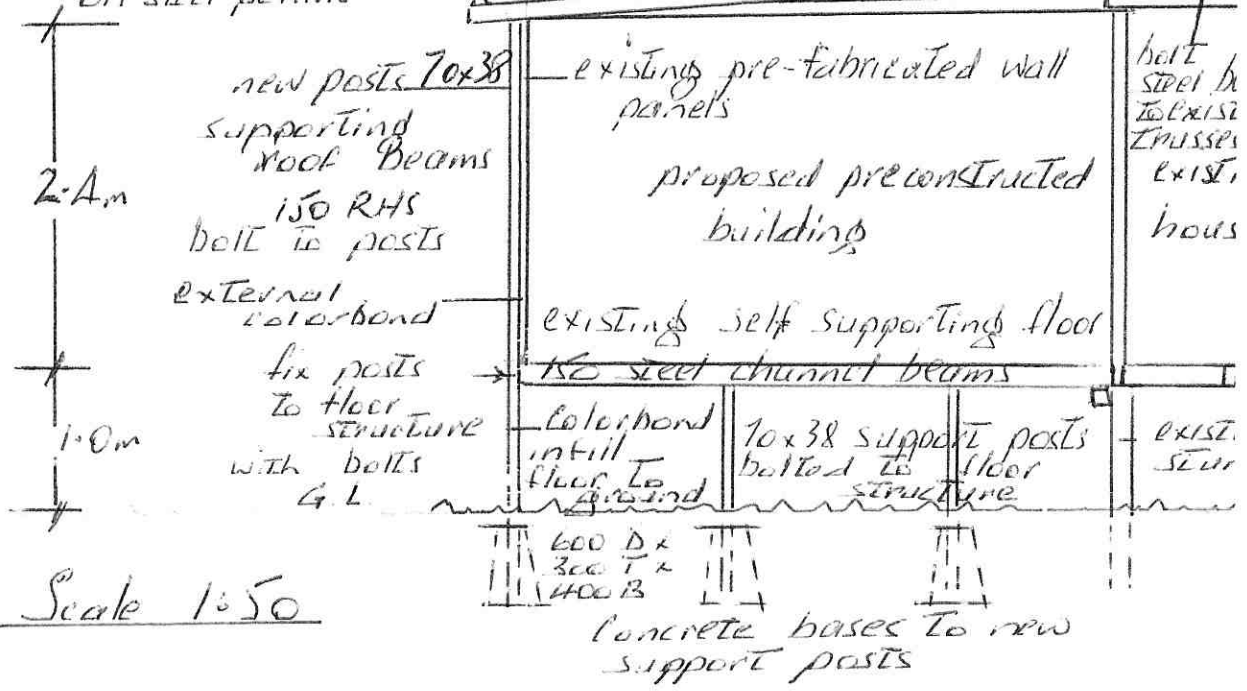
NOTE

Wall & ceiling panels are manufactured "Cool room panels" meeting the B.C.A. requirements for energy efficiency.

proposed placement of a pre-fabricated existing habitable building to existing residence at Lot 506 Angove St.  
Norsemann for Leonie Henderson.

existing zincalume sheeting re-installed on steel purlins

remove existing patio beams and re-install as shown





10.1.2

Visitors Attraction Development Plan





**Kuebardi Hill Consulting**

Doug Stead  
Chief Executive Officer  
Shire of Dundas  
PO Box 163  
Norseman WA 6443

Dear Doug,

**RE: QUOTE FOR PREPARATION OF THE SHIRE OF DUNDAS'S "VISITOR  
ATTRACTION DEVELOPMENT PLAN**

Thank you for the invitation to provide a quote for various elements of your proposed Visitor Attraction Development Plan. This project grew out of the field visit Tom Hartman and I made to Norseman at the end of November, but in truth has its basis in creative and visionary thinking by senior staff and members of your Council. I was delighted with the outcomes of the visit to Norseman, and would be very happy to be involved in the development of your proposed Planning Study.

Following my recent email exchanges and telephone conversations with your staff and Shire President and Vice President, and a subsequent review of the work involved in this project I am happy to provide the following quote. The costs in this letter are based on estimates provided by email, with some minor allowances for cost variations that resulted from our recent teleconference. Figures herein are based on 20 years of experience gained on a host of similar projects delivered for clients right across rural and remote Western Australia

#### **Background to the project**

Norseman has been a gold mining town since 1894 – but in recent decades mining has proven to be a somewhat unreliable foundation for the community and the Shire more broadly. With increasing numbers of tourists (and especially "grey nomads") passing through the area – and in the light of the recent attention on the so-called Great Western Woodlands – the Shire has now recognised an opportunity and a need to develop another strong and reliable focus by enhancing and expanding its suite of visitor attractions.

The town of Norseman (and the smaller Shire settlement of Eucla, too) is ideally positioned to capture the attention of a great majority of tourists entering or leaving Western Australia. Its location at the western end of the Eyre Highway has long seen it branded as the "Gateway to WA", but now it can also legitimately claim to be the centre or heart of the Great Western Woodlands. Further, the Shire encompasses some of the most varied and spectacular landscapes to be found in outback Australia – but the presentation of these natural attributes lacks both focus and the necessary standard of development to attract and keep visitors in the area.

This then is the goal of this project: to better package and present the outstanding natural (and cultural) heritage of the Shire to a significantly expanded section of the travelling public, in the belief that doing so will underpin the ongoing commercial wellbeing of local businesses and give the community a renewed sense of identity and positivity.

This is a brave and visionary move on the part of the Shire, and is to be applauded as potentially having the capacity to be a major make-over / game-changer for Norseman and the Dundas Shire.

#### **Consultants involved in project**

This work will be undertaken jointly by myself and Sally Malone, of Sally Malone Design. CV's for both parties have been supplied to the Shire in order to outline our experience and suitability. While Sally will undertake approximately half of the work, she will act as a sub-consultant to myself.

179 Hare St Albany W.A. 6330

Phone/Fax 08 9841 7252 – Mobile 041 993 5658 – Email [jesseb@wn.com.au](mailto:jesseb@wn.com.au) – ABN 27 569 308 376

### Work to be undertaken in the project

The individual projects in the table below have been identified as being part of the overall Visitor Site Development Plan. Costs have been calculated with the following points in mind:

- Both consultants have a standard hourly rate of \$120 – but have discounted this to \$100 in light of long-term connections with the Shire, the high level of support apparent among senior staff and council, and the magnitude of the job. The net impact of this is a saving of some \$15,000 for the Shire.
- It has been presumed that the Shire's house will be available for field visit usage. If this is not the case, direct accommodation costs will be added to invoices.
- All field work time is allocated within various projects – hence the hours set against the "Field Trip" line items are for travel only.
- Travel and food costs have been kept to a minimum, and travel time has been charged at half of the (lower) standard hourly rate.

A comprehensive Report will be prepared, which will guide the Shire in prioritising and actioning the development of a broad range of visitor attractions both in the town of Norseman and more widely across the Shire. This report will outline each of the projects below, and the following key points are to be noted:

- All projects will be presented with individual cost estimates, to enable the Shire to plan funding needs over a series of Stages of implementation.
- Site plans will be provided for many projects, and these will be of good, clear, functional standard, but will not be engineer's / surveyor's drawings.
- A large-format "poster" will be prepared, showing all of the proposed developments – for use in community or Council / Agency consultation.
- The Report and any appendices will be provided in both bound and electronic formats following a Draft Report → consultation / feedback → Final Report process.

The planning study is to include the following sub-projects:

PROJECT	TOTAL
Dundas rock walk trail - field work, including review of access routes & stopping/ picnic / camping places	6000
Dundas rock walk trail - report writing & site plans for proposed parking / picnic / camping areas	7200
Bromus dam site plan, interpretation recommendations & walk trail plan	6500
Mt Jimberlana site plan, interpretation recommendations & walk trail plan	5800
Lake Cowan Info Bay - site plan & interpretation recommendations (NB: Shire to negotiate which location is to be used with Main Roads)	2800
Gypsum dunes walk trail plan, parking area site plan & interpretation recommendations	4000
Western entry point site plan & interpretation recommendations (either existing Lake Cowan Lookout or possibly on Cherry Island)	1600
Information bay opposite BP – interpretation recommendations & site plan	2000

Wildflower Park site upgrade plan & interp/signage recommendations	2000
Woodland Walk maintenance review* & lookout / parking area site plan with interpretation recommendations	2000
Beacon Hill trail maintenance review & recommendations, with site plan for hilltop parking area minor upgrade	3200
Existing information bays (south & east of town): interp recommendations	800
Granite & Woodlands maintenance review (with reusable checklist*)	1000
Old Coach Road maintenance review (with reusable checklist*)	1000
Developing a central "precinct" – area / site plan & recommendations	2800
Central roundabout – feature in middle	600
Museum signage – to link with Visitor Centre, camel corner etc	400
Bin surrounds & light pole recommendations – to enhance streetscape	600
Town centre signage – review of existing directional signage	400
Murals at pool / youth centre / elsewhere	800
In-town tree identification proposal – where and how	800
Woodland Discovery Centre - early thoughts & ideas (no drawings/plans)	2000
Marketing Dundas - early thoughts and ideas on a process for improvement	1000
Road trip to Eucla, and review of signage/interpretive/visitor opportunities there	3600
Eyre Highway promotional signage suite - recommendations	1200
Overall Shire signage & infrastructure suite – a palette of recommended styles, sizes, colours and basic hardware items (tables, seats etc)	2600
Overall site / project development "poster" – for display and discussion purposes (could be as large as A0/A1, showing all recommended projects)	3800
Report collation and preparation, with a staged implementation strategy	5000
Presentation of recommendations & projects to Council & community, during Field Trip 2 (includes preparation for same)	1200
Field trip travel - Trip 1, January 10 days (travel time only, plus costs)	3400
Field Trip travel - Trip 2, April 4 days (travel time only, plus costs)	2400
Amendments to draft report / preparation and delivery of Final Report	1200
<b>TOTAL</b>	<b>79700</b>

### Quote and payment requirements

As per the table above, my quote for the preparation of the Shire of Dundas Visitor Site Development Plan is \$79,700 + gst (\$87,670 including gst). Given the scale of the project I'd appreciate three progress payments as set out below:

Commencement of the project (30%) – January 2016:	\$23,910 + gst
Upon submission of Draft Report (30%) – April 2016:	\$23,910 + gst
Upon completion of the project (40%) – July 2016:	\$31,880 + gst

My standard terms require payment within 14 days of invoice date by Direct Deposit.

### Timeframe for project

As the Shire wishes to have a Draft Report available for consideration during the period in which it will be preparing the budget for financial year 2016/17, the following timeframe has been established:

- Acceptance of quote / commencement of project: mid-December 2015 / early January 2016
- Major field visit to Norseman - 10 days approximately: January 21 - 31 (working through Australia Day weekend & following weekend too)
- Easter break: end of March
- Second field trip - to finalise on-ground work and present and discuss Draft Report -: early April
- Submit finalised Draft Report with cost estimates: late April or early May (for inclusion in budget considerations)
- Submit amended Final Report following comments & feedback: June 2016

I very much appreciate the opportunity to supply this quote to the Shire of Dundas, for what promises to be a highly rewarding project. Should you be satisfied with this quote would you please sign where indicated below and email me a copy of this document with your Purchase Order? And should you have any questions at all please don't hesitate to call me!

Sincerely,



Jesse Brampton

Friday, 4 December 2015

Signed in acceptance by:

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Doug Stead, CEO Shire of Dundas

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Date



10.3.1

Officers Reports



## Works Managers Report December 2015

### Christmas Break

Apart from some essential jobs (mainly rubbish) all staff will be on leave from COB 24/12/2015 and will return on the 4/1/2016. For emergency situations call me on 0427 391 359 and I will organise personnel to attend to it.

### Construction Crew

The Construction crew will remain on the Hyden Norseman road until just prior to Christmas. In the gap between then and Christmas several roads will be graded (Mort Harslet Drive, Beacon Hill, Heritage Trail, Tip road and the Golf Course Road) Work will also commence on the Northern Information Bay subject to relevant approvals from Main Roads Western Australia. Once this Information Bay is completed all illegal signage on the approaches to Norseman will be removed (the signage on the southern and eastern approach have already been removed)

### Gardeners

Gardeners continue to improve the town and are suggesting new ideas to further this. The hail, wind and torrential we received on the 5/12/15 did quite a lot of damage which is going to take a while to clean up, however the plants and lawns appreciated it.

### Town Crew

The town Crew have been extremely busy with the block cleaning programme. A combination of no letters being sent out last fire season and the large number of unoccupied premises and vacant blocks has increased this programme considerably. Fortunately the Shire is entitled to recoup the expenses on private land.

### Recent Bushfires

The Shire of Esperance experienced some of the worst fires known to white people, at the same time Shires nearby were having similar events. A combination of hot winds, dry thunderstorms and tinder dry understory made conditions ideal for bushfires.

The Shire of Dundas had two main fires the first started approximately 45 km SW of Norseman, pushed by strong Westerlies the fire rapidly spread eventually jumping the Coolgardie-Esperance Highway. The fire continued on its way to Lake Dundas which stopped its eastward movement.

DFES were in charge of this fire more or less from the start at the scene of the fire they had

- Two Bulldozers
- Two Graders
- Three tender fire units
- Section coordinator
- Aeroplane

In Norseman they had several personal managing data mainly from the Weather Bureau and Landgate satellite reports. These were then re-laid back to personnel at the fire. Most communications were with VHF radios or Sat phones.

The other main fire started in the Dundas National Park , approx. 15 km south of the Eyre Highway and 60 km East of Norseman. DPaW Were in charge of this and they organised machinery themselves to subdue the fire. As the fire approached Southern Hills and Fraser Range Station the stations bought in their machinery to help contain the fire. DPaW also used Norseman SES building as a communications centre.

The Shires involvement regarding machinery was restricted to the two tender units and personnel to operate the tender units and the section coordinator. Fires are very hard on machines and vehicles so the lack of use of machines was a plus as far as the shire is concerned.

Unfortunately people living between Norseman and Esperance had to be evacuated as the fires down there were posing a threat to life and property. The volunteers efforts in Norseman involved in everything concerning the events around the fires was typical of small country towns Australia wide, definitely Norseman deserves a pat on the back for its efforts. This included but not limited to, supplying of food and accommodation, supplying kennels for pets, regular updates of the fires and road closures, and most of all a friendly atmosphere.

#### Machinery Report

One of our tippers had its tipping body ripped off the chassis while it was tipping a load. The exact cause is not known as yet. The unfortunate part of this is it will put us well behind in the works programme. It is estimated that the process of the insurance claim, body repairs chassis repairs will take approximately 6 months. The alternatives are listed with pros and cons:

1. Wait for the repairs and this will mean that the works budgeted for this year will not be completed
2. Dry Hire a suitable truck, \$45.00/hour for a tandem tipper (six months hire would be \$54,000.00 plus fuel)
3. Hire a truck and operator, opportunities for the correct configuration are limited in Norseman
4. Purchase a new or second hand truck, (I have one quote of \$290,000.00) the truck was built for the mining industry but the company went into receivership, it is a 2013 model but never been used.





**REPORT TO COUNCIL**  
**ORDINARY MEETING TUESDAY 15 DECEMBER 2015**

**AREA:** COMMUNITY DEVELOPMENT

**OFFICER:** PANIA TURNER

**Period of Reporting:** 24<sup>th</sup> November – 11<sup>th</sup> December 2015

**Introduction:**

. With the season comes all of those festive activities and a focus on the grass roots community services that the Shire provides. As the year winds down I would like to wish the Dundas community, Councillors and staff a Merry Christmas and safe holidays.

**Vision, Walk trails and Marketing.**

During the last week of November consultant Jesse Brampton from Kulbardi Hill Consulting and Tom Hartman visited the Shire of Dundas and together with myself, Councillor Webb and Councillor Bonza in consultation with the CEO and Shire President explored some of Norseman's natural tourist attractions both current and those with the potential to be. Two days of exploration and much discussion enabled Community Development to identify clear areas of need how we market ourselves and the potential to develop on the natural resources in our area attracting more visitors by building tourism as an economic driver across the Shire.

Key points of discussion addressed many of the Key themes and strategies identified in the 2014 strategic Community Plan:

*3.3 Enhanced transport access and infrastructure. Improved infrastructure within the Shire and good transport access to and around Norseman. Existing infrastructure that meets Community expectations and requirements. A measurable improvement in levels of infrastructure.*

*3.4 Enhancement of natural tourist destinations. Development of the Great Western Woodlands that maintains the overall natural beauty of the area however still provides opportunities for tourism and other uses. That the GWW is generally preserved and any development undertaken still allows residents and tourists to enjoy its natural beauty and see increased level of tourism numbers visiting the GWW.*

*3.5 Improved streetscape. To improve the streetscape for the town sites of Norseman and Eucla. That the town sites in the Shire are attractive, well presented and encourage people to work, live and visit the Shire.*

This meeting Councillors will be presented with an overview of the services that Kulbardi Hill Consulting is quoting on. This is a substantial investment of the Shire of Dundas however during the final week on November and then following communication with Kulbardi Hill Consulting I am impressed with the level of understanding he has of our community and his ability to recognise the diversity of potential we have. Council will choose whether now is the time to move forward with addressing the key themes and strategies in the Strategic Community Plan. From a Community Development perspective the success of key projects is greatly improved with professional knowledge and strategic planning of a strong consultancy group. **Norseman Pensioners**

the fires or who were impacted by the fires were invited to have morning tea with the Prime Minister. Mr Turnbull spoke briefly and expressed his appreciation to all who were involved before he mingled with guests. Representing the Shire of Dundas was the CEO, Shire President, youth Officer and Community Development Officer.

### **Shire of Dundas Community Calendar 2016**

For councils information the Community Calendar is now with the company Advertiser Print we have a minor delay as we are sorting out a couple of document issues which should be resolved by the time of Council meeting.

### **Christmas Decorations**

It was noted by some members of the community that our Christmas decorations are somewhat minimal and perhaps lacking in their ability to share the festive spirit of the season. Due to the fact that we are well into the holiday season it would be rushed if council were to purchase decorations now. I have been investigating commercial options for Christmas lighting and permanent installations. Council may want to consider the option of build a stock over a few years of good quality commercial products.

### **Community Services**

Community Development has been giving much thought and has had discussions with the CEO around the community services we offer our residents and visitors. Community services are not only delivered by the Shire but also by incoming service providers from Esperance and Kalgoorlie. These services are vital to many members of the community and often offer valuable support in helping people cope with life's ups and downs. Coming into 2016 I will be reviewing what we do in this area and how these services can be strengthened across the Shire. It is important to ensure that Norseman, Eucla and Nullarbor residents receive the services they need and that they are of a high quality.

### **Meetings Attended:**

Norseman Visitors Centre

Norseman District High School Presentation Afternoon

Kulbardi Hill Consulting: Jesse Brampton and Tom Hartman

Norseman District High School Certificate presentation for Community Arts Prize

Independence Group

## Youth Report – Council Meeting 15<sup>th</sup> December 2015

### Youth Centre Upgrades:

- DVD player and Home Theatre system has been purchase and now installed.
- Air Hockey and Soccer tables have been ordered and now waiting on delivery.
- Front steps at the Youth Centre have been painted with an abstract design to help bring a new look to the centre.
- Awaiting pick-up and delivery of near new 2<sup>nd</sup> hand lounge/couch from Perth.

### Events & Activities:

- Gold Fever Festival – Helped to organise and run the Horizon Power Gold Run, set up for markets and helped out on the P&C Stall.
- Set up and help to run the evacuation centre during the bushfires in the area.
- Sports Night Fridays – have been successful. We have had up to 20 youth attend these nights so far. Hoping that more of the community start coming along and taking part. BIG THANK YOU to Dwayne Graham and Miranda Kay for stepping up and running these nights when I have been unable to due to evacuations and other engagements.
- Seniors Christmas Dinner – helping to set up, cook and serve for the dinner.
- Year 5/6 End of Year class party. I had the pleasure of Mrs Wheat's Year 5/6 class come to the Youth Centre and watch a movie using our newly installed equipment and have a great, fun-filled day at the pool.
- Have booked the youth into surfing lessons in Esperance again. Booked for 12 youth and lessons will start Monday 4<sup>th</sup> January and finish on Friday 8<sup>th</sup> January.
- VacSwim Lessons – we have VacSwim happening from Monday 11<sup>th</sup> January – Friday 22<sup>nd</sup> January. Late enrolments can be completed at the Youth Centre from now until 3<sup>rd</sup> January.
- Planning of Term 1 School Holidays – Dwayne and I have started planning for the Term 1 Holidays and are looking to take a group of youth to Perth for a week. We will be looking at going to Perth from 12<sup>th</sup> April – 18<sup>th</sup> April.

Dwayne Graham has been a great asset to the Youth Centre through the School Based Traineeship we established with the school in March. He has until September 2016 until the traineeship expires and I would like to try and keep Dwayne on fulltime as an Assistant Youth Officer. Dwayne has stepped up and gone above and beyond in this role. During the evacuation, Dwayne took it upon himself to make sure that the Youth Centre remained open whilst I was busy tending to the needs of the evacuees. He has also opened the Youth Centre and carried out events planned while I have been away on leave or attending meetings/workshops out of town.



