

SHIRE OF LEONORA

NOTICE OF AN ORDINARY COUNCIL MEETING



**MINUTES OF ORDINARY MEETING HELD
IN SHIRE CHAMBERS, LEONORA
ON TUESDAY 21ST NOVEMBER, 2017
COMMENCING AT 9:35 AM**

1.0 DECLARATION OF OPENING / ANNOUNCEMENTS OF VISITORS / FINANCIAL INTEREST DISCLOSURE

1.1 Cr PJ Craig declared the meeting open at 9.35am, and then vacated the chair.

1.2 Swearing in of newly elected Members

Chief Executive Officer, Mr JG Epis called upon successful candidates to be sworn in, with Cr P J Craig in attendance to witness the proceedings and declarations.

Councillors were sworn in the following order:

Richard Cotterill, witnessed by Cr P J Craig
Larnie Petersen, witnessed by Cr P J Craig
Alex Taylor, witnessed by Cr P J Craig
Alexis Moore, witnessed by Cr P J Craig
Felicity Harris, witnessed by Cr P J Craig

1.3 Elections

1.3.1 President

Mr J G Epis advised of the nominations received for the office of President

One nomination received from Cr P J Craig

Mr J G Epis called for any further nominations

There being no further nominations, Cr P J Craig was declared elected (unopposed) as President.

Cr P J Craig was sworn in as President, witnessed by CEO Mr J G Epis

Cr P J Craig assumed the chair.

1.3.2 Deputy President

Cr P J Craig advised of the nominations received for the office of Deputy President.

One nomination received from Cr R A Norrie

Cr P J Craig called for any further nominations

There being no further nominations, Cr R A Norrie was declared elected (unopposed) as Deputy President.

Cr R A Norrie was sworn in as Deputy President, witnessed by Shire President, Cr P J Craig

1.3.3 WALGA State Council Delegations

Mr JG Epis advised that previously, zone delegates for WALGA Goldfields Esperance Zone have been the Shire President, and Chief Executive Officer. In the absence of the Shire President, the Deputy President would attend and assume voting rights, and in the absence of the Chief Executive Officer, the Deputy Chief Executive Officer would attend and assume voting rights. New delegations to the zone need to be advised as soon as practicable.

It was agreed that zone delegations will continue as per previous arrangement noted above.

1.4 Visitors or members of the public in attendance

Mr Jarrod Lucas and Mr Nathan Morris from Australian Broadcasting Corporation present as observers

1.5 Financial Interests Disclosure

Nil

2.0 DISCLAIMER NOTICE

3.0 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

3.1 Present

**President
Deputy President
Councillors**

**PJ Craig
RA Norrie
RM Cotterill
LR Petersen
AE Taylor
AM Moore
F Harris**

**Chief Executive Officer
Environmental Health Officer/Building Surveyor
Visitors**

**JG Epis
D Hadden (From 10:55am–11:40am)
J Lucas – ABC (From 9:35am–10:30am)
N Morris – ABC (From 9:35am–10:30am)
G Dwyer – Shire President – Shire of
Menzies – from 10:45am**

3.2 Apologies

Deputy Chief Executive Officer

T Browning

3.3 Leave Of Absence (Previously Approved)

Nil

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5.0 PUBLIC QUESTION TIME

Nil

6.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7.0 PETTITIONS / DEPUTATIONS / PRESENTATIONS

Nil

8.0 CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETINGS

Moved Cr RA Norrie, Seconded Cr AE Taylor that the Minutes of the Ordinary Meeting held on 17th October, 2017 be confirmed as a true and accurate record.

CARRIED (7 VOTES TO 0)

9.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

- **Goldfields Tourism Network**

Shire President advised having attended the Annual General Meeting in Kalgoorlie-Boulder on Tuesday 31st October, 2017 with executive positions having been filled by the following:

Chairperson	–	Cr Graham Harris (Shire of Wiluna)
Vice Chairperson	–	Cr Sherryl Botting (Shire of Coolgardie)
Secretary	–	Cr Ross Norrie (Shire of Leonora)
Treasurer	–	Cr Peter Craig (Shire of Leonora)

- **2017 Perth Airport WA Tourism Awards**

Shire President advised having attended the Awards Night in Perth on the 11th November, 2017.

It had earlier been announced that the Golden Quest Discovery Trail was a nominee having been nominated for two categories, Tourism Attractions and Cultural Tourism.

Unfortunately, the Awards went elsewhere.

- **Kalgoorlie – Vicious Storm**

Shire President advised that man power and machinery had been dispatched to Kalgoorlie-Boulder to assist with the ongoing restoration effort following the severe storm on Saturday 18th November, 2017

- **Local Government Elections**

Shire President Congratulated Councillors Lexi Moore and Fifi Harris for having been elected as new Councillors following recent local government elections.

Councillors Larnie Petersen, Richard Cotterill and Alex Taylor were also congratulated in retaining their seats.

10.0 REPORTS OF OFFICERS

10.1 CHIEF EXECUTIVE OFFICER

10.1(A) INTERPRETATION STRATEGY

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November, 2017

AGENDA REFERENCE: 10.1 (A) NOV 17

SUBJECT: Interpretation Strategy

LOCATION / ADDRESS: Leonora

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: Strategic Business Plans 9.13

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: James Gregory Epis

OFFICER: Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 19th October, 2017

BACKGROUND

Hocking Heritage Studio, together with Creative Spaces, were appointed by the Shire of Leonora to prepare an Interpretation Strategy for the former mining settlements that existed within the Shire. Interpretation plans have previously been prepared for the Gwalia settlement which included the Gwalia Museum site. Interpretation plans have not previously been prepared for any other former mining site within the Shire. This strategy aims to provide the direction for comprehensive and coherent interpretation of the mining story across the Shire of Leonora.

Gwalia has long since been recognised as being a place of historic significance, demonstrated in its entry into the State Register as well as being appreciated by the local Leonora community. Agnew, Malcolm and Lawlers have been recognised to a lesser extent but have all played a valuable role in the development of mining in the area which continues into the present day and the establishment and continuance of Leonora as the key settlement in the region.

The aim of the interpretation strategy and its implementation is to develop a greater understanding and appreciation for these places and how a lack of physical fabric does not equate to a lack of heritage significance. Whilst Gwalia is recognised as the jewel of the local mining history, the hidden stories of Agnew, Malcolm and Lawlers play a key role in the story of the Shire. Although the interpretation aims to create a greater appreciation for these sites, it is essential that the heritage values and significant extant fabric are protected, conserved, enhanced and sustained.

STATUTORY ENVIRONMENT

Section 3.1 of the Local Government Act 1995 states that “The general function of a Local Government is to provide for the good government of persons in its district”.

POLICY IMPLICATIONS

There are no policy implications resulting in the recommendation of this report.

FINANCIAL IMPLICATIONS

Costs associated with the preparation of the strategy were satisfied during the 2016/2017 financial year

STRATEGIC IMPLICATIONS

Communication and interpretation are essential elements of the conservation process. As important as authentic restoration and regular maintenance, the active interpretation of the identified heritage values across the Shire of Leonora supports community recognition and understanding of the heritage significance.

In recent years, the importance of an inclusive approach to interpretation as part of the conservation process has been recognised and incorporated into key guiding conservation advice including the ICOMOS Burra Charter. The Burra Charter defines interpretation as '*all the ways of presenting the cultural significance of the place. Interpretation may be a combination of the treatment of the fabric (maintenance, restoration or reconstruction), the use of and activities at the place, and the use of introduced material*'.

Article 24.1 of the Burra Charter further emphasises that significant associations between people and place should be respected, retained and not obscured. Opportunities for interpretation should be investigated and implemented.

Interpretation assists in communicating the cultural heritage significance of a place, especially in places where it is not so readily visible or apparent such as the deserted townsites of Agnew, Malcolm and Lawlers. Interpretation at these places should enhance and develop understanding and enjoyment as well as being culturally appropriate.

RECOMMENDATIONS

That the Shire of Leonora Interpretation Strategy dated October, 2017, and as presented, be formally adopted.

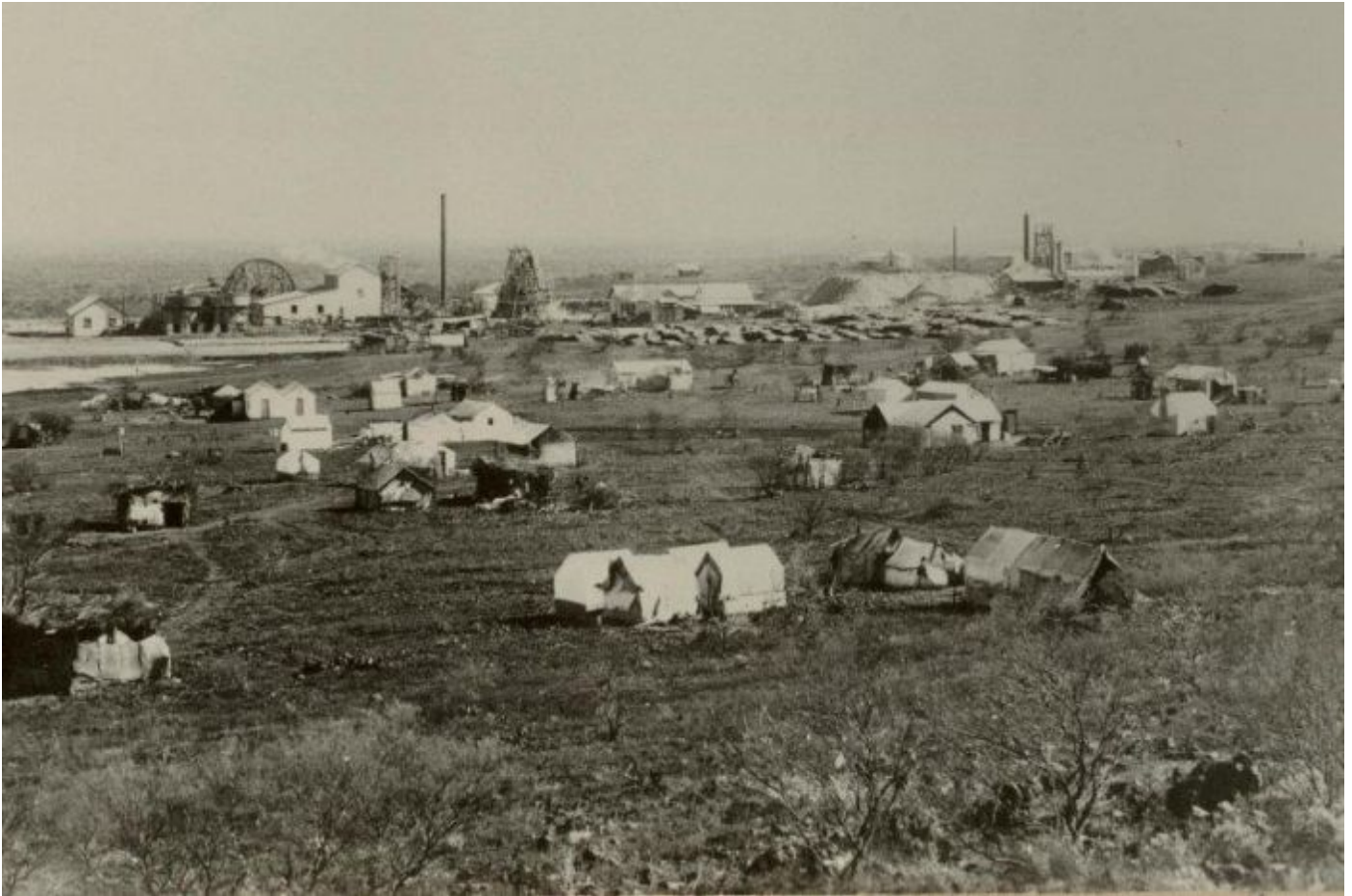
VOTING REQUIREMENT

Simple majority required.

COUNCIL DECISION

Moved Cr RA Norrie, Seconded Cr LR Petersen that the Shire of Leonora Interpretation Strategy dated October, 2017, and as presented, be formally adopted.

CARRIED (7 VOTES TO 0)



Shire of Leonora Interpretation Strategy

Report Prepared for
Shire of Leonora



October 2017

By
Hocking Heritage Studio

 **HOCKING**
HERITAGE STUDIO

CREATIVE SPACES

Cover Image: Gwalia Looking Towards Sons of Gwalia
Courtesy SLWA, slwa_b3104327_16

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HHS Job No. 2017-24

Rev No	Author	Reviewer	Date
A	Gemma Smith Prue Griffin	Elaine Labuschagne	8 June 2017
B	Gemma Smith	Elaine Labuschagne	14 September 2017
C	Gemma Smith	Elaine Labuschagne	6 October 2017

Executive Summary

Interpretation plays an essential role in the conservation and presentation of heritage places. It is defined in the Burra Charter as *'all the ways of presenting the cultural significance of a place'* and *'may be a combination of the treatment of the fabric eg. the maintenance, restoration, reconstruction; the use of and activities at the place and the use of introduced explanatory material'*.

The Shire of Leonora Interpretation Strategy provides a framework for the interpretation of key sites of cultural heritage significance within the Shire, with particular emphasis on the past mining towns of Gwalia, Agnew, Malcolm and Lawlers. Gwalia is a largely intact former mine settlement consisting of timber and iron shacks, the Mine Manager's complex on 'Knob's Hill', the timber Headframe and one of the last remaining State Hotels in Western Australia. Due to the large amount of extant structures at Gwalia, visitors and residents of nearby Leonora can gain a rare insight into what life was like during the early 20th century heyday of a thriving mining settlement. In contrast, Agnew, Malcolm and Lawlers contain very few remnants of their former occupation and present as nothing more than a natural landscape in places.

Each of the four towns played an important role in the success of early mining in the Goldfields region, contributed to the governance of the area and are highly reflective of the transient and vulnerable nature of the mining industry. As soon as the mines closed, the towns died. Some of the more transportable buildings were moved onto the next site but mostly the towns were left to the ravages of time and helping hands, slowly disappearing until there was nothing but a scarring of the landscape to indicate the former occupation.

To assist with the interpretation of these sites, a range of themes have been identified to guide the interpretation alongside considerations of the key heritage issues and opportunities to enhance the cultural experience around the Shire of Leonora. The strategy provides specific interpretative initiatives and methods for implementation including signage and graphics, re-purposing of Headframe timbers, re-planning of the Gwalia Museum site to enhance visitor experiences, artwork, lighting and technological media.

Whilst the key sites all have independent stories, they are connected by way of former mining function and early settlement of the area. Each site should demonstrate some individuality in the way the place is interpreted however as the overall story spans across the shire, and the interpretation is a Shire of Leonora initiative, there must also be a level of coherency in the design palette of the interpretation.

The Shire of Leonora has commissioned Hocking Heritage Studio to prepare the interpretation strategy and Creative Spaces to design the concepts for the individual elements.

Implementation of this strategy will assist the Shire of Leonora in the conservation and celebration of the heritage and history of the shire, especially those aspects connected with the early mining history and settlement of the area. The key sites display a variety of landscape aspects, built features and extant fabric but all demonstrate important and essential heritage values that contribute to the history of the Shire.

The interpretation will facilitate greater understanding and appreciation for earlier habitation and industrious endeavours in harsh conditions and how this continues to be reflected in the current landscape and memories. The built fabric and occupation of the early settlements are long lost but these places still play a part in the recent memories of current residents of the Shire as well as those families who moved away. Descendants of those early mining families still come back to visit and investigate their pasts and visitors look upon the history of the region in awe. Interpretation will help foster a greater sense of place for the local community, develop greater understanding to locals and visitors alike, and provoke emotive responses on a range of levels for a range of audiences.

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1.0 Introduction

1.1. Background

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The Shire of Leonora Interpretation Strategy gives consideration to:

- The philosophy and principles of the ICOMOS Burra Charter
- The philosophy and principles of the ICOMOS Ename Charter for the Interpretation and Presentation of Cultural Heritage Sites
- The heritage values of the sites as identified under the Heritage of Western Australia Act 1990 and the Shire of Leonora Municipal Heritage Inventory
- The remoteness of the sites
- Enhancing and improving physical conservation, use, presentation and the needs of visitors and users of the sites
- Facilitating local community pride and ownership

Key themes and storylines have been identified:

- The mining towns of the Shire of Leonora: Gwalia, Agnew, Malcolm and Lawlers
- Extent of development at each place
- Personal life stories including influential personalities, migrant workers and indigenous workers
- Community life including sporting, social, entertainment and recreation, community law and order
- Transport and communication in remote communities
- The mining companies and processes
- Transient life in Western Australia's North Eastern Goldfields

1.2. Methodology

Interpretation plays an essential role in the conservation, understanding and appreciation of a place of cultural heritage significance. This Interpretation Strategy refers to the transmission of the identified heritage values of the mining industry and associated settlements, people and features of Gwalia, Agnew, Malcolm

and Lawlers within the Shire of Leonora. It will provide a broad framework for interpretation within these four sites to help connect the various abandoned settlements and mines across the Shire and celebrate its collective significance.

The themes briefly outlined above have been identified to assist in the proposed interpretation. Opportunities and constraints in relation to interpretation of the various heritage values across the sites are identified and explored with specific methods for interpretation being suggested.

The aim of the Shire of Leonora Interpretation Strategy are to interpret:

- The history and heritage values of the Gwalia, Agnew, Malcolm and Lawlers mines, townsites and settlements
- The transient nature of the early gold mining industry
- Key people and events
- To connect the past to the present; and
- To present these diverse heritage values through an informed and appropriate program of interpretative elements including signage, publications, art, wayfinding, technology and activation of spaces

1.3. Location

Gwalia, Agnew, Malcolm and Lawlers are all located within the Shire of Leonora and all within 200kms of the main town. Leonora itself is located approximately 830kms north east of Perth and 240 kms north of Kalgoorlie.

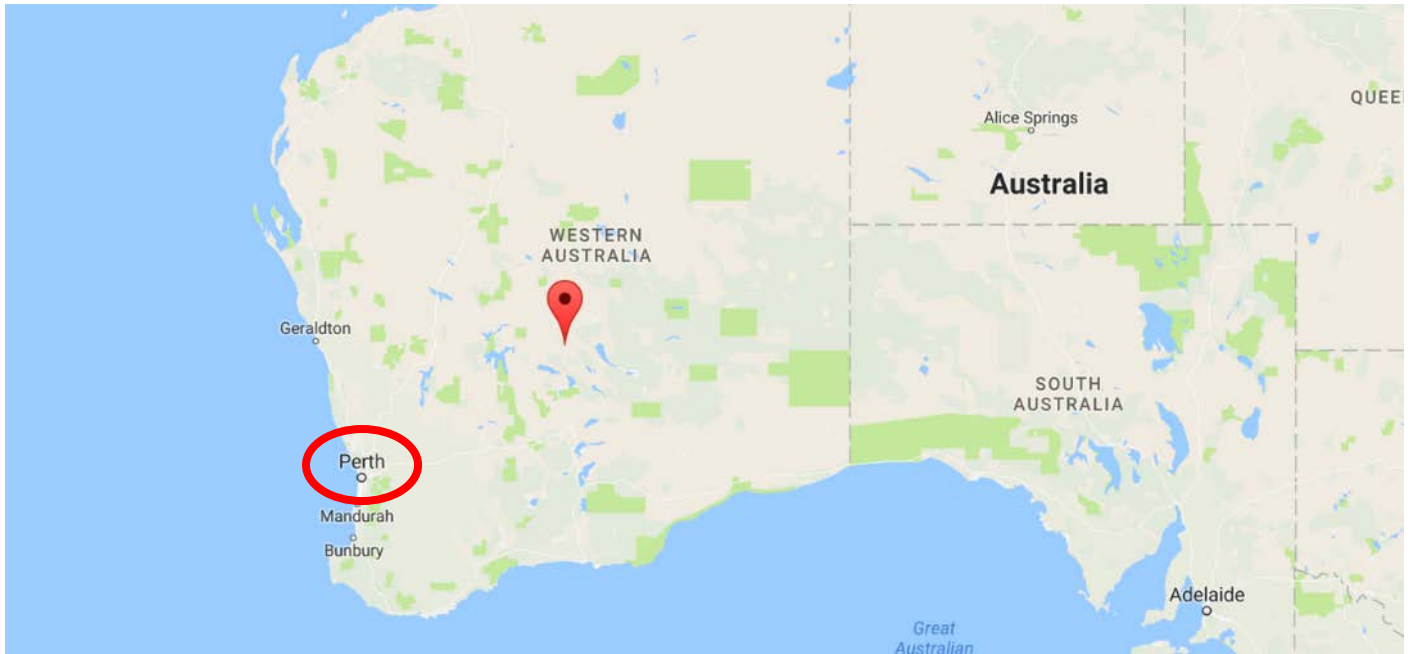


Figure 1: Leonora in a State context
Courtesy Google Maps, 2017

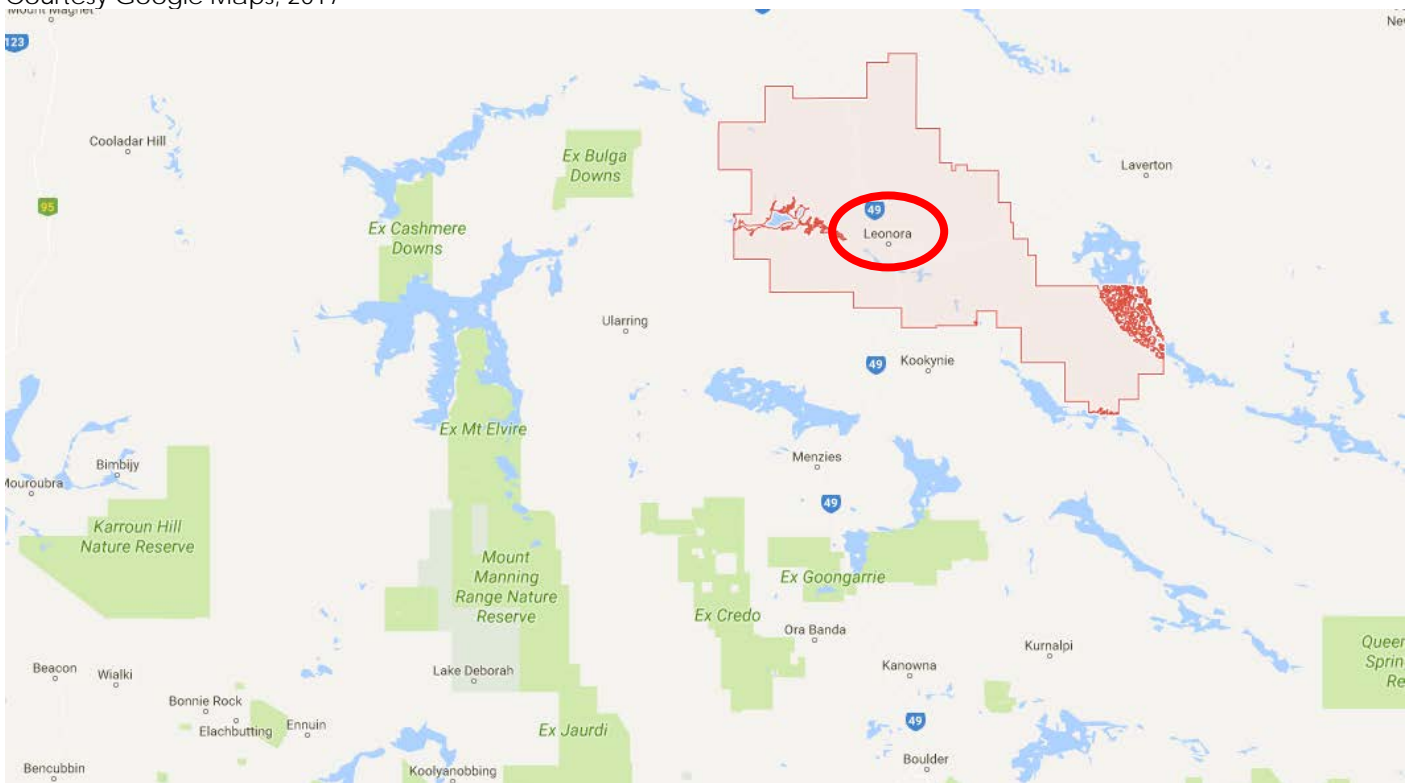


Figure 2: Shire of Leonora in a regional context
Courtesy Google Maps, 2017

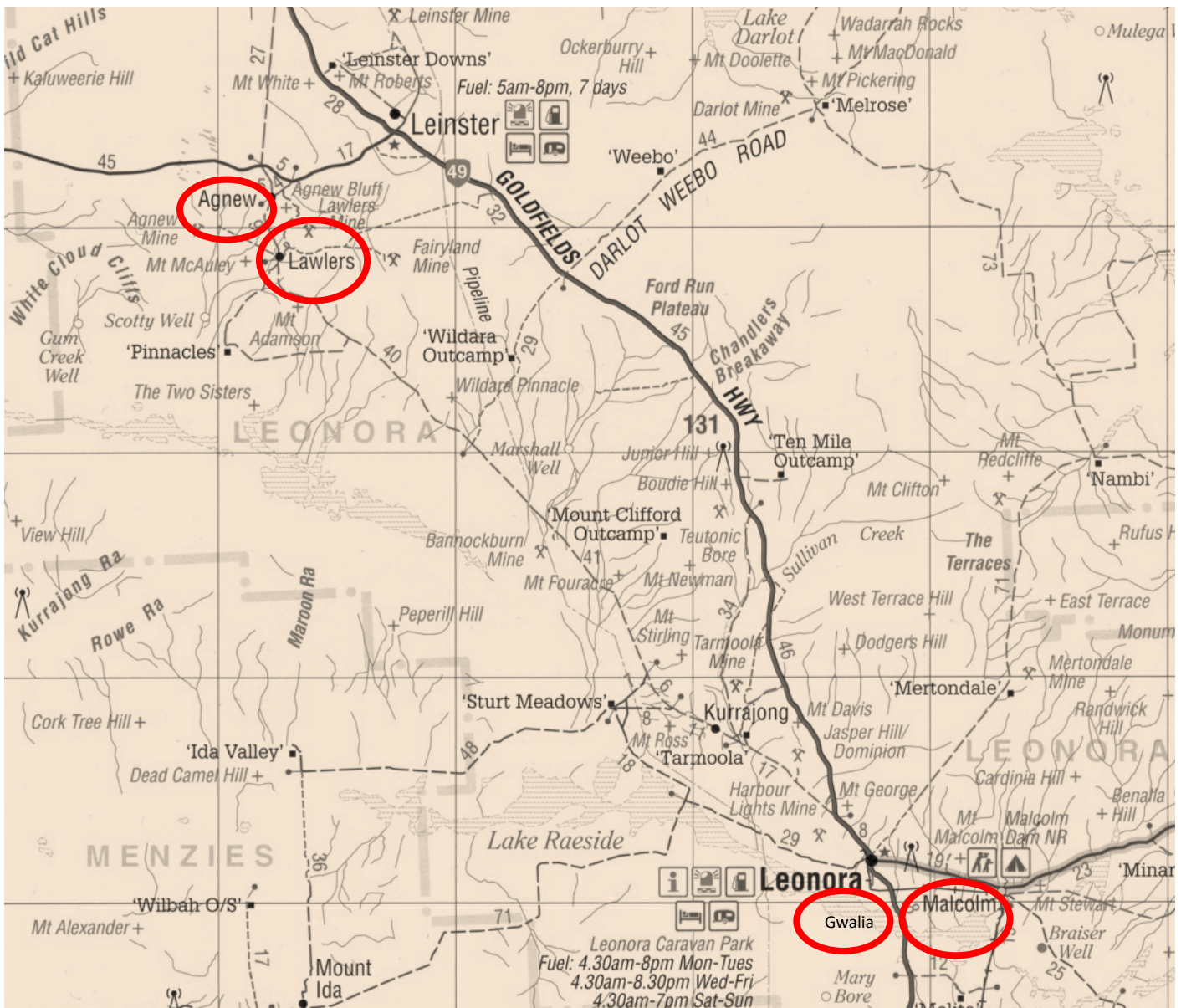


Figure 3: Location of the four former mining settlements
 Courtesy Western Australia Road Atlas

North Leonora Trail Design and Development Project

Plan 1: "Combined Circuit"

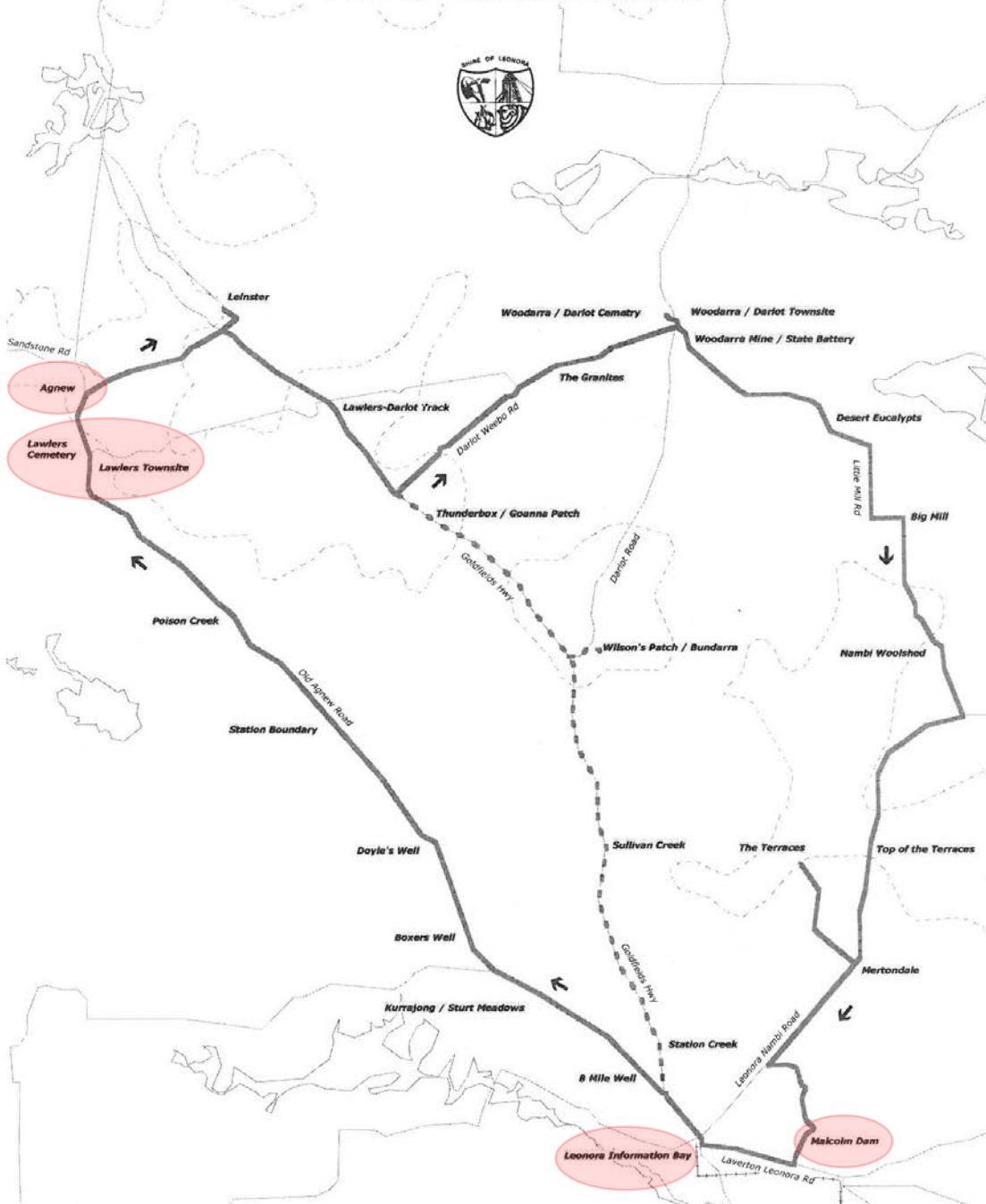


Figure 4: Location of the four former mining settlements
 Courtesy Shire of Leonora

1.4. Authorship

This report has been prepared by Gemma Smith and Prue Griffin of Hocking Heritage Studio and Rikki Clarke of Creative Spaces

1.5. Acknowledgements

The authors would like to thank the following for their assistance in the preparation of this report:

- Mrs Elaine Labuschagne, Manager of Economics and Heritage Services, Shire of Leonora
- Mr Jim Epis, CEO, Shire of Leonora

2.0 History, Heritage Values and Interpretive Themes

2.1. Brief Histories of the Former Mining Townsites and Gwalia Settlement

2.1.1. Gwalia Settlement¹

Gold was first discovered in the Leonora area, near Mount Margaret in July 1895 with a rush of gold prospectors soon following. The first tent store was established by Mount Leonora in November of the same year. The following year, prospectors A Glendinning, Jack Carlson and Frank White discovered the reef which was the beginnings of the Gwalia mine. Ownership of the mine was transferred in 1897 and the Sons of Gwalia Ltd was established.



Figure 3: View from Mount Leonora c.1920

Courtesy of SLWA, 007629D

The settlement of Gwalia established quickly due to a lack of transport between the townsite of Leonora which was approximately 2kms from the mine with the iron and hessian settlement emerging into a fully functioning 'town' of housing, shops, services, café and butchers. Gwalia was never formally gazetted as a townsite.

¹ Gwalia was never formally gazetted as a townsite and is designated as a settlement by the Shire of Leonora. Although the place is included in the State Register of Heritage Places under the name Gwalia Townsite Precinct the Shire of Leonora use the more accurate name, Gwalia Settlement Precinct.

The Gwalia Museum Group is separately listed from the Gwalia Settlement Precinct group of properties but the two sites are intrinsically linked, demonstrating the operational side of the mine, the management and worker's lives.

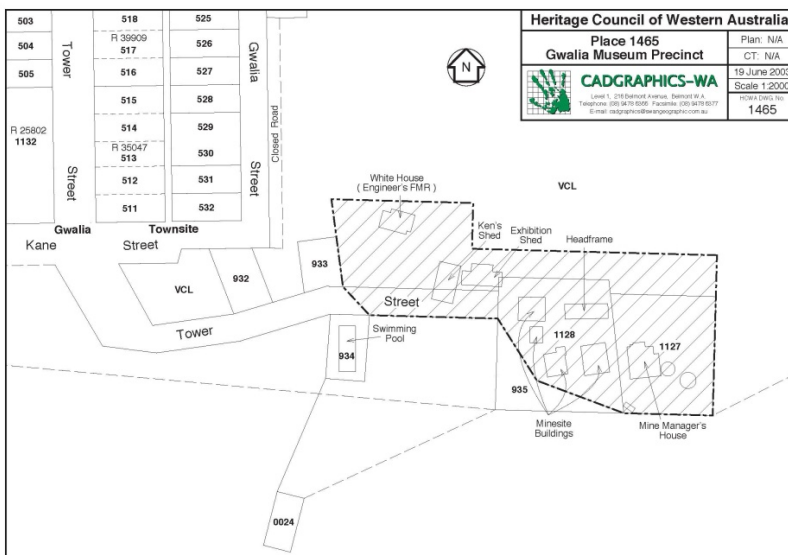
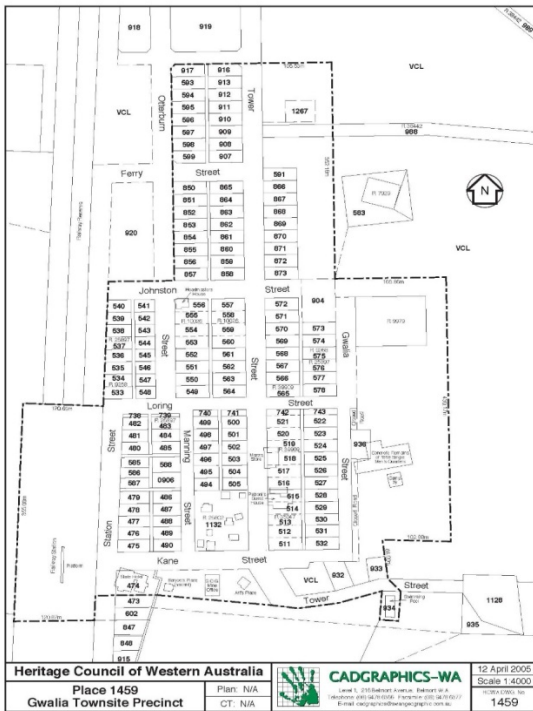


Figure 3: Plans of Gwalia settlement and the Museum Precinct
 Courtesy of HCWA

Herbert Hoover initially came to Gwalia in 1897 as the managing inspecting engineer for the London and West Australian Exploration Company, which was associated with Algernon Moreing of Bewick Moreing & Co, a British based mine management company involved in managing many of the Western Australian mines. London and West Australian Company obtained control of the Sons of Gwalia mine in November 1897 and was launched on the London Stock Exchange in January the following year by Bewick Moreing & Co.

Gwalia continued to flourish through the ensuing years with a tram system being established between Leonora and Gwalia and the Eastern Goldfield train line being completed with a station at Gwalia. The Gwalia State Hotel was constructed in 1903 by the Government in an attempt to control the sly grog trade.

The mine continued to improve production and efficiencies until 1921 when fire destroyed half the machinery at the Sons of Gwalia mine and almost half the work force was laid off. The mine reopened in

1923 and brought new workers, many of which were Mediterranean immigrants.

The Gwalia mine suffered ups and downs following its reopening and due to the diminishing production during WWII, only 100 men were recorded as working at the mine by 1945 which it struggled to recover from in the succeeding years. Living standards improved with the mine company providing purpose built rooms, a kitchen and dining hall in the 1950s and other improvements were implemented to the mining operations in an attempt to improve output and the fortunes of the Sons of Gwalia Company. However due to the financial burden of government loans, running costs and low profitability, the decision was taken to close the mine in December 1963 with many of the town's residents leaving soon after. Mining equipment, mine buildings and many of the timber framed cottages were sold off and transported out of the settlement.

The mine reopened in 1984 due to the burgeoning price of gold. Various miners' houses were relocated from the mining leases to Gwalia to be sited on eight lots bounded by Kane Street, Manning Street, and Tower Street. This area has become known as the Squatter Camp but had originally been the site of the police station and Anglican Church.

In 1985-86 the National Estates Grants Program gave \$51,000 towards conservation works on various places within the settlement. Ten years later in 1995, the Leonora Tourist Committee auctioned off the right to restore the miners' shacks and purchasers were given titles authorising them to restore the buildings under this initiative.

The majority of the buildings within the ghost town and museum site are open to the public. The Shire of Leonora started a program of conservation works in 2013. Major conservation works are currently being undertaken as part of the Gwalia Upgrade Project 2016/18 to ensure the legacy of Gwalia continues. Unlike the other former mining townsites, Gwalia is located within a partially occupied settlement and the mine (now owned by St Barbara Ltd) is still operational.

2.1.2. Agnew

Agnew was declared a townsite in 1936 but had been founded in October 1895 by Tom Cue and originally known as Waronga or Waroonga. On 3 October 1895, Cue and his party filed a land claim for a 21-acre lease located approximately 6 miles to the north of Lawlers, known as ML58, which they named The Waronga and eventually became Agnew. By 1896, Agnew was showing signs of life as a settlement and benefitted from weekly coaches from Cue, a Cobb & Co mail service from Leonora and the opening of a telegraph line to Coolgardie.

The majority of the early finds in the area were alluvial in nature and most prospectors did not have the available funds for further exploration. However Tom Cue and his party sank a shaft to 95ft which was very successful and led to the sale of the Waronga/Waroonga site to the London and Western Australian Exploration Company in 1897.

Waroonga continued to develop with a football team having been established by 1906 and regular cricket matches held between the towns and the early mining of the area was deemed a success. However following a number of deaths at the Waroonga mine in 1907, the fortunes of the early mine began to dwindle. Difficulties attracting labour c.1910 eventually led to the mining company being put into liquidation in 1913.

The mine was resurrected later the same year with Messrs Langford and Finch acquiring the site. As manager of the 10 battery site in Lawlers, John Finch had the battery relocated to Waroonga upon the closure of the Lawlers plant. Under the leadership of Finch the mining operations at Waroonga went from strength to strength until the mid-1920s when he failed to secure funding for further explorations.

Whilst Australia, like most of the western world, was in the grips of depression in the 1930s, the goldfields experienced a resurgence following the abolition of the International Gold Standard in 1931 which resulted in the doubling of the gold price by 1935.

In 1932, Claude de Bernales registered numerous mining companies including East Murchison United (EMU) Gold Mines Limited, and bought the Finch interests in the area. Claude de Bernales raised the required capital to get the Waroonga mine up and running and was again operational by 1935 and renamed the EMU mine. In conjunction with the flurry of mining activity, housing was being erected for the workers, which finally led to the settlement of Waroonga being gazetted as a townsite in 1936. Due to a town already being gazetted called Waronga, a new name had to be found. 'Agnew': named after the mine manager, John Agnew.

The EMU mine continued to excel in the following years with the mine shaft being extended to 700 ft and the mine employing 120 people. By 1940 the shaft had been increased to 956ft with capacity reaching record levels. The mine flooded on Christmas Eve 1940 causing all work to stop, which coincided with the beginning of the end for the mine.

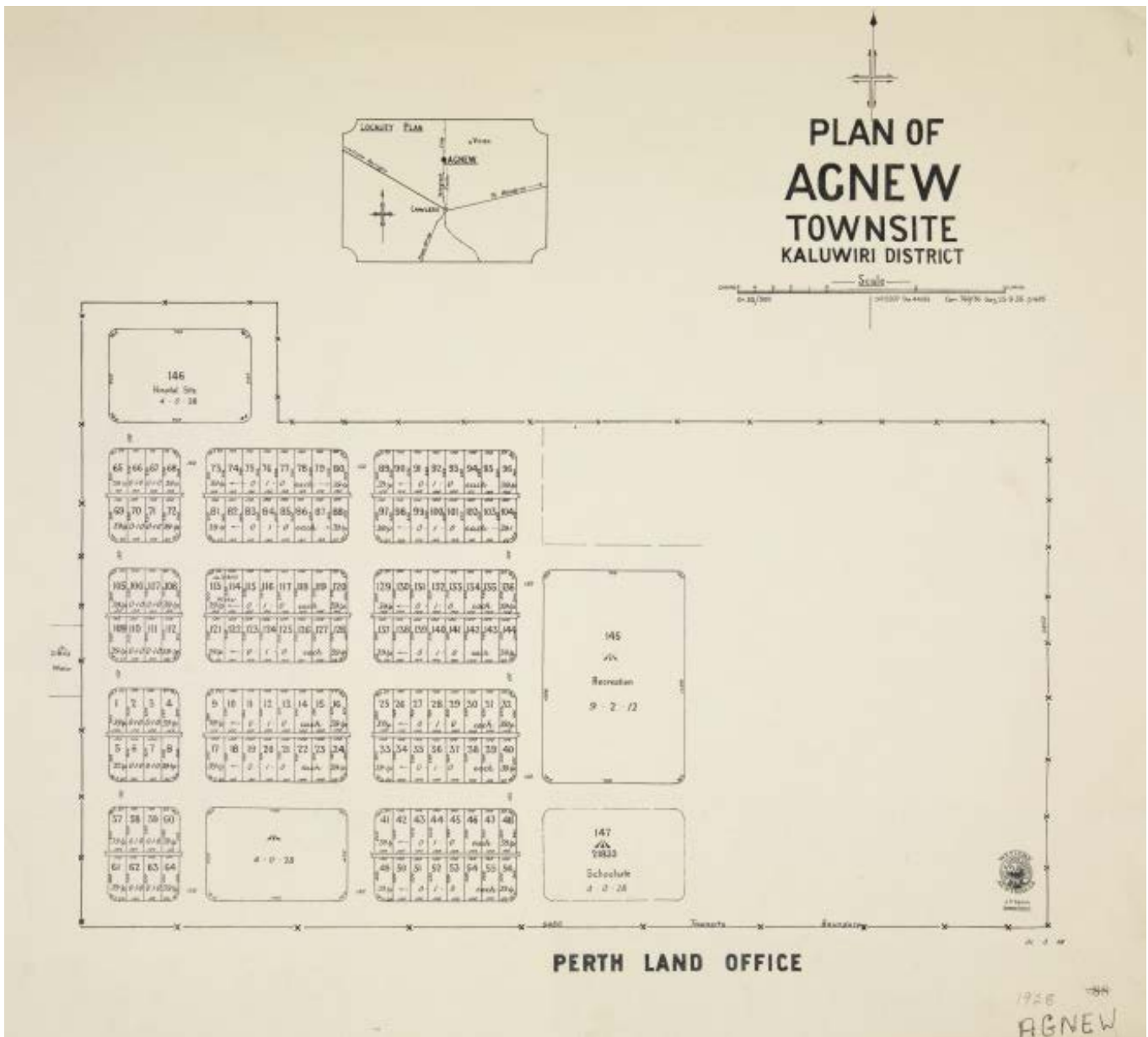


Figure 5: Agnew Townsite Map c. 1938

The mine was up and running again by 1941 but the demands of the war interfered with available labour which had a knock-on effect for breakdowns and impacted on production. Following the war, the situation did not improve and together with a lack of funds and the need for new exploration, the mine closed in 1948.

An article in the Western Australian on 24 January 1948 noted:

'The Emu goldmine, one of the de Bernales group, is expected to close within a fortnight. Ore breaking ceased today. The existence of Agnew is in jeopardy as the mine is its sole support'.....The mine which has approximately 80 men on its payroll supports a population of more than 200 persons who will be forced to find a living and housing accommodation elsewhere.'

Unemployment rates rose rapidly with 80 men being made immediately redundant. As there was no other work in the town, families moved away. Population fell from 150 to 25, the school closed, followed by other businesses and eventually the town was abandoned.

2.1.3. Malcolm

Malcolm, 20 km east of Leonora was the regional centre for the Mt Margaret Goldfields, with the first gold pegged in November 1896. An excerpt from the Colonial Goldfields Gazette on January 2nd 1897 reads "Three months ago Malcolm was only pegs jammed into Jam and Mulga scrub. Morgan and Hall were the first to take up leases there in 1896", and in April 1897, "An incredible growth occurs at Malcolm, site of the North Star Gold Mine, which includes 3 Hotels, several Bakers and Butchers and 2 Banks", and again from May 1st 1897 "The North Star has just completed the first "clean-up" from its 10 head battery. 76 men are employed". Malcolm was where the first Banks opened in the area, the WA Bank and the National, "which carried the Sons of Gwalia, their first account which was opened by A W Castles, G W Halls manager".

The Wardens Office, for the transaction of Mines Department business was opened in Malcolm on the 10th May 1897 and in November, Malcolm's first paper was printed, "The Malcolm Chronicle and Leonora Advertiser", which sold for 6p (5c).

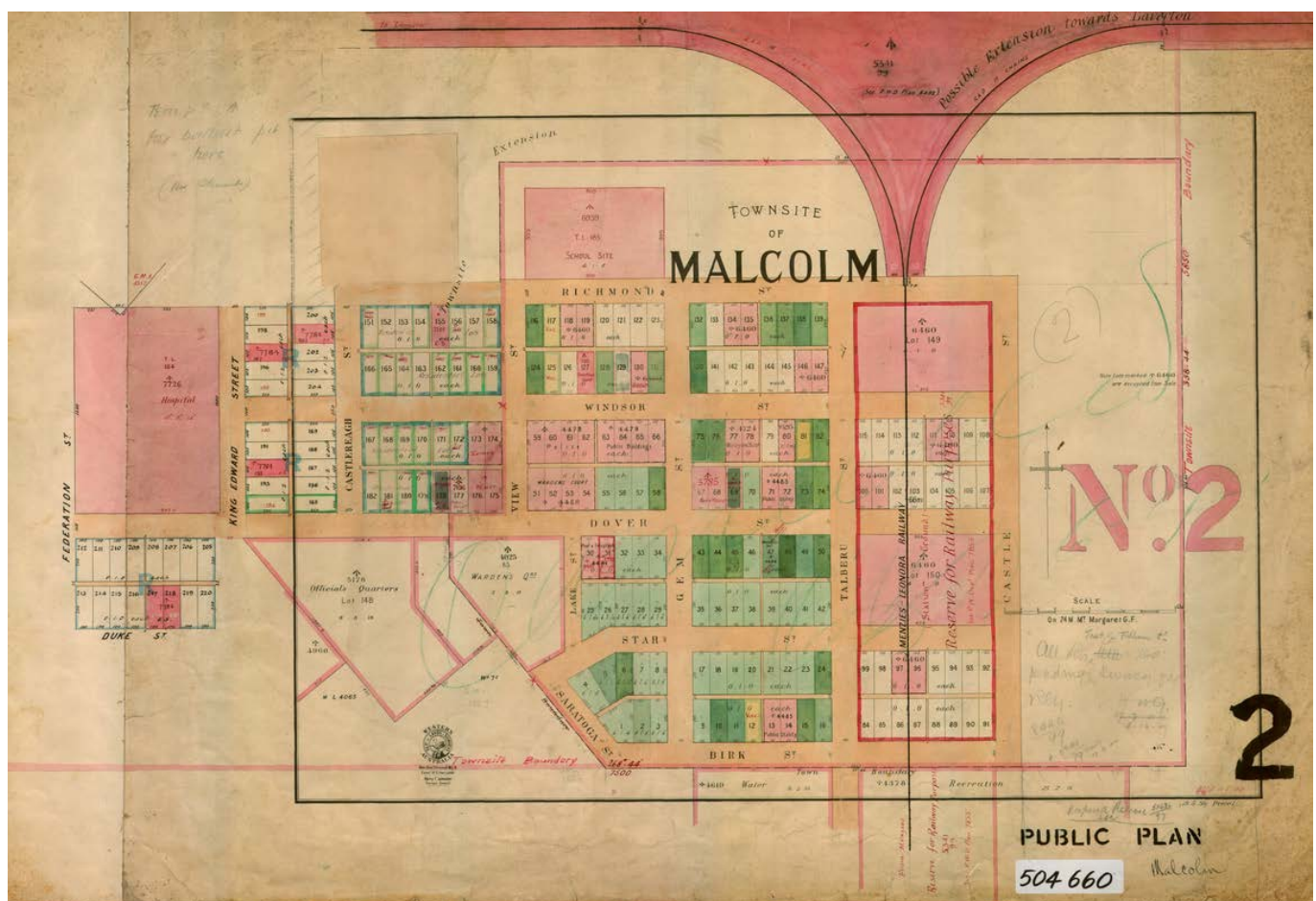


Figure 6: Malcolm Townsite Plan, c. 1899

Courtesy : State Records Office, WA, consignment no. 5698 Item 1059

The town grew quickly and in 1903, with a railway terminus and a line west to Leonora and East to Mount Morgans the, "Morning Herald" produced a guide book for the North East Goldfields which describe Malcolm as

"An old town - so far as goldfields towns go- having been incorporated in October, 1900. It is 521 miles from Perth, at an altitude of 1,360ft above sea level. The area of the municipality is one square mile, and its destinies are controlled by a Mayor and six Councillors. The town is scattered in appearance and lacks compactness, there being many unsightly gaps along the building-line of its streets. There are seven miles of streets, of which 36 chains have been formed and four miles cleared. Sixteen kerosene lamps serve to light these streets by night.



Figure 7: Malcolm Brewery

Within the town boundaries are 210 buildings, and the population 450, of whom 255 are males, 120 females, and 75 children. There are five hotels in the town, as well as a brewery, and an equal number of stores. There are postal, telegraphic, and money-order offices, and a State hospital.

Vegetables are supplied from three local gardens, the supply being supplemented from Perth, which provides fruit also. Fresh milk is obtainable from a dairy in the town. A local court is held monthly, and a Warden's court fortnightly".

The town was the hub of the railways operation and in 1903 Malcolm Dam was constructed to supply water to the Malcolm railyards, when constructed the basin was a circle of about 270ft (90m) and 16ft (5.5m) deep.

Malcolm's decline started with Warden Burt's transfer to Leonora in May 1902, and shortly afterwards his office and Courthouse, now part of the Leonora High School. The Hospital closed in February 1903 and the Malcolm Chronicle in April 1905. December 1912 the Leonora Miner reports that "Malcolm is slipping into rapid decline- The Post Office has been reduced in its status and staff".

2.1.4. Lawlers

The townsite of Lawlers is located in the eastern goldfields, about 992 km from Perth. It is also about 32 km from Leinster. Gold was discovered here in 1894 by Patrick J Lawler ("Paddy Lawler"), a prospector who was rewarded for his discovery in 1899. In 1896 the Government decided to survey a townsite at Lawlers, the land being surveyed in April and the townsite was gazetted later that year.

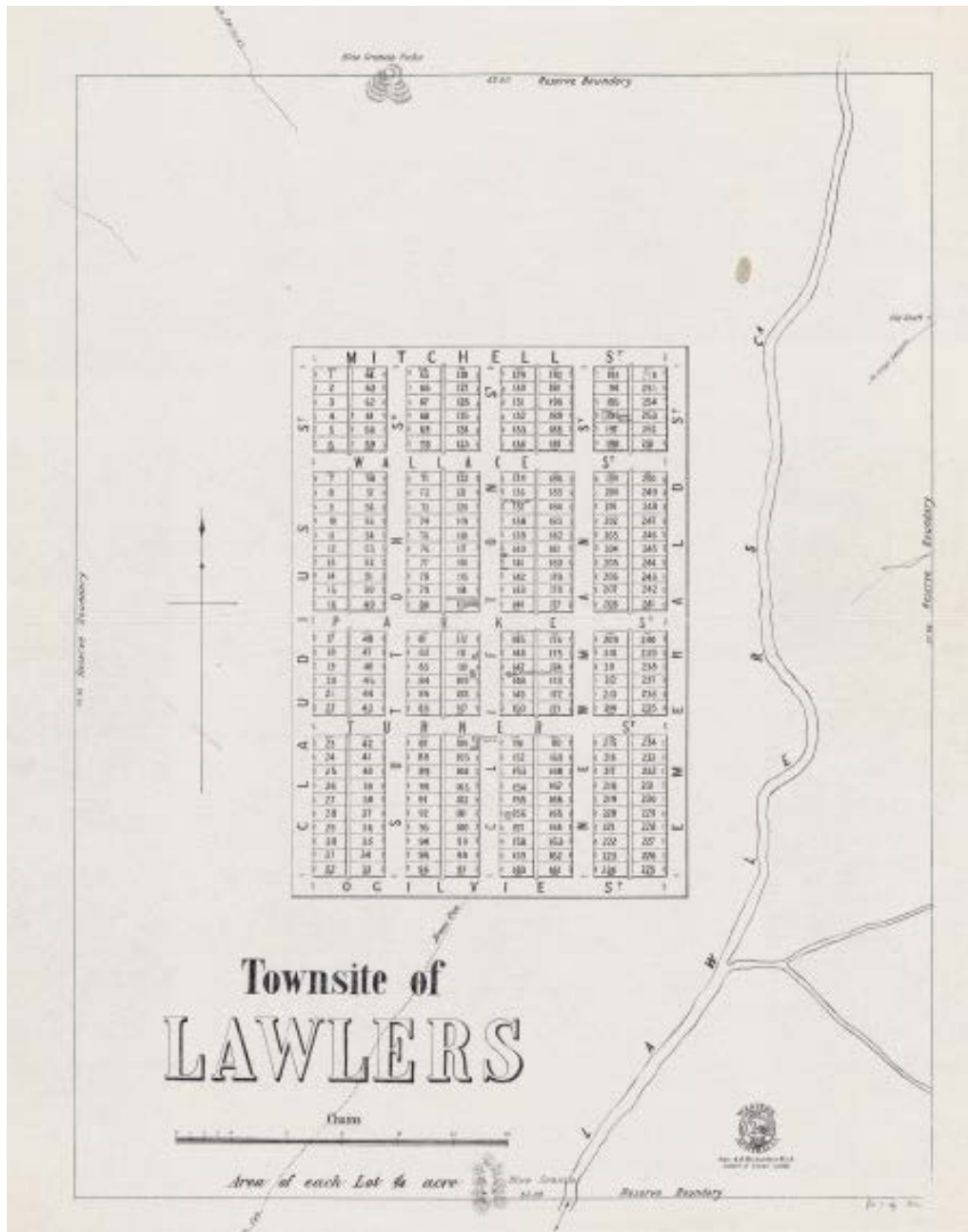


Figure 8: Lawlers Townsite plan c.1896
 Courtesy SLWA, 9024.L3G46

As with the majority of early mining towns, Lawlers first was established as a canvas town. Tents were clad with canvass, hessian and calico and often covered with bough sheds for coolness.² As the mine became more successful and the camp became more established, the tents gave way to timber framed huts and houses clad originally with white washed hessian, then latterly clad with tin to the external walls and hessian to the internal walls, with corrugated iron roofs and hard-packed earth floors. The temporary character of the

² 110° in the Waterbag: A History of Life, Work and Leisure in Lenora, Gwalia and the Northern Goldfields, Edited by Leonore Layman and Crienda Fitzgerald

structures was a by-product of the low cost of the building, scarceness of materials and the transient nature of the early mining industry. Houses were packed up and relocated to the next worksite. Only the management, government services and public service sectors were afforded to the more robust and permanent structures constructed from brick and stone.

By the early 1900s, Lawlers was well established as a townsite and boasted five hotels, bakers, butchers, grocers, dairymen, chemist, tobacconist, drapers, watch maker and jeweller, banks, solicitors, accountant, auctioneers, blacksmiths, carpenters, stonemason, tailor, hairdressers, dressmaker and laundry. It published a local paper, had its own brewery, aerated water factory and local brick maker/s. Many of the commercial buildings were of substantial construction and was described in an unpublished thesis by a Murdoch University student, LA Wright, *Lawlers – A Gold Rush Town, 1895-1925* as having 'the appearance of being carefully constructed – as opposed to the makeshift 'shanty town' look of some gold rush towns.' The town catered for most needs of its residents and was viewed as the district centre and largest of the towns to be established north of Leonora.



Figure 9: Main Street c. 1925
Courtesy: SLWA BA1822/94

It was generally considered that the population of Lawlers were law abiding citizens. Although much time was spent in the numerous bars in the town, the 'good order of the place was preserved'. However, Warden Clifton sent a telegram to the Minister for Mines in 1896 requesting police presence in Lawlers 'without delay'.

Warden Clifton's request was granted and a police station opened in May 1896 with Constable Connor being the Officer in Charge. The police station, quarters and adjacent court house were all constructed by Patterson and Taylor builders at a cost of £4,000.00.0

Lawlers started to decline in the early 1900s, following the death of three miners in 1903 which impacted the mine. A bad storm in 1916 partly destroyed the town from which it never recovered. Services moved to Agnew as the town developed eventually rendering Lawlers surplus to requirements.

The station remained open until October 1950 and was subsequently rented out to Mr G Zorzut of Agnew. The initial decision not to sell the building upon its closure in 1950 was based on the Commissioner's belief that mining in the area may be reactivated. By 1954 the Commissioner declared that this would not be the case and the station was sold to Mr Zorzut.

Plutonic Resources occupied the building for use as an exploration office in 1995 until the early 2000s and has been vacant since their relocation.

Today [2016] only the brick police station and lockups remain extant as physical built structures in the townsite. There is fabric scatter around the former townsite but essentially, the former police station people is an isolated artefact of the Lawlers Townsite.

2.2. History: Chronology of Development

A chronological summary of the development of the four settlements within the Shire of Leonora is provided as a context to the analysis for future interpretation of the site and to assist in defining and understanding the heritage values of the various former settlements.

Date		Event
Pre-history		The area was the traditional land of the Wongatha people.
1869	June	John Forrest and Tommy Windich and Malcolm Hamersley explore the region during an expedition in 1869. Forrest names Mt Leonora.
1893	June	Edward (Doodah) Sullivan and Ted Bowden find gold near Doyle's Well
	March	Sullivan and Ted Bowden prospecting in and around Leonora.
	April	George Withers and Charles Hayden prospecting in Leonora area
1894		Patrick (Paddy) Lawler with partners W. Gibson, Moses, Nevin and Donnelly, found alluvial gold 125km north-west of Leonora, sparking a rush
1895	June	East Murchison Goldfields declared and A.C. Clifton appointed as Warden.
	August	A.G. Clifton arrived in Lawlers as mining warden. He would stay until 1913. He was well liked and respected. His wife, after her first visit, went to live with their children on the coast. Clifton was apparently the first to have a 'motor buggy' in the district.
		The Great Eastern and True Blue leases were purchased by Dunsford on behalf of the London and Western Australian Exploration Company Ltd, controlled by Bewick Moreing
		Duncan McAulay was appointed manager
	August-November	Rush to Leonora and Mt Malcolm districts
	October	Tom Cue and his party peg a lease ML58 and named it The Woronga or Waroonga, later known as Agnew.
	November	First tent store opened in Leonora.
		Alexander Wilson took over as General Manager of EMU
	December	East Murchison United, Ltd (EMU) was registered on the London Stock Exchange.
1896		Tom Cue sells half his interest in the Woronga mine to Duncan Fraser McAulay of the Great Eastern mine.
		Agnew was showing signs of life as a settlement and benefitted from weekly coaches from Cue, a Cobb & Co mail service, owned by James Nicholas and Sidney Kidman from Leonora; and the opening of a telegraph line to Coolgardie.
	February	First strike of North Star Mine, Malcolm
		Leonora Hotel opens as an hessian and timber structure
	March	Edward Dodah Sullivan, Henry Widdick, Michael Warham, Charles Hilliard and William Scott peg Johannesburg Lease near future site of Leonora. Sullivan being the first to register a claim in the Leonora district

Date		Event
		Glendening, White & Carlson peg Sons of Gwalia
	June	SOG registered under T.H. Tobias of Coolgardie
	July	G.H. Hall pegs Lady Martha at Mt Malcolm
		North Star leases at Mt Malcolm acquired by Prichard Morgan's promotional companies and floated them as the North Star Gold Mines Ltd. John Jones was its first manager. The first battery on the goldfields was erected. The ten stamp battery cost £12,000. Within the first few months of operation 4,000 tons of ore was crushed.
		J. Breen and party peg Tower Hill
		W.G. Armstrong and party peg The Trump
		J. Breen pegs the Rajah
		A.G. Clifton established 1 st Warden's Court at Lawlers
	September	G.W. Hall, mining engineer for Pritchard Morgan and CO., pegs SOG West & east
		Crushing at Lawlers started on a ten-head battery
	December	Warden Owen approves Leonora Township
		Mt Leonora Development Syndicate peg Leonora Gem and The Ironstone
		Malcolm and Leonora population approximately 200
		The North Star Mine at Mt Malcolm employed 70 men, first battery established, 10 head stamp in the district.
1897	February	First business lot in Leonora registered
		A townsite was laid out at Leonora as it was central the mining district. Ownership of the Sons of Gwalia lease was transferred to G W Hall for £5,000 cash. Hall established Sons of Gwalia Ltd and had a second hand 10-head battery and 110 men at work by early June. Hall recouped his entire capital investment in the first month.
	March	Miners' strike (first time in the northern goldfields) at North Star mine, because John Jones attempted to reduce their wages from £4 to £3/10/-per week
		Mount Margaret Goldfield gazetted with Malcolm as the administrative centre. Wardens Court opened at Mt Malcolm with A.E. Burt appointed warden for new Mt Margaret Goldfield
		More than 2000 ounces of gold was obtained during the first months of cruching
	May -June	Rush to Leonora district
	September	Telegraph office established in Mt Leonora. Post and telegraph services – Bicycle mailmen cycled from Coolgardie to Lawlers. Telegraph line was completed in 1897 from Menzies to Lawlers.
		Sale of the Woronga/Waroonga site to the London and Western Australian Exploration Company
	October	Progress Committee formed in Leonora
		Road cleared from Leonora to Sons of Gwalia gold mine

Date		Event
	November	Malcolm's first paper was printed, "The Malcolm Chronicle and Leonora Advertiser", which sold for 6p
		Bewick Moreing took over management of EMU and appointing Deanne Mitchel as manager
		A.W. Castles was mine manger and the SOG produced 1,241 ounces of gold
	December	Herbert Hoover arrives in Western Australia
		Leonora Advertiser started
		First brewery established in Mt Malcolm
		Challenge Hotel opens in Malcolm
1898	January	Mt Leonora Board of Health formed
		London, Westralian Mining and Finance Co floated Sons of Gwalia Company Limited on the London stock exchange for £300,000.
		P.C. Uniacke established police in a tent in Leonora
	February	Sons of Gwalia formerly taken over by Bewick, Moreing and Company.
	April	Leonora Townsite declared by Warden Burt
	May	Hoover appointed manager of SoG
	June	Jack Grant finds 32oz nugget Specking Patch near Leonora.
	December	Hoover leaves for a position in China
1900		SoG mine completed, the mill expanded to 50 head and production soared to over 90,000 ounces of gold
	August	Leonora declared a Municipality.
		Mount Malcolm Road Board formed
1901		Gwalia surveyed, but did not become an official town, remaining part of Leonora.
		Main shaft at the Woronga was down to 170 feet; a five head battery was running; 27 men employed
		EMU constructed 4miles of steam tramway in 1901 to bring ore form the Donegal leases to the Great Eastern Mine Plant. The line was also used to bring in firewood.
		Manager for EMU was Mr J.A. Mactear
1902		EMU extended tramway by 7 miles to Waroonga 58 lease. Total 13 miles of tramway at a cost of \$28,000
1903		Leonora Municipal Council purchased the private tramway and established a service between Leonora's Federal Theatre and Gwalia's State Hotel and railway siding.
		Lawlers Road Board established
1904		Fourteen miles of steam tramway were constructed to link the various leases. Cost including engines, was £28,000.
		J.A. Agnew, appointed as superintendent of EMU.
1905	January	Union Bank of Australia foreclosed and miners on all EMU sites were laid off.

Date		Event
	February	The London and western Australian Exploration Co. purchased the EMU
1906	March	Northern Mines Ltd. Took over EMU
	July	H.C. Hoover & General Manager of Bewick Moreing, W.J. Loring visits EMU mine
		P.F. Fitzgerald takes over from J.A. Agnew as manager of EMU mine
1907	April	Three mining fatalities due to accident in the shaft of the Waroonga mine.
	September	Malcolm Goal closed and prisoners transferred to Leonora.
		The fortunes of the Waroonga mine began to decline after a number of deaths at the mine.
1907	April	Three men die in accident in the shaft of the Waroonga Mine in Lawlers
1911		Lawlers' major mining company went into liquidation.
1912	August	The Presentation Sisters, who ran the convent school at Lawlers left town as there were only 3 students to teach.
1913	February	Waroonga mine being placed into liquidation. Between 1897 and 1912, the mine delivered 894,800 tons of ore, producing 311,600 ounces of gold.
		Frank Langford and John Finch acquired the Waroonga mine.
1914-1918 (WW1)		About 400 men employed at Sons of Gwalia (280 underground; 130 surface)
1916	February	Lawlers partly destroyed by storm
1917		Municipality of Leonora dissolved and Leonora Mt Malcolm Road Board formed
1918	January	Malcolm hospital buildings removed to Leonora
		Co-Operative Store relocated from Malcolm to Gwalia. The Gwalia C-Op was formed in 1917 and was part of a broad co-operative movement at the time.
1919	January	Malcolm hit by severe storm, more buildings destroyed
1919		Sons of Gwalia Mine was the deepest in Western Australia.
1920		Waroonga mine has 14-head battery.
1921	January	SOG closes after serious fire
1923	July	Fire destroys shops on Gwalia block
1923		Sons of Gwalia Mine reopened but failed to return a profit.
1929		Sons of Gwalia Mine started redevelopment work.
		Lawlers Road Board dissolved
1930		Leonora-Mt Malcolm Road Board renamed Leonora Road Board
1931	December	Abolition of the International Gold Standard. Gold price fixed by Commonwealth
1932		Claude de Bernales registered several mining companies including East Murchison United (EMU) Gold Mines Limited.
1935		About 120 men working at Sons of Gwalia Mine.

Date		Event
		The Waroonga mine was again operational with capital injected by Claude, de Bernales raised. It was renamed the EMU mine.
1936		Agnew, named after the mine manager, John Agnew, was Gazetted a town. The name town already being gazetted called Waroonga
1938		A 20-head battery and cyanide plant completed at EMU
1940		The shaft at the EMU was increased to 956ft with capacity reaching record levels.
	June	Licence was given to Peter Coyne for a hotel at Agnew.
	December	The mine flooded on Christmas Eve 1940 and all work to stop. This was the start of the decline of the mine.
1939-1945		Italian nations were amongst the workforce interred during World War II. The war brought labour shortages and as production fell, workers were diverted to the lower levels.
1948		EMU mine closed with 80 men losing their jobs. As there was no other work in the town, families moved away. Population fell from 150 to 25, the school closed, followed by other businesses and eventually the town was abandoned.
1949		Gold valued at £16/ounce. About 250 men working at Sons of Gwalia Mine.
1955		Approximately 230 men working at Sons of Gwalia Mine.
1958		The mine returned a profit of £41 on 30,000 ounces of gold.
1961		Shire of Leonora inaugurated
1963	December	Sons of Gwalia Mine close
1964		Western Mining Corporation leased the Sons of Gwalia management buildings from the Department of Mines for a minerals exploration base. Herbert Hoover died in America.
1965		Sons of Gwalia mine equipment and transportable buildings were auctioned in October.
1976		Western Mining Corporation started exploration over 12 leases which included the Waroonga main shaft.
1983		Sons of Gwalia NL was floated on the stock market, based on a tailings retreatment program at Sons of Gwalia. An open cut operation commenced by Sons of Gwalia NL under the direction of Peter Lalor.
1985		Restoration of the Waroonga main shaft. Mining starts in Lawlers pit. Staff are housed in mining camp on the old Lawlers townsite.
1991		The Waroonga headframe and 10-head battery was relocated to the site near the Agnew hotel.
1992		EMU operations ceased
2001		Gold Fields Australia acquired Agnew Gold and drilling led to restart of the open pit operations. The name changes from EMU to Waroonga.
2005		Sons of Gwalia NL went into receivership. Their assets were purchased by St Barbara Ltd.
2010		2 million ounce of gold produced at Lawlers

Date		Event
2013		Gold Fields Australia acquired Lawlers
2016		Gwalia Mine produced a record 267,166 ounces of gold

2.3. Heritage Listing and Values of Gwalia, Agnew, Malcolm and Lawlers

2.3.1. Heritage Listings – Gwalia

The heritage listings for Gwalia are separated into two by the Heritage Council of Western Australia: The Gwalia Settlement Precinct and the Gwalia Museum Precinct.³

Gwalia Settlement Precinct Place No. 1459

Register of Heritage Places	Interim Entry (Precinct)	09/05/2006
	Permanent Entry (Precinct)	19/01/2007
	Interim	
	1460 Arts Place	18/09/1992
	1461 Mick Omedei's Camp	
	1459 Precinct	
	Permanent	29/06/1999
	1463 State Hotel fmr	
National Trust Classification	Recorded	13/08/1973
Town Planning Scheme	Included	23/11/1984
Municipal Inventory	Adopted	17/02/1998
Register of National Estate	Registered	21/10/1980
	Mick Omedei's Camp	
	Little Pink Camp	
	Patroni's Guest House	
	Art's Place	
	Gwalia State Hotel	21/03/1978

Gwalia Museum Group Place No. 1465

Register of Heritage Places	Interim Entry	23/09/2005
	Permanent Entry	07/09/2006
National Trust Classification	Classified	21/03/1978
Town Planning Scheme		
Municipal Inventory	Adopted	17/02/1998
Register of National Estate	Headframe and Winder	21/03/1978
	Mine Manager's House	
	Mine Office	
	Garden	21/10/1980

³ Gwalia was never formally gazetted as a townsite and is designated as a settlement by the Shire of Leonora. Although the place is included in the State Register of Heritage Places under the name Gwalia Townsite Precinct the Shire of Leonora prefer the more accurate name, Gwalia Settlement Precinct. Minor modifications of the Statements of Significance have been made to reflect this terminology.

The Gwalia Museum Group is separate from the Gwalia settlement Precinct group of properties but the two sites are intrinsically linked, demonstrating the operational side of the mine, the management and worker's lives

The following statements of significance are taken from the register documentation:

Gwalia Settlement Precinct⁴

Gwalia Settlement Precinct, comprising Gwalia State Hotel (fmr), Patroni's Guest House, Mazza's Store, a group of relocated squatter shacks in a reserve, various individual dwellings still remaining in the settlement that are occupied, and several that are unoccupied including Art's Place, Mick Omedei's camp, and a number of 'interpreted' dwellings, has cultural heritage significance for the following reasons:

- The historic precinct is a rare surviving example of a West Australian mining town, including a rare, cohesive group of goldfields vernacular dwellings with no infill development, and demonstrates a distinctive way of life associated with mining and prospecting;
- The historic precinct is significant for its associations with mining operations at Gwalia between 1898 and 1963, in particular with the Sons of Gwalia mine, of the major underground gold mines of Australia and is indicative of the development of the Australian goldfields and the associated social conditions for miners;
- The layout of the remaining original buildings, the relocated squatter buildings and the spaces between the buildings give an indication of the development and later decline of Gwalia;
- The historic precinct demonstrates a way of life for the miners at Gwalia, many of whom were immigrant seeking to make a new life for themselves in Western Australia, including Italians, Austrians, Greeks and Yugoslavs, working for low wages in hazardous underground conditions and living in primitive accommodation;
- The style form and construction materials of the buildings are specific to the Western Australian goldfields and provide a strong sense of the past, with various elements demonstrating the architectural improvisation of structures built to accommodate miners in the late 19th and early to mid-20th centuries; and
- The efforts of the local community in restoration, preservation and presentation of the historic precinct indicate its value to the local and wider community for its gold mining history and its ongoing value as a frequently visited tourist attraction.

Gwalia Museum Group

Gwalia Museum Group comprising a collection of single-storey brick and corrugated iron buildings including the Mine Manager's House (fmr) 1899 and its setting; Mine Office (fmr) 1898; Assay Building (fmr) 1898 and timber Headframe 1899 and Winder 1913 has cultural heritage significance for the following reasons:

- The place presents a unique cultural environment with the Mine Mangers House (fmr), Mine Office (fmr) and Assay Building (fmr) intact on their original site in close proximity to a modern mining operation. Together with the relocated Headframe and Winder they contribute to a greater understanding of the mining operations of 1898 to 1963;
- The 1912 Fraser & Chalmers Winder is the largest of its type in Australia and one of only three surviving. It is a fine example of a large, steam-powered winding machine and an example of technological achievement of the period. The Headframe is the only large timber Headframe surviving in Australia;
- The place had a short, but significant, association with Herbert Hoover, later a President of the United States of America, who advised his employer Bewick Moreing to purchase the Sons of Gwalia mine, and who was manager of the mine in 1898;
- The place is part of the mining town of Gwalia, the establishment of which was a direct result of the operation of the Sons of Gwalia mine, one of the major underground goldmines in Australia, operating from 1896 to 1963;
- The place presents a unique combination of substantial buildings developed and owned by Sons of Gwalia Company, which have survived because of the long-term mining at Gwalia;
- Within the place, the Mine Manger's House (fmr) is a simple elegant example of mining accommodation for a senior employee, in a garden setting;

⁴ As previously noted, Gwalia was never formally gazetted as a townsite and is designated as a settlement by the Shire of Leonora who prefer the more accurate name, Gwalia Settlement Precinct. Minor modifications of the Statements of Significance have been made to reflect this status.

- Place is valued by the local and wider communities for its associations with the early goldmining history of the towns of Leonora and Gwalia, and for its on-going value as a tourist attraction, as evidenced by the efforts of the local community in restoration, preservation and presentation of the group and the development of the Mine Office (fmr) as a Museum; and
- The place has a landmark quality demonstrated by the visual impact of the headframe from many positions around the towns of Gwalia and Leonora, both by day and by night, when it is flood lit.

2.3.2. Heritage Listings – Agnew

Agnew-Lawlers Mine Group was included in the Mining Heritage Study, adopted 30 June 1999

Agnew does not have any current heritage listings, either at local or state level. However, the following values have been identified:

- The former townsite of Agnew is significant as a former mining town and for its contribution to the mining history of the Goldfields
- The remnants of the former townsite are a reminder of the transient nature of the mining industry
- The place has potential to yield through archaeological investigation information relating to the domestic way of life in mining towns

2.3.3. Heritage Listings – Malcolm

Malcolm does not have any current heritage listings, either at local or state level. However, the following values have been identified:

- The remnants of the former townsite of Malcolm are a reminder of the temporary nature of mining and mining settlements together with the harsh environs often experienced by the mining community
- The remnants of the mine shafts provide information on the mining practices of the area in the late 1890s/ early 1900s
- The place has potential to yield through archaeological investigation information relating to the domestic way of life in mining towns

2.3.4. Heritage Listings – Lawlers

Agnew-Lawlers Mine Group was included in the Mining Heritage Study, adopted 30 June 1999

Lawlers does not have any current heritage listings, either at local or state level. However, the following values have been identified:

- The remnants of the former townsite of Lawlers are a reminder of the unpredictable and temporary nature of mining settlements
- The former Lawler's Police Station is the only surviving building of the former townsite and provides an insight into the type of developments that occurred in these areas
- The cemetery, with extant gravestones, creates a poignant reminder that mining towns consisted of more than the miners and that entire families relocated to these areas.
- The cemetery provides a connection with the past for relatives of former mining families
- The place has potential to yield through archaeological investigation information relating to the domestic way of life in mining towns

2.4. Inventory of Elements

2.4.1. Gwalia Settlement



- Tower Street and Electric Tram – no extant remains of the tram only the alignment of Tower Street, the tram car is an exhibit at the museum
- Open spaces in the settlement – sites of former scattered miner's huts and some community buildings that have been lost and may contain possible archaeological potential
- Mazza's Store relocated from Laverton to Gwalia in 1910 and used as Crompton's General Store and was purchased by Victor Mazza in 1949. The store building remains extant.
- Patroni's Guest House, opened by Dina Patroni 1929 on Tower Street
- Miners' Huts constructed by the employees as the mine company did not provide accommodation with the extant structures demonstrating a way of life for the miners and their families
- State Hotel constructed in 1903 by Mines Department in an attempt to combat the thriving sly grog trade
- The building that now houses the Sly Grog Shop has been relocated to a site opposite the State Hotel and is indicative of the sly grog premises that operated in the Goldfields area
- Lock-up relocated from Murrin Murrin in the 1990s – indicative of police lock-ups and law enforcement in the Goldfields area
- Railway Platform – not publicly accessible but provided an important means of transportation and communication for residents and industry in Gwalia
- School Master's House is the only physical remnant of the school, the location of the schoolrooms and tennis courts are known and will form part of the interpretation

2.4.2. Gwalia Museum Precinct



- Headframe and Winder
- Mine Manager's House
- Mine Office
- Assay Building
- 'Ken' locomotive, one of the four locomotives built specifically for use at Sons of Gwalia
- Swimming Pool (not in Shire of Leonora's ownership but located within the approach to the precinct)
- Open cut mine – no public access as the mine is still operating but the physical connection remains extant between the precinct and the mine
- Mine Engineer's House
- Mine Workshop
- Electrical Shed constructed 1990s
- Vintage Vehicle Shed (currently operating as the Museum reception, office and shop) constructed 2014

2.4.3. Agnew



- Concrete slab footings of former buildings
- Remnant built structures and building rubble
- Water tanks
- Remnant planting
- Some indication of earlier road plan
- Interpretation of the earlier mine operations including the headframe and battery

2.4.4. Malcolm



- Remnant building fabric and footings, no extant buildings
- Two mine shafts
- Two cemeteries outside the main townsite
- Malcolm Dam outside the main townsite
- Railway sidings (fmr)

2.4.5. Lawlers



- Former Police Station, Gaol and Residence (intact)
- Cemetery
- Remnant building fabric and machinery
- Ammunitions store

Townsite plans remain extant for all four locations and information relating to lost elements of the settlements is available to provide for a wider understanding of the extent of the settlements and the provision of services and amenities for their residents.

2.5. Interpretative Themes and Messages

The key interpretative themes and messages are based on the identified heritage values of each site. The themes identified in the following table have been taken from the register documentation prepared by Heritage Council of Western Australia in connection with the register entries for Gwalia Settlement and Gwalia Museum Precinct. Additional themes have been identified using the Heritage Council's *Heritage Themes* list and the *Australian Historic Themes* published by the Australian Heritage Commission.

The following list is a comprehensive list of all relevant themes. In the majority of instances, the themes overlap and tell various stories and it is not the intention that each theme will be interpreted individually.

Australian Historic Theme		Interpretation Theme
2	Peopling Australia	
2.2	Adapting to diverse environments	The harsh environment of the outback and Goldfields area, contrast to their home environments, lack of facilities and services
2.4	Migrating	Influx of European migrants to work on the mines, particularly from Mediterranean countries
2.4.2	Migrating to seek opportunity	The influx of European migrants coming to work on the mines, often leaving families behind, seeking their fortune to provide for a better way of life
2.5	Promoting settlement	The establishment of new settlements as a result of the emerging mines
3	Developing Local, Regional and National Economies	
3.3	Surveying the Continent	
3.3.3	Prospecting for precious metals	Goldmining
3.3.4	Looking for land with agricultural potential	Agriculture as a secondary industry to provide food for the emerging settlements
3.4	Utilising Natural Resources	
3.4.3	Mining	Goldmining
3.6	Recruiting Labour	Influx of migrants and local Australian residents to work on the mines
3.7	Establishing Communications	
3.7.1	Establishing postal services	Post offices in each of the three townsites and Gwalia settlement, the means of delivering post in the region, to Perth, and wider Australia and international destinations
3.7.2	Developing electric means of communication	Post and telegraph offices
3.8	Moving Goods and People	
3.8.5	Moving goods and people on land	Railways, horses, camels
3.8.6	Building and maintaining railways	The railway connections with the three townsites and Gwalia settlement and connections with Perth and Kalgoorlie
3.8.7	Building and maintaining roads	The emergence of roads connecting the three townsites and Gwalia settlement and established settlements
3.10	Integrating people into the cash economy	
3.10.1	Assisting indigenous people into the cash economy	Indigenous workers in the mines
3.10.2	Encouraging women into employment	Women working in supporting industries such as guest houses, retail, hospitals, services etc
3.10.3	Encouraging fringe and alternative businesses	Emergence of a diverse range of businesses to support the expanding the three townsites and Gwalia settlement
3.11	Altering the environment	

3.11.5	Establishing water supplies	Introduction of water supplies, lack of water connectivity was an issue in some of the more remote areas
3.12	Feeding People	
3.12.2	Developing sources of fresh local produce	Farming and cultivating the local land for food sources and provisions for the growing populations, market gardens and private gardens
3.12.3	Importing foodstuffs	Importing specialised foodstuffs from the Mediterranean countries to help the migrants feel at home
3.14	Developing an Australian engineering and construction industry	
3.14.2	Using Australian materials in construction	Locally available materials to build the makeshift houses and business premises
3.16	Struggling with remoteness, hardship and failure	Living in remote locations, a long way from home and a familiar environment Successes and failures of mines, the transient nature of the industry and the loss of jobs
3.22	Lodging people	Guesthouses and hotels

4	Building, Settlements, Towns and Cities	
4.1	Planning urban settlements	
4.1.1	Selecting township sites	Identifying the locations for settlement in association with the new mines
4.1.3	Learning to live with property booms and busts	Successes and failures of the mines influencing the success and failure of the settlements
4.2	Supplying urban services	Introduction of roads, water, lights, sewerage, power, transport
4.6	Remembering significant phases in the development of settlements, towns and cities	The gazettement of the three townsites, and the abandonment of townsites and the reasons behind each

5	Working	
5.1	Working in harsh conditions	Working in the underground mines in primitive conditions, unrelenting summer heat, lack of facilities
5.1.1	Coping with unemployment	Closure of mines, loss of jobs, abandonment of settlements
5.1.2	Coping with dangerous jobs and workplaces	Primitive working conditions in the mines with lack of safety equipment and procedures
5.7	Surviving as Indigenous people in a white- dominated economy	Indigenous people working in the mines
5.8	Working on the land	Pastoralism, produce for the townsites and settlements

6	Educating	
6.2	Establishing schools	Establishment of schools in all the townsites and settlements, the influence of the residents on the creation of the schools

7	Governing	
7.6	Administering Australia	

7.6.1	Developing local government authorities	Establishment of Road Boards and subsequent local government
7.6.3	Policing Australia	Police stations and the multi-tasking requirements of the local police officers
7.6.4	Dispensing justice	Police stations and courts
7.6.5	Incarcerating people	Gaols and lock-ups
7.6.12	Conserving Australia's heritage	Recognition of the heritage values of the various sites

8	Developing Australia's Cultural Life	
8.1	Organising recreation	Team sports, 2-up, open spaces
8.4	Eating and Drinking	Sly grog trade and the control of the drinking industry through the introduction of the State Hotel. Establishment of hotels and taverns
8.6	Worshipping	Establishing churches to maintain traditions and ceremonies of the various cultures and nationalities of the residents of the new town
8.9	Commemorating significant events	Mining disasters, closing of mines, new gold discoveries

9	Making the Phases of Life	
9.7	Dying	Cemeteries

	Heritage Council Theme	Interpretation Theme
1	Demographic settlement and mobility	
101	Immigration, emigration and refugees	Influx of migrants from Europe
105	Exploration and surveying	Mining for precious metals
106	Workers (including Aboriginal, convict)	Mine workers from all walks of life
107	Settlements	New settlements emerging at the sites of new mines
108	Government Policy	Administration, law and order
109	Environmental change	Mining and changing the landscape
110	Resource exploration and depletion	Gold mining

2	Transport and Communications	
202	Rail and light rail transport	Railway connections between Perth, Leonora, Gwalia, Malcolm and
203	Road transport	Camels, horse and coach, cars, coaches
206	Mail services	Mail services between the settlements, post offices
209	Technology and Technological Changes	Advancements in the mining industry as a result of technology
210	Telecommunications	

3	Occupations	
301	Grazing, pastoralism and dairying	The additional industries that kept the new mining settlements alive
302	Rural Industry and Market Gardening	The additional industries that kept the new mining settlements alive
303	Mining (including mineral processing)	Gold mining
308	Commercial services and industries	The additional industries and businesses required in a thriving settlement
309	Technology and technological change	Advancement in the mining industry, processes and plant
311	Hospitality Industry and Tourism	Hotels, taverns, guest houses, sly grog industry later leading to tourism once the mining had ceased or advanced and no longer required the original infrastructure

4	Social and Civic Activities	
401	Government and Politics	State and local government, the influences on development of the settlement, industry and services
401	Education and Science	The establishment of the local schools in each settlement
403	Law and Order	The establishment of local police stations and gaol, the application of the law and the multi-tasking nature of the police officers
404	Community services and utilities	
405	Sport, recreation and entertainment	Team sports, 2-up, gambling, shows, dances
406	Religion	Establishment of places of worship for the diverse multi-culturalism, enabling celebrations, traditions and ceremonies to take place

5	Outside Influences	
501	World wars and other wars	Influence of wars on staff availability, production, mining and associated industries
504	Depression and Boom	
506	Tourism	How these places have become part of an important tourism industry
507	Water, power and major transport routes	How the advancement in facilities changed the nature of settlement

6	People	
601	Aboriginal people	Integration into the multi-cultural life experienced at the new mining settlements
605	Famous and Infamous People	Hervert Hoover, Victor Mazza, Dina Patroni

3.0 Proposed Interpretation – Initiatives and Methods

The next phase of the interpretation planning process will involve the detailed consideration of the forms of interpretation that may be appropriate for installation at Gwalia, Agnew, Malcolm and Lawlers.

Gwalia is a predominantly uninhabited site but has a large amount of traffic in the form of visitors, residents, employees and mine workers and can be considered as a populated site. Agnew, Malcolm and Lawlers are deserted former townsites frequented by visitors. Therefore, the approach to interpreting the four sites will need to take account of the different conditions, facilities and remoteness.

Methods of interpretation may include:

- Interpretation signage in desolate landscapes, located at the edge of roads informing the passer-by or the intentional visitor about the previous occupation of the site
- Conservation of the built form through program of informed conservation works or interpretation of the lost fabric, using remnant fabric or through contemporary purpose built structures
- Plantings – reinstating the original gardens of Hoover House, retaining important plantings around the four sites etc
- Retention of use or introduced compatible new uses
- Historic imagery
- Storytelling and place making
- Soundscapes
- Lighting
- Art and sculpture
- Smart phone apps
- Web based interpretation
- Signage, furniture and installations constructed using salvaged materials from the sites

4.0 Opportunities for Interpretation

The proposed Shire of Leonora Interpretation project offers many opportunities for interpretation of the various heritage values associated with Gwalia, Agnew, Malcolm and Lawlers.

The following opportunities for interpretation have been identified:

4.1. Gwalia Settlement and Museum Precinct

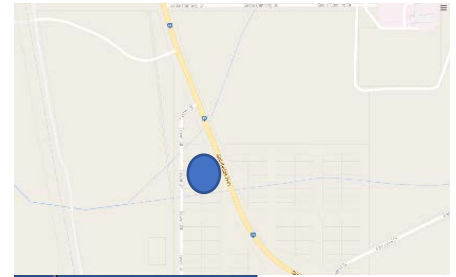


	Opportunity	Location /Details
1	Provision of a new entry statement with informative signage The new entry statement located at the intersection of Goldfields Highway and Tower Street would provide visitors with information	Intersection of Goldfields Hwy and Tower Street

Opportunity

that the Gwalia Settlement and Museum exist, where it is located and the facilities offered.

Location /Details



2 Interpretation of the cottages and commercial buildings in Gwalia Settlement

Conservation works have been completed to a number of places, with a planned program of works to the remaining buildings.

Erection of a small interpretative panel adjacent to front door and additional information/stories inside each building.

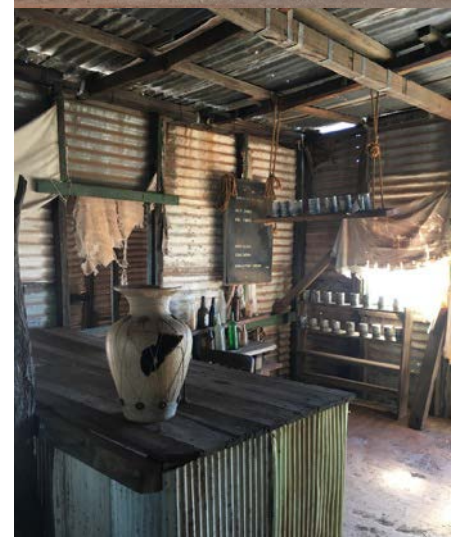
Additional interpretation may include content for a geo-located app that provides information on each place.

Rationalisation of furniture, concentrating on appropriate pieces that demonstrate a direct connection with the place or are era appropriate to provide visitors with an idea of life in the town.

Various locations throughout the settlement, each cottage and remnant structure

Commercial premises include:

- Mazza's Store – interpretative displays and open the place up to visitors
- Patroni's Guest House – information about Mrs Patroni, recreate dining room for visitor rest stop, provide information about way of life, food provided, accommodation, dances and music on Sunday afternoons
- Sly Grog Shop – interpret the stories of the illegal alcohol trade, relocation of the building
- State Hotel – interpret the construction of the hotel in an attempt to combat the sly grog trade
- School House – the school building no longer exists but the location is known



3 Transport and Communication

The railway, coach and tram transportation that connected Gwalia with Leonora and further afield.

The railway platform is inaccessible but an interpretative panel could provide some information.

Tower Street was the main tram route – the tram is on display in the Vehicle Shed at the Gwalia Museum

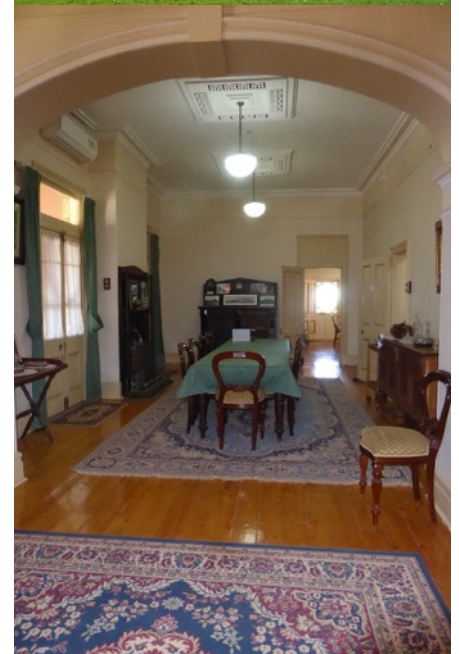
Woodline railway, horse and cart, cameleers, 'Ken'

Various locations around the town. The restored tram is already on display in the Vehicle Shed



4 **Museum Precinct**
Hoover House

- The story behind the building
- Conservation works, previously undertaken and future planned works
- Interior design reflecting key periods of occupation and development
- Associated people
- B&B
- Function space for local and regional events
- Garden event space and relaxation for visitors/guests
- Freemasons
- Café – using recipes from the cookbook



Mine Office

- Function of the building
- Conservation works undertaken and planned
- Rationalisation of objects inside and outside, improve relevancy of objects
- New displays, providing engaging, informative and emotive information and stories
- Introduce Museum Reception/Office/Shop into the building



Opportunity

- Interpret pay window, use as an interactive element of the display and former function of the building

Location /Details



Assay Building

- Function of the building
- Re-open the assay office retaining equipment, tools and information
- Conservation works and earlier reconstruction
- New displays and possible demonstrations, talks by former miners to specialist tour groups and school groups

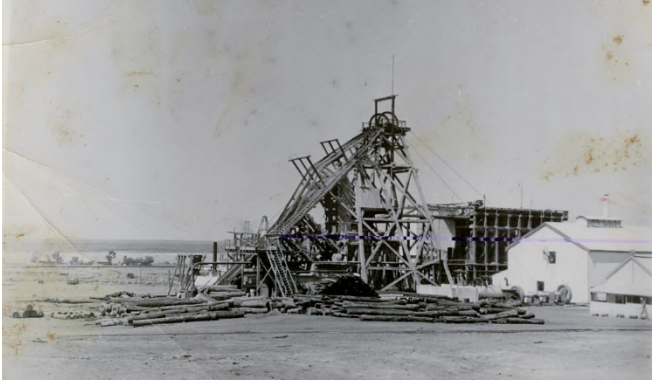


Headframe and Winder

- Significance of the timber Headframe and its rarity value
- Relocation 1984 from the mine site to the museum site
- Conservation works 2017, its deconstruction and reconstruction
- Role in Sons of Gwalia mine
- The Winder: its purpose and relationship with the Headframe



Opportunity



Location /Details



'Ken' Shed

- The locomotive
- Its role in Gwalia
- Restoration: process and people
- Provide access and interaction with the locomotive for visitors



Archive and Vehicle Shed

Multi-purpose space that can provide a range of visitor functions:

- Dedicated and purpose built archive room
- Dedicated exhibition space: permanent and temporary displays
- External mural depicting life in Gwalia through the ages
- Restored vehicles connected with Gwalia and the mine
- Relocate office and museum reception to Mine Office: use vacant area as a temporary exhibition space



Opportunity



Location /Details



External Spaces

Opportunities to use salvaged timbers from the headframe conservation works to create:

- Wayfinding signage around the site
- Bench seating around the site, particularly to take advantage of key views to the mine, Mt Leonora and the Headframe



4.2. Agnew

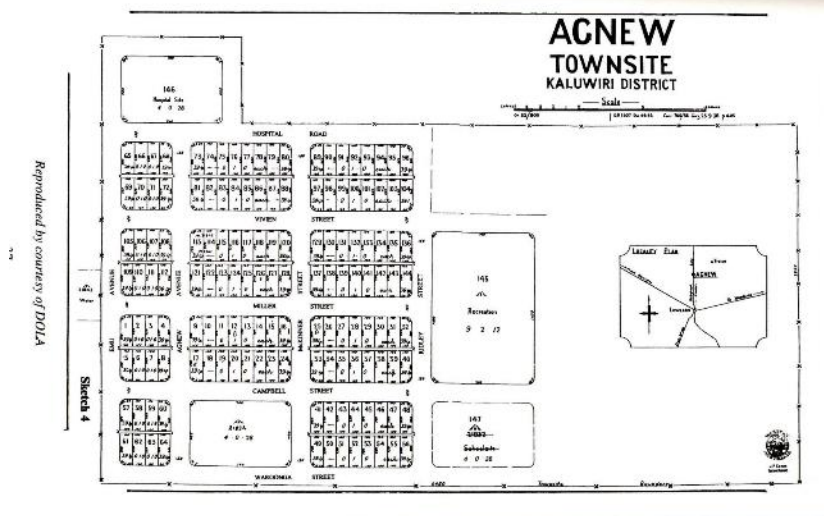


Left: Coyne's Shop. Right: Shops that made up Hotel, 1948.
Courtesy: Molly Boxall

Opportunity

Location/Detail

1 Townsite



Reproduced by courtesy of DOLA

- Markers for known sites including the Agnew Hotel, Hospital, School and Oval
- Markers for a few known houses and their occupiers
- Provision of visitor facilities with decorative screen interpreting the Agnew Hotel
- General interpretation about the townsite, its connection with the mining industry, its origins and its demise

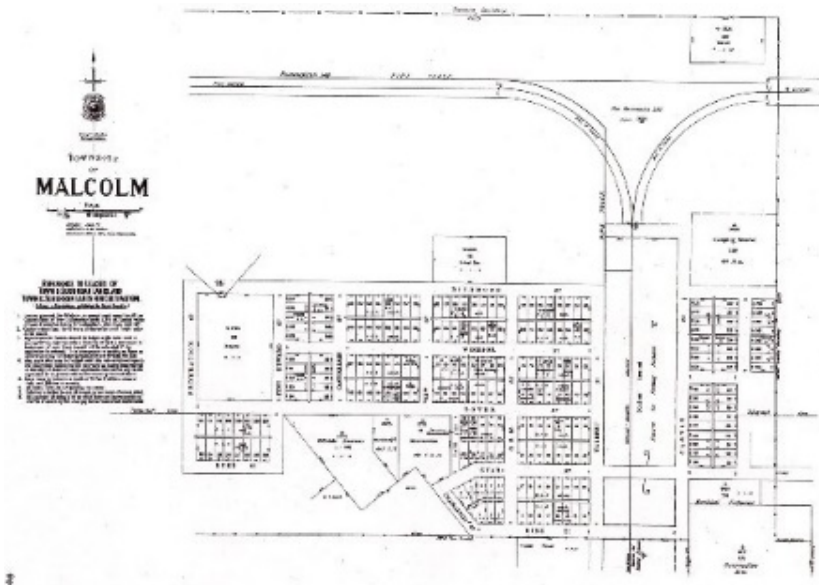


4.3. Malcolm



Opportunity **Location/Detail**

1 Townsite



- General interpretation board at the entrance to the former townsite
- Markers for the two mine shafts: North Star Mine and Richmond Gem Gold Mine
- Markers for known sites eg government offices, hotels, pubs, shops, houses etc
- The two cemeteries which are located outside of the main townsite - wayfinding signage and general information

Opportunity

- Old railway sidings
- The Oval
- Malcolm Dam
- Water tank

Location/Detail



4.4. Lawlers



Opportunity

Location/Detail

1. Lawlers Police Station and Gaol

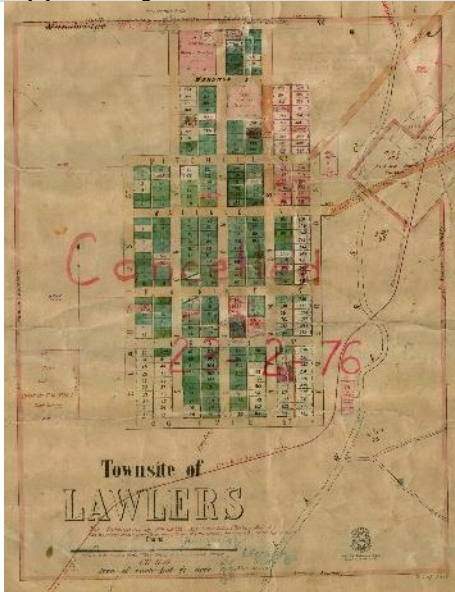
- Construction: date, materials, builder
- Last remaining structure in the townsite, isolated feature on the roadside
- Stories relating to the gaol: police officers, inmates, crimes
- Multi-tasking roles of the police officers within the town
- Conservation works
- Previous adaptation for use as mine office
- Provide a visitor rest stop



2. Townsite



Opportunity



Location/Detail



- General townsite interpretation panel about the history of the place, its gazettal and eventual abandonment
- Remnant building fabric scattered around the site
- Cemetery

3 Ammunitions Store

- Remnant of the original mine – site is currently inaccessible due to present mining operations but the story of the building can still be told on the general interpretation board at Lawlers Police Station



5.0 Interpretation Strategy

5.1. Interpretation as a Conservation Process

Communication and interpretation are essential elements of the conservation process. As important as authentic restoration and regular maintenance, the active interpretation of the identified heritage values across the Shire of Leonora supports community recognition and understanding of the heritage significance.

In recent years, the importance of an inclusive approach to interpretation as part of the conservation process has been recognised and incorporated into key guiding conservation advice including the ICOMOS Burra Charter. The Burra Charter defines interpretation as *'all the ways of presenting the cultural significance of the place. Interpretation may be a combination of the treatment of the fabric (maintenance, restoration or reconstruction), the use of and activities at the place, and the use of introduced material'*.

Article 24.1 of the Burra Charter further emphasises that significant associations between people and place should be respected, retained and not obscured. Opportunities for interpretation should be investigated and implemented.

Interpretation assists in communicating the cultural heritage significance of a place, especially in places where it is not so readily visible or apparent such as the deserted townsites of Agnew, Malcolm and Lawlers. Interpretation at these places should enhance and develop understanding and enjoyment as well as being culturally appropriate.

5.2. Key Interpretation Principles

The approach taken in the development of the Shire of Leonora Interpretation Strategy and the further development of the interpretation will encompass the following principles:

- Involve the associated with the heritage of the study area, as well as interested people from the wider community;
- Involve people with skills and experience in heritage interpretation;
- Investigate current users and potential audiences
- Ensure all research is thorough and that accumulated materials are publicly available at the end of the project;
- Focus interpretation on the identified heritage values of each of the four sites at Gwalia, Agnew, Malcolm and Lawlers, and from these develop themes and key messages;
- Develop a range of devices to serve interpretation needs;
- Ensure that the recommendations for interpretation have the potential to engage and stimulate a range of audiences;
- Ensure that the interpretation elements are accessible, reversible and compatible with the environment and character of the site in which they are sited;
- Ensure that interpretation forms part of the conservation and planning of these sites; and
- Ensure that all interpretative elements are sustainable into the future by providing for their maintenance, evaluation and review.

5.3. Overall Approach

Interpretation should be low-key and secondary to a culturally significant place, site or object itself. There should be a cohesive approach to interpretative signage and other media used within the Shire which will involve the replacement of some existing signage.

Gwalia

The main emphasis of interpretation at Gwalia should be on specifically local (Gwalia) history and particularly the human experience of living conditions, not only for mine workers but also their families. Interpretation should exploit the unusual or unique aspects of the place, rather than attempting general interpretation of the technology or general history of mining which is the subject of numerous other sites and museums.

A Collections Policy has been adopted by the Shire and should be implemented for the displays at the Museum, restricting the collections and artefacts to Gwalia, Sons of Gwalia and local people rather than displaying random pieces that have no correlation to the significance of the site. It is a tendency of museums to collect 'old' artefacts that have no direct relationship with the site or the stories and as a result, museums and sites become confused and places a strain on their management and financial commitments. The Shire should rationalise its existing collections, refrain from collecting indiscriminately and ensure all items are in line with the identified themes of the site and museum.

The regional mandate of the interpretation at Gwalia should be based on, but not exclusively confined to, the Gwalia mine and town. A section of the site should also establish regional links to Agnew, Malcolm and Lawlers linking the stories of establishment, success and decline of mining communities and the interpretation together.

Overtime, extraneous installations such as the number plate shed and 'Politicians' Tree of Knowledge' and the Tea Tree have become part of the experience and enjoyment of the Gwalia site. Whilst these elements are not of cultural significance and do not have a direct relationship with the themes and stories being communicated, they are appreciated. However, such installations should not be further encouraged.

There should be no new buildings in the Gwalia settlement core itself.

Agnew, Malcolm and Lawlers

The style guide adopted for Gwalia should be continued at these sites. Interpretation is to be more restricted at these areas but all stories, information and images/artefacts are to be of direct relevance to the site.

As deserted sites with little evidence of their former occupation, if any development were to occur in Agnew, Malcolm or Lawlers, the archaeology and identified cultural significance of the sites is to be fully considered prior to any development. Any development would also have to develop further interpretation of the sites as more information is revealed through the research and development phases.

General

The interpretation strategy consists of a combination of the following media:

- Live interpretation (information/visitor services; guided tours; education programs)
- Interpretation nodes – exhibitions and site elements linking historic themes and storylines to the built fabric
- Signage – orientation, interpretative and directional
- Publications – to attract visitors; guide people around the site and for sale as interpretative and souvenir publications
- Technology – apps, websites
- Visitor services – good introduction to the site; a warm welcome and orientation; photo opportunities; shelter, seating, toilets and refreshments; time and distance considerations

- View management – of extent of original townsite area; of railway line; of open-cut mine and links between past, present and future.
- Art installations and ground works – to provide a sense of the extent of the historic townsite its relationship to roads and surrounding elements.

5.4. Design Approach and Style

A design style for signage, publications, apps, website, maps, brochures etc has to be established and followed in order for a coherent approach across the Shire to be adopted. There can be individuality at the various sites to create some distinction between the places but the overall style palette should be followed.

The design guide for signage and exhibitions should include:

- Logo – Gwalia already has a logo, consideration to be given to creating a logo or emblem that reflects Agnew, Malcolm and Lawlers or a generic logo to reflect the mining history that ties the four sites together
- Fonts – style, size and colours, hierarchy of text size eg headings, sub headings and content
- Colours – a suitable colour palette is to be identified and used throughout the interpretation for the four key sites
- Design standards for external signage:
 - Entry statement (vehicle)
 - Large directional signage (vehicle)
 - Wayfinding freestanding (pedestrian)
 - Site Map (Museum Complex)
 - Location signs for each building (Museum Complex)
 - Large interpretive freestanding signage
 - Medium interpretive freestanding signage
 - Medium wall mounted interpretive signage
 - Small wall mounted interpretive signage
 - Marker – freestanding
 - Marker – wall mounted
- Design standards for internal signage
 - Freestanding exhibition panels, 2 sizes (utilising grid system)
 - Wall mounted exhibition panels, 2 sizes
 - Object labels (including Word template for use by the Museum staff)
 - Extended object labels (including Word template for use by Museum staff)

5.5. Engaging Communities

Effective interpretation develops community awareness and understanding, often resulting in a greater sense of place and local pride and enhanced appreciation of heritage places. When local communities value a heritage place, they will often work together to find ways to support, maintain and conserve these places.

Gwalia has been an important part of community life in Leonora for many years. The local community also have deep memories associated with Agnew. Distant family members come in search for information relating to the lives of their predecessors and often find on-going connections in the locality. It is therefore important

that the Shire of Leonora continues to engage the community in the conservation of these places and not just create a visitor experience.

Where there is understanding, support and enjoyment of heritage and its associated values, an increased willingness to care for the heritage develops, furthering understanding, knowledge and meanings, creating what Historic England (formerly English Heritage) refers to as the 'Virtuous Circle'.

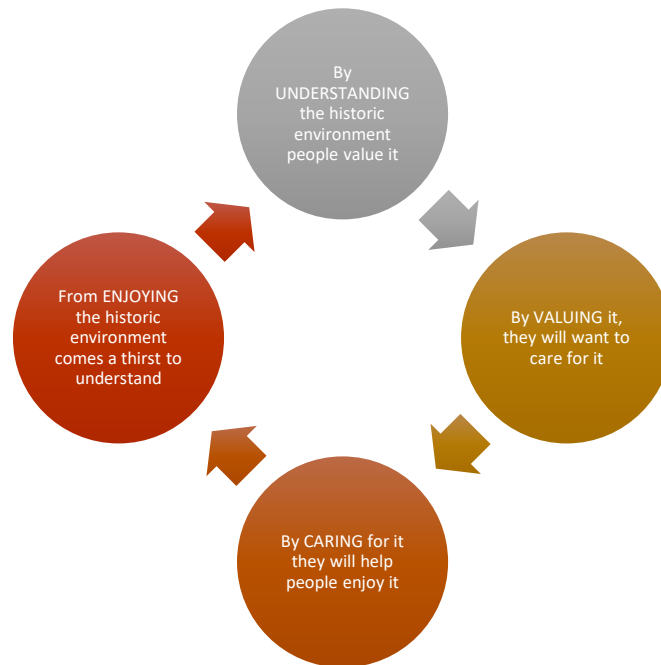


Figure 10: Virtuous Circle, English Heritage

There is therefore a requirement to associate and consult with the stakeholder communities and individuals who have an interest in the conservation and further enhancement of these places through interpretation. They can be an essential source of information and story collation and creates connections and relevance to the community rather than places of cultural significance being a visitor attraction, alienating the people it is most closely associated with.

5.6. Potential Audiences

It is essential to define the audience for Gwalia, Agnew, Malcolm and Lawlers which will allow for the interpretation to be tailored and targeted. Interpretation should be capable of reaching many people on many levels, provoking a range of responses.

Tourists to the Eastern Goldfields need a sense of destination, a warm welcome, some interesting exhibits and a variety of small merchandise. Generally, the most popular souvenirs cost less than \$5 and will fit into a handbag.

Interstate and international tourists need to be catered for through the use mixed media (images, text, sound etc) so that international visitors with limited English can achieve a level of understanding of the site.

The social history of the site needs to be presented to engage women and young people, as well as those men with limited interest in or knowledge of mining.

People with disabilities have a range of needs that are to be considered in providing access to information and the site.

The potential and actual audiences include:

5.6.1. Camper vans, caravans etc

The largest potential tourist market is the post-war 'baby boomers' (Grey nomads), which comprise a significant portion of visitors and will continue grow. They have flexibility and time, mobility and discretionary spending power and require an authentic experience. As they are likely to visit a number of mining tourism places during their travels around Australia (and overseas), the interpretation at Gwalia Museum and Ghost Town must be specific to the history and significance of the site, rather than telling the broader mining story or providing technical detail on mining processes.

5.6.2. Organised tour groups

Tour groups with limited time and fixed itineraries require a relatively structured (timed) visit, with ready access to toilets, refreshments, a group assembly area and convenient parking. As with the above category, organised tour groups in the Eastern Goldfields will have several mining places on their itinerary. To avoid mine fatigue on these tours, Gwalia needs to distinguish itself from the others in its presentation, content, facilities, opportunities and storylines.

5.6.3. Ex-workers and residents and their families

Ex-mine workers and former residents and their families need to be able to identify with the site and displays through recognition of familiar stories and issues.

5.6.4. Local visitors

Local residents should be encouraged to visit the site and develop a sense of place. They need to be aware of, and proud of, the way that their heritage is presented so that they may encourage their visitors and new residents to visit the site.

5.6.5. Intrastate visitors

Visitors coming for a day-trip from Kalgoorlie to learn more about their region, past and present, and the Perth weekender interested in experiencing life in the region.

5.6.6. Self-drive visitors

Self-drive and 4WD enthusiasts usually include a quick stop at the museum en-route to other designations. Good quality exhibitions and interactive opportunities could entice them to extend their visit.

5.6.7. Education groups

Education groups require organised programs that are linked to the school curriculum. Once a range of programs are developed that engage children with hands on activities relating to living and working in a mining town, local and regional schools should be contacted at the beginning of each school year so that visits can be programmed into the school's activities for the year. Children that have an enjoyable experience are likely to want to return with their families.

5.6.8. Special interest enthusiasts

Special interest enthusiasts interested in mining and engineering need to be able to see objects and have access to their details. At Gwalia, this is most likely to be in relation to the headframe and winder. As such, the interpretation and presentation of these objects needs to be one of the focuses of the site.

5.7. Comparative Context: Points of Difference

Gwalia is unusual in that it includes a collection of workers' housing. In most other mining and remote places that have been abandoned, similar buildings were relocated or dismantled so that the materials could be used elsewhere. In places such as Cossack and Coolgardie, only the hard backbone is left - the more substantial government and commercial buildings built of brick or stone. There is little or no evidence of the tent and shanty towns which once housed the people who made this facilities necessary.

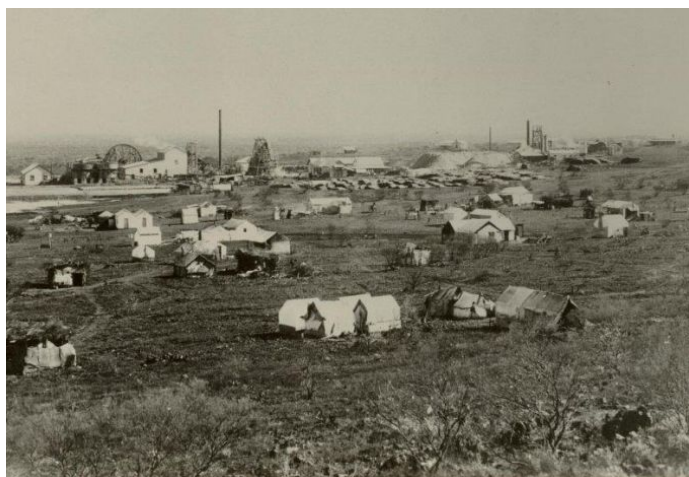


Figure 11: Cossack c.1910



Figure 12: Cossack 2017



Figure 13: Tower Street, Gwalia c.1957



Figure 14: Tower Street, Gwalia 2017

In many cases, these temporary dwellings accommodated families. Women struggled, in isolation from extended families and social networks, to provide a semblance of a healthy and comfortable life for their husbands and children. An encounter with the evidence of this struggle, as at Gwalia, is a moving experience for many visitors who have never experienced life without all the 'mod cons' of running water, electricity, refrigeration, instant communications, and so on.

Around the world, there are many abandoned sites which are now heritage tourism attractions. These range from the city of Fatehpur Sikri in India to various ghost towns in North America related to the frontier cowboy tradition. Abandoned towns and dismantled townsites exist throughout Australia and are part and evidence of the temporary and unsustainable nature of so many rural enterprises including mining.

Gwalia is unusual in that it consists of so many extant timber and iron buildings that clearly demonstrate the early and traditional way of life in a mining town. The distinction and uniqueness of Gwalia is further emphasised through its co-existence with surviving mining plant (historic and fully operational); the more substantial contrasting brick buildings in the settlement and museum site highlighting the differences in hierarchy; the museum which not only provides information about the settlement and early mine but also provides an opportunity for visitors to experience the life of a mine manager adjacent to an operational mine; and the functioning town of Leonora nearby. Whereas most abandoned mining settlements only pay homage to a past way of life, Gwalia has relevancy in the present day as well as reflecting and celebrating its past.



Figure 15: Depictions of Female and Family Life in Gwalia
Courtesy Gwalia Museum

As a fully functioning former settlement, Gwalia also presents a unique interpretation opportunity and tourism attraction. The shanty town provides an opportunity to interpret the domestic lives of women and children which will balance the predominantly masculine and industrial flavour of the mine itself. This is not a matter of gender balance for political correctness: rather, it broadens the appeal of the place to visitors of all ages, genders and interests who are not necessarily fascinated by the details of mining technology.

6.0 Implementation

The Shire of Leonora is responsible for the development and implementation of the interpretation strategy for Gwalia, Agnew, Malcolm and Lawlers.

6.1. Implementation Strategy

The following order of priority is proposed for the development and implementation of the interpretation. The time frame is based on current programming of conservation works, funding availability and staffing/resource availability.

6.1.1. Phase 1: Immediate and On-going

- a) Formal Council adoption of the Interpretation Strategy
- b) Submit Interpretation Strategy to Lottery West for possible funding
- c) Continue the program of conservation works at Gwalia:
 - i. Completed Projects:
 - Major's Boarding House
 - Pink House
 - Function House
 - Shift Bosses House
 - Baletiches Camp
 - De Rubei's-Camp
 - Patroni's Guest House
 - Police Lock-up
 - ii. Current Works
 - Mine Office
 - Headframe
 - Chisholm's Place
 - iii. Future Works
 - Hoover House
 - Assay Building
 - Remainder of Gwalia settlement buildings including Mazza's Store, School Master's House, Sly Grog Shop and the cottages:
 - Art's Place
 - Jack Longa's Place
 - Edna Wilcox's Cottage
 - Martinzollii's Camp
 - William's Cottage
 - State Hotel (conservation and adaptive re-use)

6.1.2. Phase 2: Short Term (12-18 months)

- d) Develop full detailed interpretation plan, detailing the stories of the sites to be communicated, undertaking research and sourcing photographs and other content for all four sites
- e) Develop a detailed style guide for interpretive media across the four sites
- f) Design and develop wayfinding signage, possible re-use of salvaged headframe timbers
- g) Design and develop new entry statement
- h) Rationalise the collections at Gwalia Museum, designing displays, defining content
- i) Commence reconfiguration of Mine Office to accommodate Museum reception and relevant displays
- j) Rationalise exhibits and begin to procure appropriate exhibits/furniture for the Gwalia settlement buildings
- k) Commission exhibition development plan for the Vehicle Shed
- l) Install new exterior signage at the Museum site and at the completed buildings in the Gwalia settlement, erect wayfinding signage
- m) Site and space planning – define how each of the spaces at the Gwalia settlement and Gwalia Museum complex are to be used:
 - i. Hoover House: B&B, function space, meeting space, special events
 - ii. Mine Office: Museum Reception, Office and Shop, Museum Exhibition
 - iii. Assay Office: Exhibition
 - iv. Machinery Shed
 - v. Vehicle Shed: Archives Office, Exhibitions, Vehicle Exhibition
 - vi. Open spaces: look-outs, gardens, connectivity
 - vii. Visitor amenities
 - viii. Additional opportunities for events/exhibition space at the townsite buildings eg Patroni's Guesthouse, Sly Grog Shop, Mazza's Store
- n) Design and construct new visitor facilities on the site of the former Agnew Hotel, interpreting the hotel
- o) Consider adaptive re-use of State Hotel

6.1.3. Phase 3: Medium Term (1-3yrs)

- p) Complete all conservation works
- q) Design all interpretation panels
- r) Design app
- s) Re-/Design website
- t) Commence reconfiguration of Assay Building to accommodate relevant displays relating to the assay processes (testing the quality of the gold), implementing interactive displays/experiences for visitors

- u) Commence interior design overhaul/planning of Hoover House, introduce new displays, provide greater visitor opportunities and facilities enabling guests to experience life in the Mine Manager's House
- v) Commission design for Mazza's Store as additional interpretation /exhibition opportunity
- w) Install signage at Agnew, Malcolm and Lawlers
- x) Conservation works to Lawlers Police Station and the Ammunitions Building

6.1.4. Phase 4: Long Term (3 years and beyond)

- y) Secure funding for State Hotel works
- z) Undertake conservation works to State Hotel
- aa) Adaptive reuse of State Hotel, providing complementary functions and services to Hoover House

7.0 Maintenance and Evaluation

This interpretation strategy and subsequent interpretation plan should be reviewed every 5 years to assess progress and relevancy.

As individual components of the plan are implemented, a maintenance plan should be devised and executed to ensure the interpretative elements remain in good condition and are safe. Tasks of management/maintenance should be allocated to staff at the Museum as part of their regular duties.

Reviews of the interpretation should be undertaken to ensure that it remains enjoyable, relevant and effective. Visitor feedback is essential.

8.0 Costing

The following budget costs have been prepared by Creative Spaces based on the above strategy:

Indicative costs for design and implementation of interpretation - 7 September 2017

Area	Opportunity	Scope of works	Qty	Design Fees (ex GST)	Implementation Costs (ex GST)	Notes
Overall	Branding	Development of a suite of logos for Agnew, Malcolm and Lawlers, similar in style to the existing Gwalia logo or an overarching logo that encompasses all sites.		\$1,500.00	N/A	
	Sign Style Guide	Design of a sign style guide that includes both interpretive and way finding signs for all areas identified within the Interpretation Plan. This includes both interior and exterior signs.		\$27,825.00	N/A	
Gwalia Townsite and Museum Precinct	Provision of a new entry statement with informative signage	Design of new signage and cladding for the 'headframes'		\$2,000.00	\$3,000.00	
	Interpretation of the cottages and commercial buildings in Gwalia townsite	Design and fabrication of small interpretive panels for the cottages	8	\$1,955.00	\$1,710.00	Panel size approx A4. Does not include freight. Installed onto walls of cottages.
		Set up and subscription to an App	-	-	-	Includes: - 3 tours up to 20 waypoints - Multi-language (up to 12 different languages) - Augmented Reality - Interactivity (set questions & answers at waypoints) - Media including Images, video, audio and text - Private tour option - iBeacons set to immediate, near or far range (i.e. from very close to about 30 metres away) - Accessible to the public to view for free - Waypoints can be either GPS, iBeacon or QR Code.
		Mazza's store interpretive display	1	\$29,120.00	\$72,800.00	Costs based on \$200 per sqm, assuming that existing furniture will be utilised in the display and the entire shop (front and back will be used). Approx 364sqm display space.
		Patroni's Guest House - replace interpretive panels	6	\$1,380.00	\$1,790.00	Panel size 650 x 500mm, anodised aluminium. Does not include freight.
		State Hotel interpretive sign	1	\$460.00	\$750.00	Freestanding sign - sign face 600 x 400mm
	Hoover House	Interior design of Hoover House to immerse the visitor in the history of the era	1	\$8,000.00	\$75,000.00	Indicative costs only as will be dependant on the scope of works. Allowance for \$15,000 per room (3 bedrooms/ bathrooms, Community Room, Dining Room & Drawing Room)
		Interpretation of the building and conservation works undertaken over the years	1	\$1,500.00	\$3,500.00	
	Mine Office	Design of new displays to tell the stories of the function of the building, the people that worked there and life on the mine. Includes design of new reception area.	1	\$30,480 - \$55,880	\$76,200 - \$139,700	Budget range low level (\$600 per sqm) - high level (\$1,110 per sqm). Low level includes simple cabinetry and display panels. High level allows for the inclusion of higher spec cabinetry, custom forms of interpretation (such as interactives) and some multimedia (such as TV screens, iPads etc). Approx. 127sqm display space.
	Assay Building	Design of new displays to tell the stories of the function of the building and the people that worked there	1	\$26,880 - \$49,280	\$67,200 - \$123,200	Budget range low level (\$600 per sqm) - high level (\$1,110 per sqm). Low level includes simple cabinetry and display panels. High level allows for the inclusion of higher spec cabinetry, custom forms of interpretation (such as interactives) and some multimedia (such as TV screens, iPads etc). Approx. 112sqm display space.
	Headframe and Winder	Interpretive panel about the significance of the timber head frame and the conservation works undertaken	1	\$460.00	\$750.00	Freestanding signs - sign face 600 x 400mm
	Ken Shed	Large scale 'pic perf' metal screen to assist in the interpretation of the locomotive	1	\$1,500.00	\$21,600.00	Image only. Based on 24m x 2m. Supply only, does not include powder coating, freight or install
	Vehicle Shed - Vehicle Exhibition	Design of exhibition layout - permanent exhibition	1	\$29,440.00	\$73,600.00	Costs based on \$400 per sqm, due to large vehicles in display area. Approx 184 sqm display space.
	Vehicle Shed - Gwalia's Gold	Design of exhibition layout - utilising existing exhibition panels	1	\$4,320.00	\$14,400.00	Costs based on \$300 per sqm, due to minimal graphics required. Approx 48sqm display space.
	External Spaces	Implementation of new way finding signage throughout the Museum Precinct and Townsite.	TBC	\$5,000.00	\$15,000.00	
Agnew	Townsite	Design of visitor facilities incorporating 'pic perf' screen to interpret the Agnew Hotel	1	\$5,000.00	\$35,000.00	Based on 24m x 2m perforated image. Includes an allowance for concrete and supports, but this is indicative only.
		Markers and interpretive signage for identified sites	10	\$4,600.00	\$7,500.00	Freestanding signs - sign face 600 x 400mm
Malcolm	Townsite	Markers and interpretive signage for identified sites	1	\$460.00	\$900.00	Large freestanding sign - sign face 800 x 600mm
Lawlers	Lawyers Police Station and Gaol	Interpretive signage to tell the stories of the building, town and people	1	\$460.00	\$750.00	Freestanding sign - sign face 600 x 400mm
	Townsite	Interpretive signage to the history of the place, its gazetted and eventual abandonment	1	\$460.00	\$750.00	Freestanding sign - sign face 600 x 400mm

10.0 REPORTS OF OFFICERS

10.1 CHIEF EXECUTIVE OFFICER

10.1(B) EXPRESSION OF INTEREST – CONSERVATION/RESTORATION HOOVER HOUSE

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November, 2017

AGENDA REFERENCE: 10.1 (B) NOV 17

SUBJECT: Expression of Interest – Conservation/Restoration Hoover House

LOCATION / ADDRESS: Leonora

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: Gwalia Preservation General 8.12

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: James Gregory Epis

OFFICER: Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 9th November, 2017

BACKGROUND

Hoover House is typical of the expansive style of home built for senior mine management in the late 19th and early 20th centuries.

The site was chosen in 1898 by the first general manager of the Sons of Gwalia mine, Herbert Hoover, and its construction commenced under his direction, although he was transferred to China before the building was finished. Hoover, who was later to become the 31st President of the United States of America, visited the area several times after returning to Australia from China. Hoover stayed in the house in 1902 with the then manager, R. Atwater.

The building was constructed of locally made brick, fired nearby, and bought under a contract for £2/10/0 (\$5.00) per thousand bricks, plus the supply of fuel. The house was finished by early 1899, but not without an objection from the Coolgardie office of the mine's owner, Bewick Moreing and Co, whose management complained that the company's London board of directors had never expected to spend £750 (\$1,500) – several times the cost of an average home – on a manager's residence. Nevertheless, two of the three bedrooms were soon extended to twice their original size.

Eleven successive mine managers have lived in the house over the years.

Following the closure of the Sons of Gwalia mine in 1963, the mine manager's house, mine office and assay office were used by Western Mining Corporation as a mineral exploration base until 1971.

Hoover House was renovated in 2001 and has been managed by the Shire of Leonora since September 2010.

On the 23rd September, 2017, Expressions of Interest (EOI) were sought from builders suitably qualified and experienced in conservation and restoration projects for the required works at Hoover House.

It was intended that a shortlist of appropriately qualified respondents would be invited to participate in a restricted competitive tender process.

The advertisement which was published in the West Australian on the 23rd September, 2017 detailed EOI closing date to be 12th October, 2017 which resulted in the following submitting an EOI.

- Brackson Construction Pty Ltd
- Clinton Long Project Management
- Hi Construction (Aust) Pty Ltd
- K & S Restoration Solutions
- Lantern Architecture
- Majstrovich Bulding Company
- Meta Maya Group Pty Ltd
- Stephen Peacock Constructions

STATUTORY ENVIRONMENT

Local Government (Functions and General) Regulation 11(2)(c)(ii) states that Tenders do not have to be publicly invited if the Local Government has under regulation 21(1) sought Expressions of Interest with respect to the supply of goods and services but no person was, as a result, listed as an acceptable tenderer.

Local Government (Functions and General) Regulation 23(3) states that Expressions of Interest that have not been rejected under sub-regulation (1) or (2) are to be considered by the local government and it is to decide which, if any, of those expressions of interest are from persons who it thinks would be capable of satisfactorily supplying the goods or services.

POLICY IMPLICATIONS

A Regional Price Preference / Buy Local Policy was adopted by Council on the 16th May, 2017.

This policy establishes the guidelines to promote local business partnerships within the Shire of Leonora by giving preferential consideration to regional suppliers in the procurement of goods and/or services.

FINANCIAL IMPLICATIONS

Budget provisions for the proposed works is included within the current budget and include funding partner:

- Department of Infrastructure and Regional Development \$125,000.00

STRATEGIC IMPLICATIONS

The aim is to encourage more visitors to Gwalia and the museum, and deliver an all-inclusive holistic approach to better understand the early gold mining history and social life of Gwalia. The entire Gwalia is a museum, not only the buildings on top of the hill.

The little settlement that grew up around the Sons of Gwalia Mine in the late 1890s thrived until the final whistle blew on 28th December, 1963, closing the mine and putting 250 men out of work. Gwalia's 1,200-strong population fell to just 40 in less than three weeks.

Today, the abandoned homes and businesses of Gwalia create a tangible snapshot of a vanished era and way of life.

Hoover House provides a truly unique experience for those visitors that decide to stay. Any upgrade to this majestic house can only improve the visitor experience and understanding of the settlement.

RECOMMENDATIONS

That the following be invited to submit tender documentation in regard conservation/restoration works required at Hoover House.

- Brackson Construction Pty Ltd
- Clinton Long Project Management
- Hi Construction (Aust) Pty Ltd
- K & S Restoration Solutions
- Lantern Architecture
- Majstrovich Bulding Company
- Meta Maya Group Pty Ltd
- Stephen Peacock Constructions

VOTING REQUIREMENT

Simple majority required.

COUNCIL DECISION

Moved Cr AE Taylor, Seconded Cr RM Cotterill that the following be invited to submit tender documentation in regard conservation/restoration works required at Hoover House.

- Brackson Construction Pty Ltd
- Clinton Long Project Management
- Hi Construction (Aust) Pty Ltd
- K & S Restoration Solutions
- Lantern Architecture
- Majstrovich Bulding Company
- Meta Maya Group Pty Ltd
- Stephen Peacock Constructions

CARRIED (7 VOTES TO 0)

10.0 REPORTS OF OFFICERS

10.1 CHIEF EXECUTIVE OFFICER

10.1(C) NATIONAL RADIOACTIVE WASTE MANAGEMENT FACILITY

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November, 2017

AGENDA REFERENCE: 10.1 (C) NOV 17

SUBJECT: National Radioactive Waste Management Facility

LOCATION / ADDRESS: Leonora

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: National Radioactive Waste Management Facility 14.34

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: James Gregory Epis

OFFICER: Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 9th November, 2017

BACKGROUND

Some of the information contained in this report has been presented to Council previously, some dating back to the year 2009 and more recently, August, 2017. This report is being tabled once more for the benefit of those new Councillors elected as a result of the local government elections held October, 2017. To progress this matter further, and in conjunction with others, it is most important that all Councillors have a clear understanding as to what is being proposed.

At a Meeting of Council on the 21st April, 2009, the following resolution was carried unanimously:

- *That Council members acknowledge that uranium is now inevitable and could well be a reality within the region in the not too distant future.*
- *That Council members adopt a positive attitude in regards the mining and transportation of uranium material and that the storage of waste product within the Shire of Leonora be considered and further investigated.*
- *That Members of Council and staff attend the Australian Uranium Summit 2009 in Perth on the 7th and 8th May, 2009 to gain further knowledge on the development of uranium mining in Western Australia.*

At a further Meeting of Council on the 21st October, 2014, the following resolution was again carried unanimously:

- *that Council resolve to support the Minister for Industry's notice of proposed declaration under Section 6 of the National Radioactive Waste Management Act 2012 to open a nationwide volunteer process for nominating land as a potential site for a radioactive waste management facility; and*
- *that the Chief Executive Officer be instructed to provide comment back to the Minister prior to the 10th November, 2014.*

The resolution of the 21st October, 2014 was based on the Australian Government's commitment to ensuring that Australia has an appropriate facility for the management of radioactive waste created in Australia.

The Government's approach to securing a site is consistent with leading practice for the management of low level and intermediate level radioactive waste. The Government's approach requires:

- A volunteer process that brings forward multiple site options for consideration;
- Evidenced and undisputed consent from landowners of potential site; and
- Rigorous regulatory approval process for potential sites.

Council at its October, 2014 meeting requested of the Chief Executive Officer that he provide further information in regard:

- i) beneficial uses of radiation; and
- ii) the various categories of radioactive waste.

The following information was provided.

Beneficial Uses

Radioactive materials have a variety of important uses in medicine, industry, agriculture, and sterilisation, as well as in our homes.

- **Medicine**

Perhaps the most important use of radioactive materials is in medicine.

Radiopharmaceuticals – drugs that contain radioactive material – are important in the diagnosis and treatment of many diseases. They can be injected into the body, inhaled, or taken orally as medicines or to enable imaging of internal organs and bodily processes.

Millions of people in Australia and around the world have benefited from the diagnostic and therapeutic qualities of radioactive materials. In 2002-03 alone there were over 590,000 nuclear medicine services in Australia. In medical procedures such as cancer diagnosis and treatment, around 500,000 patients have benefited from a radioisotope produced by the Australian Nuclear Science and Technology Organisation.

- **Industry**

Australian industry uses radioactive materials in a variety of ways to improve productivity and safety and to obtain information that could not be obtained in other ways.

Radioactive materials are used in industrial radiography, civil engineering, materials analysis, measuring devices, process control in factories, oil and mineral exploration, and checking oil and gas pipelines for leaks and weaknesses. These uses directly and indirectly influence our everyday lives. For example, measuring devices containing radioactive materials are used in tasks ranging from testing the moisture content of soils during road construction, to measuring the thickness of paper and plastics during manufacturing, to checking the height of fluid when filling bottles in factories. Radioactive materials are even used in devices designed to detect explosives.

- **Agriculture**

In agriculture, radioactive materials are used to improve food crops, preserve food, and control insect pests. They are also used to measure soil moisture content, erosion rates, salinity, and the efficiency of fertiliser uptake in the soil.

- **Sterilisation and Irradiation**

Sterilisation is one of the most beneficial uses of radiation. Syringes, dressings, surgical gloves and instruments, and heart valves can be sterilised after packaging by using radiation. Radiation sterilisation can be used where more traditional methods, such as heat treatment, cannot be used, such as in the sterilisation of powders and ointments and in biological preparations like tissue grafts.

Other products can be irradiated in order to kill parasites, such as raw wool, archival documents, and timber. Food can be irradiated to extend shelf-life and reduce the risk of disease.

- **Environment**

Radioactive materials are used as tracers to measure environmental processes, including the monitoring of silt, water and pollutants. They are used to measure and map effluent and pollution discharges from factories and sewerage plants, and the movement of sand around harbours, rivers and bays. Radioactive materials used for such purposes have short half-lives and decay to background levels within days.

- **In Our Homes**

Most first-aid kits found in our homes contain items sterilised by radiation, including cotton wool, bandages, and burn dressings.

One of the most common uses of radioactive materials in the home is in smoke detectors. Most of these life-saving devices contain tiny amounts of radioactive material which make the detectors sensitive to smoke. The radiation dose to the occupants of the house is very much less than that from background radiation.

Various Categories

Radioactive waste is generally classified on the basis of how much radiation it emits, on the form of radiation it emits, and on the length of time for which it will continue to emit radiation.

The purpose of classification is to ensure that radioactive waste is handled, stored and disposed of in ways that are appropriate to its characteristics.

Radioactive wastes are described as low level, intermediate level, or high level depending on the levels of radiation they emit. Radioactive wastes can also be categorised as short-lived or long-lived depending on the length of time over which they emit radiation.

Short-lived radioactive materials have a half-life of less than about forty years. This means that half the unstable atoms in short-lived radioactive materials will change into the stable decay product in less than forty years. Long-lived radioactive materials will have a half-life of greater than forty years.

Australia has adopted the nationally uniform system for the classification of radioactive waste, based on the International Atomic Energy Agency General Safety Guide, Classification of Radioactive Waste.

The Australian classification scheme, developed by the Australian Radiation Protection and Nuclear Safety Agency is set out in the following table.

Waste Type	Definition
Low Level Waste	Contains enough radioactive material such that it is not exempt from regulatory control. Low level waste may include short-lived materials at higher activity concentration levels and long-lived materials at low activity concentration levels. Low level waste is suitable for near-surface disposal.
Intermediate Level Waste	Waste that requires greater containment and isolation from the environment than can be provided by near-surface disposal facilities. Intermediate level waste is differentiated from low level waste due to its content – particularly long-lived radionuclides. Intermediate level waste needs little or no provision for heat dissipation during storage and disposal.
High Level Waste	Waste that requires further containment and isolation than intermediate level waste. High level waste may generate such significant quantities of heat by radioactive decay that provision for heat dissipation is required, or it may contain large quantities of long-lived radionuclides. Australia possesses no high level radioactive waste.

On the 4th March, 2015, Mr Rick Wilson MP, Federal Member for O'Connor provided the following advice:

“Landholders in all states and territories can nominate land for a facility to safely store Australia’s intermediate level waste and dispose of low level waste, under the National Radioactive Waste Management Act 2012.

Australia has 4,248 cubic metres of low level and 656 cubic metres of intermediate level waste in temporary storage. The government is committed to taking responsibility for this waste, which is a by-product of world leading medical, research and industrial processes that benefit all Australians.

An Independent Advisory Panel has been established to assist with assessing nominations and advising the Government on which sites may be suitable for a facility.

Sites will be assessed against important criteria and objectives including community well-being; stable environment; environmental protection; health, safety and security; and economic viability.

Extensive public consultation will be undertaken during every stage of the project. Once the nomination and the preferred site identification are complete, the government intends to negotiate with the landholder of the selected site.

The government will also engage with the community in closest proximity to the selected site and will discuss a package of benefits in recognition of the potential construction and operational requirements of the facility.

For more information on how to lodge a nomination and to download the nomination guidelines please visit <http://www.radioactivewaste.gov.au/how-lodge-nomination>.

Site nominations close at 5:00pm (Australian Eastern Standard time) on Tuesday 5th May, 2015.”

As you will recall, nomination date being 5th May, 2015 did not provide enough time, in which a more thorough and comprehensive site application nomination could be submitted.

Nevertheless, Mr Matthew Lewis, a Lawyer specialising in resources and corporate work was engaged briefly to assist with the formal application.

Even though a number of preferred sites were identified, the Shire unfortunately did not have management control of the land. The process involved in securing these sites would be exhausting. In fact, freehold land held by the Shire of Leonora outside townsites is non-existent. With limited options and time constraints, the Malcolm site owned by Cr Glenn Baker became more attractive.

On the 5th May, 2015 (site nomination day) I did write to Cr Baker outlining our previous discussions.

“Location 51 freehold property at Mt Malcolm – potential site for a National Radioactive Waste Management Facility for the Australian Government

I refer to our meeting on 19th March, 2015 and subsequent discussions concerning possible sites within the Shire of Leonora which could be nominated as suitable for the construction of a facility for the storage of low-level and medium-level radioactive waste facility.

As you know, the Australian Government is seeking nominations of sites which may be suitable for building a Facility and the Shire of Leonora has been looking for sites within the Shire which may be suitable for nomination.

Location 51 may fit the criteria published by the Department of Industry and Science as a suitable site – being freehold land of about 81 ha, near road, rail and power and about 15kms from Leonora but not within a built up area. In addition, we understand that you had Location 51 drilled for minerals and carried out a flora and fauna survey of the site.

The Shire of Leonora sees the location of a Facility within the Shire as assisting the economic development and potentially beneficial to the local community and businesses. It may also benefit the infrastructure of the area.

If the nomination is successful then the Shire is prepared to assist in the process of informing the local community and arranging locations etc. for briefings to the local community and businesses. The Shire will also assist where it can in connecting the local community and businesses with the proponents of the Facility from design through to construction and operation.

If you wish to discuss further, please contact me.”

As a result of the above advice, Cr Glenn Baker became the Nominator of the land. As Nominator he was requested to complete and submit the nomination form and provide supporting evidence which will be used for the purpose of evaluation.

At a Meeting of Council on the 16th June, 2015, the following resolution was carried unanimously:

- That Council resolve to endorse the actions of the Chief Executive Officer having provided assistance to the Nominator in preparation of his Nomination Form – Radioactive Waste Management Site Facility

On the 16th November, 2015 the then Minister for Resources, Energy and Northern Australia, the Hon Josh Frydenberg wrote to Mr Baker advising that following a first pass technical assessment of all nominations, his land nomination was not being considered for the next phase of the assessment. No reason was provided for the elimination.

At the Meeting of Council on the 15th December, 2015, again the following resolution was carried unanimously:

- That Council engage the services of Al Maynard and Associates Pty Ltd, Consulting Geologists to search and find suitable Nuclear Waste Sites within certain areas identified, and that the field work be supported by report writing, maps, conclusions and recommendations for Council's further consideration.

On the 30th June, 2016, the above report was received by Council. The report was revised on the 15th September, 2016.

In September 2016, I did write to the Department of Lands requesting the creation of a Management Reserve in favour of the Shire of Leonora for the purpose required. The area requested was exactly the same area contained within Exploration Licence 37/1255 applied for and registered in the name Glenn W. Baker

Department of Lands advised that they would not be in position to grant any tenure for a proposed Nuclear Waste Disposal Site until all other necessary approvals have been provided, including but not limited to:

- Environment Protection Authority;
- Department of Mines and Petroleum;
- Any Native Title Holders;
- Department of Planning;
- Pastoral Lease Holders;
- Goldfields Land and Sea Council;
- Department of Health (Radiation Safety Act);
- Department of State Development;
- Department of Industry, Innovation and Science
- Shires of Menzies, Sandstone, Laverton and Wiluna.

The formal nomination of the land has already been lodged with the Department of Industry, Innovation and Science by the holder of the pastoral lease, Goldfields Carbon Group Pty Ltd (as required by the Act) with the full support of the Shire of Leonora and Azark Project Pty Ltd (Azark). Azark has been promoting the nomination of the land and has basically undertaken most of the background work including the preparation of the nomination document. In addition it has been canvassing various parties at both the political and commercial levels to promote the successful nomination of the land as this site for the disposal facility and negotiating with potential consultants and contractors.

Azark proposes to manage and commercially implement the overall development of the site for the disposal facility as a revenue earning venture in which the Shire would be a participant. To that end it will be necessary for the Shire to enter into the heads of agreement already submitted to it by Azark and approval is sought for the signing of those heads of agreement.

The Shire is also required to enter into another agreement with Goldfields Carbon Group to authorise and confirm the completion of the formal nomination and again approval is sought for the signing of that agreement in the form in which it has been submitted by Azark.

At a meeting of Council on the 15th August, 2017, the following resolution in regard the National Radioactive Waste Management Facility was carried unanimously:

That the matter be deferred until a future meeting of Council after legal advice is sought and received with regard to the Heads of Agreements being presented to Council.

Since the August meeting I did request of Squire Patton Boggs (legal practitioners) that they provide advice in regards two matters of concern:

- whether Councillor Glenn William Baker (Councillor Baker) has a conflict of interest as a Councillor considering his interest in the Azark Project; and
- review the proposed Heads of Agreement prepared by Azark Project Pty Ltd.

The legal advice submitted by Squire Patton Boggs as sought, was considered by Council on the 17th October, 2017.

At a Meeting of Council on the 17th October, 2017 the following resolution was carried unanimously:

- Accept the report of Squire Patton Boggs; and
- That any substantive decisions in regard the Azark Project be deferred until the conclusion of the upcoming local government elections; and

- That the proposed Heads of Agreement with Azark Pty Ltd be further considered once the new Council, following local government elections (21st October, 2017), has been determined.

STATUTORY ENVIRONMENT

In accordance with the National Radioactive Waste Management Act 2012 and other stringent requirements.

The regulatory approach to Naturally-Occurring Radioactive Material (NORM) issues within Australia is guided by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The Commonwealth and each state and territory government has a regulatory system for radiation protection, including the use of radioactive materials. In each jurisdiction the regulations include exemption limits on, for example, the total activity and activity concentration of radioactive material to be regulated.

Waste rock, process tailings, and products containing elevated concentrations of naturally occurring radionuclides are covered by the ARPANSA Code of Practice and Safety Guide Radiation Protection and Radioactive Waste Management in Mining and Mineral Processing (2005).

The Code of Practice for the near-surface disposal of radioactive waste in Australia (NHRMC, 1992) (currently under revision) is applicable to bulk NORM residue disposal. Those seeking information on NORM can also consult the ARPANSA Safety Guide for Management of Naturally Occurring Radioactive Material (NORM) (2008).

The Facility to be established under the National Radioactive Waste Management Act 2012 is for the express purpose of managing waste arising from the beneficial medical, industrial and research uses of radioactive material in Australia.

POLICY IMPLICATIONS

At this point in time, there are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

An amount of \$20,000.00 is included in the 2017/2018 Budget to enable independent qualified facilitators to address Council and the community on matters dealing with low level and intermediate level radioactive waste material and the safe storage of that material.

STRATEGIC IMPLICATIONS

Uranium mining and storage of waste – like any mining activity has a limited lifespan. Any facility in Australia, constructed for the management of radioactive waste would be permanent and an economic win-win for the recipients.

RECOMMENDATIONS

That Council resolve to:

- i) delete the words “Nuclear Waste Site” or “Nuclear Waste Disposal Site” included in this report and insert the words “National Radioactive Waste Management Site”;
- ii) support all previous recommendations made by Council in regard the National Radioactive Waste Management Facility;
- iii) endorse the actions of the Chief Executive Officer having provided assistance to the Nominator in preparation of their Nomination Form – Radioactive Waste Management Site Facility;
- iv) as a matter of importance, consult with all stakeholders if the nomination is likely to be viewed favourably by the National Radioactive Waste Management Facility Taskforce; and
- v) progress the Heads of Agreement with Azark Project Pty Ltd and Goldfields Carbon Group Pty Ltd with the assistance of Squire Patton Boggs.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr RA Norrie, Seconded Cr AE Taylor that Council resolve to:

- i) delete the words “Nuclear Waste Site” or “Nuclear Waste Disposal Site” included in this report and insert the words “National Radioactive Waste Management Site”;
- ii) support all previous recommendations made by Council in regard the National Radioactive Waste Management Facility;
- iii) endorse the actions of the Chief Executive Officer having provided assistance to the Nominator in preparation of their Nomination Form – Radioactive Waste Management Site Facility;
- iv) as a matter of importance, consult with all stakeholders if the nomination is likely to be viewed favourably by the National Radioactive Waste Management Facility Taskforce; and
- v) progress the Heads of Agreement with Azark Project Pty Ltd and Goldfields Carbon Group Pty Ltd with the assistance of Squire Patton Boggs.

CARRIED (5 VOTES TO 2)

Cr AM Moore and Cr F Harris recorded their votes against the motion.

10.0 REPORTS OF OFFICERS

10.2 DEPUTY CHIEF EXECUTIVE OFFICER

10.2(A) MONTHLY FINANCIAL STATEMENTS

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November, 2017

AGENDA REFERENCE: 10.2 (A) NOV 17

SUBJECT: Monthly Financial Statements

LOCATION / ADDRESS: Leonora

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: Nil

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Tanya Browning

OFFICER: Deputy Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 14th November, 2017

BACKGROUND

In complying with the Local Government Financial Management Regulations 1996, a monthly statement of financial activity must be submitted to an Ordinary Council meeting within 2 months after the end of the month to which the statement relates. The statement of financial activity is a complex document but gives a complete overview of the “cash” financial position as at the end of each month. The statement of financial activity for each month must be adopted by Council and form part of the minutes.

It is understood that parts of the statement of financial activity have been submitted to Ordinary Council meetings previously. In reviewing the Regulations the complete statement of financial activity is to be submitted, along with the following reports that are not included in the statement.

Monthly Financial Statements submitted for adoption include:

- (a) Statement of Financial Activity – 31st October, 2017
- (b) Compilation Report
- (c) Material Variances – 31st October, 2017

STATUTORY ENVIRONMENT

Part 4 — Financial reports— s. 6.4

34. *Financial activity statement report – s. 6.4*

(1A) *In this regulation —*

committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

34. (1) *A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —*

- (a) *annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
- (b) *budget estimates to the end of the month to which the statement relates;*
- (c) *actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*

- (d) *material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
 - (e) *the net current assets at the end of the month to which the statement relates.*
34. (2) *Each statement of financial activity is to be accompanied by documents containing —*
- (a) *an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
 - (b) *an explanation of each of the material variances referred to in subregulation (1)(d); and*
 - (c) *such other supporting information as is considered relevant by the local government.*
34. (3) *The information in a statement of financial activity may be shown —*
- (a) *according to nature and type classification; or*
 - (b) *by program; or*
 - (c) *by business unit.*
34. (4) *A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —*
- (a) *presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
 - (b) *recorded in the minutes of the meeting at which it is presented.*
34. (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATIONS

That the Monthly Financial Statements for the month ended 31st October, 2017 consisting of:

- (a) Statement of Financial Activity –31st October, 2017
- (b) Compilation Report
- (c) Material Variances –31st October, 2017

be accepted.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr RM Cotterill, Seconded Cr LR Petersen that the Monthly Financial Statements for the month ended 31st October, 2017 consisting of:

- (a) Statement of Financial Activity –31st October, 2017
- (b) Compilation Report
- (c) Material Variances –31st October, 2017

be accepted.

CARRIED (7 VOTES TO 0)

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Mr Jim Epis
The Chief Executive Officer
Shire of Leonora
PO Box 56
LEONORA WA 6438

COMPILATION REPORT TO THE SHIRE OF LEONORA

We have compiled the accompanying Local Government special purpose financial statements of the Shire of Leonora, which comprise the Statement of Financial Activity (by Statutory Reporting Program), a summary of significant accounting policies and other explanatory notes for the period ending 31 October 2017. The financial statements have been compiled to meet compliance with the *Local Government Act 1995* and associated Regulations.

THE RESPONSIBILITY OF THE SHIRE OF LEONORA

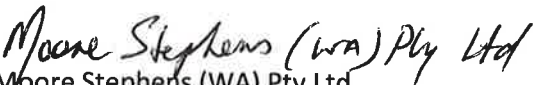
The Shire of Leonora are solely responsible for the information contained in the special purpose financial statements and are responsible for the maintenance of an appropriate accounting system in accordance with the relevant legislation.

OUR RESPONSIBILITY

On the basis of information provided by the Shire of Leonora we have compiled the accompanying special purpose financial statements in accordance with the requirements of the *Local Government Act 1995*, associated Regulations and APES 315 *Compilation of Financial Information*.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the Shire of Leonora provided, in compiling the financial statements. Our procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

The Local Government special purpose financial statements were compiled exclusively for the benefit of the Shire of Leonora. We do not accept responsibility to any other person for the contents of the special purpose financial statements.


Moore Stephens (WA) Pty Ltd
Chartered Accountants


PAUL BREMAN
DIRECTOR

8 November 2017

SHIRE OF LEONORA
MONTHLY FINANCIAL REPORT
For the Period Ended 31 October 2017

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF LEONORA
STATEMENT OF FINANCIAL ACTIVITY
Statutory Reporting Program
For the Period Ended 31 October 2017

	Note	Adopted Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)- (a)/(a)	Var.
Operating Revenues		\$	\$	\$	\$	%	
Governance		4,480	1,808	792	(1,016)	(56%)	
General Purpose Funding - Rates		5,488,040	5,514,947	5,603,914	88,967	2%	▲
General Purpose Funding - Other		676,406	179,639	158,801	(20,838)	(12%)	▼
Law, Order, Public Safety		9,615	5,851	3,639	(2,212)	(38%)	
Health		30,718	11,582	14,681	3,099	27%	
Education and Welfare		228,415	96,708	108,323	11,615	12%	
Housing		38,750	12,928	9,932	(2,996)	(23%)	
Community amenities		312,565	216,565	260,814	44,249	20%	▲
Recreation and Culture		176,812	87,034	79,455	(7,579)	(9%)	
Transport		578,069	288,889	353,742	64,853	22%	▲
Economic Services		606,575	130,134	103,391	(26,743)	(21%)	▼
Other Property and Services		134,090	73,224	73,914	690	1%	
Total Operating Revenue		8,284,535	6,619,309	6,771,398	152,089		
Operating Expense							
Governance		(631,755)	(214,492)	(149,018)	65,474	31%	▼
General Purpose Funding		(397,655)	(142,199)	(123,797)	18,402	13%	▼
Law, Order, Public Safety		(163,766)	(56,264)	(61,380)	(5,116)	(9%)	
Health		(631,547)	(270,931)	(218,419)	52,512	19%	▼
Education and Welfare		(643,201)	(222,905)	(195,789)	27,116	12%	▼
Housing		0	(88)	0	88	100%	
Community Amenities		(429,840)	(189,728)	(55,550)	134,178	71%	▼
Recreation and Culture		(1,198,405)	(418,910)	(354,950)	63,960	15%	▼
Transport		(3,044,039)	(1,030,023)	(1,094,281)	(64,258)	(6%)	▲
Economic Services		(1,949,802)	(626,724)	(571,070)	55,654	9%	▼
Other Property and Services		(30,600)	(222,036)	(192,528)	29,508	13%	▼
Total Operating Expenditure		(9,120,610)	(3,394,300)	(3,016,782)	377,518		
Funding Balance Adjustments							
Add back Depreciation		1,209,703	403,231	526,213	122,982	30%	▼
Adjust (Profit)/Loss on Disposal		140,552	140,552	10,511	(130,041)	(93%)	▲
Adjust Provisions and Accruals		0	0	(94,834)	(94,834)	0%	
Net Cash from Operations		514,180	3,768,792	4,196,506	427,714		
Capital Revenues							
Grants, Subsidies and Contributions	10	4,514,131	1,337,536	453,000	(884,536)	(66%)	▼
Proceeds from Disposal of Assets	3	198,181	198,181	30,909	(167,272)	(84%)	▼
Total Capital Revenues		4,712,312	1,535,717	483,909	(1,051,808)		
Capital Expenses							
Land and Buildings	3	(1,995,970)	(1,150,120)	(41,302)	1,108,818	96%	▼
Infrastructure - Roads	3	(4,020,531)	(857,500)	(1,008,021)	(150,521)	(18%)	▲
Infrastructure - Other	3	(1,558,745)	(909,745)	(800,155)	109,590	12%	▼
Plant and Equipment	3	(615,612)	(587,093)	(118,192)	468,901	80%	▼
Total Capital Expenditure		(8,190,858)	(3,504,458)	(1,967,670)	1,536,788		
Net Cash from Capital Activities		(3,478,546)	(1,968,741)	(1,483,761)	484,980		
Financing							
Transfer from Reserves	7	450,000	0	0	0		
Transfer to Reserves	7	(739,728)	(4,264)	(4,264)	0	0%	
Net Cash from Financing Activities		(289,728)	(4,264)	(4,264)	0	0%	
Net Operations, Capital Financing		(3,254,094)	1,795,787	2,708,481	912,693	51%	▲
Opening Funding Surplus(Deficit)	2	3,254,094	3,254,094	3,200,634			
Closing Funding Surplus(Deficit)	2	0	5,049,881	5,909,115			

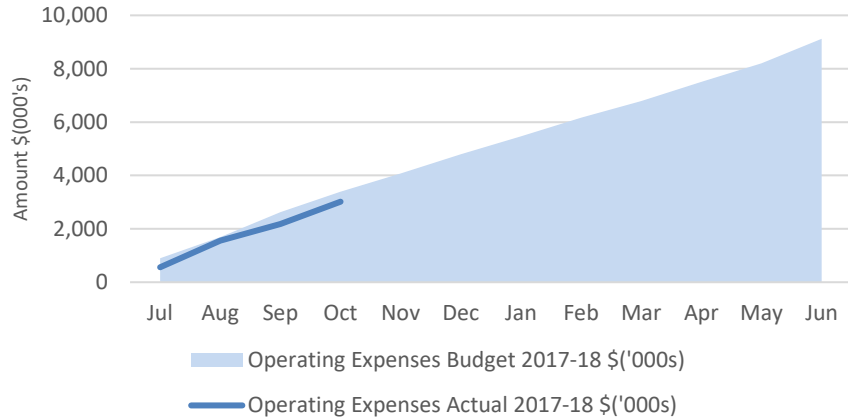
▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

Refer to the attached Explanation of Material Variances Statement for an explanation of the reasons for the variance.

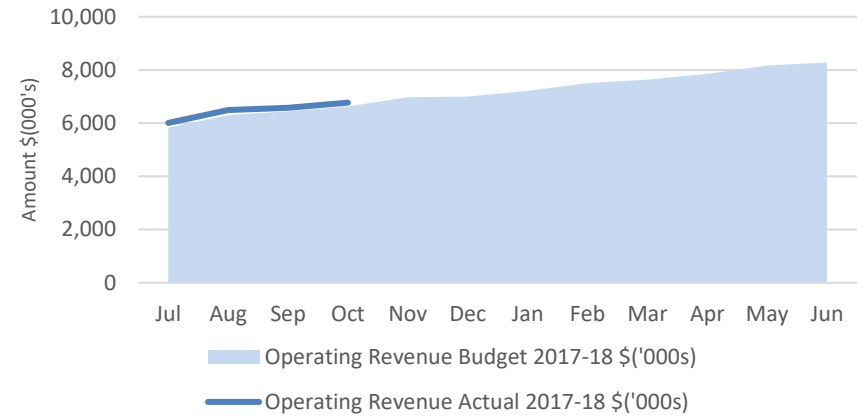
This statement is to be read in conjunction with the accompanying financial statements and notes.

**SHIRE OF LEONORA
SUMMARY GRAPHS - FINANCIAL ACTIVITY
For the Period Ended 31 October 2017**

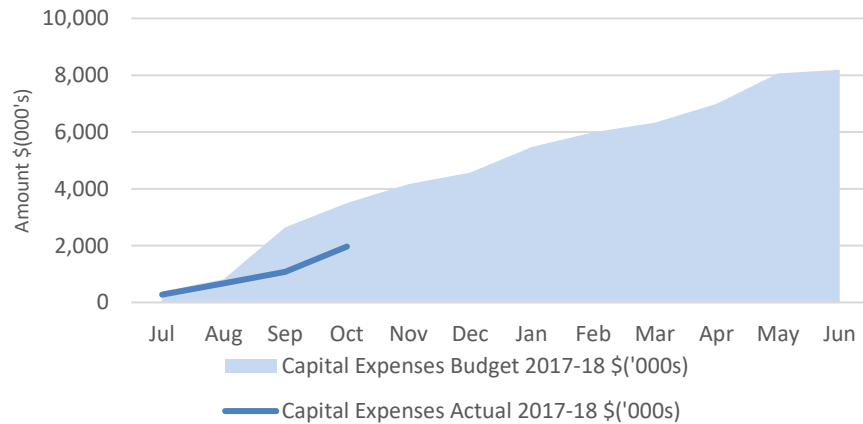
Operating Expenses



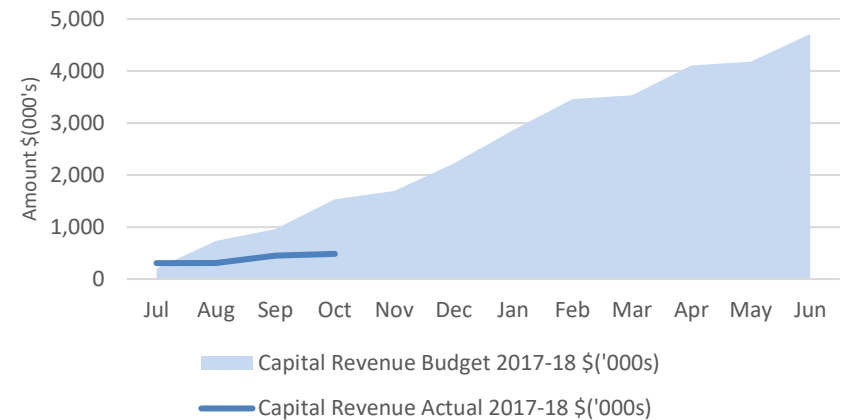
Operating Revenue



Capital Expenditure



Capital Revenue



This information is to be read in conjunction with the accompanying financial statements and notes.

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 11.

(c) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(f) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed. Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point. Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets

SHIRE OF LEONORA

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

NOTES TO THE STATEMENT OF FINANCIAL POSITION For the Period Ended 31 October 2017

For the period ended Note 1 (j) (Continued)

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Asset	Depreciation Rate
Buildings	30 to 50 years
Furniture and Equipment	2 to 15 years
Plant and Equipment	5 to 15 years
Roads – Aggregate	25 years
Roads – Unsealed – Gravel	35 years
Drains and Sewers	75 years
Airfield – Runways	12 years

(k) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of noncurrent assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments.

Losses are disclosed under the expenditure classifications.

SHIRE OF LEONORA

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

NOTES TO THE STATEMENT OF FINANCIAL POSITION

For the Period Ended 31 October 2017

For the period ended
Note 1 (p) (Continued)

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies the These are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Program Classifications (Function/Activity)

Governance

Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.

General Purpose Funding

Rates, general purpose government grants and interest revenue.

Law, Order, Public Safety

Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.

Health

Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.

Education and Welfare

Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.

Housing

Provision and maintenance of elderly residents housing.

Community Amenities

Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.

Recreation and Culture

Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.

Transport

Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.

Economic Services

Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.

Other Property and Services

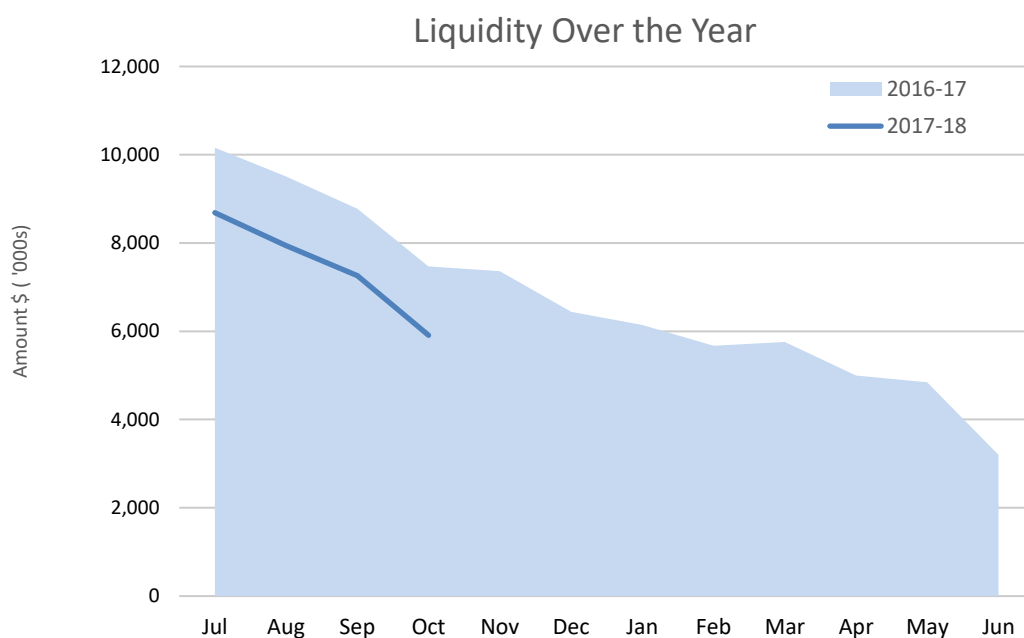
Private works operation, plant repair and operation costs and engineering operation costs.

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 2. NET CURRENT ASSETS

Net Current Assets	Note	30 June 2017	YTD 31 Oct 2016	YTD 31 Oct 2017
		\$	\$	\$
Current Assets				
Cash Municipal	4	2,759,947	5,116,960	5,290,907
Cash Reserves	4	2,411,600	2,032,465	2,415,864
Restricted Municipal Cash Investments	4	0	1,317,897	0
Receivables - Rates	5	116,411	870,014	886,269
Receivables - Other	5	989,678	314,875	220,472
Inventories		40,848	23,591	10,995
		6,318,484	9,675,802	8,824,507
Less: Current Liabilities				
Payables	6	(706,250)	(171,786)	(499,528)
Provisions		(262,533)	(172,015)	(167,699)
Less: Cash Reserves	7	(2,411,600)	(2,032,465)	(2,415,864)
Add: Leave provisions already funded		167,699	172,015	167,699
Add: Accrued Salaries		94,834		0
Net Current Funding Position		3,200,634	7,471,551	5,909,115

Positive=Surplus (Negative=Deficit)

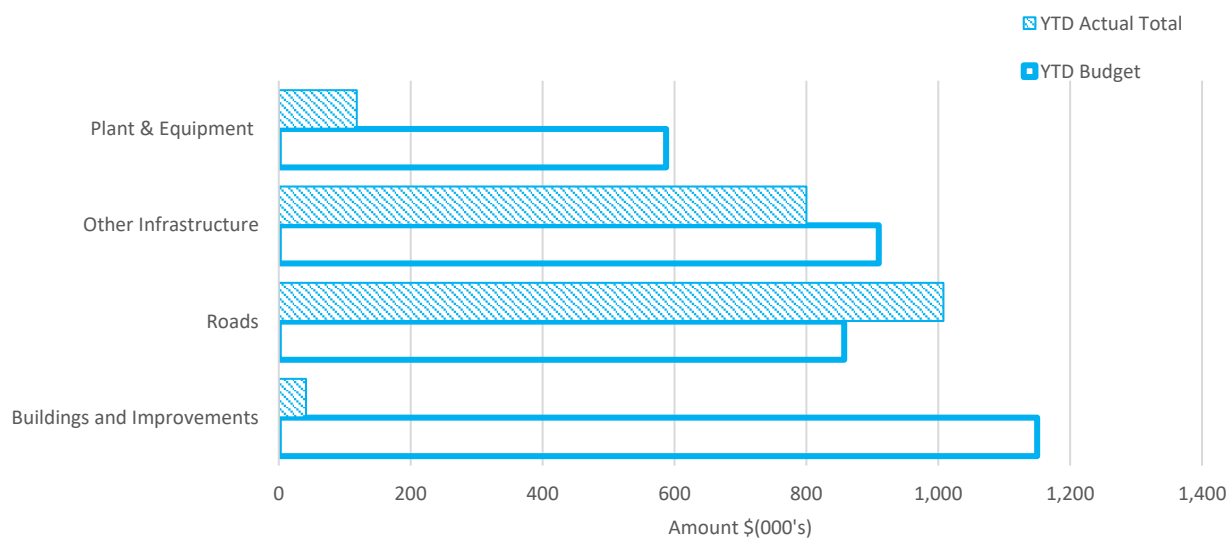


SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 3. CAPITAL - ACQUISITIONS AND FUNDING

Capital Acquisitions	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	Adopted Annual Budget	YTD Budget (d)	YTD Actual Total (c) = (a)+(b)	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Buildings and Improvements		1,889	39,413	1,995,970	1,150,120	41,302	(845,850)
Roads		6,750	1,001,271	4,020,531	857,500	1,008,021	(3,163,031)
Other Infrastructure		53,993	746,162	1,558,745	909,745	800,155	(649,000)
Plant & Equipment		118,192	0	615,612	587,093	118,192	(28,519)
Capital Expenditure Totals		180,824	1,786,846	8,190,858	3,504,458	1,967,670	(4,686,400)
Capital Acquisitions Funded By							
Capital Grants and Contributions				4,514,131	1,337,536	453,000	(3,176,595)
Other (Disposals & C/Fwd)				198,181	198,181	30,909	0
Council Contribution - Operations				3,478,546	1,968,741	1,483,761	(1,509,805)
Capital Funding Total				8,190,858	3,504,458	1,967,670	(4,686,400)

Capital Expenditure Program YTD



SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 3. CAPITAL ACQUISITIONS

			Adopted Annual Budget	YTD Budget	YTD Actual	Variance (Under)/ Over
Capital Acquisitions			\$	\$	\$	\$
Building and Improvements						
E840001	Land Trans Aged Care Facility	New	205,000	205,000	0	(205,000)
E820018	Aged Care Facility - SIHI	New	195,000	195,000	0	(195,000)
E082001	Lot 1142 Walton South	Renewal	27,320	27,320	0	(27,320)
E082002	Lot 240 Hoover St Renewal	Renewal	43,328	0	0	(43,328)
E082003	Lot 137A Hoover South	Renewal	6,846	0	0	(6,846)
E082004	Lot 137B Hoover North	Renewal	9,906	0	0	(9,906)
E082005	Lot 229 Hoover St Renewal	Renewal	5,700	0	0	(5,700)
E082006	Lot 250 Queen Vic St	Renewal	29,500	0	0	(29,500)
E820007	Lot 294 Queen Vic St	Renewal	26,070	0	2,127	(23,943)
E820019	Relocate / Renew Gym	Renewal	20,000	0	0	(20,000)
E820020	Skate Park Fencing	New	40,000	40,000	1,889	(38,111)
E820020	Works Depot Workshop Renewal	Renewal	50,000	30,000	0	(50,000)
E820013	School Masters House	Renewal	150,000	150,000	0	(150,000)
E820011	Chisholms House Renewal	Renewal	225,800	225,800	0	(225,800)
E820010	Hoover house Renewal	Renewal	256,400	256,400	0	(256,400)
E820008	Murrin Murrin Lockup Renewal	Renewal	20,600	20,600	32,201	11,601
E820009	Balletich's Place Renewal	Renewal	34,500	0	0	(34,500)
E820012	Art's Place Place Renewal	Renewal	101,400	0	0	(101,400)
E820014	Edna Wilcox's House	Renewal	100,000	0	0	(100,000)
E820015	Mazza's Store	Renewal	250,000	0	0	(250,000)
E820017	Paint Museum Office	Renewal	52,600	0	5,085	(47,515)
E810004	Lawler Police Stn Rest.	Renewal	100,000	0	0	(100,000)
E820016	Painting Admin Offices	New	46,000	0	0	(46,000)
TOTAL - Building and Improvements			1,995,970	1,150,120	41,302	(1,954,668)
Plant & Equipment						
E830004	EHO Vehicle	Replacement	36,855	36,855	0	(36,855)
E830008	Doctor's Vehicle	Replacement	38,546	38,546	0	(38,546)
E830005	Parks & Gardens Utility	Replacement	45,000	45,000	0	(45,000)
E830003	Grader Utility	Replacement	45,000	45,000	0	(45,000)
E830009	Semi Water Tanker	Replacement	75,000	75,000	68,000	(7,000)
E830010	Grader Camp Trailers	Replacement	200,000	200,000	0	(200,000)
E830006	MEHS Vehicle	Replacement	28,519	0	0	(28,519)
E830001	CEO Vehicle Replacement	Replacement	70,500	70,500	0	(70,500)
E830002	DCEO Vehicle	Replacement	50,192	50,192	50,192	0
E830007	MCS Vehicle	Replacement	26,000	26,000	0	(26,000)
TOTAL - Plant & Equipment			615,612	587,093	118,192	(497,420)
TOTAL PROPERTY PLANT AND EQUIPMENT			2,611,582	1,737,213	159,494	(2,452,088)

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 3. CAPITAL ACQUISITIONS

			Adopted Annual Budget	YTD Budget	YTD Actual	Variance (Under)/ Over
Capital Acquisitions						
Roads						
E800001	Agnew Rd South WANDRRA	Renewal	275,000	137,500	7,131	(267,869)
E800002	Wonganoo Rd WANDRRA	Renewal	720,000	720,000	369,360	(350,640)
E800003	Leonora-Nambi Rd WANDRRA	Renewal	260,000	0	481	(259,519)
E800004	Littlemill Rd WANDRRA	Renewal	400,000	0	129,882	(270,118)
E800005	Leonora Mt Ida Rd WANDRRA	Renewal	100,000	0	48,579	(51,421)
E800006	Darlot Rd WANDRRA	Renewal	200,000	0	314,608	114,608
E800007	Albion Downs Yeerlirrie WANDRRA	Renewal	320,000	0	0	(320,000)
E800008	Kookynie Malcolm WANDRRA	Renewal	160,000	0	0	(160,000)
E800009	Glenorn Yundamindra Rd WANDRRA	Renewal	440,000	0	110,834	(329,166)
E800010	RRG Glenorn Yundamindra	Upgrade	480,000	0	6,750	(473,250)
E080011	R2R Project	Upgrade	565,531	0	0	(565,531)
E080012	Grid Renewals (various)	Renewal	100,000	0	20,396	(79,604)
TOTAL - Roads			4,020,531	857,500	1,008,021	(3,012,510)
Improvements & Infrastructure						
E810006	Liquid Waste Site Development	Upgrade	600,000	200,000	6,711	(593,289)
E810005	Cemetery Fencing	Renewal	45,200	45,200	0	(45,200)
E810007	Oval Retic System Renewal	Renewal	80,000	80,000	0	(80,000)
E810008	Fitness Playground Equip	Upgrade	24,000	0	0	(24,000)
E810009	Memorial Park Lighting	Upgrade	15,000	0	0	(15,000)
E810010	Playground Softfall	Renewal	15,000	0	0	(15,000)
E810012	Shade Sails Town Park	New	25,000	0	25,667	667
E810001	Gwalia Headframe Renewal	Renewal	494,545	494,545		(494,545)
E810002	Gwalia Headframe NSRF	Renewal	190,000	90,000	742,182	552,182
E810003	Upgrade Gwalia Entrance	Upgrade	25,000	0	0	(25,000)
E810011	Rushton Engine Reloc.	Renewal	20,000	0	3,980	(16,020)
E810013	Gwalia St Barb Fencing	New	25,000	0	21,615	(3,385)
TOTAL - Other Infrastructure			1,558,745	909,745	800,155	(758,590)
TOTAL INFRASTRUCTURE			5,579,276	1,767,245	1,808,176	(3,771,100)
Total Capital Expenditure			8,190,858	3,504,458	1,967,670	(6,223,188)

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 3. CAPITAL DISPOSALS

Assets Disposed

Description Disposed Asset	Cost/Fair Value	Accum Depr	Proceeds	Adopted Budget Profit/(Loss)	Actual Profit/(Loss)	Variance	Comments
	\$	\$	\$	\$	\$	\$	
Plant and Equipment (Fixed Assets)							
PE8 2016 Mitsubishi Paj. Sport EHO				(9,455)	0	9,455	
651 2015 Ford Territory TX (Doc 3L)				(17,989)	0	17,989	
648 MCS Nissan X Trail KBC772K				(10,295)	0	10,295	
PE6 DCEO Ford Territory Titanium	46,995	(5,575)	30,909	(16,086)	(10,511)	5,575	
650 Mits. 2014 Triton (P646)				(16,415)	0	16,415	
644 Mits. 2014 Triton (P968)				(18,468)	0	18,468	
649 MEHS Nissan X Trail KBC771K				(9,385)	0	9,385	
637 CEO 2014 Ford FPV GTF Sedan				(32,459)	0	32,459	
20 P850 1984 Water Tanker				(10,000)	0	10,000	
	46,995	(5,575)	30,909	(140,552)	(10,511)	130,041	
	46,995	(5,575)	30,909	(140,552)	(10,511)	130,041	

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 4. CASH AND INVESTMENTS

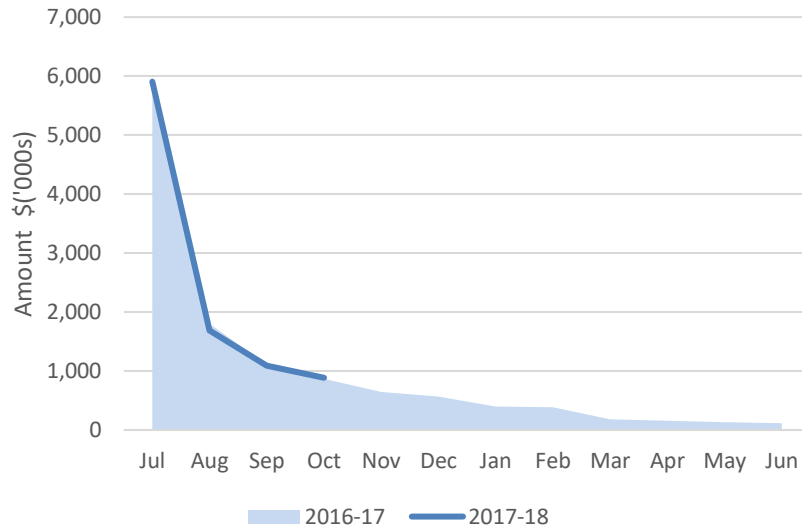
Bank Accounts	Municipal	Municipal Restricted	Reserves	Trust	Total Amount	Institution	Interest Rate	Details
	\$		\$	\$	\$			
(a) Cash Deposits								
Municipal Account	5,289,637				5,289,637	NAB	Variable	Cheque Acc.
Trust Account				0	0	NAB	Variable	Cheque Acc.
LSL Maximiser			131,930		131,930	NAB	Variable	Cheque Acc.
Fire Maximiser			30,891		30,891	NAB	Variable	Cheque Acc.
Plant Maximiser			512,319		512,319	NAB	Variable	Cheque Acc.
Annual Leave Maximiser			161,440		161,440	NAB	Variable	Cheque Acc.
Gwalia Precinct Maximiser			373,971		373,971	NAB	Variable	Cheque Acc.
Building Maintenance Maximiser			601,464		601,464	NAB	Variable	Cheque Acc.
Waste Management Maximiser			503,849		503,849	NAB	Variable	Cheque Acc.
Aerodrome			100,000		100,000	NAB	Variable	Cheque Acc.
Cash on Hand	1,270				1,270	NAB	NIL	On Hand
Total	5,290,907	0	2,415,864	0	7,706,771			

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

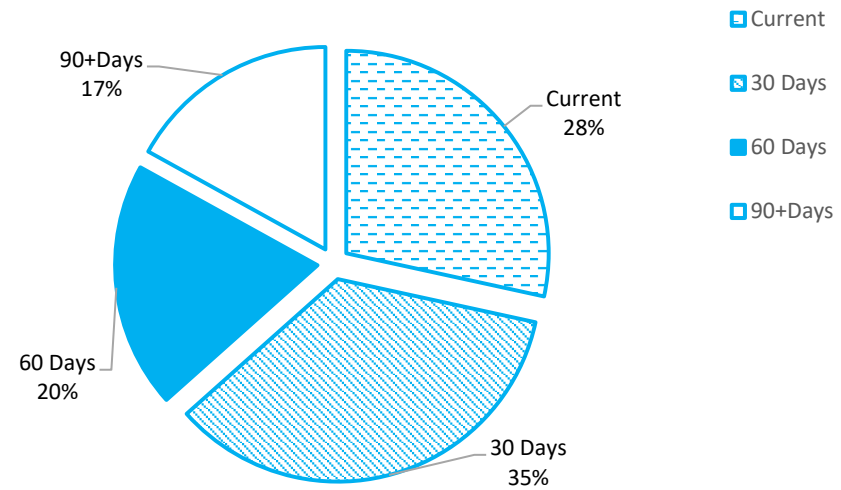
NOTE 5. RECEIVABLES

Receivables - Rates and Other Rates Receivable	YTD 31 Oct 2017	30 June 2016	Receivables - General	Credit	Current	30 Days	60 Days	90+Days	Total
	\$	\$		\$	\$	\$	\$	\$	\$
Opening Arrears Previous Years	116,411	83,147	Receivables - General	(6)	62,660	77,153	43,263	37,402	220,472
Levied this year	5,603,914	5,239,642							
Discounts	0	0							
Deferred	0	0							
Less Collections to date	(4,834,056)	(5,206,378)							
Equals Current Outstanding	886,269	116,411							
Net Rates Collectable	886,269	116,411	Total Receivables General Outstanding						220,472
% Collected	84.51%	97.81%	Amounts shown above include GST (where applicable)						

Rates Receivable



Accounts Receivable (non-rates)



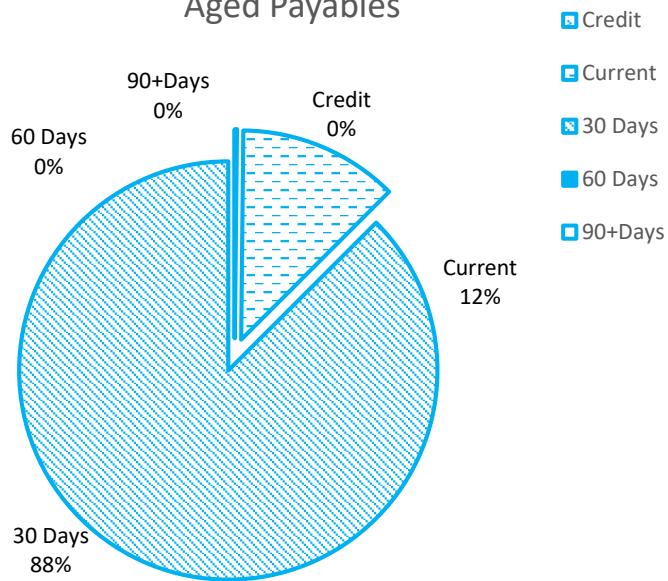
SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 6. PAYABLES

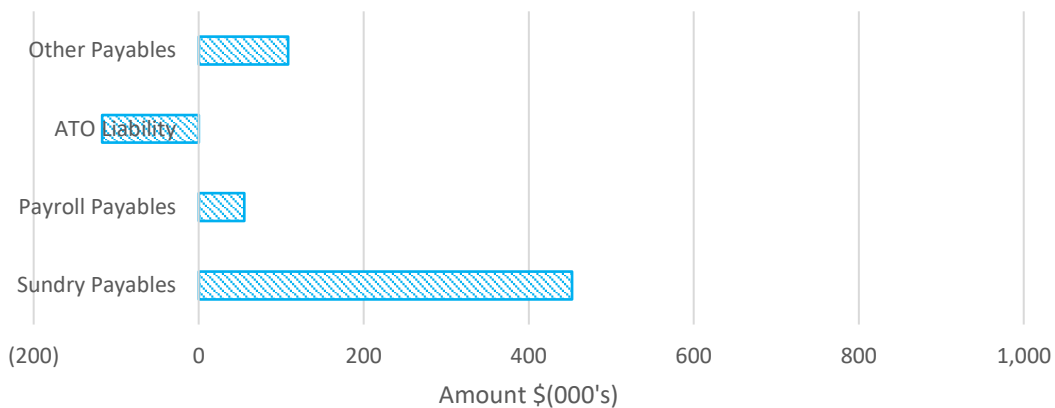
Payables	Credit	Current	30 Days	60 Days	90+Days	Total
Payables - General	\$ (755)	\$ 56,018	\$ 397,292	\$ 0	\$ 0	\$ 452,555
Sundry Payables						452,555
Payroll Payables						55,273
ATO Liability						(116,852)
Other Payables						108,552
Total Payables General Outstanding						499,528

Amounts shown above include GST (where applicable)

Aged Payables



Payables

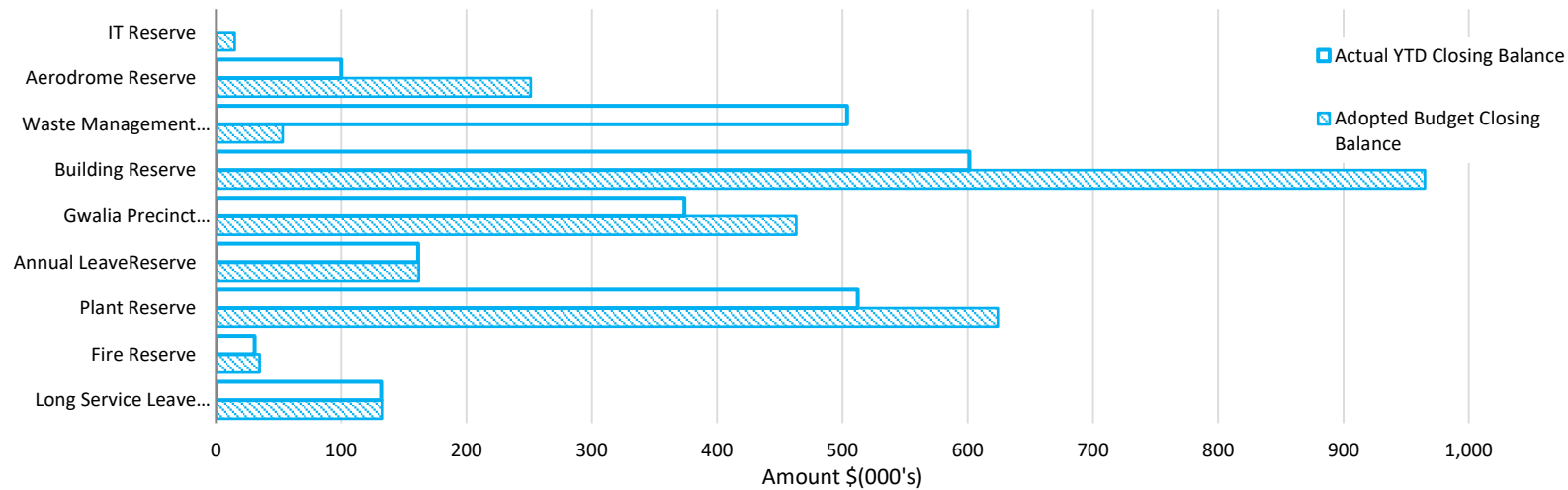


SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 7. CASH BACKED RESERVE

Reserves	Opening Balance	Adopted Budget Interest Earned	Actual Interest Earned	Adopted Budget Transfers In (+)	Actual Transfers In (+)	Adopted Budget Transfers Out (-)	Actual Transfers Out (-)	Adopted Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Long Service Leave Reserve	131,683	658	247	0	0	0	0	132,341	131,930
Fire Reserve	30,833	174	58	4,000	0	0	0	35,007	30,891
Plant Reserve	511,360	2,732	959	110,000	0	0	0	624,092	512,319
Annual Leave Reserve	161,138	806	302	0	0	0	0	161,944	161,440
Gwalia Precinct Reserve	373,271	1,966	700	88,000	0	0	0	463,237	373,971
Building Reserve	600,339	4,802	1,125	360,000	0	0	0	965,141	601,464
Waste Management Reserve	502,976	265	873	0	0	(450,000)	0	53,241	503,849
Aerodrome Reserve	100,000	1,250	0	150,000	0	0	0	251,250	100,000
IT Reserve	0	75	0	15,000	0	0	0	15,075	0
	2,411,600	12,728	4,264	727,000	0	(450,000)	0	2,701,328	2,415,864

Reserve Balances



SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 8. RATING INFORMATION

RATE	Rate in	Number of Properties	Rateable Value	Rate Revenue	YTD Actual		Total Revenue	Rate Revenue	Adopted Budget		Total Revenue
					Interim Rates	Back Rates			Interim Rate	Back Rate	
General Rate	\$		\$				\$				\$
GRV	0.0677	591	15,290,974	1,035,199	0	0	1,035,199	1,035,207	1,500	0	1,036,707
UV	0.1485	1,104	28,708,933	4,264,729	78,725	0	4,343,454	4,264,572	(38,500)	0	4,226,072
Sub-Totals		1,695	43,999,907	5,299,928	78,725	0	5,378,653	5,299,779	(37,000)	0	5,262,779
Minimum Payment	Minimum \$										
GRV	309	84	114,929	25,956	0	0	25,956	25,956	0	0	25,956
UV	309	645	716,621	199,305	0	0	199,305	199,305	0	0	199,305
Sub-Totals		729	831,550	225,261	0	0	225,261	225,261	0	0	225,261
							5,603,914				5,488,040
							0				0
Amount from General Rates							5,603,914				5,488,040
Ex-Gratia Rates							0				0
							5,603,914				5,488,040

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 9. INFORMATION ON BORROWINGS

(a) Debenture Repayments

The Shire does not have any borrowings.

(b) New Debentures

There are no new debentures as at the reporting date.

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 10. GRANTS AND CONTRIBUTIONS

Grants	Grant Provider	Approval (Y/N)	2017-18	Adopted 2016-17 Budget			Variations		Received	Recoup Status Not Received
			Adopted Budget	Operating	Capital	Operating	(Deletions) Capital	Operating		
			\$	\$	\$	\$		\$	\$	
General Purpose Funding										
I030019	WALGCC	Y	316,245	316,245	0	0	0	68,160	248,085	
I030021	WALGCC	Y	329,748	329,748	0	0	0	71,441	258,307	
Law, Order, Public Safety										
I053402	DFES		1,415	1,415	0	0	0	0	1,415	
Welfare Services										
I080002			54,715	54,715	0	0	0	14,007	40,708	
I082001	DCP		68,700	68,700	0	0	0	34,865	33,835	
I082002			0	0	0	0	5,000	5,000	0	
Recreation and Culture										
I1130045			9,000	9,000	0	0	0	0	9,000	
I117010			120,000	120,000	0	0	0	31,686	88,314	
Transport										
MRWA Funding										
I122200	MRWA		143,998	143,998	0	0	0	143,998	0	
I122052	MRWA		3,700	3,700	0	0	0	0	3,700	
I122213	MRWA		2,721,600	0	2,721,600	0	0	0	2,721,600	
I122218	MRWA		320,000	0	320,000	0	0	128,000	192,000	
Other Streets/Roads Funding										
I122042			1,500	1,500	0	0	0	0	1,500	
I122206			565,531	0	565,531	0	0	0	565,531	
Economic Services										
I138005			48,000	48,000	0	0	0	4,500	43,500	
I138002			115,000	115,000	0	0	0	0	115,000	
I134470	Regional		729,000	0	729,000	0	0	147,000	582,000	
I134471	Regional		178,000	0	178,000	0	0	178,000	0	
TOTALS			5,726,152	1,212,021	4,514,131	0	5,000	826,657	4,904,495	

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 12. TRUST FUND

Funds held at balance sheet date over which Shire has no control and which are not included in the financial statements are as follows:

Description	Opening Balance 1 Jul 17	Amount Received	Amount Paid	Closing Balance 31 Oct 17
	\$	\$	\$	\$
Nomination fees	0	0	0	0
	0	0	0	0

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 13. EXPLANATION OF MATERIAL VARIANCES

Details and explanations of the material variances reflected on the Statement of Financial Activity are provided below as required by Local Government (Financial Management) Regulation 34(1) (d). ▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold of \$15,000.

Reporting Program	Variance	Variance	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
General Purpose Funding - Rates	88,967	1.61%	▲	Timing	More positive adjustments to interim rates processed at report date than budgeted.
General Purpose Funding - Other	(20,838)	(11.60%)	▼	Permanent	Reduction in FAGS allocations
Community Amenities	44,249	20.43%	▲	Timing	Higher volume of liquid waste received during the reporting period than budgeted
Transport	64,853	22.45%	▲	Timing	Higher volume of Avgas drums sold during reporting period than budgeted
Economic Services	(26,743)	(20.55%)	▼	Permanent	Lower income from tenancy at NGROAC during reporting period than budgeted (still awaiting outcome of lease for Dept Child Protection etc)
Operating Expense			▼		
Governance	65,474	30.53%	▼	Timing	Reduced progress on integrated planning and risk management during reporting period than budgeted
General Purpose Funding	18,402	12.94%	▼	Timing	Variance to administration allocation and timing of allocation
Health	52,512	19.38%	▼	Timing	Alteration to timing of disposal of assets
Education and Welfare	27,116	12.16%	▼	Timing	Alteration to timing of payments for contracted youth service
Community Amenities	134,178	70.72%	▼	Timing	Less activity during reporting period than estimated (at time of preparing monthly budgets) inc Town Planning work, refuse site mtce & cemetery works
Recreation and Culture	63,960	15.27%	▼	Timing	Lower staffing costs whilst recruitment processes are undertaken for CRC, alteration to timing of payments for various programs
Transport	(64,258)	(6.24%)	▲	Timing	Higher depreciation costs for aerodrome, higher cost of Avgas fuel drum purchases (offset by income also)
Economic Services	55,654	8.88%	▼	Timing	Alteration to timing of works for heritage projects
Other Property and Services	29,508	13.29%	▼	Timing	Some review required to PWOH & POC allocation rates
Capital Revenues			‡		
Grants, Subsidies and Contributions	(884,536)	(66.13%)	▼	Timing	Alteration to timing of payment of grants, as well as some unsuccessful grants
Proceeds from Disposal of Assets	(167,272)	(84.40%)	▼	Timing	Alteration to timing of disposal of assets
Capital Expenses					
Land and Buildings	1,108,818	96.41%	▼	Permanent	Non successful funding for Aged Care facility (no land transactions or other work taking place), alteration to timing of some renewal programs
Infrastructure - Roads	(150,521)	(17.55%)	▲	Timing	Alteration to timing of works programmes
Infrastructure - Other	109,590	12.05%	▼	Timing	Alteration to timing of works programmes
Plant and Equipment	468,901	79.87%	▼	Timing	Alteration to timing of acquisition of assets
Additional Comments					
Note 2 - Net Current Assets					N/A
Note 3 - Capital					N/A
Note 4 - Cash					N/A
Note 5 - Receivables					N/A

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2017

NOTE 13. EXPLANATION OF MATERIAL VARIANCES

Details and explanations of the material variances reflected on the Statement of Financial Activity are provided below as required by Local Government (Financial Management) Regulation 34(1) (d). ▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold of \$15,000.

Reporting Program	Variance	Variance	Var.	Timing/ Permanent	Explanation of Variance
Note 6 - Payables					N/A
Note 7 - Reserves					N/A
Note 8 - Rates					N/A
Note 9 - Borrowings					N/A
Note 10 - Grants					N/A
Note 11 - Budget Amendments					N/A
Note 12 - Trust					N/A

10.0 REPORTS OF OFFICERS

10.2 DEPUTY CHIEF EXECUTIVE OFFICER

10.2(B) ACCOUNTS FOR PAYMENT

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November, 2017

AGENDA REFERENCE: 10.2 (B) NOV 17

SUBJECT: Accounts for Payment

LOCATION / ADDRESS: Nil

NAME OF APPLICANT: Nil

FILE REFERENCE: Nil

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Tanya Browning

OFFICER: Deputy Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 14th November, 2017

BACKGROUND

Attached statement consists of accounts paid by Delegated Authority and Direct Bank Transactions represented by cheques numbered from **23205** to **23234** totalling **\$559,870.15** and accounts paid by Council Authorisation represented by cheques numbered from **23235** to **23341** totalling **\$821,536.68**.

STATUTORY ENVIRONMENT

Local Government Act 1995 S6.10 & Financial Management (1996) Regulation 12 & 13 apply to how the information is to be presented within this report for authorisation by Council.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATIONS

That accounts paid by Delegated Authority and Direct Bank Transactions represented by cheques numbered from **23205** to **23234** totalling **\$557,613.03** and accounts paid by Council Authorisation represented by cheques numbered from **23235** to **23341** totalling **\$821,536.68** be accepted.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr LR Petersen, Seconded Cr RA Norrie that accounts paid by Delegated Authority and Direct Bank Transactions represented by cheques numbered from **23205** to **23234** totalling **\$557,613.03** and accounts paid by Council Authorisation represented by cheques numbered from **23235** to **23341** totalling **\$821,536.68** be accepted.

CARRIED (7 VOTES TO 0)

Mr Jarrod Lucas and Mr Nathan Morris left the meeting at 10:30

Cr PJ Craig adjourned the meeting at 10:33am for a morning tea break

Cr PJ Craig reconvened the meeting at 10:45am. All those previously listed in the record of attendance were present, as well as Mr Greg Dwyer, Shire President, Shire of Menzies who was attending as an observer.

Shire of Leonora				
Monthly Report – List of Accounts Paid by Delegated Authority				
Submitted to Council on the 21st November, 2017				
The following list of accounts has been paid under delegation, and Direct Bank Transactions by the Chief Executive Officer, since the previous list of accounts. Cheques are numbered from 23205 to 23234 and totalling \$557,613.03 .				
CHIEF EXECUTIVE OFFICER				
Cheque	Date	Name	Item	Payment by Delegated Authority
471	9/10/2017	Alliance Equipment Finance	Office Photocopier Lease - October, 2017	797.78
472	10/10/2017	Alliance Equipment Finance	CRC Photocopier Lease - October, 2017	536.45
1	10/10/2017	Shire of Leonora	Salaries & Wages PPE: 9/10/17	75,887.86
23205	12/10/2017	LGRCEU	Union Fee PPE: 9/10/2017	20.50
23204	17/10/2017	Dave Hadden	Health/building services as per contract 90 3/10/2017-15/10/2017	8,712.00
23206	17/10/2017	Telstra	Phone usage - camp requisites	74.38
474	17/10/2017	Australian Super	Superannuation PPE: 9/10/17	638.52
475	17/10/2017	CBUS	Superannuation PPE: 9/10/17	353.51
476	17/10/2017	Host Plus	Superannuation PPE: 9/10/17	119.47
477	17/10/2017	IOOF Employer Super	Superannuation PPE: 9/10/17	149.87
478	17/10/2017	MLC Nominees Pty Ltd	Superannuation PPE: 9/10/17	53.20
479	17/10/2017	Prime Superannuation Fund	Superannuation PPE: 9/10/17	555.75
480	17/10/2017	Rest Superannuation	Superannuation PPE: 9/10/17	168.18
481	17/10/2017	WA Super	Superannuation PPE: 9/10/17	8,115.87
482	16/10/2017	National Australia Bank	NAB Super Pay - October, 2017	17.50
483	17/10/2017	National Australia Bank	NAB Connect Fee - October, 2017	37.74
23207	17/10/2017	Glenn Baker	Member sitting fees 2017/2018	2,257.12
23208	17/10/2017	Telstra	Phone usage - camp requisites	74.38
23209	20/10/2017	Australian Taxation Office	BAS September 2017/2018	13,615.00
23210	20/10/2017	Dave Hadden	Health/building services as per contract 91 16/10/2017-22/10/2017	5,808.00
23211	20/10/2017	Department of Transport	Rego renewal 1TAC699 2017/2018	19.85
23212	20/10/2017	Elaine Labuschagne	Reimbursement of costs associated with Artist in Residence	1,102.24
23213	20/10/2017	Telstra	Phone usage - camp requisites	35.00
1	24/10/2017	Shire of Leonora	Salaries & Wages PPE: 23/10/17	76,449.36
484	25/10/2017	Australian Super	Superannuation PPE: 23/10/17	365.49
485	25/10/2017	CBUS	Superannuation PPE: 23/10/17	929.59
486	25/10/2017	Host Plus	Superannuation PPE: 23/10/17	102.86
487	25/10/2017	IOOF Employer Super	Superannuation PPE: 23/10/17	176.59
488	25/10/2017	MLC Nominees Pty Ltd	Superannuation PPE: 23/10/17	88.11
489	25/10/2017	Prime Superannuation Fund	Superannuation PPE: 23/10/17	524.88
			Sub Total	\$197,787.05

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$197,787.05
490	25/10/2017	Rest Superannuation	Superannuation PPE: 23/10/17	258.95
491	25/10/2017	WA Super	Superannuation PPE: 23/10/17	9,649.79
492	27/10/2017	Shire of Leonora - General	Youth Centre - community basketball grant 02/08/2017-30/10/2017	360.00
23214	30/10/2017	Department of Transport	Licence Renewals 2017/2018 3L and 1TAC699	414.55
23215	30/10/2017	Horizon Power	Power usage various	24,112.46
23216	30/10/2017	Telstra	Phone usage - CRC Internet	220.00
23217	30/10/2017	LGRCEU	Union Fee PPE: 23/10/2017	20.50
493	26/10/2017	Alliance Equipment Finance	Copier hire charges - October, 2017 - Depot	230.20
23218	31/10/2017	Department of Transport	Licence Renewals 2017/2018 3L and 1TAC699	419.80
23219	31/10/2017	Jim Epis	CEO recreational expenses	5,760.83
23220	31/10/2017	Netlogic IT	IT expenses various	8,759.78
23221	31/10/2017	Tanya Browning	Reimbursement bowls club soft drinks	41.85
23222	31/10/2017	Constructive PD	Gwalia Mine Head Frame Restoration 100% complete	81,640.01
23223	31/10/2017	Tanya Browning	DCEO recreational expenses	1,882.02
494	31/10/2017	National Australia Bank	Account Fees - October, 2017	105.50
495	31/10/2017	National Australia Bank	Merchant Fees - Gwalia Museum - October, 2017	167.26
496	1/11/2017	Westnet Pty Ltd	CRC Internet - October, 2017	11.00
23224	2/11/2017	Building Commission	Building Services Levy - October, 2017	56.65
23225	2/11/2017	Goldfield Services	Monthly cleaning NGROAC and 29 Hoover Street ready for tenancy	6,381.00
23226	2/11/2017	Toll Customised Solutions	Storage and distribution of tourist information	1,157.65
23227	7/11/2017	Elaine Labuschagne	Reimbursement costs associated with artist in residence	923.32
23228	7/11/2017	Leonora Bush Mission	Community Grant	5,400.00
23229	7/11/2017	Michael Lorentz	Painting at Gwalia museum	30,000.00
23230	7/11/2017	Patrick Allin	reimbursement for camera cords - aquatic centre	157.35
23231	7/11/2017	R&J Haulage Pty Ltd	2012 second hand water tanker 38,000 litres	74,800.00
1	7/11/2017	Shire of Leonora	Salaries & Wages PPE: 6/11/17	75,232.21
497	1/11/2017	National Australia Bank	Credit Card Charges - October, 2017	7,546.41
498	6/11/2017	National Australia Bank	Refund for Hoover House accommodation	150.00
23232	7/11/2017	Jacqueline Evans	Replacement cheque for rec centre bond refund	150.00
23233	9/11/2017	Transcend Initiatives Pty Ltd	Youth Centre Engagement 04/09/2017-01/10/2017	10,956.00
23234	10/11/2017	LGRCEU	Union Fee PPE: 6/11/17	20.50
500	10/11/2017	Australian Super	Superannuation PPE: 6/11/17	393.43
501	10/11/2017	CBUS	Superannuation PPE: 6/11/17	929.59
			Sub total	\$546,095.66

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$546,095.66
502	10/11/2017	Host Plus	Superannuation PPE: 6/11/17	82.15
503	10/11/2017	IOOF Employer Super	Superannuation PPE: 6/11/17	176.59
504	10/11/2017	MLC Nominees Pty Ltd	Superannuation PPE: 6/11/17	66.50
505	10/11/2017	Rest Superannuation	Superannuation PPE: 6/11/17	150.80
506	10/11/2017	WA Super	Superannuation PPE: 6/11/17	11,041.33
			Grand Total	\$557,613.03

Shire of Leonora**Monthly Report - List of Accounts Paid by Authorisation of Council****Submitted to Council on the 21st November, 2017**

Cheques numbered from 23235 to 23341 totaling \$821,536.68 submitted to each member of the Council on 21st November, 2017 have been checked and are fully supported by remittances and duly certified invoices with checks being carried out as to prices, computations and costing.

CHIEF EXECUTIVE OFFICER

Cheque	Date	Name	Item	Payment
23235	21/11/2017	A & C Mining Investment Pty Ltd.	Refund for overpayment of rates A3168	309.00
23236	21/11/2017	Air Liquide W.A. Ltd	Oxygen cylinder fee for medical centre	50.11
23237	21/11/2017	ALU Glass	Supply only clear toughened glass	80.00
23238	21/11/2017	AM-Australian Minerals Exploration Pty Ltd	Refund Overpaid Rates A4183	78.29
23239	21/11/2017	Amalgamated Prospector & Leaseholder Association	Refund of Bond for Hall Hire 16/09/2017	150.00
23240	21/11/2017	Anglo Australian Resources NL	Refund Overpaid Rates	254.93
23241	21/11/2017	ATOM Supply	Cable and hoses for depot	216.38
23242	21/11/2017	Australia's Golden Outback	Advertising and editorial in 2018 AGO holiday planner	3,570.25
23243	21/11/2017	Australian Communications Authority	Licence for broadcasting/retransmission 22/11/2017-22/11/2018	44.00
23244	21/11/2017	BHP Billiton Nickel West Pty Ltd	Refund for double payment of Golden Gift donation 2017 event	4,000.00
23245	21/11/2017	BOC Limited	Container service daily tracking period 28/09/2017-28/10/2017	119.12
23246	21/11/2017	Breakaway Earthmoving	Material haulage and plant hire 01/10/2017-31/10/2017 - Glenorn Yundamindra and Little Mill Rd -...	101,279.20
23247	21/11/2017	Bunnings Building Supplies Pty Ltd	Tools for depot, supplies for artist in residence	1,244.84
23248	21/11/2017	Bushy Park Pastoral Pty Ltd.	Refund of Overpaid invoice 6979	550.00
23249	21/11/2017	Butler Settineri	Fees in relation to audit and grant acquittals	5,390.00
23250	21/11/2017	Butson Group Pty Ltd	Melbourne cup luncheon and refreshments for elderly and dinner for Elaine and Linda.P	330.00
23251	21/11/2017	Canine Control	Ranger services06/10/2017-08/10/2017	4,003.57
23252	21/11/2017	Central Desert Native Title Services	Refund of Bond for Hall Hire 06/09/2017	150.00
23253	21/11/2017	Cheric Leonora	Submersible pumps and fittings	4,012.91
23254	21/11/2017	Child Australia	Leonora Child Care Centre - Leadership & Service Management health check	14,104.00
23255	21/11/2017	Clear Vision Graphics	Retrieve files from archives - Leonora Loop Trails	90.00
23256	21/11/2017	Covs Parts Pty Ltd	Filters and various parts for shire vehicles	3,102.81
23257	21/11/2017	Coyles Mower & Chainsaw Centre	Service and repairs to parks and gardens equipment	1,682.50
			Sub Total	\$144,811.91

Cheque	Date	Name	Item	Payment
			Balance Brought Forward	\$144,811.91
23258	21/11/2017	Diversified Asset Holdings	Refund overpaid rates A3320	1,538.46
23259	21/11/2017	Dunning's	90 drums of avgas	45,315.60
23260	21/11/2017	E. Fire and Safety	Service fire equipment - September, 2017	1,542.20
23261	21/11/2017	Eagle Petroleum (WA) Pty Ltd	Motorpass charges periods ending 20/10/2017 and 31/10/2017, bulk diesel purchase and fuel for outdoor staff	37,167.90
23262	21/11/2017	Earth Australia Contracting Pty Ltd	Hire of dozer - Glenorn Yundamindra	37,207.50
23263	21/11/2017	Elite Gym Hire	Hire equipment for gym 01/10/2017-01/11/2017	1,072.50
23264	21/11/2017	Fiesta Canvas	Shade sails supply and repairs at town park and airport	29,978.83
23265	21/11/2017	Forman Bros	Various works at shire properties	6,638.83
23266	21/11/2017	G M Roberts Transport	Transport excavator Braemore Station to D G Boyes yard Kalgoorlie	1,512.50
23267	21/11/2017	Gavin Prime	Reimbursement for travel costs associated with Moore Stephens Risk Management meeting	297.03
23268	21/11/2017	Gencon Civil Pty Ltd	Plant hire for Wandrra works	161,988.20
23269	21/11/2017	Goldfields Pilbara Forklift Services	Major service for forklift	3,361.49
23270	21/11/2017	Goldfields Tourism Network Assoc Inc	Perth Airport Tourism Awards tickets - A.Taylor, P.Craig and K.Craig	585.00
23271	21/11/2017	Goldfields Truck Power	Hire of plant and various parts	3,787.99
23272	21/11/2017	Goldline Distributors	Supplies for Hoover House, Gwalia Museum, Council Office and Child Care Centre	3,045.89
23273	21/11/2017	Great Sandy Pty Ltd.	Refund overpaid rates A2347	239.13
23274	21/11/2017	GTN Services	Service - Ford Ranger	380.34
23275	21/11/2017	GVROC	Attendance of 4 people at GVROC dinner 2nd August, 2017	367.40
23276	21/11/2017	Halfway Studios	Community Grant for guitar lessons and workshops for local people	3,300.00
23277	21/11/2017	Hitachi Construction Machinery	Service, repairs and parts for various shire vehicles	9,041.67
23278	21/11/2017	Horizon Power	Power usage various 27/09/2017-31/10/2017	4,620.82
23279	21/11/2017	In A Box Holdings Pty Ltd	.com registration for leonoragoldengift.com 18/01/2018-17/01/2020	56.00
23280	21/11/2017	Inspirations Paint Kalgoorlie	Painting supplies for museum offices	3,299.61
23281	21/11/2017	J.R. & A. Hersey Pty Ltd	Parts for parks and gardens equipment	3,278.08
23282	21/11/2017	James Spicer-	Refund of fees paid to Leonora Child Care Centre	139.09
23283	21/11/2017	Jason Sign Makers	Double sided sign for Orbit Drilling	82.50
23284	21/11/2017	John Batman Group	Amenities for Hoover House Bed and Breakfast	618.46
23285	21/11/2017	KAL Engineering Consultants Pty Ltd	NGROAC project management August	9,297.20
23286	21/11/2017	Kalgoorlie Case & Drill Pty Ltd	Extension leads, generator inverter for depot	1,403.99
23287	21/11/2017	Kalgoorlie Paint Centre	Painting supplies for museum offices	260.90
23288	21/11/2017	Kate Ferguson	Completion of the Gwalia documentary	5,000.00
			Sub Total	\$521,237.02

Cheque	Date	Name	Item	Payment
			Balance Brought Forward	\$521,237.02
23289	21/11/2017	Kiara Lord.	Attendance at youth development workshop (Local Government)	456.87
23290	21/11/2017	Kleenheat Gas	Cylinder fees and gas bottles various shire properties	496.01
23291	21/11/2017	Landgate	Mining tenement valuations	327.30
23292	21/11/2017	Leinster Contracting Services	Cost of accommodation at Leinster Lodge for Dan Yates and John Oxley	858.00
23293	21/11/2017	Leonora Drive Connectors	Gas bottles and refills for Leonora Aquatic Centre	293.87
23294	21/11/2017	Leonora Motor Inn	Accommodation for Brad, Ranger and Peter Craig, October/November, 2017	995.50
23295	21/11/2017	Leonora Painting Services	Work carried out at Leonora Airport	7,040.00
23296	21/11/2017	Leonora Pharmacy -	Supplies for first aid kits at Hoover House and Child Care Centre	370.50
23297	21/11/2017	Leonora Post Office	Postal expenses for October, 2017	361.58
23298	21/11/2017	Leonora Supplies WA	Supplies for Child Care Centre, Shire Offices, Gwalia Museum, Hoover House and artist in residence	1,976.53
23299	21/11/2017	LGIS Broking WA	Property adjustment for 2016/2017 period NGROAC building	704.32
23300	21/11/2017	Lorna Willis Jones.	Refund Bond on Hall Hire 08/09/17	150.00
23301	21/11/2017	Mackie's Concrete Services	2 x steel grid tops	15,840.00
23302	21/11/2017	McMahon Burnett Transport	Freight costs	163.41
23303	21/11/2017	Michael Bargerbos	Bathroom mirror for Lott 229 Hoover Street	34.00
23304	21/11/2017	MKO Mines Pty Ltd.	Refund overpaid Rates A1059	332.19
23305	21/11/2017	Moore Stephens	Compilation of monthly financial report for September, 2017	4,290.00
23306	21/11/2017	Netlogic Information Technology	Remote consulting various shire buildings	637.50
23307	21/11/2017	Northfields (WA) Pty Ltd	Clean out cattle grids Leinster Downs Rd, Weebo-Wildara Rd, Darlot Rd	6,595.14
23308	21/11/2017	Nov Portable Power	Controller for genset at airport	1,788.77
23309	21/11/2017	Office National Kalgoorlie	Billing for copier usage CRC, Shire Offices, Depot and supply diaries	1,173.20
23310	21/11/2017	Outback Family History	Upkeep and maintain online Leonora Cemetery records and history pages for web site	2,200.00
23311	21/11/2017	Penns Cartage Contractors	Freight from JR & A Hersey to Leonora depot	154.00
23312	21/11/2017	Peter P Lyndon James	Tough love seminar to be held in Leonora 30th November and 1st December, 2017	4,950.00
23313	21/11/2017	Pier Street Medical	Drug and alcohol screening for Kelly Perrin, Gil Leslie and Madelyne Duff	198.00
23314	21/11/2017	Prime Media Group Ltd	Advertising and airtime costs for Gwalia Ghost Town and Hoover House	964.70
23315	21/11/2017	Prosegur Australia Pty Ltd	ATM rental for September 2017	2,703.45
23316	21/11/2017	Puzzle Consulting	Project support for Aged Care Project 2017 - Grant application - Community child care fund	2,805.00
			Sub Total	\$580,096.86

Cheque	Date	Name	Item	Payment
			Balance Brought Forward	\$580,096.86
23317	21/11/2017	PWT Electrical Pty Ltd	Electrical repairs at Gwalia, 29 Hoover St, 11 Queen Vic St and 13 Fitzgerald St	2,263.66
23318	21/11/2017	Quick Corporate Australia	Stationery for Shire Office, Info Centre and Child Care Centre	82.39
23319	21/11/2017	REDD Horizons Pty Ltd	Services associated with Sharing is Caring program - session held Sep 28th	715.00
23320	21/11/2017	Satellite Television & Radio Australia	Satellite platform upgrade (50% payment)	5,196.40
23321	21/11/2017	Scottish Pacific Business Finance	4 days of pruning as per the 60 day Horizon Power notice 12/10/2017-15/10/2017	24,653.20
23322	21/11/2017	Shire Of Leonora - General	Casual office rental NGROAC - Child care training and FRRR grant writing course	220.00
23323	21/11/2017	Skippers Aviation Pty Ltd	Flights for Debra Lynn 20/10/2017-23/10/2017 and Yasman Stanfield 09/10/2017-12/10/2017 PER-LEO return	1,388.00
23324	21/11/2017	Sports Power Kalgoorlie	Equipment for community tennis – community grant	960.00
23325	21/11/2017	Squire Patton Boggs	Azark Project - National Radioactive Waste Management Facility - 22/09/2017-10/10/2017	4,065.60
23326	21/11/2017	Stephen Peacock Construction	Boxing up and pouring garden shed at 51 Gwalia St	3,355.00
23327	21/11/2017	Taylor Burrell Barnett	Investigate and consider development applications for NT Link and Skycom	5,273.29
23328	21/11/2017	Tea & Trinket Cakes	Hoover's Gold Cakes for resale at Gwalia Museum	400.00
23329	21/11/2017	Telstra	Telstra bill - October, 2017	20,128.90
23330	21/11/2017	The Food Van	Elderly folks morning tea - 05/09-17/10 2017	240.00
23331	21/11/2017	Tjuma Pulka (Media) Aboriginal Corporation	Reimbursement for phone line connection 16/08/2017-15/10/2017	310.00
23332	21/11/2017	Toll Ipec Pty Ltd	Freight costs	152.48
23333	21/11/2017	Visage Productions	Production of tourism/heritage trail and loop trail videos	58,300.00
23334	21/11/2017	Vissign Australia Pty Ltd	Hire and lease sign	101.20
23335	21/11/2017	WA Country Health Service - Goldfields	Rent of surgery and consulting rooms - October, November, 2017	834.76
23336	21/11/2017	WA Local Government Association	WALGA 2017 Elections composite advertising program	1,991.00
23337	21/11/2017	WA Traffic Planning	TMP 57 Golden Gift, Leonora 2018	165.00
23338	21/11/2017	West Australian Newspapers Ltd	Advertising in Local Government notices	978.60
23339	21/11/2017	Westland Autos No1 Pty Ltd	Purchase of 2017 Ford Everest Trend 4WD and registration costs for 2L DCEO vehicle	22,059.70
23340	21/11/2017	Weusandi Contractors	Hire of plant for works at Wonganoo - Wandrra	87,480.25
23341	21/11/2017	Wurth Australia Pty Ltd	Chem anchor kit	125.39
			Grand Total	\$821,536.68

10.0 REPORTS OF OFFICERS
10.2 DEPUTY CHIEF EXECUTIVE OFFICER
10.2(C) WRITE OFF BAD DEBTS – LANDING FEES

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November 2017

AGENDA REFERENCE: 10.2 (C) NOV 17

SUBJECT: Write Off Bad Debts – Landing Fees

LOCATION / ADDRESS: Not Applicable

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: Accounts Debtors 1.2 & AVDATA 3.5

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Tanya Maree Browning

OFFICER: Deputy Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 13th November 2017

BACKGROUND

The Shire of Leonora utilises the services of Avdata Australia to collect landing fees, passenger head tax etc for fees and charges imposed at the Leonora Aerodrome. As well as collecting fees and charges on behalf of the Shire of Leonora, they also refer debts to a collection agent on the Shire’s behalf, through reports issued to staff. They will also make recommendations for write-off, further action etc.

Generally before making a recommendation for any write off, Council staff will also attempt to engage with debtors in an effort to recover outstanding amounts. Avdata have requested advice on what action should be taken with the outstanding debts listed below - recovery action or write off of the charges, relating to landing fees at the Leonora Aerodrome:

Account ID	Account Name	Amount
150 016 320	AR & GJ Taylor	\$12.83
150 036818	Mr J Leivenzon	\$19.62
150 037 317	Connect Regional P/L	\$39.57
150 008 157	Inland Interlocking P/L	\$39.57
		\$111.59

These accounts has been outstanding for some time, and given the small amounts of the outstanding debts, engaging a collection agency would not be economical in this instance. It is recommended that the debts be written off and that Avdata be advised of this decision.

STATUTORY ENVIRONMENT

In accordance with Section 6.12 (1)(c) of the *Local Government Act, 1995*,

Power to defer, grant discounts, waive or write off debts

- (1) Subject to subsection (2) and any other written law, a local government may –
 - (a) When adopting the annual budget, grant a discount or other incentive for the early payment of any amount of money;
 - (b) Waive or grant concessions in relation to any amount of money; or
 - (c) Write off any amount of money,

which is owed to the local government.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are minimal financial implications resulting from the recommendation of this report.

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATION

That Council resolve to write off debts totalling \$111.59, comprised as follows:

1. \$12.83 for landing fees owing by AR & GJ Taylor
2. \$19.62 for landing fees owing by Mr J Leivenzon
3. \$39.57 for landing fees owing by Connect Regional P/L
4. \$39.57 for landing fees owing by Inland Interlocking P/L

And that Shire of Leonora administration staff advise Avdata Australia of this decision.

VOTING REQUIREMENT

Absolute majority required.

COUNCIL DECISION

Moved Cr RA Norrie, Seconded Cr RM Cotterill that Council resolve to write off debts totalling \$111.59, comprised as follows:

5. \$12.83 for landing fees owing by AR & GJ Taylor
6. \$19.62 for landing fees owing by Mr J Leivenzon
7. \$39.57 for landing fees owing by Connect Regional P/L
8. \$39.57 for landing fees owing by Inland Interlocking P/L

And that Shire of Leonora administration staff advise Avdata Australia of this decision.

CARRIED BY ABSOLUTE MAJORITY (7 VOTES TO 0)

Debt Recovery Not Completed

Name Leonora Airport (YLEO)
As at 02Nov2017



Avdata Pty Ltd trading as Avdata Australia ABN 25 008 556 723

PO Box 117 Dickson ACT 2602 Australia

Tel: 02 6262 8111 Fax: 02 6262 8119

Email: mail@avdata.com.au Web: www.avdata.com.au

Shire of Leonora
Chief Executive Officer
PO Box 56
Leonora WA 6438

REPORT

- This statement shows the status of debt recovery actions which have not been completed, as at 02Nov2017.
- The 'Amount' column shows the total of the invoices on which the action was commenced,
- The 'Current' column shows the current total of those invoices.
- Please note on this report the action actions you wish us to take, sign below and return by email to accounts@avdata.com.au or fax Avdata 02 6262 8119.
- Please direct any enquiries to Avdata Pty Ltd on 02 6262 8111.
- I request that Avdata process each action as indicated below,
- Name _____ Signed _____ Date _____

NEW RECOMMENDATIONS

Reference Date	Amount Current	Debtor	Instruction
720 034 068 02Nov2017	12.83 12.83	150 016 320 A R & G J Taylor	<input type="checkbox"/> Cancel <input type="checkbox"/> Write off <input type="checkbox"/> Refer
720 034 092 02Nov2017	19.62 19.62	150 036 818 Mr J Leivenzon	<input type="checkbox"/> Cancel <input type="checkbox"/> Write off <input type="checkbox"/> Refer

OLD RECOMMENDATIONS

Reference Date	Amount Current	Debtor	Instruction
720 031 416 22Apr2016	39.57 39.57	150 037 317 Connect Regional P/L	<input type="checkbox"/> Cancel <input type="checkbox"/> Write off <input type="checkbox"/> Refer
720 033 174 02May2017	39.57 39.57	150 008 157 Inland Interlocking P/L	<input type="checkbox"/> Cancel <input type="checkbox"/> Write off <input type="checkbox"/> Refer

Debt Recovery Not Completed

Name Leonora Airport (YLEO)
As at 02Nov2017



Avdata Pty Ltd trading as Avdata Australia ABN 25 008 556 723

PO Box 117 Dickson ACT 2602 Australia

Tel: 02 6262 8111 Fax: 02 6262 8119

Email: mail@avdata.com.au Web: www.avdata.com.au

REFERRED TO AGENT

<i>Reference</i>	<i>Amount</i>	<i>Debtor</i>	<i>Instruction</i>
<i>Date</i>	<i>Current</i>		
720 033 663	1261.48	150 041 055	<input type="checkbox"/> Cancel
02Aug2017	1261.48	AE Charter Services P/L T/A Ad Astral Aviation	<input type="checkbox"/> Write off

REPORT ENDS

Contract Environmental Health Officer / Building Surveyor, Mr Dave Hadden, entered the meeting at 10:55 am.

10.0 REPORTS OF OFFICERS

10.3 ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR

10.3(A) TRANSIENT WORKFORCE ACCOMMODATION

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November 2017

AGENDA REFERENCE: 10.3 (A) NOV 17

SUBJECT: Transient Workforce Accommodation

LOCATION / ADDRESS: Lots 6 and 7 Kurrajong Street, Leonora

NAME OF APPLICANT: NT Link Pty Ltd

FILE REFERENCE: 22.1.0

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: David Hadden

OFFICER: EHO/Building Surveyor

INTEREST DISCLOSURE: Nil

DATE: 7th November 2017

BACKGROUND

An application has been received from NT Link to construct a 2.1m high metal fence along the north side boundary of Lot 6 and South side boundary of Lot 7 Kurrajong Street. The proponent also proposes to construct a 2.1m high open Palisade fence along the front boundaries of Lots 6 & 7 Kurrajong Street which will mirror the new Otterburn Street fencing recently installed at the main entry and office.

Site Description

Address	Certificate of Title	Area	Land Owner
Lot 6 (No.119) Kurrajong Street	2774-60	3239m ²	Gwalia Properties Pty Ltd
Lot 7 (No.123) Kurrajong Street	2774-61	3223m ²	Gwalia Properties Pty Ltd

Detailed Proposal

The proponent is currently experiencing a number of security breaches across the site with increasing levels of theft occurring from rooms and believe that a 1.8m high fence does not provide the level of security needed to reduce the high level of trespass that is occurring currently. The increased fencing height along the side boundaries of Lots 6 & 7 and the corresponding 2.1m high Palisade fencing across the Kurrajong Street frontages of both Lots is expected to reduce the numbers of trespass occurring. The solid metal fencing proposed is unlikely to be visible from the road frontage while the front palisade fencing across both Lots should be more aesthetically pleasing compared to a 2.1m high solid metal fence.

STATUTORY ENVIRONMENT

The land is zoned 'Miners Accommodation' under the Shire of Leonora Town Planning Scheme No.1 (TPS1). The construction of security fencing is considered appropriate to the existing use.

Site Amalgamation

Given that future residents of Lots 6 and 7 are completely reliant upon access to the communal facilities of the existing Lodge, there is an argument that the collective site should be amalgamated to preclude independent sale of Lots 6 and 7 with this accommodation after its establishment. Whilst this is a legitimate concern that can be addressed if necessary via a condition of Development Approval requiring Amalgamation or some form of Legal Agreement ensuring future resident access, this is not an uncommon situation for TWA accommodation and should only be applied if considered necessary by the Shire's Elected Members.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATION

That Council;

1. Approve the construction of a 2.1m high metal fence along the side boundaries of Lot 6 & Lot 7 Kurrajong Street Leonora, and further
2. Approve the construction of a 2.1m high Palisade fence across the front boundaries of Lot 6 & 7 Kurrajong Street Leonora.

Advice Notes

- a) The applicant is reminded to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr AE Taylor, Seconded Cr AM Moore that Council;

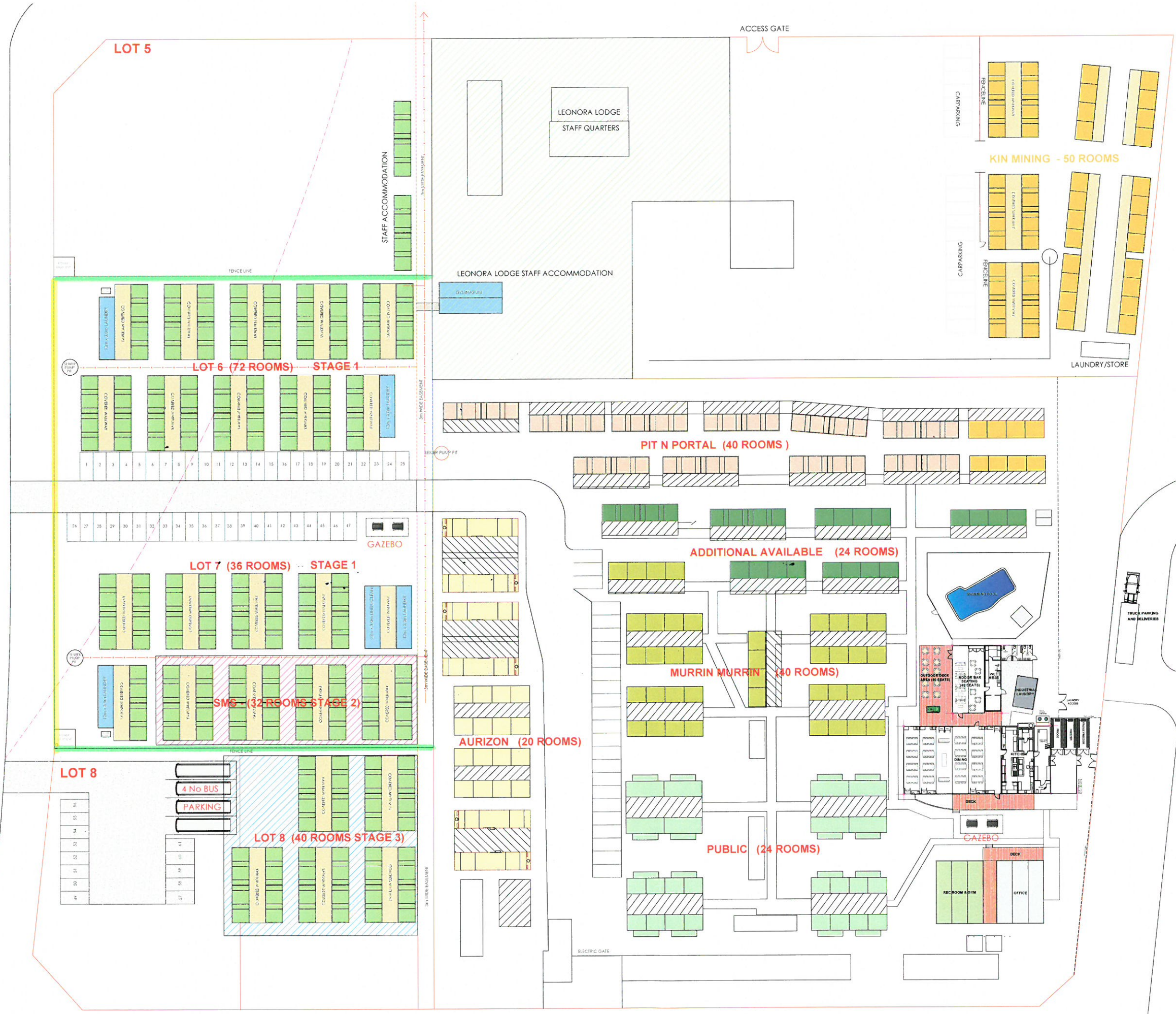
1. Approve the construction of a 2.1m high metal fence along the side boundaries of Lot 6 & Lot 7 Kurrajong Street Leonora, and further
2. Approve the construction of a 2.1m high Palisade fence across the front boundaries of Lot 6 & 7 Kurrajong Street Leonora.

Advice Notes

- b) The applicant is reminded to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

CARRIED (7 VOTES TO 0)

 - Metal Fencing
 - Palisade Fencing



Building Design Criteria
 Wind Load - in Accordance with AS.1170.2:2002
 Region A, Terrain Category 2
 Annual Probability of Exceedance 1:500
 Regional Wind Speed - V500 45m/s

DATE	REVISION DESCRIPTION	INT	REV
17/10/17	ISSUED FOR REVIEW	AM	1

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ADDITIONAL NOTES
 DO NOT SCALE REFER TO DIMENSIONS ONLY

ntlink
 PH: 08 8953 7777 PH: 08 8932 5000
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 FAX: 08 8953 7565 FAX: 08 8932 5600
 EMAIL: admin@ntlink.com.au darwinadm@ntlink.com.au
 www.ntlink.com.au

CLIENT: OPL
 DESCRIPTION: PROPOSED ACCOMMODATION LOT 6 & 7 KURRAJONG STREET LEONORA W.A.

DATE: 17/10/17	DRAWING No: 1374 - A01 of 1
SCALE: @ A3	SHEET TITLE: SITE LAYOUT
DRAWN BY: A.Mathewson	

10.0 REPORTS OF OFFICERS

10.3 ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR

10.3(B) DRAFTING OF LOCAL PLANNING STRATEGY AND REVIEW OF SHIRE OF LEONORA PLANNING SCHEME No 1.

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November 2017

AGENDA REFERENCE: 10.3(B) NOV 17

SUBJECT: Drafting of Local Planning Strategy and review of Shire of Leonora Town Planning Scheme No 1

LOCATION / ADDRESS: Shire of Leonora

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: 22.2.0

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: David Hadden

OFFICER: EHO/Building Surveyor

INTEREST DISCLOSURE: Nil

DATE: 8th November 2017

BACKGROUND

The introduction of the *Planning and Development (Local Planning Schemes) Regulations 2015* has resulted in a requirement for a local planning strategy and a review of the existing town planning scheme. The report recommends commencement of a local planning strategy and a review of the existing town planning scheme.

Under the provisions of the *Planning and Development Act 2005 and Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations 2015) a local government must prepare a local planning strategy and existing local planning schemes are to be reviewed within six months of the five year anniversary of the date the scheme is approved.

The Shire of Leonora has no local planning strategy and its Town Planning Scheme No. 1 (gazetted on 23 November 1984) is out of date as the Regulations 2015 created a new template for local planning schemes which is significantly different from that used in Town Planning Scheme No. 1. The introduction of the Regulations 2015 has also resulted that large sections of Town Planning Scheme No. 1 have been replaced by the 'deemed provisions' now automatically 'read into' the scheme which means that the text of the current scheme contains provisions that have effectively been replaced emphasizing that an update is required.

A local planning strategy is a document that is prepared to guide the management of land use planning and development over a ten to fifteen year period, to balance the needs and expectations of a community in a local government area. It sets out a vision for the local government, the general aims, intentions and desired outcomes for long-term growth and change, having regard to social, economic and environmental factors and contains a strategic plan that indicates a future land use plan to form the basis for a local planning scheme. An assessment of the capacity of infrastructure such as water, sewerage, electricity and roads is usually considered in a strategy as well as compliance matters and policies required under a local planning scheme. A local planning strategy may be prepared concurrently with a local planning scheme and must:

- set out the long-term planning directions for the local government; and
- apply any State or regional planning policy that is relevant to the strategy; and
- provide the rationale for any zoning or classification of land under the local planning scheme.

Section 88(3) of the Regulations 2015 states that a local government may resolve to prepare a new local planning scheme. Based on the outcomes of a local planning strategy, a local planning scheme as statutory document, sets out the way land is to be used and developed and with the 'deemed provisions' outlines procedures for making planning policies, identification of heritage places, structure and local development plans, requirements for development approval and matters to be considered when applications are received.

Comments

The process of compiling a local planning strategy and a new local planning scheme involves strategic planning and long-term goals for the local government area and it is imperative that councillors are actively involved in the formulation of these plans.

Consultation

Consultation has been undertaken with the Department of Planning in relation to the introduction of the Regulations 2015 and its impact on a local planning strategy and review of the Shire's Town Planning Scheme No. 1.

If the Council decides to undertake a local planning strategy and review of Town Planning Scheme No. 1, a local strategy planning process can commenced and when a draft strategy is completed, a new local planning scheme can be drafted that will be reviewed by the WAPC and the Environmental Protection Authority. Once these agency comments are received and incorporated into the local planning scheme, a formal advertising period will occur simultaneously with the local planning strategy. Government agencies and the public will then be able to comment on the documents.

For both documents, Council's resolution and all the submissions will then be forwarded to the WAPC for its endorsement and the final approval by the Minister for Planning where applicable.

The Department of Planning has indicated that it is prepared to guide the Shire through this process including advice on work delivered.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

Assistance of a town planning consultant will be required to complete a local planning strategy and new local planning scheme as required by Regulations 2015.

The Department of Planning has provided a project brief to assist with a request for quotations and appointment of consultant (**Attachment A**).

STRATEGIC IMPLICATIONS

Compliance with the Planning and Development (Local Planning Schemes) Regulations 2015.

RECOMMENDATION

That Council;

A. Local Planning Strategy

1. Under regulation 11(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolve to prepare a Local Planning Strategy for its area of jurisdiction; and
2. Authorises Shire officers to undertake the preparation of a Local Planning Strategy in accordance with the procedures set out in Clauses 11-16 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. Informs the Western Australian Planning Commission of its intention to prepare a Local Planning Strategy.

B. Review of Town Planning Scheme No. 1

1. Resolves to prepare a new Local Planning Scheme for the entire area within the Shire of Leonora, pursuant to Section 72(1)(a) and 88(3) of the *Planning and Development Act 2005* and Regulation 19(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Gives notice of the resolution to prepare a new Local Planning Scheme by publishing a notice in a newspaper circulating in the Shire of Leonora, pursuant to Regulation 20(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Gives notice of the resolution to prepare a new Local Planning Scheme to all adjoining local governments, each licensee under the *Water Services Act 2012* likely to be affected, the Chief Executive Officer of the Department of Parks and Wildlife and all relevant public authorities, pursuant to Regulation 20(1)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. Following advertising of the resolution to prepare a new Local Planning Scheme under Regulation 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015* authorises Shire officers to undertake the preparation of a new Local Planning Scheme in accordance with the procedures set out in the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.
5. Informs the Western Australian Planning Commission of its resolution and publication of notice (**Attachment B**).

C. Financial arrangements and appointment of consultant

1. Authorises the Chief Executive Officer to make financial arrangements and appointment of a consultant to undertake the work required for a local planning strategy and new local planning scheme.
2. Authorises the Chief Executive Officer to coordinate the local planning strategy and new local planning scheme process and to arrange for meetings/workshops when required.
3. Notes the project brief for services required from consultant.
4. Resolves that the decisions listed in A and B are subject to the making of successful financial arrangements and appointment of a consultant.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr F Harris, Seconded Cr RA Norrie that Council;

A. Local Planning Strategy

1. Under regulation 11(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolve to prepare a Local Planning Strategy for its area of jurisdiction; and
2. Authorises Shire officers to undertake the preparation of a Local Planning Strategy in accordance with the procedures set out in Clauses 11-16 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. Informs the Western Australian Planning Commission of its intention to prepare a Local Planning Strategy.

B. Review of Town Planning Scheme No. 1

1. Resolves to prepare a new Local Planning Scheme for the entire area within the Shire of Leonora, pursuant to Section 72(1)(a) and 88(3) of the *Planning and Development Act 2005* and Regulation 19(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Gives notice of the resolution to prepare a new Local Planning Scheme by publishing a notice in a newspaper circulating in the Shire of Leonora, pursuant to Regulation 20(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Gives notice of the resolution to prepare a new Local Planning Scheme to all adjoining local governments, each licensee under the *Water Services Act 2012* likely to be affected, the Chief Executive Officer of the Department of Parks and Wildlife and all relevant public authorities, pursuant to Regulation 20(1)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. Following advertising of the resolution to prepare a new Local Planning Scheme under Regulation 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015* authorises Shire officers to

undertake the preparation of a new Local Planning Scheme in accordance with the procedures set out in the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

5. Informs the Western Australian Planning Commission of its resolution and publication of notice (**Attachment B**).

C. Financial arrangements and appointment of consultant

1. Authorises the Chief Executive Officer to make financial arrangements and appointment of a consultant to undertake the work required for a local planning strategy and new local planning scheme.
2. Authorises the Chief Executive Officer to coordinate the local planning strategy and new local planning scheme process and to arrange for meetings/workshops when required.
3. Notes the project brief for services required from consultant.
4. Resolves that the decisions listed in A and B are subject to the making of successful financial arrangements and appointment of a consultant.

CARRIED (7 VOTES TO 0)

SHIRE OF LEONORA



Scope of Works for the preparation of a Local Planning Strategy and a Local Planning Scheme

Scope of Works

NOVEMBER, 2017

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1. INTRODUCTION

1.1. Background

The Shire of Leonora Town Planning Scheme No.1 was gazetted on 23rd November 1984. The *Planning and Development Act 2005* ('the Act') requires all local governments to review their Local Planning Schemes ('Scheme') every five years. In accordance with the Act, the Shire of Leonora Council proposes to review its town planning scheme and prepare a Local Planning Scheme No. 2.

As a precursor to the Local Planning Scheme Review, the Shire is required under the *Planning and Development (Local Planning Scheme) Regulations 2015* to prepare a Local Planning Strategy ('Strategy') to:

- a. set out the long-term planning directions for the local government;
- b. apply any State or regional planning policy that is relevant to the strategy; and
- c. provide the rationale for any zoning or classification of land under the local planning scheme.

At this stage, the Shire does not have a Local Planning Strategy and therefore in accordance with the Regulations 2015, the Shire of Leonora Council also proposes to develop a Local Planning Strategy.

1.2. Purpose

The Shire of Leonora is seeking the services of a suitably qualified and experienced land use planning Consultant to prepare:

- a new Local Planning Strategy; and
- review the Shire's TPS No 1 and prepare a new Local Planning Scheme No. 2

The preparation and content of the Local Planning Strategy and Local Planning Scheme are to be in accordance with the requirements of the Act, *the Regulations 2015* and the Western Australian Planning Commission's *Local Planning Manual* (WAPC, 2010), other relevant planning legislation, policy and practices

Figure 1. Location Plan

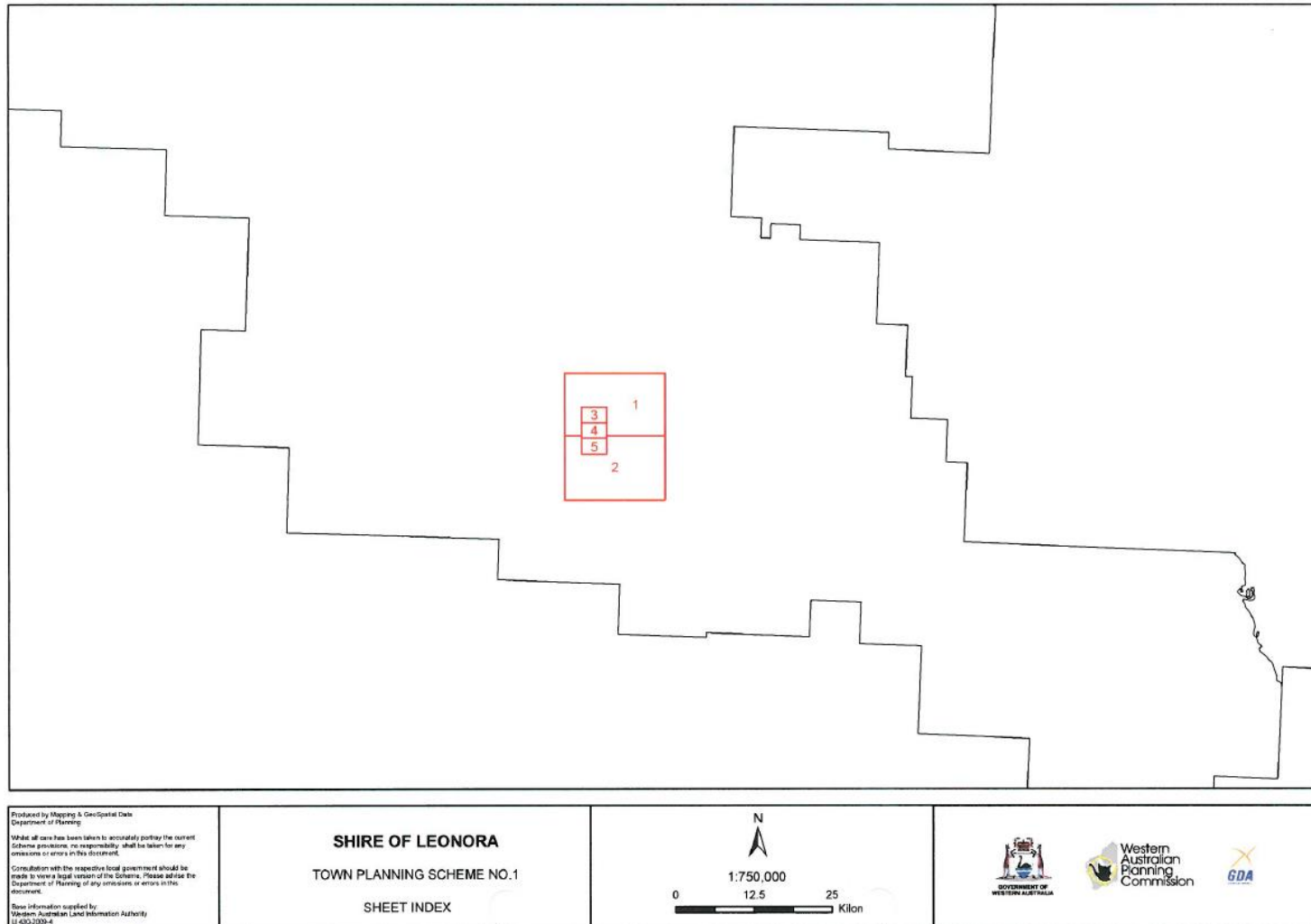
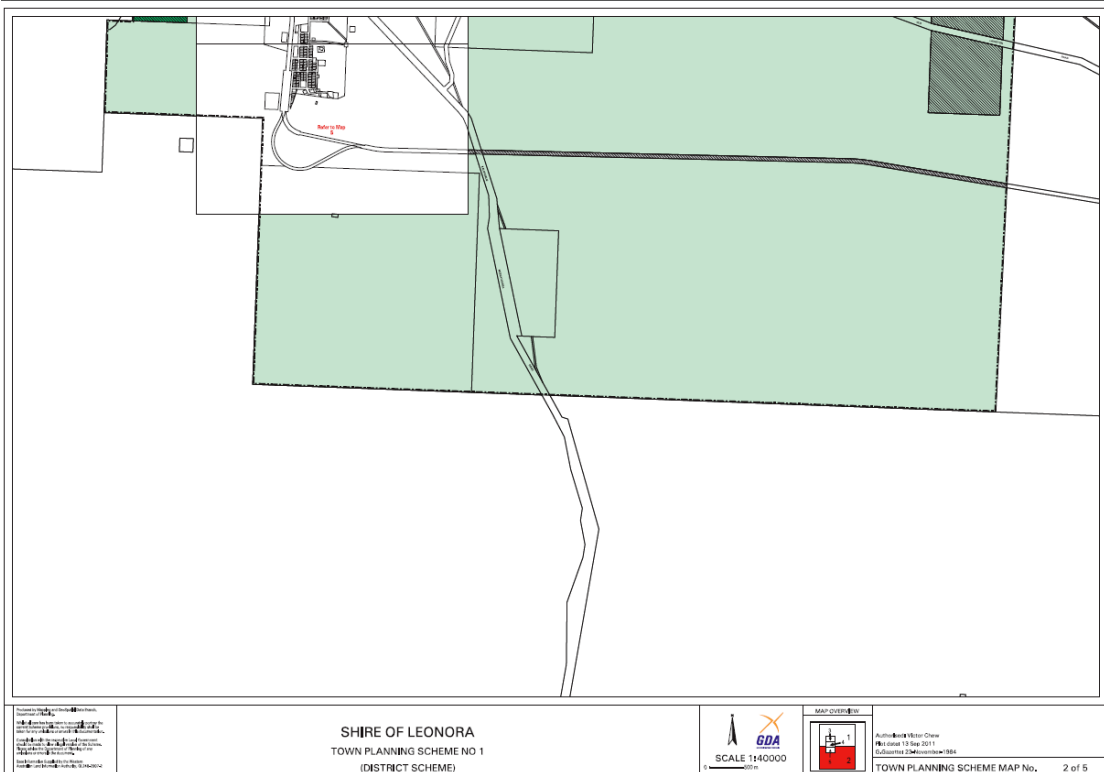
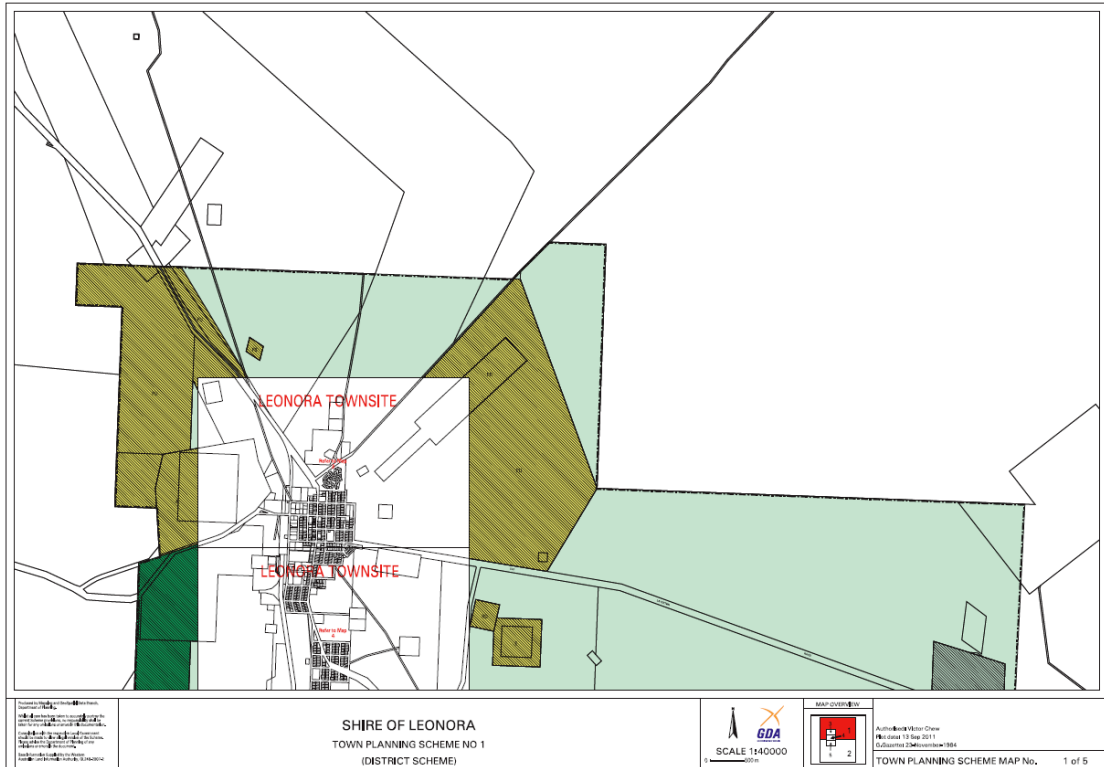
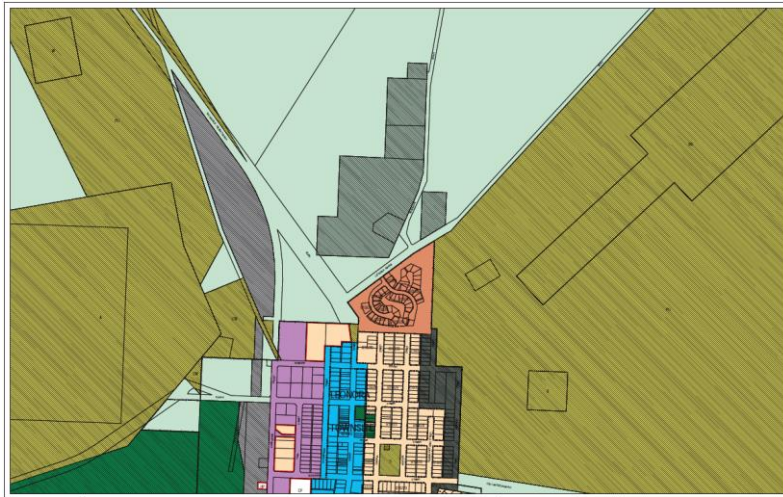


Figure 2. Study Plan Area



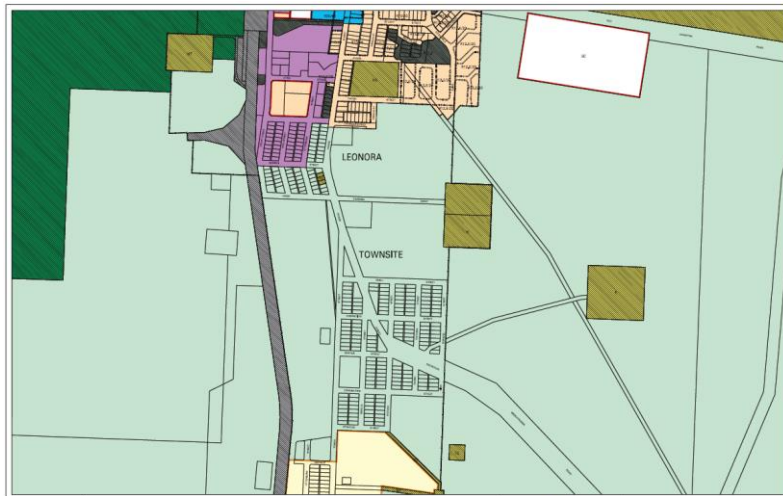


SHIRE OF LEONORA
TOWN PLANNING SCHEME NO 1
(DISTRICT SCHEME)

SCALE 1:10000

APPROVED BY
GDA
1:1
2

Approved: 18 Oct 2012
Revised: 19 Dec 2012
Approved: 22 November 2008
TOWN PLANNING SCHEME MAP NO. 3 of 5

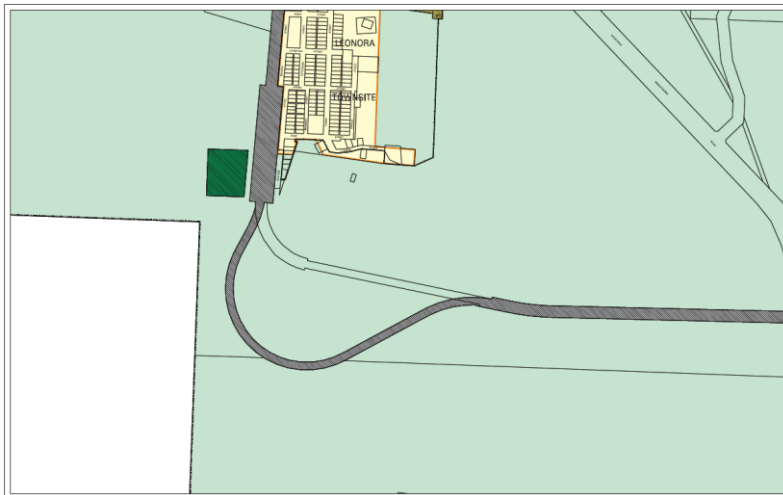


SHIRE OF LEONORA
TOWN PLANNING SCHEME NO 1
(DISTRICT SCHEME)

SCALE 1:10000

APPROVED BY
GDA
1:1
2

Approved: 18 Oct 2012
Revised: 19 Dec 2012
Approved: 22 November 2008
TOWN PLANNING SCHEME MAP NO. 4 of 5



SHIRE OF LEONORA
TOWN PLANNING SCHEME NO 1
(DISTRICT SCHEME)

SCALE 1:10000

APPROVED BY
GDA
1:1
2

Approved: 18 Oct 2012
Revised: 19 Dec 2012
Approved: 22 November 2008
TOWN PLANNING SCHEME MAP NO. 5 of 5

2. PROJECT DESCRIPTION

The Shire's existing Scheme is 33 years old and requires urgent review to reflect current planning legislation and requirements.

In addition, the Shire does not currently have a Local Planning Strategy and is required by legislation to prepare one.

This includes developing the Scheme in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015* to efficiently manage and control land use and development.

The preparation of a Strategy will guide the zonings and land use controls contained in the Scheme and is considered to be a visionary and living document, planning for the medium-long term future development of the Shire.

The Strategy and Scheme are to be prepared in accordance with the relevant legislation and policy as set out in the Act. This includes, but is not limited to the documents set out in **Table 1**. The relevant legislation is required to be complied with; and sets out guidelines and policies which are to be considered during the preparation of a Strategy and Scheme.

Table 1 - Legislation, Guidelines and Policy guiding the preparation of a Strategy and Scheme

Legislation	Guidelines	State Planning Policy and Strategy
Planning and Development Act 2005	Local Planning Manual	State Planning Strategy
Planning and Development (Local Planning Scheme) Regulations 2015		State Planning Policy (SPP) No. 1 - State Planning Framework
	Country Sewerage Policy	SPP No. 3 - Urban Growth and Settlement
	Better Urban Water Management	SPP 3.1 - Residential Design Codes
	Planning for Bushfire Protection Structure Plan Preparation Guidelines	SPP 3.7 – Planning in Bushfire Prone Areas
	Liveable Neighbourhoods	

2.1. Project Objectives

The preparation of a new Local Planning Strategy and Local Planning Scheme must respond and address the following objectives:

- Building capacity in regional communities – A Local Planning Strategy and a Local Planning Scheme will increase the opportunity for future land supply and extend land use opportunities across the Shire, including industrial, agricultural, residential, tourism, commercial and recreation uses. The creation of a Local Planning Strategy and a Local Planning Scheme are vital to allow the Shire to promote well planned and effective development.
- Improving services to regional communities – A Local Planning Strategy and a Local Planning Scheme will draw on extensive community consultation, preceding strategies and investigations, and consultation with all relevant government agencies to deliver a planning framework that addresses the services demanded by regional communities including infrastructure, community, health, aged care, recreational, educational, communications, transport, tourism and retail.
- Attaining sustainability - A Local Planning Strategy and a Local Planning Scheme will be prepared with due regard to the State and regional planning framework to deliver contemporary outcomes.
- Expanding opportunity - A Local Planning Strategy and a Local Planning Scheme will enable government policies and market demands to be incorporated into the planning framework for the Shire to facilitate employment and lifestyle opportunity.
- Growing prosperity - A Local Planning Strategy and a Local Planning Scheme is timely to address growth and to ensure that development is beneficial economically, socially and environmentally.
- Delivering consistency - A Local Planning Strategy and a Local Planning Scheme will be in a position to ensure land use permissibility and development control across the entire Shire district is administered on a consistent basis.
- Policy and Spatial Framework - A Local Planning Strategy and a Local Planning Scheme will provide an opportunity to facilitate and guide the Shire in a way that improves the quality of life for all residents, continues to evolve and develop the local economy, and supports a vibrant community.

2.2. Project Overview

A new Local Planning Strategy and a Local Planning Scheme will address the following (though not limited to) matters:

Planning and Development Framework (where applicable)

- Current Local Planning Scheme
- WAPC's Land Capacity Analysis reports
- WAPC's WA Tomorrow population forecasts
- Municipal heritage inventories
- Any expansion strategies, interim development orders
- Strategic Plan/ Strategic Community Plan
- Relevant State Planning Policies and Development Control Policies
- State Planning Framework - State Planning Strategy, Regional Strategies, Urban Water Management, Country Sewerage Policy, Residential Design Codes, Liveable Neighbourhoods, Local Planning Manual etc.

Land Use

- Central Regions Land Capacity Analysis – Shire of XXX
- Land use needs and constraints - residential, industrial, commercial, rural, rural living etc.
- Land use pattern/plan for the area
- Tourism uses - i.e. caravan parks
- Education facilities, community facilities
- Public Open Space and recreation facilities
- Mining considerations
- Pastoral Land use

Movement Network

- Road classification
- Highway/Roads land use conflict issues (if any)
- Road realignment/upgrading requirements

Infrastructure

- Water provision Strengths, Weakness, Opportunities, Threats (SWOT) analysis
- Waste water provision SWOT
- Electricity provision SWOT

Environment

- Public Drinking Water Protection Areas
- Water courses
- Endangered flora and fauna
- Areas requiring protection/rehabilitation

3. METHODOLOGY

It is envisaged that the preparation of the new Local Planning Strategy and Local Planning Scheme would be undertaken in a staged approach as per below. It is proposed that each stage below would be completed and signed off by the Shire prior to the Consultant commencing the following stage.

3.1.1. Stage 1 –Review and GAP Analysis:

Review of the existing town planning scheme, the land capacity analysis reports and other relevant strategies and policies; and undertake a gap analysis on the existing local planning framework.

3.1.2. Stage 2 Inception meeting; and Initial Consultation

The Consultant will undertake preliminary consultation with key stakeholders and the community to inform the vision, goals, objectives and direction for the preparation of a new local planning strategy and a local planning scheme.

3.1.3. Stage 3 Preparation of an initial draft Local Planning Strategy

Following the information obtained through stage 1 and 2, the Consultant shall prepare an initial draft Local Planning Strategy for review by the Shire and DPLH (as relevant). The local government will review and provide feedback on the initial draft Local Planning Strategy to the consultant including, but not limited to feedback on Part A and B, mapping, strategies and actions.

3.1.4. Stage 4 Preparation of the draft Local Planning Strategy and Local Planning Scheme

Once stage 3 is finalised, the Consultant will prepare a draft Local Planning Strategy based on any feedback provided by the Shire and will prepare a Local Planning Scheme based on the following including: the direction/ strategies/actions identified by the draft Local Planning Strategy; the documents in Table 1; and the symbology and mapping requirements in Appendix 1. .

3.1.5. Stage 5 – Public consultation

On receipt of the WAPC's certification of the draft Strategy and consent to advertise; and on completion of examination of the scheme for advertising any required modifications (and confirmed by DPLH), the consultant is to facilitate the public advertisement of the strategy and scheme for 90 days concurrently, in the manner as stated in the regulations and any additional form of consultation required by the WAPC.

3.1.6. Stage 6 - Finalisation of Scheme and Strategy

Following the close of the formal public consultation period, the Consultant is to consider and report upon the submissions to the draft Scheme and Strategy and provide recommendations for any appropriate modifications arising from the submissions. The Submissions Report and statutory Schedule of Submissions will be submitted for consideration and adoption by Council¹.

3.1.7. Stage 7- Final approval and gazettal

The Strategy and Scheme are to be forwarded to the WAPC; and following receipt of the WAPC and/or Minister's advice, (and any required modifications that are to be undertaken by the Consultant) the Strategy and Scheme will be finalised for formal adoption by Council and the Minister, including final gazettal/endorsement.¹

¹ Endorsement, adoption and approval processes for Schemes and Strategies are to be in accordance with the requirements set out in the *Planning and Development Act 2005* and *the Regulations 2015*.

4. KEY DELIVERABLES, OUTCOMES AND MILESTONES

4.2 The Consultant is required to respond to and address the scope, outcomes and deliverables as set out in the following tables:

Table 2 – Scope & Milestones

Stage	Details	Timeframe
Stage 1 - Review and GAP Analysis	1.1 Following contract award within one week, the Consultant is to arrange a phone meeting with the Shire CEO to arrange and discuss preparation for the first site visit to the Shire of Leonora. This site visit is to occur within 3 weeks (of contract award) and will include: <ul style="list-style-type: none"> • The inception meeting with the Shire (as per 2.1 below); • Site visit of the Leonora townsite and other key areas in the Shire; (as per 2.2 below); and • Undertaking the Initial Consultation (as per 2.3 below). 	Within one week of contract commencement
	1.2 Prior to the Site Visit, the Consultant is to review the existing town planning scheme, the Shire of Leonora Land Capacity Analysis Report and other relevant strategies and policies; and undertake a gap analysis on the existing local planning framework. The review shall examine (but is not limited to) the project scope as outlined in Section 2.2.	Within two weeks of contract commencement
	1.3 The Consultant is to provide a summary of the review/gap analysis to the Shire, 1 week before the Inception Meeting/ Site Visit.	
Stage 2 - Inception meeting, Site visits, and Initial consultation	2.1 Attend an inception in Leonora with the Shire of Leonora CEO and staff to determine and agree upon objectives, programme and deliverables. (Within three weeks).	Within three weeks of contract commencement

	<p>2.2 Undertake site visits with the Shire of Leonora staff.</p> <p>2.3 Undertake initial consultation with Shire of Leonora staff, elected members, key stakeholders and the community to inform the direction of the preparation of the new local planning Strategy and Scheme, including to:</p> <ul style="list-style-type: none"> • Facilitate and encourage effective communication between the community, stakeholders and the Principal and its appointed Consultant. • Obtain community and stakeholder input and feedback in relation to the new Local Planning Strategy and Scheme. 	
<p>Stage 3 - Preparation of an initial preliminary draft Local Planning Strategy</p>	<p>3.1 Following the information obtained through stages 1 and 2, the Consultant shall undertake additional preliminary consultation with relevant authorities to ensure that all relevant matters are accounted for including with DPLH, DBCA, DWER and DMIRS. Following this the Consultant shall prepare an initial preliminary draft Local Planning Strategy for review by the Shire and DPLH (as relevant). The initial draft Local Planning Strategy should include the proposed structure of both Parts A and B as set out in the WAPC's Local Planning Manual. The local government will review and provide feedback to the consultant on the initial preliminary draft Local Planning Strategy to the Consultant including, but not limited to feedback on Part A and B, the mapping, strategies and actions.</p>	<p>Within 7 weeks of contract commencement</p>

<p>Stage 4 - Preparation of the draft Local Planning Strategy and Local Planning Scheme; Council consideration and referral of the Scheme to the EPA</p>	<p>4.1 Once stage 3 is confirmed and completed, the Consultant will prepare a draft Local Planning Strategy based on any feedback provided by the Shire; and will prepare a Local Planning Scheme based on the direction/strategies/actions identified by the draft Local Planning Strategy. The Consultant will prepare and submit a draft Local Planning Strategy and Local Planning Scheme to the Shire for review. If required, the Shire will provide feedback to the Consultant – for the Consultant to amend the draft documents accordingly and re-submit to the Shire.</p> <p>The Scheme and Strategy will then be submitted to the Council for their consideration – and the Consultant will prepare reports to Council to resolve to advertise the draft local planning strategy and local planning scheme. The Consultant will prepare separate reports for the local planning strategy and the local planning scheme. Once these documents are adopted for advertising, the Consultant will need to facilitate referral of the draft Scheme to the EPA, under Section 81 & 82 of the Act.</p>	<p>Within 11 weeks of contract commencement</p>
	<p>4.2 The Consultant will facilitate that 2 copies of the scheme be forwarded to the WAPC for examination; and request WAPC’s certification to advertise the draft Strategy and Scheme.</p>	
	<p>4.3 The Consultant will liaise informally with the Shire, the DPLH, and DBCA officers to clarify any component or issues relevant to the EPA.</p>	

	4.4	The Consultant will also undertake any modifications to the draft Strategy and/or Scheme required by the WAPC.	
Stage 5 Public consultation	5.1	On receipt of the WAPC's response, and on completion of any required modifications (and confirmed by DPLH), the consultant is to facilitate the public advertisement of the draft Strategy and Scheme for 90 days concurrently, in the manner as stated in the regulations.	Within 4 weeks of receiving the WAPC's response
	5.2	The Consultant is to conduct a workshop with Community, Stakeholders and Councillors (1 workshop) during public advertising period, locally in the Shire of Leonora.	Within 1 month of start of public advertising
Stage 6 - Finalisation of Scheme and Strategy	6.1	<p>Following the close of the formal public consultation period, the Consultant is to consider and report upon the submissions to the draft Strategy and Scheme (as separate reports) and provide recommendations for any appropriate modifications arising from the submissions.</p> <p>The Consultant is to prepare separate reports for the local planning strategy and local planning scheme, including the following:</p> <ul style="list-style-type: none"> • The Submissions Report; • The statutory Schedule of Submissions; and • The report to Council to resolve to support the strategy and scheme along with any modifications required to address issues raised in the submissions. <p>These reports will then be submitted for consideration and adoption by Council, following</p>	Within 1 month of end of public advertising

		which the LG will forward these to WAPC for final assessment.	
Stage 7 Final approval and gazettal	7.1	Following receipt of the WAPC and/or Minister's consideration, the Consultant will undertake any required modifications to the Strategy and Scheme. The Strategy and Scheme will be finalised for final gazettal.	Within 4 weeks of receiving the WAPC's response

NB: The administrative time and costs associated with advertising and the reproduction of documents will be undertaken by the Shire of Leonora

5. DELIVERABLES

Deliverable		Number and format of Copies
Stage 1		
1.	Review and gap analysis Report	One (1) electronic copy Word and PDF
Stage 2		
2.	Preliminary consultation outcomes report	One (1) electronic copy Word and PDF
Stage 3		
3.	Preliminary draft Local Planning Strategy	One (1) electronic copy Word and PDF Mapping – GIS files and PDF
Stage 4		
4.	Draft Local Planning Strategy Report to Council to advertise draft local planning strategy	One (1) electronic copy Word and PDF Mapping – GIS files and PDF
5.	Draft Local Planning Scheme Report to Council to resolve to advertise the draft local planning scheme	One (1) electronic copy Word and PDF Mapping – GIS files and PDF
Stage 5		
	Community Consultation and workshops	One workshop in the Shire of XXX
Stage 6		
	Submissions Report and Schedule of Submissions - two separate reports for the Strategy and Scheme Report to Council to resolve to support the scheme and strategy along with any modifications required to address issues raised in submissions.	One (1) electronic copy Word and PDF
Stage 7		
	Final Local Planning Strategy	One (1) electronic copy Word and PDF Mapping – GIS files and PDF
	Final Local Planning Scheme	One (1) electronic copy Word and PDF Mapping – GIS files and PDF

6. Selection Criteria

Quotes must provide the following details as supporting information

6.1. Skills and Expertise

Consultant(s) must provide information relevant to the skills and expertise of key personnel who will be involved with this project.

The following information should be provided for each key personnel:

- a. Qualifications;
- b. Professional or business associations;
- c. Length of service at the organisation;
- d. Industry experience – with a particular emphasis on projects of a similar nature. A detailed description should be provided of the scope of the project and the person's role and involvement and any additional relevant information of proposed personnel to be allocated to this project.

6.2. Understanding of the Task

Consultant(s) must demonstrate an appreciation of the requirements of this project and provide an outline of the project scope and their proposed approach. The scope of works will then be assessed in terms of its appropriateness and its ability to achieve the project objectives.

Consultant(s) shall provide a project timeline, which demonstrates their ability to meet the dates stipulated within the project brief.

6.3. Demonstrated Experience in Completing Similar Projects

Consultant(s) must provide a detailed description of similar work undertaken by the organisation for other clients. As a minimum the following information should be provided:

- a. A detailed description of the scope of work undertaken;
- b. Similarities between those projects and the project requirements of this tender;
- c. When the work was undertaken; and
- d. The project outcomes.

6.4. Price

The Consultant is to provide a fixed fee for the services described in this project brief. The following Price schedule will be used as a payment schedule. Payment will be made to the Consultant when each Stage has been completed to the satisfaction of the Shire of XXX. The Consultant is not to proceed to the next Stage until the current stage has been successfully completed.

Stage		Cost
1.	Review and GAP Analysis	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
2.	Inception Meeting and Initial consultation	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
3.	Preparation of an initial preliminary draft Local Planning Strategy	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
4.	Preparation of the draft Local Planning Strategy and Local Planning Scheme	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
5.	Public consultation	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
6.	Finalisation of Scheme and Strategy	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
7.	Final approval and gazettal	
	Disbursements	\$.....
	Other	\$.....
	Sub Total (Excl GST)	\$.....
	Sub total (Incl GST)	\$.....
Total (Excl GST)		\$.....
Total (Incl GST)		\$.....

The rates listed below shall also apply to any additional work agreed to by the Shire of Leonora not covered under the Scope of Services but relevant to complete the project and shall include but not be limited to, all normal business expenses, any phone calls, any travel in the metropolitan area, and provision of all reports and advice.

Description of Service: Central Regions Land Supply and Infrastructure Analysis			Tendered Rate \$ (inc. GST)
Role of Specified Personnel:	Name of Specified Personnel:	Hourly Rate	\$
		Daily Rate – (Based on an 8 Hour Day)	\$
		Weekly Rate (Based on a 40 Hour Week)	\$
Role of Specified Personnel:	Name of Specified Personnel:	Hourly Rate	\$
		Daily Rate – (Based on an 8 Hour Day)	\$
		Weekly Rate (Based on a 40 Hour Week)	\$
Role of Specified Personnel:	Name of Specified Personnel:	Hourly Rate	\$
		Daily Rate – (Based on an 8 Hour Day)	\$
		Weekly Rate (Based on a 40 Hour Week)	\$
Role of Specified Personnel:	Name of Specified Personnel:	Hourly Rate	\$
		Daily Rate – (Based on an 8 Hour Day)	\$
		Weekly Rate (Based on a 40 Hour Week)	\$

Appendix 1:

GIS Standards

Digital Mapping and Geographic Information

Digital mapping and geographic data provided for this project/study shall conform to standards of accuracy, specifications and style of presentation acceptable to the Shire. Detail as follows:

Cadastre

Cadastre supplied or used in the preparation of mapping shall be geodetically controlled and conform to Landgate accuracy specified for numerical (precision capture). That is, for the study area, all cadastral points connected to cadastral control shall be within the following accuracy limits:

Urban	0.05 - 0.2 metres
Rural	0.5 - 2.5 metres
Pastoral	2.5 - 10 metres.

Topographical Mapping

All large scale topographical mapping is to be produced to Landgate's 1:2000 topographical specifications unless otherwise stated. Detailed information to include definition of any existing road carriageways, building outlines, fence lines, drains, water features, power lines/poles, vegetation areas (unclassified), large trees/features and 1 metre contours. Any topographic data produced for medium and small scales should be in compliance with Landgate's specifications.

Digital data specifications in terms of data level, colour, style, font style and line weight shall be in accordance with Landgate's feature code specifications.

Project Mapping

Project or publication mapping produced at various scales and themes shall be provided in accordance with specifications, standards and style of presentation acceptable to the DPLH (acting for and on behalf of the Commission).

Mapping Systems

All mapping and geographic information shall be referenced to the **Geocentric Datum of Australia 1994 (GDA94)**.

Data Format

All data provided shall be supplied in arcview shape files or ARC Export formats.

Data Integrity

Geographic features must be one of the following types: Point, Line or Polygon.

LINES:

Must not be zero length.

Must be clean and not contain duplicate line work.

Must have nodes at X and T junctions.

POLYGONS:

Must be closed.

Must contain lines having the same level.

Must not contain zero length lines.

Must be free of >undershoots and overshoots=.

Must be clean and not contain duplicate line work

Metadata

Any data submitted back to the Shire must be accompanied by metadata as per ANZLIC standards.

All mapping and geographic information shall become the property of the Shire.

Symbology and colours

All symbology, colours and graphics used in both the local planning strategy and the local planning scheme shall conform to standards, specifications and style presentation acceptable to the Department of Planning, Lands and Heritage, to be supplied to the successful Respondent, including as per the *Planning and Development (Local Planning Scheme) Regulations 2015*.

11.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING.

A. ELECTED MEMBERS

Nil

B. OFFICERS

Moved Cr AM Moore, Seconded Cr RA Norrie that late item 11.0(B)(i) be accepted for consideration by Council.

CARRIED (7 VOTES TO 0)

11.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING.

11.0 B. OFFICERS

11.0 B. (i) PROPOSED GARDEN CENTRE

SUBMISSION TO: Meeting of Council
Meeting Date: 21st November, 2017

AGENDA REFERENCE: 11.0 B.(i) NOV 17

SUBJECT: Proposed Garden Centre

LOCATION / ADDRESS: Lots 501 Gwalia Street, Leonora

NAME OF APPLICANT: TC Demmasson

FILE REFERENCE: 22.1.0

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: David Hadden

OFFICER: EHO/Building Surveyor

INTEREST DISCLOSURE: Nil

DATE: 17th November 2017

BACKGROUND

An application has been received seeking approval to develop a garden centre on Lot 501 Gwalia Street Leonora. The land is zoned 'Residential' under the Shire of Leonora Town Planning Scheme No.1 (TPS1). The proposed use is listed in the Zoning Table as an AA use that means that Council may, at its discretion permit the use.

The garden centre use would also fall under the Home Occupation heading under the Zoning Table which is again listed as an AA use which Council may at its discretion permit the use.

Schedule 1 of the Scheme provides the following interpretation for a Garden Centre;

means land and buildings used for the sale and display of garden products, including garden ornaments, plants, seeds, domestic garden implements and motorised implements and display but not manufacture of pre-fabricated garden buildings.

Home Occupation:

means business or activity carried on with the written permission of the Council within a dwelling house or the curtilage of a house by a person resident therein or within a domestic outbuilding by a person resident in the dwelling house to which it is appurtenant that:

- a) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicially affect due to the emission of*

light, noise, vibration, electrical interferences, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid waste products, or the unsightly appearance of the dwelling house or domestic outbuilding on the land on which the business is conducted.

- b) does not entail employment of any person not a member of the occupiers family;*
- c) does not occupy an area greater than twenty square metres;*
- d) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located;*
- e) does not display a sign exceeding 0.2m²;*
- f) in the opinion of the Council it is compatible with the principal uses to which land in the zone in which it is located may be put and will not in the opinion of the Council generate a volume of traffic that would prejudice the amenity of the area;*
- g) does not entail the presence, use or calling of a vehicle of more than two tonnes tare weight;*
- h) does not entail the presence of more than one commercial vehicle and does not include provision for the fueling or repairing of motor vehicles within the curtilage of the dwelling house or domestic out-building;*
- i) does not entail the offering for sale or display of motor vehicles machinery or goods (other than goods manufactured or serviced on the premises) and;*
- j) does not entail a source of power other than an electric motor of not more than 0.373 kilowatts (0.5hp).*

After speaking with the applicant staff believe the proposed use will comply with the provisions for both the garden centre and home occupation uses as listed in the Shire of Leonora Town Planning Scheme No 1.

STATUTORY ENVIRONMENT

Shire of Leonora Town Planning Scheme No 1.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report. .

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATION

That Council grant **APPROVAL** to the development of a Garden Centre and Home Occupation on Lot 501 Gwalia Street Leonora, subject to the following conditions:

- 1) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicially affect due to the emission of light, noise, vibration, electrical interferences, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid waste products, or the unsightly appearance of the dwelling house or domestic outbuilding on the land on which the business is conducted.
- 2) does not entail employment of any person not a member of the occupiers family;
- 3) does not occupy an area greater than twenty square metres;
- 4) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located;
- 5) does not display a sign exceeding 0.2m²;
- 6) does not generate a volume of traffic that would prejudice the amenity of the area;
- 7) does not entail the presence, use or calling of a vehicle of more than two tonnes tare weight;
- 8) does not entail the presence of more than one commercial vehicle and does not include provision for the fuelling or repairing of motor vehicles within the curtilage of the dwelling house or domestic out-building

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr RA Norrie, Seconded Cr RM Cotterill that Council grant **APPROVAL** to the development of a Garden Centre and Home Occupation on Lot 501 Gwalia Street Leonora, subject to the following conditions:

- 1) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicially affect due to the emission of light, noise, vibration, electrical interferences, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid waste products, or the unsightly appearance of the dwelling house or domestic outbuilding on the land on which the business is conducted.
- 2) does not entail employment of any person not a member of the occupiers family;
- 3) does not occupy an area greater than twenty square metres;
- 4) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located;
- 5) does not display a sign exceeding 0.2m²;
- 6) does not generate a volume of traffic that would prejudice the amenity of the area;
- 7) does not entail the presence, use or calling of a vehicle of more than two tonnes tare weight;
- 8) does not entail the presence of more than one commercial vehicle and does not include provision for the fuelling or repairing of motor vehicles within the curtilage of the dwelling house or domestic out-building

CARRIED (7 VOTES TO 0)

Mr Dave Hadden left the meeting at 11:40am

T.C. Demmasson
PO Box 206
LEONORA WA 6438

15th November, 2017

Dear Jim,

Re: Home Garden Centre

I write seeking Council approval to establish a Home Garden Centre from my property, Lot 501 Gwalia Street, Leonora. Please see attached townsite plan. Lot 501 is much greater in area than the normal ¼ acre lot.

It is unfortunate but people living locally have no opportunity to purchase plants and garden material products.

The Shire of Leonora Town Planning Scheme states that a Garden Centre can be permitted in the residential area of the Leonora Townsite provided Council approval is obtained.

Products likely to be available include:

- Garden plants, trees and bushes
- Garden care products
- Fertilisers
- Garden Tools
- Watering and Irrigation
- Insect and Pest Control
- Some landscaping features
- Outdoor décor

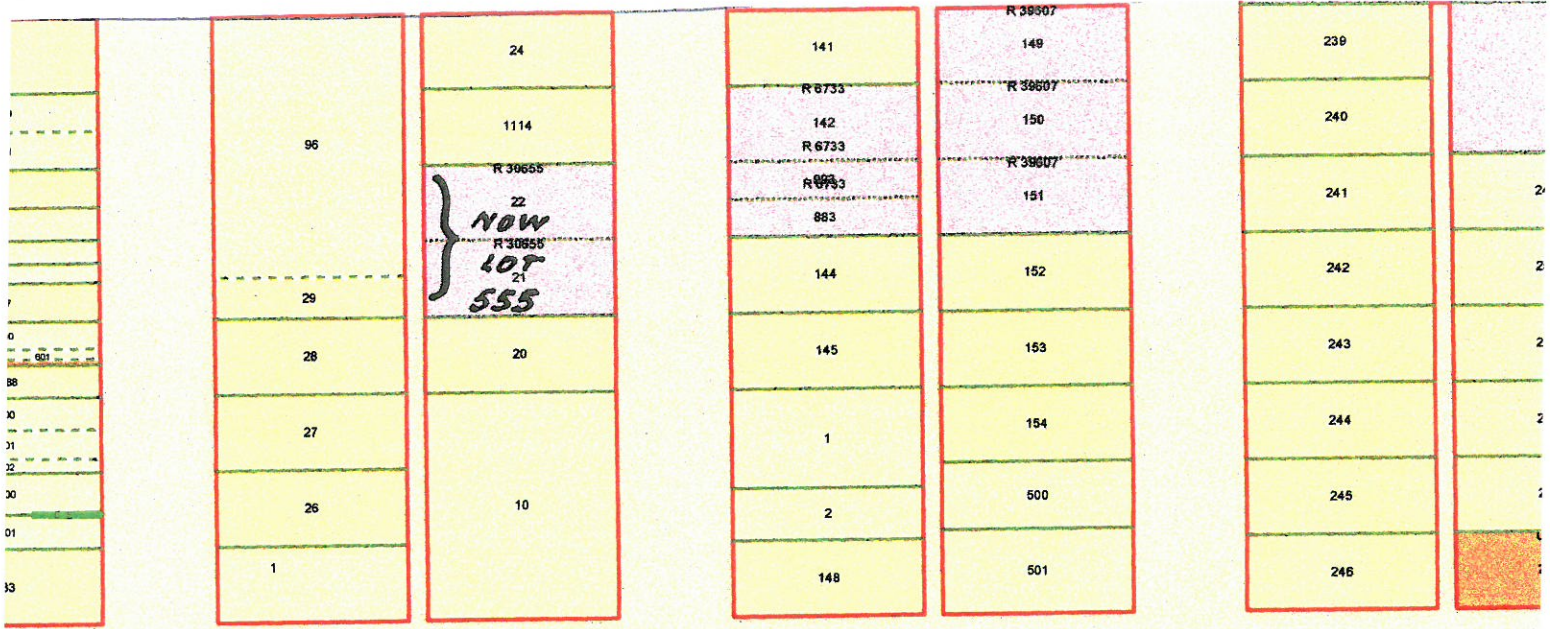
My aim is to provide product to “beautify”. Beautification projects show community pride and is a key aspect of community development, and it can be an easy way to bring people together. Beautification is a process of making visual improvements in a town or city and often involves planting trees, shrubbery and other greenery.

I look forward to your favourable response.

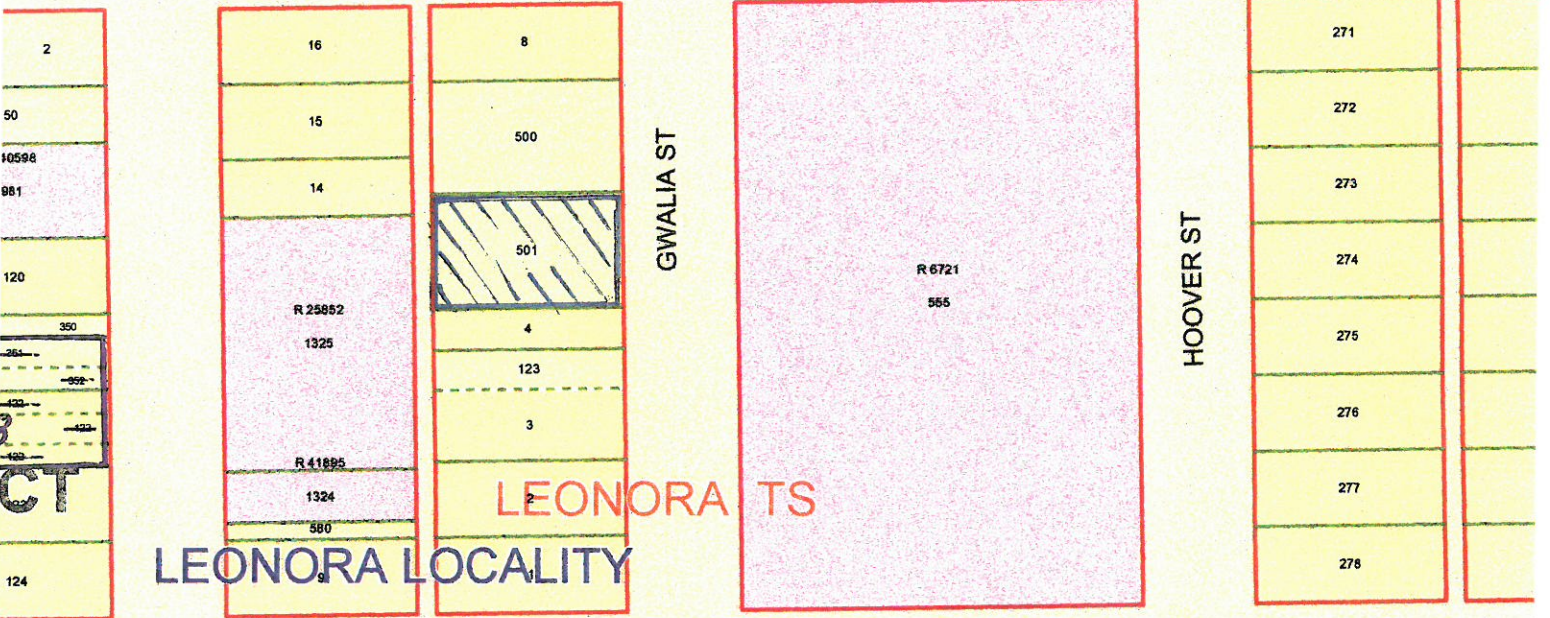
Yours faithfully,



T. C. Demasson



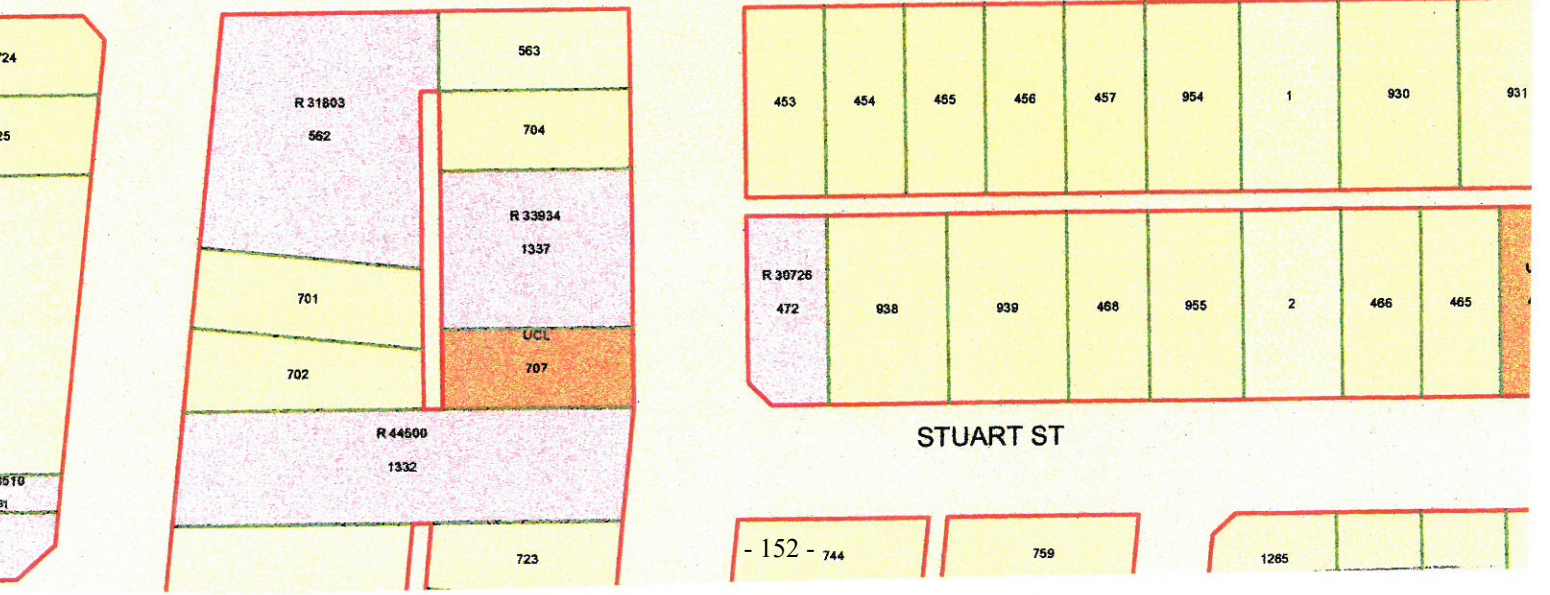
TRUMP ST



GWALIA ST

HOOPER ST

ROCHESTER ST



12.0 NEXT MEETING

Tuesday 19th December, 2017, in the Shire of Leonora Council Chambers, commencing at 2:00pm

13.0 CLOSURE OF MEETING

There being no further business, Shire President Cr PJ Craig declared the meeting closed at **11:57am.**