



SHIRE OF
DOWERIN
TIN DOG TERRITORY

UNCONFIRMED

MINUTES

Asset & Works Committee Meeting

Held in Council Chambers

13 Cottrell Street, Dowerin WA 6461

Tuesday, 12 May 2026

ABN: 35 939 977 194

P (08) 9631 1202 E dowshire@dowerin.wa.gov.au

13 Cottrell Street, Dowerin WA 6461

 www.dowerin.wa.gov.au



Table of Contents

1.	Official Opening
2.	Record of Attendance / Apologies / Leave of Absence
3.	Disclosure of Interest
4.	Confirmation of Minutes of the Previous Meetings
4.1	Asset & Works Committee Meeting held on 23 March 2026
5.	Officer's Reports
5.1	2026/2027 Capital Infrastructure Program
5.2	Plant Replacement Program
5.3	GROH Housing Proposal
6.	Questions from Members
7.	Date of Next Meeting
8.	Closure

Shire of Dowerin
Asset & Works Committee Meeting
Tuesday 12 May 2026

1. Official Opening

The Chair welcomed those in attendance and declared the Meeting open at 3:02pm.

2. Record of Attendance / Apologies / Leave of Absence

Committee Members:

Cr RI Trepp	Presiding Member
Cr AR Jones	
Cr CJ Meakins	
<i>Cr JC Sewell</i>	<i>Proxy</i>

Staff:

Ms M Barthakur	Chief Executive Officer
Mr B Forbes	Manager of Infrastructure and Projects
Ms K Rose	Manager of Governance and Community Services

Apologies:

Approved Leave of Absence:

3. Disclosure of Interest

Nil

4. Confirmation of Minutes of the Previous Meeting(s)

4.1 Asset & Works Committee Meeting held on 23 March 2026

[Attachment 4.1A](#)

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation/ Resolution – 4.1

Moved: Cr Jones

Seconded: Cr Meakins

1309

That, by Simple Majority pursuant to Sections 5.22(2) and 3.18 of the *Local Government Act 1995*, the Minutes of the Asset & Works Committee Meeting, held on 23 March 2026 as presented in Attachment 4.1A, be confirmed as a true and correct record of proceedings.

CARRIED 3/0

For: Cr Trepp, Cr Jones, Cr Meakins

5. OFFICER'S REPORTS

5.1 2026/2027 Capital Infrastructure Program

Asset & Works

Date:	4 May 2026
Location:	Not Applicable
Responsible Officer:	Ben Forbes, Manager of Infrastructure and Projects
Author:	Kahli Rose, Manager of Governance and Community Services
Legislation:	<i>Local Government Act 1995</i>
SharePoint Reference:	Organisation > Governance > Committees
Disclosure of Interest:	Nil
Attachments:	Attachment 5.1A - 2026/2027 Capital Infrastructure Program

Purpose of Report



Executive Decision



Legislative Requirement

Summary

The Draft 2026/2027 Road Program has been revised following confirmation of external grant funding outcomes and incorporates updated priorities informed by RAMMS data and long-term asset planning.

The revised program reflects a balanced and financially responsible approach to road infrastructure delivery, with consideration given to funding constraints, operational capacity and asset condition.

The Committee is requested to review the program and provide a recommendation to Council.

Background

Following the development of updated RAMMS data and draft 10-year asset programs, an initial Draft 2026/2027 Road Program was prepared to address key priorities across renewal, maintenance and upgrade works.

Grant funding outcomes for the 2026/2027 financial year have now been received. The Shire was not successful in securing all anticipated external funding, requiring a review and adjustment of the draft program.

The revised program reflects confirmed funding allocations, current budget constraints and operational delivery capacity, with a focus on maintaining a sustainable and achievable capital works program.

Comment

The revised Draft Road Program has been developed to ensure alignment with strategic asset management principles while responding to current financial and operational constraints.

Key considerations in the revised program include:

- Alignment with the Shire's 10-year asset management plans and RAMMS data;
- Prioritisation of critical road infrastructure works based on condition and risk;
- Balanced investment across asset categories, including reseals, resheeting, reconstruction, footpaths, drainage and culverts;
- Adjustment of project scope, staging or deferral where required to align with available funding; and
- Consideration of future grant opportunities to support delivery of deferred works.

The program represents a conservative and sustainable approach to infrastructure delivery, ensuring that available resources are directed toward the highest priority works while maintaining service levels across the network.

Consultation

Manisha Barthakur, Chief Executive Officer

Ben Forbes, Manager of Infrastructure and Projects

Committee Members and Councillors, AWC Workshop March and May

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

Section 6.2 – Revenue and expenditure estimates

“(1) The council is to prepare or cause to be prepared an estimate of the expenditure of the local government for each financial year and an estimate of the revenue of the local government for each financial year.

(2) The council is to adopt the estimates as part of the annual budget.”

Strategic Implications

Strategic Community Plan

Community Priority: Our Economy

Objective: Ensure the road network is safe and capable of the freight task
Develop a Road Management Program
Develop and implement a Road Hierarchy
Enhance and maintain the road transport network

Outcome: 2.1

Reference: 2.1a, 2.1b, and 2.1d

Asset Management Plan

Identified key controls and actions associated with asset management are factored into the Asset Management Plan.

Shire of Dowerin Road Strategy 2023.

Long Term Financial Plan

Identified key controls and actions associated with financial management are factored into the Long Term Financial Plan.

Risk Implications

Risk Profiling Theme	Asset Management Practices
Risk Category	Interruption to Service
Risk Description	Prolonged interruption of services - additional resources; performance affected <1 month
Consequence Rating	Major (4)
Likelihood Rating	Possible (3)
Risk Matrix Rating	High (12)
Key Controls (in place)	RAMMS data analysis; 10-year asset management planning; Grant funding applications
Action (Treatment)	Prioritise high-risk road segments; Stage or defer lower priority works; Continue grant funding submissions
Risk Rating (after treatment)	Adequate

Financial Implications

The Draft 2026/2027 Road Program reflects confirmed grant funding and current budget capacity. Due to reduced external funding, some projects have been deferred or reduced in scope to ensure the program remains achievable. Final costs will be confirmed through the 2026/2027 Annual Budget process

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation/ Resolution - 5.1

Moved: Cr Jones

Seconded: Cr Meakins

1310

That the Asset and Works Committee recommends that Council:

1. Endorses the Draft 2026/2027 Road Program with the following amendments:
 - a. Defer gravel resheeting of Amery Benjaberring Road (SLK 6.00 - 8.67), and
 - b. Defer bridge repairs to Bridge 4751 on Dowerin-Koorda Road.
2. Approves inclusion of the amended program within the 2026/2027 Annual Budget; and
3. Supports the delivery of the program in accordance with confirmed funding and operational capacity.

CARRIED 3/0

For: Cr Trepp, Cr Jones, Cr Meakins

Please note that the Asset & Works Committee does not have delegated authority to make decisions. All recommendations of the Asset & Works Committee are presented to Council for ratification.

5.2 Plant Replacement Program	
Asset & Works	
Date:	4 May 2026
Location:	Not Applicable
Responsible Officer:	Ben Forbes, Manager of Infrastructure and Projects
Author:	Kahli Rose, Manager of Governance and Community Services
Legislation:	<i>Local Government Act 1995</i>
SharePoint Reference:	Organisation > Governance > Committees
Disclosure of Interest:	Nil
Attachments:	Attachment 5.2A - 2026/2027 Plant Replacement Program

Purpose of Report

- Executive Decision
 Legislative Requirement

Summary

The Draft 2026/2027 Plant Replacement Program has been updated following previous Committee direction and incorporates revised plant priorities, updated quotations, and operational requirements.

The program includes replacement of key fleet assets and the proposed acquisition of an 8T excavator to improve operational capability.

The Committee is requested to review the program and provide a recommendation to Council.

Background

At the previous Asset and Works Committee meeting, direction was provided to:

- Remove the Mitsubishi Fuso 6-wheeler tipper from the 2026/2027 program; and
- Retain the Ford Ranger Dowerin Home Care ute for use by the grader operator.

In addition, staff were requested to obtain updated quotations for 8T excavators. A total of eight quotations have now been received and assessed.

The Draft Plant Replacement Program has been updated to reflect this direction and incorporates current plant condition, operational requirements, and replacement priorities across the Shire's fleet.

Comment

The updated program includes the following proposed replacements and acquisitions:

1. CASE Tractor (Parks and Gardens)

The tractor is 12 years old with over 3,250 operating hours and has experienced increasing mechanical failures. Replacement is recommended to maintain reliability and reduce ongoing maintenance costs.

2. Ford Ranger (Building Maintenance Vehicle)

The vehicle is six years old with approximately 115,000 km. Replacement aligns with the Shire's light fleet strategy to optimise resale value and minimise lifecycle costs.

3. Toyota Hilux with Tipper (New Purchase)

The addition of a tipper-equipped Hilux will improve operational efficiency in Parks and Gardens by reducing manual handling and increasing productivity.

This forms part of a broader fleet reallocation strategy, ensuring optimal utilisation of existing assets across departments without requiring additional purchases.

4. 8T Kobelco Excavator (New Acquisition)

The inclusion of an 8T excavator will:

- Improve in-house capability for civil works;
- Reduce reliance on contractors; and
- Increase operational efficiency.

Based on assessment of eight quotations, the Kobelco excavator is recommended due to its competitive price, extended 4-year/6,000-hour warranty, and strong industry reputation for reliability and efficiency.

Overall, the proposed program reflects a balanced approach to asset renewal, operational efficiency, and long-term fleet sustainability.

Consultation

Manisha Barthakur, Chief Executive Officer

Ben Forbes, Manager of Infrastructure and Projects

Committee Members and Councillors, AWC Workshop - March and May

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

Section 6.2 – Revenue and expenditure estimates

“(1) The council is to prepare or cause to be prepared an estimate of the expenditure of the local government for each financial year and an estimate of the revenue of the local government for each financial year.

(2) The council is to adopt the estimates as part of the annual budget.”

Strategic Implications

Strategic Community Plan

Community Priority: Our Organisation

Objective: Deliver a high standard of governance and administration
Implement and monitor the annual budget to support timely progress towards strategic goals

Outcome: 4.1

Reference: 4.1c

Asset Management Plan

Identified key controls and actions associated with asset management are factored into the Asset Management Plan.

Long Term Financial Plan

Identified key controls and actions associated with financial management are factored into the Long Term Financial Plan.

Risk Implications

Risk Profiling Theme	Asset Management Practices
Risk Category	Interruption to Service
Risk Description	Medium term temporary interruption - backlog cleared by additional resources <1 week
Consequence Rating	Moderate (3)
Likelihood Rating	Possible (3)
Risk Matrix Rating	Moderate (9)
Key Controls (in place)	Planned replacement program Preventative maintenance schedules Operator reporting of plant condition
Action (Treatment)	Implement approved replacement schedule Monitor plant performance Review lifecycle triggers annually
Risk Rating (after treatment)	Adequate

Financial Implications

The Draft 2026/2027 Plant Replacement Program reflects an estimated net cost of approximately \$276,911 after trade-in values. This may vary pending final quotations and trade-in assessments. Final costs will be confirmed through the 2026/2027 Annual Budget process.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation/ Resolution - 5.2

Moved: Cr Meakins

Seconded: Cr Jones

1311

That the Asset and Works Committee recommends that Council:

1. Endorses the Draft 2026/2027 Plant Replacement Program with the following amendment:
 - a. Inclusion of \$50,000 towards the purchase of a loader for the Amery Refuse Site;
2. Approves inclusion of the program within the 2026/2027 Annual Budget; and
3. Supports the procurement of plant items in accordance with the endorsed program and relevant procurement requirements.

CARRIED 3/0

For: Cr Trepp, Cr Jones, Cr Meakins

Please note that the Asset & Works Committee does not have delegated authority to make decisions. All recommendations of the Asset & Works Committee are presented to Council for ratification.

5.3 GROH Housing Proposal	
Asset & Works	
Date:	4 May 2026
Location:	Not Applicable
Responsible Officer:	Ben Forbes, Manager of Infrastructure and Projects
Author:	Kahli Rose, Manager of Governance and Community Services
Legislation:	<i>Local Government Act 1995</i>
SharePoint Reference:	Organisation > Governance > Committees
Disclosure of Interest:	Nil
Attachments:	

Purpose of Report

- Executive Decision
 Legislative Requirement

Summary

The Shire has been progressing investigations into the delivery of additional housing stock through a Build-to-Lease model in partnership with the Department of Communities (GROH program). Based on current market pricing and indicative rental returns, an in-situ constructed 4x2 dwelling with a total project budget of \$950,000 is recommended as the preferred option. The Committee is requested to review the proposal and provide a recommendation to Council for inclusion in the draft 2026/2027 budget.

Background

The Shire of Dowerin has been actively exploring opportunities to increase local housing supply to support workforce attraction and retention, particularly for essential services such as WA Police and the Department of Education. As part of this process, the Shire has engaged with the Department of Communities regarding participation in the Government Regional Officers' Housing (GROH) program under a Build-to-Lease arrangement. To inform decision-making, the Shire has sought budget pricing from both modular (transportable) and in-situ builders to determine the most cost-effective and practical delivery model. Recent pricing received from Stallion Homes indicates a base construction cost of approximately \$775,226.98 (inc GST) for a compliant 4x2 dwelling. This aligns with other in-situ pricing received and provides confidence in current market conditions.

Comment

The State Budget announced on 8 May 2026 includes a significant investment in regional housing initiatives, with \$619 million allocated towards regional housing programs. This includes a \$419 million investment into the Government Regional Officer Housing (GROH) program to deliver 500 homes for regional frontline workers, together with the expansion of the GROH Build to Lease investor scheme.

This proposed capital project may align strongly with the eligibility criteria and objectives of the expanded GROH program. The Shire sees significant potential for positive outcomes through this initiative, particularly in supporting workforce attraction and retention, increasing the availability of quality housing, and strengthening the Shire's long-term operational capacity and service delivery.

Progression of the project remains subject to confirmation of funding availability, Council budget adoption, and formal arrangements with the Department of Communities.

Based on quotations and market engagement undertaken to date, the following key observations are noted:

- In-situ construction pricing is currently ranging between \$750,000 and \$850,000 for a GROH compliant 4x2 dwelling (build only).
- When full project delivery costs are included (site preparation, service connections, driveways, landscaping, fencing and contingency), the total project cost is expected to approach \$900,000.
- Modular (transportable) housing options, when assessed on a turnkey basis, have consistently been estimated at over \$1,000,000.
- This demonstrates that an in-situ build represents better value for money while still achieving GROH requirements.

Indicative rental returns provided under the GROH program are directly linked to build cost and are as follows:

- a. \$750,000 build cost – approximately \$1,304 per week
- b. \$850,000 build cost – approximately \$1,462 per week
- c. \$950,000 build cost – approximately \$1,619 per week
- d. \$1,050,000 build cost – approximately \$1,777 per week

These figures demonstrate a clear correlation between capital investment and long-term rental return.

A project budget of \$950,000 is considered to provide an appropriate balance between capital expenditure and revenue generation, while ensuring delivery of a high-quality, compliant dwelling.

Given the current construction environment, inclusion of contingency within the overall budget is considered necessary to manage cost variability and ensure delivery of a complete turnkey outcome.

Consultation

Manisha Barthakur, Chief Executive Officer

Ben Forbes, Manager of Infrastructure and Projects

Department of Communities

Policy Implications

Nil

Strategic Implications

Strategic Community Plan

Community Priority: Our Economy

Objective: Prioritise key economic drivers

Collaborate with local groups and NEWROC to seek opportunities, funding and partnerships for the delivery of worker housing options.

Outcome: 2.3

Reference: 2.3c

Asset Management Plan

Identified key controls and actions associated with asset management are factored into the Asset Management Plan.

Long Term Financial Plan

Identified key controls and actions associated with financial management are factored into the Long Term Financial Plan.

Statutory Implications

Local Government Act 1995

Section 6.2 – Revenue and expenditure estimates

“(1) The council is to prepare or cause to be prepared an estimate of the expenditure of the local government for each financial year and an estimate of the revenue of the local government for each financial year.

(2) The council is to adopt the estimates as part of the annual budget.”

Risk Implications

Risk Profiling Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Category	Compliance
Risk Description	Short term non-compliance but with significant regulatory requirements imposed
Consequence Rating	Major (4)
Likelihood Rating	Unlikely (2)
Risk Matrix Rating	Moderate (8)
Key Controls (in place)	Market testing and cost estimates, Project scoping Engagement with Department of Communities
Action (Treatment)	Undertake formal procurement process Finalise lease agreement Monitor project budget and delivery milestones
Risk Rating (after treatment)	Effective

Financial Implications

The proposed project includes a capital allocation of \$950,000 in the 2026/2027 financial year, covering construction and associated site works. This estimate may vary pending final procurement outcomes. Rental returns are expected to offset costs over time, with final figures to be confirmed through the 2026/2027 Annual Budget process.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation/ Resolution - 5.3

Moved: Cr Meakins

Seconded: Cr Jones

1312

That the Asset and Works Committee recommends that Council:

1. Includes a capital allocation of \$950,000 in the 2026/2027 Annual Budget for the construction of a GROH compliant 4x2 dwelling;
2. Endorses the delivery of the project via an in-situ construction model;
3. Approves the progression of formal arrangements with the Department of Communities under the GROH program; and
4. Supports the inclusion of the project within the 2026/2027 Capital Works Program noting that the project is subject to the confirmation of funding availability and final budget adoption by Council.

CARRIED 3/0

For:

Please note that the Asset & Works Committee does not have delegated authority to make decisions. All recommendations of the Asset & Works Committee are presented to Council for ratification.

6. Questions from Members

7. Date of the Next Meeting

July/August 2026

8. Closure

The Presiding Member thanked those in attendance and declared the Meeting closed at 3:11pm