~ Agenda ~

17th February 2012

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire

Council will be held on Friday 17th February 2012, at

The Allen Centre Kalbarri commencing at 1:00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

10th February 2012

SHIRE OF NORTHAMPTON

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Signed _____ Date 10th February 2012

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

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17th February 2012

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3. QUESTION TIME

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5. RECEIVAL OF MINUTES

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6.4 Finance
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12.1 OPENING

The President thanked all members present for their attendance, welcomed all Councillors and declared the meeting open at 1.00pm.

12.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr L Parker	Deputy President	Kalbarri Ward
Cr B Cripps		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr T Carson		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr S Penn		Kalbarri Ward
Cr J Booth		Kalbarri Ward
Mr Jamie Criddle	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager of Works and Technical Services	
Mrs Hayley Williams	Principal Planner	

12.2.1 LEAVE OF ABSENCE

Nil.

12.2.2 APOLOGIES

Cr C Simkin	Northampton Ward

12.3 QUESTION TIME – BOB TAYLOR, NORTHAMPTON AUSTRALIA DAY COMMITTEE

Mr. Bob Taylor wished to address Council in regards to the Northampton Australia Day Awards. While the Council's cash donation was appreciated, it was requested that a greater Councillor participation be requested.

The President advised that at least three Councillors had been in attendance in previous years considering there is 6 Northampton Councillors and 4 Kalbarri Councillors who obviously have commitments in Kalbarri. It was also stressed that a number of farming Councillors are often on holidays at this time which also makes attendance harder.

Mr. Taylor then requested that Council be proactive and push WALGA and other State Departments to introduce Recycling initiatives such as the Container Deposit Legislation in South Australia.

The Chief Executive Officer advised that Legislation is currently being put before Parliament to introduce Container Deposit Legislation in Western Australia.

12.4 CONFIRMATION OF MINUTES

12.5.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 21st OCTOBER 2011.

Moved Cr CRIPPS, seconded Cr STOCK-STANDEN

That the minutes of the Ordinary Meeting of Council held on the 18th November 2011 be confirmed as a true and correct record.

CARRIED 8/0

12.5.1.1 BUSINESS ARISING FROM MINUTES

Nil.

12.5 RECEIVAL OF MINUTES

Nil.

12.6 WORKS REPORT

12.7.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted.

Mr Neil Broadhurst, Manager of Works and Technical Services left the meeting at 1.20pm.

12.7 BUILDING REPORT

12.8.2 BUILDING STATISTICS (ITEM 6.2.1)

Noted.

12.8 TOWN PLANNING REPORT

12.9.1 PROPOSED DWELLING / OUTBUILDING – KALBARRI (ITEM 6.3.1)

Moved Cr BOOTH, seconded Cr PENN

That Council:

1 Grant support for the construction of a dwelling upon Lot 2 (No.4) Jacques Boulevard, Kalbarri subject to the submission of the following information:

a) A Landscaping Plan that has been drawn to scale and demonstrates the proposed landscaping for the property; &

b) An amended site plan that demonstrates a finished floor level for the building that is 500mm lower (i.e. 10.500) than the received plans dated 25/11/11.

2 On sufficient receipt of the information outlined in Part 1, delegate authority to the CEO to grant formal planning approval for a dwelling to be constructed upon Lot 2 (No.4) Jacques Boulevard, Kalbarri subject to the following conditions:

a) Development shall be in accordance with the attached approved plan(s) dated 16 December 2011 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the Local Government;

b) Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;

c) Any soils disturbed or deposited on site shall be stabilised to the approval of the Local Government;

d) Installation of one crossing place to the standards and specifications of the Local Government, no further crossover places are permitted;

e) All stormwater is to be disposed of onsite to the approval of the Local Government;

f) The future 'main' residence is to be sited not more than 15m from the closest wall of the dwelling ('future Ancillary Accommodation') and be of a complementary design, building materials and finishes to the approval of the Local Government;

g) Landscaping to be installed in accordance with the received Landscaping Plan within 12 months from the issue of the necessary building licence;

h) The proposed development is considered to be an ancillary accommodation unit for the proposed future 'main' residence and made up of 71.52m² of habitable floor area (as indicated in yellow upon the approved plans dated 14 November 2011).

i) No further outbuildings or extensions to the development are permitted without prior consideration of Council;

j) A building licence shall be issued by the Local Government prior to the commencement of any work on the site.

Notes:

i. Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained.

ii. If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice.

CARRIED 8/0

12.8.2 PROPOSED MALLEE PLANTATION – BINNU(ITEM 6.3.2)

Moved Cr STOCK-STANDEN, seconded Cr CRIPPS

That Council grant formal planning approval for a proposed Mallee Plantation to be established upon Location 11464 Ajana Road, Binnu subject to the following:

Conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 16 December 2011 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.

2. The applicant is to prepare, submit and adhere to a Management Plan (inclusive of vermin control) that is to the satisfaction of the local government before the commencement of the plantation.

3. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

4. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

5. Any soils disturbed or deposited on-site shall be stabilised to the approval of the Local Government.

6. The applicant shall obtain any necessary Native Vegetation Clearing Permit from the Department of Environment and Conservation if required.

7. Repairing of any damage to the road network including the surface is required by reason of use of the road in connection with the establishment of the development to the approval of Main Roads WA and the Local Government with all costs met by the applicant.

8. The applicant is to prepare, submit and adhere to a Fire Management Plan to the approval of the Local Government and the Fire and Emergency Services Authority before the commencement of the plantation (FESA's Guidelines for Plantation Fire Protection (1998) will be used to assess the Fire Management Plan).

9. Application of Nutrient Fertiliser, Pesticides and Herbicides to be undertaken to the approval of Department of Agriculture and Food.

10. This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.

Notes:

i. Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.

ii. The applicant/landowner is required to adhere to the requirements of the Code of Practice for Timber Plantations in Western Australia (2006) and Guidelines for Plantation Fire Protection (1998).

iii. If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

CARRIED 8/0

12.8.3 PROPOSED MALLEE PLANTATION – BINNU WEST ROAD(ITEM 6.3.3)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Council advertise the application for a proposed Mallee Plantation to be established upon Lot 100 Binnu West Road, Binnu as per the requirements of Section 10.2 of the Shire of Northampton's Town Planning Scheme No.6.

CARRIED 8/0

12.8.4 DRAFT LOCAL PLANNING POLICY – AGROFORESTRY (ITEM 6.3.4)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Council pursuant to Section 2.4 of the Shire of Northampton Local Planning Scheme No.10 resolve to:

1 Adopt draft Local Planning Policy 'Agroforestry, Plantations and Tree Crops' for public comment and advertise it for a period of 42 days;

2 Should no written, author-identified objections be received during the 42 day advertising period, then adopt for final approval Local Planning Policy 'Agroforestry, Plantations and Tree Crops' and proceed to publish a notice to this effect in the local newspaper; &

3 Should there be any written, author-identified objections received during the advertising period, require staff to present to Council a further report.

4 Should there be any written, adverse comments received during the advertising period, require staff to present to Council a further report.

CARRIED 8/0

12.8.5 GOLF COURSE ESTATE STRUCTURE PLAN – KALBARRI (ITEM 6.3.5)

Moved Cr BOOTH, seconded Cr STOCK-STANDEN

That Council:

1 Receive the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri);

2 Write to the Western Australian Planning Commission advising of receipt of the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri) and inviting comment within 30 days as per Section 5.28.7.4 of the Shire of Northampton Town Planning Scheme No.4 (Kalbarri Townsite);

3 In the event that no adverse comment is received from the Western Australian Planning Commission within 30 days, commence advertising of the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri) for a period of 42 days;

4 Delegate authority to the Chief Executive Officer to undertake any modifications to the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri) prior to advertising that may be required by the Western Australian Planning Commission that are considered by the Chief Executive Officer to be minor in nature; and

5 At the conclusion of the 42 day advertising period return the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri) to Council for its consideration of the Structure Plan and any received submissions.

CARRIED 8/0

12.8.6 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.6)

Noted.

12.9 FINANCE REPORT

12.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr CRIPPS, seconded Cr BOOTH

That Municipal Fund Cheques 19063 to 19102 inclusive, totalling $132,046.70, Municipal EFT payments numbered EFT9445 to EFT9555 inclusive totalling $967,675.41, Trust Fund Cheque 1830 to 1837 inclusive, totalling $7,450.58 and General Journals GJ05-01 to GJ05-04 totalling $5,415.91, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

12.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr GLIDDON, seconded Cr CRIPPS

That Council adopts the Monthly Financial Report for the period ending 30 November 2011 and notes any material variances greater than $5,000

CARRIED 8/0

12.10 ADMINISTRATION & CORPORATE REPORT

12.10.1 CHRISTMAS – NEW YEAR CLOSE DOWN PERIOD (ITEM 6.5.1)

Noted.

12.10.2 2012 COUNCIL MEETING DATES (ITEM 6.5.2)

Moved Cr BOOTH, seconded Cr STOCK-STANDEN

1. That Council hold their 2012 ordinary meetings on the following dates:

February 17th	August 17th
March 16th	September 21st
April 20th	October 19th
May 18th	November 16th
June 15th	December 19th
July 20th	

2. That all meetings commence at 1.00pm.

3. That Council hold meetings in Kalbarri in February, June and October with the remainder to be held in Northampton.

CARRIED 7/1

12.10.3 OFFICIAL OPENING OF THE REDEVELOPMENT OF THE NORTHAMPTON COMMUNITY CENTRE (ITEM 6.5.3)

Moved Cr CARSON, seconded Cr PARKER

That Council agrees with the list presented in the report of invited guests with the addition of ex Councillors George Parker and Owen Simkin and their partners, for the official opening of the redevelopment of the Northampton Community Centre to be held Saturday 4th February 2012.

CARRIED 8/0

12.10.4 TENDER – COMMUNITY BUS (ITEM 6.5.4)

Moved Cr PENN, seconded Cr GLIDDON

That a committee with the following members Cr's Parker, Stock-Standen, Cripps and the CEO be given delegated authority to determine the tenders for the replacement of the Shire Community Bus.

CARRIED 8/0

12.10.5 PROVISION OF PARKLAND TABLES & BENCH SEATING (ITEM 6.5.5)

Moved Cr PENN, seconded Cr GLIDDON

That Council

1. Accepts the offer from Redone for the purchase of nine (9) table and bench settings and two bench seats for the Kalbarri foreshore parkland area as per the attached location plan.

2. Declare the estimated expenditure of $4,400 for the provision of concrete floors for each furniture item as authorised expenditure.

3. Invite members of the Redone group to the next Council meeting to be held in Kalbarri to formally thank them for their generous contribution in the provision of the table and bench settings and bench seats.

4. Council formally recognise the groups contribution by way of a media release in the local newspaper

CARRIED BY ABSOLUTE MAJORITY 8/0

Cr's Gliddon and Booth declared an interest in item 12.11.6 Peet Park Development as they live adjacent to the Park and may incur a financial gain or loss as a result of any decision and left the room at 2.16pm.

Moved Cr STOCK-STANDEN, seconded Cr PARKER

That Cr's Gliddon and Booth de invited back into the room for discussion.

CARRIED 6/0

Cr's Gliddon and Booth entered the room at 2.25pm.

Cr's Gliddon and Booth left the room at 2.35pm.

12.10.6 PEET PARK DEVELOPMENT (ITEM 6.5.6)

Moved Cr CARSON, seconded Cr CRIPPS

1. Progress with the completion of the redevelopment of Peet Park and purchase and install all current outstanding items of furniture/equipment.

2. That Council a Winton Shelter (6m x 6m) and associated concrete floor.

3. That $20,000 from the Kalbarri Public Open Space Reserve Fund be used for the above purchases and should any further funds be required then they are to be sourced by the Peet Park Group.

CARRIED BY ABSOLUTE MAJORITY 6/0

Cr's Gliddon and Booth entered the room at 2.43pm.

12.10.7 ZUYTDORP EVENT FUNDING (ITEM 6.5.7)

Moved Cr PARKER, seconded Cr STOCK-STANDEN

That Councils payment of $5,000 contribution towards the event/function to recognise the 300th anniversary of the shipwreck Zuytdorp be paid to the Kalbarri Development Association due to them being responsible in managing/organising the Zuytdorp aspect of the Kalbarri Canoe and Cray festival.

CARRIED 8/0

AFTERNOON TEA ADJOURNMENT
Council adjourned for afternoon tea at 3.03pm and reconvened at 3.15pm with the following in attendance:

Cr Wilson, Cr Parker, Cr Gliddon, Cr Stock Standen, Cr Penn, Cr Booth, Cr Carson, Cr Cripps, the Chief Executive Officer, Garry Keeffe and the Deputy Chief Executive Officer, Jamie Criddle.

12.10.8 PROPOSED NORTHERN BOAT TRAILER PARKING AND LAUNCHING FACILITY – KALBARRI (ITEM 6.5.8)

Moved Cr GLIDDON, seconded Cr CRIPPS

That Council submit a grant application via the Recreational Boating Facilities Fund for the development of a northern boat launching and boat trailer parking facility on crown reserve 26591 and list for consideration within the 2012/2013 budget a provision of $92,500, being $59,000 cash component for the project.

CARRIED 8/0

12.10.9 HORROCKS RESIDENTIAL SUBDIVISION – STAGE 2 (ITEM 6.5.9)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Council

1. Approve the extension of construction of a dwelling on undeveloped lots 214, 216, 217, 247, 249, 251, 252 and 254 if requested by the owners subject to all costs in amending the caveat on the properties to reflect the two year extension being the responsibility of the land owner; and

2. That should an extension be provided that the land owner be advised that no further extensions will be considered.

CARRIED 8/0

12.10.10 LOCAL GOVERNMENT SERVICES TO REMOTE INDIGENOUS COMMUNITIES (ITEM 6.5.10)

Moved Cr BOOTH, seconded Cr CRIPPS

That Council in order for those Local Governments to engage in the transfer of responsibility for municipal services delivery to Aboriginal communities, in accordance with the *National Partnership Agreement on Remote Aboriginal Housing 2008*, the following pre-requisites must be put in place:

1. A written commitment by the Commonwealth and State Governments to the transition principles for the transfer of services;

2. Agreement to defer any change in service delivery or existing funding levels to communities to at least July 2013 or after, to provide sufficient time for community engagement and business planning by Local Governments;

3. Confirmation of the quantum of funding that will be transferred to Local Government to undertake service delivery, and the mechanism to do so;

4. Identification and confirmation of the outcomes that are to be achieved through the transfer of responsibilities and service 'normalization' to Aboriginal communities;

5. Confirmation of which Aboriginal communities are to be included in the 'normalization of service delivery' process in the short and long term;

6. A commitment by the Commonwealth to fund and lead a comprehensive Aboriginal community consultation and engagement program, in conjunction with affected Local Governments, to ascertain community views and support for the proposed changes. The program must commence by March 2012;

7. Funding to be made available to individual Local Governments by July 2012, for the employment (inc overheads) of the additional resources required by each Local Government to undertake the activities required to plan for and implement the new arrangements/responsibilities related to service delivery to communities;

8. Confirmation of the timeframe for the transition of delivery eg 10 years / 20 years and commitment to developing regional / local implementation plans with affected Local Governments.

9. That the definition of Municipal Services shall be more clearly defined taking into account the executive function provisions of schedule 3.18 of the Local Government Act 1995:

(1) A Local government is to administer its local laws and may do all other things that are necessary or convenient to be done for, or in connection with, performing its functions under this Act.

(2) In performing its executive functions, a local government may provide services and facilities.

(3) A local government is to satisfy itself that services and facilities that it provides –

(a) integrate and coordinate , so far as practicable, with any provided by the Commonwealth, the State or any public body;

(b) do not duplicate, to an extent that the local government considers in appropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and

(c) are managed efficiently and effectively.

10. A commitment by the State Government to address the lack of understanding of Local Government functions by the Commonwealth and State agencies in relation to community development and governance needs.

11. A commitment to pursue support from the Commonwealth to address the devastating effect that the reform of the CDEP program is having on the functionality and cohesiveness of remote communities that needs to be resolved urgently.

12. A commitment to the establishment of a high level committee, that includes senior officers from the Department of Premier and Cabinet, Department of Indigenous Affairs, Department of Treasury and Finance, Department of Local Government, Western Australia Local Government Association (WALGA) and others as necessary, to oversee the process for transfer. WALGA representatives will be: Ricky Burges, Chief Executive Officer, Graeme Campbell, President, Shire of Broome, and Allison Hailes, Executive Manager Planning and Community Development.

CARRIED 8/0

12.10.11 FUND RAISING – TOWN STREET NUMBERING, NORTHAMPTON (ITEM 6.5.11)

Moved Cr BOOTH, seconded Cr PENN

That Council:

1. Engage the services of volunteers from the Pioneer Lodge Fundraising Committee to apply house numbers to kerb side within the Northampton townsite at a cost of $15 per residence.

2. Make payment only when numbers have been painted to the satisfaction of management and the budget provision for road maintenance be used for this project.

CARRIED 8/0

12.10.12 PROPOSED AGED PERSONS ACCOMMODATION & CARE – WHOLE OF SHIRE (ITEM 6.5.12)

Moved Cr GLIDDON, seconded Cr STOCK-STANDEN

That Council:

1. Accept the project brief as prepared by Verso Consulting Pty Ltd.

2. Appoint Verso Consulting Pty Ltd to prepare a total shire planning strategy for the delivery of aged care accommodation on a sub regional basis.

3. Commit $7,250 (excl GST) towards the cost of the engaging of Verso Consulting Pty Ltd.

4. That Northampton Aged Persons Reserve Funds be used to cover this cost.

CARRIED BY ABSOLUTE MAJORITY 8/0

12.10.13 DEDICATION OF ROAD – NWCH EXTENSION (ITEM 6.5.13)

Moved Cr PENN, seconded Cr PARKER

That Council concur to the dedication of the land, the subject of Main Roads Drawing 1160-248, as road under Section 56 of the Land Administration Act.

CARRIED 8/0

12.10.14 COMMUNITY HERITAGE GRANT (ITEM 6.5.14)

Moved Cr CRIPPS, seconded Cr STOCK-STANDEN

That Council apply for funding through the Department of Sustainability, Environment, Water, Population and Communities "*Your Community Heritage*" to undertake oral history research, collection of community heritage stories, collation and recording of stories and archival research for the development of a self drive interpretation plan and the $20,000 budget allocation for the Drive Trail Brochure be used as Council's contribution

CARRIED 8/0

12.11 PRESIDENTS REPORT

Nil.

12.12 DEPUTY PRESIDENTS REPORT

Since the last Council meeting the Deputy President, Cr Parker reported on his attendance to the following:

- Meeting of the Northern Zone of WALGA in which Cr Parker was elected as Deputy President of the Zone.

12.13 COUNCILLORS REPORT

12.13.1 Cr PENN

Since the last Council meeting Cr Penn reported on her attendance to the following:

- Meeting of the Kalbarri Sport & Recreation Committee.

12.13.2 Cr GLIDDON

Since the last Council meeting Cr Gliddon reported on her attendance to the following:

- Tourism Boost Workshop in Kalbarri.
- Meeting of the Kalbarri Visitor Centre.

12.13.3 Cr BOOTH

Since the last Council meeting Cr Booth reported on her attendance to the following:

- Meeting of the Kalbarri Development Association.
- Meeting of the KDA subcommittee of the Kalbarri Canoe & Cray Carnival.

12.13.4 Cr STOCK-STANDEN

Since the last Council meeting Cr Stock-Standen reported on her attendance to the following:

- Meeting of the Pioneer Fundraising Committee.

12.14 INFORMATION BULLETIN

Noted.

12.15 NEW ITEMS OF BUSINESS

12.15.1 CR CARSON – ROAD TRAIN DISMANTLE AREAS THROUGHOUT THE SHIRE

Cr Carson advised that with the increasing number of long vehicle trucks on the road and with certain roads not designated to have long vehicle access, there seems to be a requirement for strategic areas in the Binnu, Ogilvie and Northampton areas to have Road Train dismantling areas.

It was requested that Management pursue any possible areas to have Road Train dismantling areas throughout the Shire and report back to Council.

Moved Cr CARSON, seconded Cr PARKER

That Council Management investigate possible areas within the Shire to allow Road Trains to split their combinations and report their finding back to Council.

CARRIED 8/0

12.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held at the Northampton Council Chamber, Hampton Road, Northampton on Friday the 17 February 2012.

12.17 CLOSURE

There being no further business, the President declared the meeting closed at 4.35pm.

AGENDA
AUDIT COMMITTEE MEETING
TO BE HELD ON THE 17th FEBRUARY 2012 AT THE
ALLEN CENTRE MEETING ROOM, GREY ST, KALBARRI COMMENCING AT 12.30PM

1. OPENING

2. PRESENT

3. RECEIVAL OF MINUTES

A copy of the minutes from the Committee Meeting held on the 28th March 2011 are attached.

4. REVIEW OF 2011 COMPLIANCE AUDIT RETURN

Discuss the 2011 Local Government Compliance Audit

5. CLOSURE

JAMIE CRIDDLE
DEPUTY CHIEF EXECUTIVE OFFICER
SHIRE OF NORTHAMPTON
6th FEBRUARY 2012

AC4.1	ANNUAL COMPLIANCE AUDIT RETURN

LOCATION:
FILE REFERENCE:
CORRESPONDENT:
DATE OF REPORT:
REPORTING OFFICER: **Garry Keeffe**
APPENDICES: **1.**
2.

SUMMARY:

Audit Committee to undertake review of Annual Compliance Audit Return (CAR) and report any matters to Council.

BACKGROUND:

Each local government is required to carry out a compliance audit in relation to the period 1 January 2011 to 31 December 2011 against the requirements set out in the 2011 CAR.

While the structure of the CAR is generally similar to that of previous years, areas of compliance covered by the 2011 CAR have been restricted to those considered high risk, resulting in a CAR that contains substantially fewer questions, reducing the size of this CAR from the previous 27 pages to eight pages for 2011.

Amendments to regulation 13 of the Local Government (Audit) Regulations 1996, to be gazetted on 30 December 2011, are allowing these changes to occur.

These changes address issues raised in a number of reports that proposed a review of the Department's Compliance Audit Program, including the Public Accounts Committee Report No. 4 into Local Government Accountability (2006), the Department of Treasury and Finance's Red Tape Reduction Group Report (2010) and the Local Government Reform Steering Committee (2010). These reports raised issues regarding the compliance reporting burden placed on local governments resulting from the requirement to complete a comprehensive CAR and submit it to the Department by 31 March each year.

A further change to regulation 14 requires that the Local Government's Audit Committee now reviews the CAR and reports the results of that review to the Council prior to adoption by Council and the March submission to the Department.

Further complementary changes to the Local Government (Audit) Regulations 1996 are proposed for early 2012 to expand the current role of local government audit committees. It is proposed the audit committees' role will additionally encompass the annual review of areas such as risk management, internal control and legislative compliance. information related to these changes will be provided in the near future.

The reduction to the CAR, and proposed associated transfer of responsibilities to the Audit Committee of each local government, will enable local governments to better manage legislative compliance within their own timeframes and with increased transparency and involvement for elected members. However, the requirement for local governments to comply with relevant legislation will not change.

COMMENT:

The complete CAR is attached and through the year there was only one identified non compliance that occurred, being the receipt of Annual Financial Returns from elected members and designated staff.

As advised at the time, the reminder to members and staff to complete the return was overlooked by a month however all returns were received in a timely manner.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 -

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.x

That the Shire of Northampton Audit Committee reviews the Compliance Audit Return and make recommendation to Council that the CAR be formally received.

Government of Western Australia
Department of Local Government

Northampton - Compliance Audit Return 2011

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government together with a copy of section of relevant minutes.

Commercial Enterprises by Local Governments

No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2011.	N/A		Garry Keeffe
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2011.	N/A		Garry Keeffe
3	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2011.	N/A		Garry Keeffe
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2011.	N/A		Garry Keeffe
5	s3.59(5)	Did the Council, during 2011, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	N/A		Garry Keeffe

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Delegation of Power / Duty

No	Reference	Question	Response	Comments	Respondent
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	Yes		Garry Keeffe
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	Yes		Garry Keeffe
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	Yes		Garry Keeffe
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	Yes		Garry Keeffe
5	s5.18	Has Council reviewed delegations to its committees in the 2010/2011 financial year.	Yes		Garry Keeffe
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Garry Keeffe
7	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority.	Yes		Garry Keeffe
8	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing.	Yes		Garry Keeffe
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		Garry Keeffe
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes		Garry Keeffe
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		Garry Keeffe
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2010/2011 financial year.	Yes		Garry Keeffe
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes		Garry Keeffe

Disclosure of Interest

No	Reference	Question	Response	Comments	Respondent
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	Yes		Garry Keeffe
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	Yes		Garry Keeffe

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No	Reference	Question	Response	Comments	Respondent
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		Garry Keeffe
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	Yes		Garry Keeffe
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes		Garry Keeffe
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2011.	No	A delay of one month occured due to lateness of advice to Councillors however all current Councillors responded by 30 September	Garry Keeffe
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2011.	No	A delay of one month occured due to lateness of advice to Staff however all current Staff responded by 30 September	Garry Keeffe
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Garry Keeffe
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		Garry Keeffe
10	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Garry Keeffe
11	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	Yes		Garry Keeffe
12	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Garry Keeffe
13	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	Yes		Garry Keeffe

Government of Western Australia
Department of Local Government

No	Reference	Question	Response	Comments	Respondent
14	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		Garry Keeffe
15	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	Yes		Garry Keeffe
16	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes	None were received	Garry Keeffe

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was local public notice given prior to disposal for any property not disposed of by public auction or tender (except where excluded by Section 3.58(5)).	Yes		Garry Keeffe
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property.	Yes		Garry Keeffe

Elections

No	Reference	Question	Response	Comments	Respondent
1	Elect Reg 30G (1)	Did the CEO establish and maintain an electoral gift register and ensure that all 'disclosure of gifts' forms completed by candidates and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the candidates.	Yes	No gifts were received or declared	Garry Keeffe

Finance

No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Garry Keeffe
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Garry Keeffe
3	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Garry Keeffe

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No	Reference	Question	Response	Comments	Respondent
4	s7.3	Was the person(s) appointed by the local government to be its auditor, an approved auditor.	Yes		Garry Keeffe
5	s7.3, 7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Garry Keeffe
6	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2011 received by the local government within 30 days of completion of the audit.	No	A delay has occured and we have not received the audit report	Garry Keeffe
7	s7.9(1)	Was the Auditor's report for 2010/2011 received by the local government by 31 December 2011.	No	No, exemption received	Garry Keeffe
8	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken by the local government, was that action undertaken.	N/A	Audit not received	Garry Keeffe
9	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A	Audit not received	Garry Keeffe
10	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A	Audit not received	Garry Keeffe
11	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Garry Keeffe
12	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Garry Keeffe
13	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Garry Keeffe
14	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Garry Keeffe
15	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Garry Keeffe

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Local Government Employees

No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised.	N/A		Garry Keeffe
2	s5.36(4) s5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and other designated senior employees advertised and did the advertising comply with s.5.36(4), 5.37(3) and Admin Reg 18A.	N/A		Garry Keeffe
3	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	N/A		Garry Keeffe
4	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	N/A		Garry Keeffe
5	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	N/A		Garry Keeffe

Official Conduct

No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	N/A		Garry Keeffe
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	Yes	None received	Garry Keeffe
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes	None received	Garry Keeffe
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes	None received	Garry Keeffe
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occured.	Yes	None received	Garry Keeffe
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b)(c).	Yes	None received	Garry Keeffe

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Tenders for Providing Goods and Services

No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		Garry Keeffe
2	F&G Reg 12	Has the local government entered into multiple contracts only where avoiding the requirement to call tenders for a single contract in accordance with F&G Reg 11(1) was not a significant reason for doing so.	No		Garry Keeffe
3	F&G Reg 14(1)	Did the local government invite tenders via Statewide public notice.	Yes		Garry Keeffe
4	F&G Reg 14, 15 & 16	Did the local government's advertising and tender documentation comply with F&G Regs 14, 15 & 16.	Yes		Garry Keeffe
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Garry Keeffe
6	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	N/A		Garry Keeffe
7	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Garry Keeffe
8	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17.	Yes		Garry Keeffe
9	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Garry Keeffe
10	F&G Reg 21 & 22	Did the local governments's advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22.	Yes		Garry Keeffe
11	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	N/A		Garry Keeffe

Government of **Western Australia**
Department of **Local Government**

No	Reference	Question	Response	Comments	Respondent
12	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	N/A		Garry Keeffe
13	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	N/A		Garry Keeffe
14	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government comply with the requirements of F&G Reg 24E in relation to the preparation of a regional price preference policy (only if a policy had not been previously adopted by Council).	Yes		Garry Keeffe
15	F&G Reg 11A	Does the local government have a current purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, $100,000 or less.	Yes		Garry Keeffe

I certify this Compliance Audit return has been adopted by Council at its meeting on _____

_____ _____

Signed Mayor / President, Northampton Signed CEO, Northampton

WORKS & ENGINEERING REPORT CONTENTS

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6.1.2	SHIRE OF NORTHAMPTON 2011/2012 ROADWORKS BUDGET DEFERMENT OF RESEAL WORKS KALBARRI BOAT HIRE CARPARK/HACKNEY STREET /KALBARRI HOTEL CARPARK	3

6.1.1	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM
	REPORTING OFFICER: Neil Broadhurst - MWTS
	DATE OF REPORT: 8 February 2012
	APPENDICES: 1. Works Program

The following works, outside of the routine works, have been undertaken since the last report and are for Council information.

Specific Road Works

- Maintenance grading carried out on Teakle, Ivans, Mitchell, Rifle Range, Eighth, Sudlow and Ogilvie School Roads.

- Gravel Patching carried out on eighth Road.

Maintenance Items

- Northampton – Frosty Gully Road culvert upgraded at Top Well corner.
- Northampton – Various outstanding culvert works carried out.
- Northampton – Storm damage cleanup.
- Northampton – Community Centre car park and garden works in preparation for opening of new building extensions etc.
- Kalbarri – Various tree lopping works.
- Kalbarri – Australia Day preparation and cleanup works.

Other Items

- Northampton – Stephen Street dual use pathway Forrest Street to School continuing – Budget item.
- Ogilvie East Road – Stage 2 works commenced – Works have stopped due to unconfirmed approval of funds.
- Northampton – Private hire of plant and personnel to Main Roads works south of townsite.
- Horrocks Road – Widening works continuing – Budget item.

Plant Items

- Various plant maintenance works carried out over the Christmas break period.

Staff/Personnel Items

- Nil.

OFFICER RECOMMENDATION – ITEM 6.1.1

For Council information.

6.1.2	**SHIRE OF NORTHAMPTON 2011/2012 ROADWORKS BUDGET DEFERMENT OF BITUMEN RESEAL WORKS COMPONENT KALBARRI BOAT HIRE/HACKNEY STREET/KALBARRI HOTEL CARPARK**

REPORTING OFFICER:	**Neil Broadhurst - MWTS**
DATE OF REPORT:	**4 FEBRUARY 2011**
APPENDICES:	**Nil.**

BACKGROUND:

Council within the 2011/2012 budget approved road and car park construction works in Kalbarri for the Kalbarri Hotel car park, Kalbarri Boat Hire car park and Hackney Street. As part of the budgeted works the aggregate reseal works were included. It is now requested that Council consider the deferment of these works due to the condition of the current primer seal.

The primer seal works were carried out prior to Christmas 2011 and remain in a lively state at the main traffic areas for the three listed worksites. It would be considered unwise to consider the resealing of these areas until the bitumen has settled and the bitumen additives and volatiles removed from the surface prior to undertaking the reseal works. The additives and volatiles will evaporate and be removed naturally over a reasonable timeframe and be expedited over very hot periods of weather.

No detrimental effects shall occur to the works or primer seal due to a 12 months delay in the application of the reseal.

In addition the associated works to line mark these areas has also not been carried out due to the bitumen remaining lively and the impending reseals that would have covered the associated line markings.

CONCLUSION:

That works as listed within the 2011/2012 roadwork's budget that include the component to reseal and white line the works involved with Kalbarri Hotel Car park, Kalbarri Boat Hire Car park and Hackney Street be deferred and relisted for consideration within the 2012/2013 draft budget

FINANCIAL AND BUDGET IMPLICATIONS:

The works listed within the 2011/2012 budget for the Kalbarri Hotel car park, Kalbarri Boat Hire car park and Hackney Street are listed within the Municipal road works budget and not subject to any grant application considerations. Subsequently if works are to be deferred the material costs to date within the

2011/2012 financial budget are for Kalbarri Hotel car park (R914) $16,576 (Budget materials component - $24,600), Kalbarri Boat Hire car park (R913) $40,047 (Budget materials component - $56,900) and Hackney Street (R183) $21,023 (Budget materials component - $28,250).

The only outstanding component of additional works to be carried out is the brick paving of the area in front of the shopping units on Hackney Street. Pending the receipt of quotes from local suppliers the remaining materials component for these works is expected to be covered within the existing funds available.

OFFICER RECOMMENDATION – ITEM 6.1.3

That Council defers the approved 2011/2012 budget works for the bitumen resealing of the Kalbarri Hotel car park, Kalbarri Boat Hire car park and Hackney Street with works to be relisted for the 2012/2013 draft budget.

SHIRE OF NORTHAMPTON

WORKS CREW 12 MONTHLY PROGRAM AND PROGRESS REPORT (2011/2012)

(February 2012)

2011/2012 Budget Works	Status	Comments
Regional Road Group Projects		
Ajana - Kalbarri Road Shoulder Recondition - 10kms Kalbarri to Airport		
Port Gregory Road Shoulder Recondition and Edge Repairs		
Horrocks Road Widen 2km's - Stage 2	COMMENCED	Works commenced
Horrocks Road Reseal works 2010/2011 (Stage 1)		
Roads To Recovery		
Chilimony Road Reseal works 2010/2011		
Bateman Street Install drainage system		
Ogilvie East Road Reseal works 2010/2011 (Stage 1)		
BLACK SPOT FUNDING		
Kalbarri - Grey Street Engineering costs		
Cont.		

2011/2012 Budget Works	Status	Comments
Special Funding		
Ogilvie East Road Construct and Seal 2011/2012 (Stage 2)	COMMENCED	Works commenced - Area east of Mark Johnson's to Horan Road Works ceased pending confirmation of approved funding
MUNICIPAL FUND CONSTRUCTION		
Northampton		
Northampton - Mary Street Reseal from NWCH to West		Carry over 2010/2011
Northampton - Bateman Street NWCH to Barlow - Widening and enhancements		
Northampton - Hampton Gardens carpark Reseal carpark		
Northampton - John Street Install additional concrete kerb to overcome scouring	COMPLETE	
Northampton - Forrest Street Reseal 2010/2011 construction works		
Northampton - Forrest Street Stephen to crossing - Construct, drainage and seal		
Northampton - Mary Street Enhancements to CBD - Asphalt seal		
Northampton - Sub Division Construct and Seal	COMPLETE	Roadworks component - Complete
Port Gregory		
Port Gregory - Port Street Install drainage and surface correct Cont.	COMPLETE	Carry over from 2010/2011

2011/2012 Budget Works	Status	Comments
Kalbarri		
Kalbarri - Hackney Street Construct, seal and drainage (Walker west)	COMPLETE	Carry over from 2010/2011
Kalbarri - Hackney Street Construct and seal carpark area (Walker west)	COMPLETE	Carry over from 2010/2011
Kalbarri - Maggee Crescent Replace kerb and reseal		Carry over 2010/2011
Kalbarri - Grey Street Seal carpark area (CBD - opposite police station)		Carry over 2010/2011
Kalbarri - Grey/Porter Street Seal Hotel carpark area/s	COMPLETE	Carry over from 2010/2011
Kalbarri - Grey Street Seal Boat Hire carpark area/s	COMPLETE	Carry over from 2010/2011
Kalbarri - Clotworthy / Smith Street Install additional drainage		
Kalbarri - Porter Street Reseal Walker Street to Oval entry		
Kalbarri - Atkinson Crescent Construct and seal open drain west side		
Kalbarri - CBD shopping centre Widen footpaths, install kerb and reseal (Hot box area)		
Cont.		

2011/2012 Budget Works	Status	Comments
Rural		
Binnu West Road Reseal 2010/2011 pavement repair area		
Yallabatharra Road Seal river crossing		
Parker Road Install culvert		
Nabawa Road Reseal 2010/2011 works		
MUNICIPAL FOOTPATHS		
Northampton Townsite		
Stephen Street School to Forrest Street	COMMENCED	Works commenced
Stephen Street Burges to Grey Street	COMPLETE	
Kalbarri Townsite		
Kalbarri - Walker Street Hackney Street to Porter Street		Carry over from 2010/2011
Kalbarri - Smith Street Hasleby to Woods	COMPLETE	Carry over from 2010/2011 - install asphalt infill
Kalbarri - Malaluca trail Repairs to existing		Ongoing
Cont.		

2011/2012 Budget Works	Status	Comments
OTHER WORKS - SPECIFIC / MAINTENANCE		
Kalbarri Waste Site New industrial hole - Sand covering etc.		
Binnu Waste Site New industrial hole - Sand covering etc.		
OTHER WORKS - GRAVEL SHEETING		
Priority works Parker Road - 3km's from last works		
Ogilvie West Road - Staged works for bus route	COMPLETE	Stage 1 - NWCH west approx 2 km's
Hatch Road - West of cross roads		
Other Ogilvie West Road - Chilimony Road to Teakles corner Balla Whellarra Road - approx 1km sth of Ajana East		
Diepeveen Road - approx 1.5 km sth of tank	COMPLETE	
Yerina Springs Road - 2 areas		
OTHER WORKS - Foreshores/Parks/Gardens		
Kalbarri Foreshore Install 3' water meter to Sand Spit bore	COMPLETE	
Kalbarri Oval/Foreshore Upgrade to pump size at oval pump location	COMPLETE	
Horrocks Foreshore Install upgraded reticulation system	COMMENCED	Works commenced
Cont.		

2011/2012 Budget Works	Status	Comments
PLANT ITEMS - Major		
Kalbarri - Front end loader	AWARDED	Delivery End of March 2012 - Hitachi
Northampton - Motor Grader	COMPLETE	Received
Northampton - Maintenance Truck	COMPLETE	Received
Northampton - Rangers vehicle	COMPLETE	Received
Kalbarri - Leading Hand vehicle	COMPLETE	Received
Northampton - Gardeners vehicle	COMPLETE	Received
Kalbarri - Gardener vehicle	AWARDED	Delivery Mid March 2012 - Navara
PLANT ITEMS - Minor/Other		
Northampton Workshop - Motor operated compressor		
Northampton Workshop - Working at height platform	COMPLETE	
Kalbarri - New commercial lawnmower	COMPLETE	
Northampton Depot - Chemical Sea container	COMPLETE	
Northampton Gardener - New trailer	COMPLETE	

HEALTH AND BUILDING REPORT CONTENTS

6.2.1 INFORMATION ITEMS

1 BUILDING STATISTICS 2

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - JANUARY 2012

Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials 1. Floor 2. Wall 3. Roof	Area m2	Value	Fees 1. App Fee 2. BCITF 3. BRB 4. Other
20.1.2012	12001	R & C Ford, PMB 73 GERALDTON WA	L Hose, PO Box 364, KALBARRI WA 6536	Nookanderri Farm, BALLA	Demolition	1. N/A 2. Asbestos 3. Asbestos			1. 50.00 2. 0.00 3. 0.00 4. 0.00
20.1.2012	12002	D Smith, 4 Paris Way, KARRINYUP	N Visser, 6 Hasleby St, KALBARRI WA 6536	Lot 288 Mallard St, KALBARRI	Demolition	1. N/A 2. Asbestos 3. Asbestos			1. 50.00 2. 0.00 3. 0.00 4. 0.00
20.1.2012	12003	J Loftus, PO Box 144, NORTHAMPTON	Starstate Inv, 52 Anderson St, GERALDTON	Lot 95 Robinson St, NORTHAMPTON	Garage	1. Concrete 2. Colorbond 3. Colorbond	36	$18,946	1. 85.00 2. 0.00 3. 41.50 4. 0.00
20.1.2012	12004	R & N Blundell, 8 Mallard St, KALBARRI	L.E Nairn, PO Box 261, KALBARRI WA 6536	Lot 296 Mallard St, KALBARRI	Shed	1. Concrete 2. Zincalume 3. Zincalume	14	$16,000	1. 85.00 2. 0.00 3. 41.50 4. 0.00
20.1.2012	12005	T & G Smith, PO Box 87, NORTHAMPTON	Owner/Builder	Lot 297 Gwalla St, NORTHAMPTON	Shed	1. Concrete 2. Colorbond 3. Zincalume	27	$6,000	1. 85.00 2. 0.00 3. 41.50 4. 0.00
20.1.2012	12006	K & G Maver, PO Box 625, NORTHAMPTON	Barrier Reef Pools, 15 Volute St, NORTHAMPTON	Lot 207 Onslow St, NORTHAMPTON	Swimming Pool	1. Fibreglass 2. Fibreglass 3. N/A	40	$26,500	1. 85.00 2. 0.00 3. 41.50 4. 0.00
23.1.2012	12007	K & G Maver, PO Box 625, NORTHAMPTON	Admiration Homes, 76 Anderson St, GERALDTON	Lot 207 Onslow St, NORTHAMPTON	Additions	1. Timber 2. Timber 3. Zincalume	58	$110,750	1. 352.39 2. 221.50 3. 41.50 4. 0.00
25.1.2012	12008	S Booker, 9 Thames Drive, CAPE BURNEY	Owner/Builder	Lot 55 Scadden St, ISSEKA	Second Hand Dwelling	1. Timber 2. Weatherboard 3. Colorbond	125	$85,000	1. 270.45 2. 170.00 3. 41.50 4. 0.00
25.1.2012	12009	C & C Barton, C/- Post Office, KALBARRI	LE Nairn, Po Box 261, KALBARRI WA 6535	Lot 15 Walker St, KALBARRI	Garage	1. Concrete 2. Colorbond 3. Colorbond	54	$25,000	1. 85.00 2. 0.00 3. 41.50 4. 0.00
31.1.2012	12010	SD White, 9 Coolham Way, BALGA	Owner/Builder	Lot 737 Batavia Close, KALBARRI	Car Port	1. Concrete 2. Hardiplank 3. Zincalume	50	$14,750	1. 85.00 2. 0.00 3. 41.50 4. 0.00
31.1.2012	12011	Gwalla Develpments Pty Ltd, POBox 836, GERALDTON	Wideglide Constructions, PO Box 2752, GERALDTON	Lot 504 Settlers Loop, KALBARRI	Shed	1. Concrete 2. Colorbond 3. Colorbond	98	$28,620	1. 91.06 2. 57.24 3. 41.50 4. 0.00

TOWN PLANNING CONTENTS

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6.3.1 DRAFT HORROCKS BEACH EXPANSION STRATEGY – FINAL ADOPTION

LOCATION:	Horrocks Townsite and Surrounding Development Area
FILE REFERENCE:	10.5.11
APPLICANT:	N/A
OWNER:	N/A
DATE OF REPORT:	1 February 2012
RESPONSIBLE OFFICER:	Hayley Williams – Principal Planner

APPENDICES:

(Appendices have been provided to Councillors as a separate document)

1. Schedule of Submissions – 1A Old Horrocks Townsite
2. Schedule of Submissions – 1B Revised Strategy Options , Expansion Area
3. Report on Landowner Submissions & Revised Strategy Options – December 2010
4. Horrocks Beach Expansion Strategy Report on Submissions - January 2012
5. Old Horrocks Townsite Plan
6. Option 1 – Conventional
7. Option 2 – Eco-Cluster
8. Option 3 - Strategic Eco-Townsite

AUTHORITY / DISCRETION:

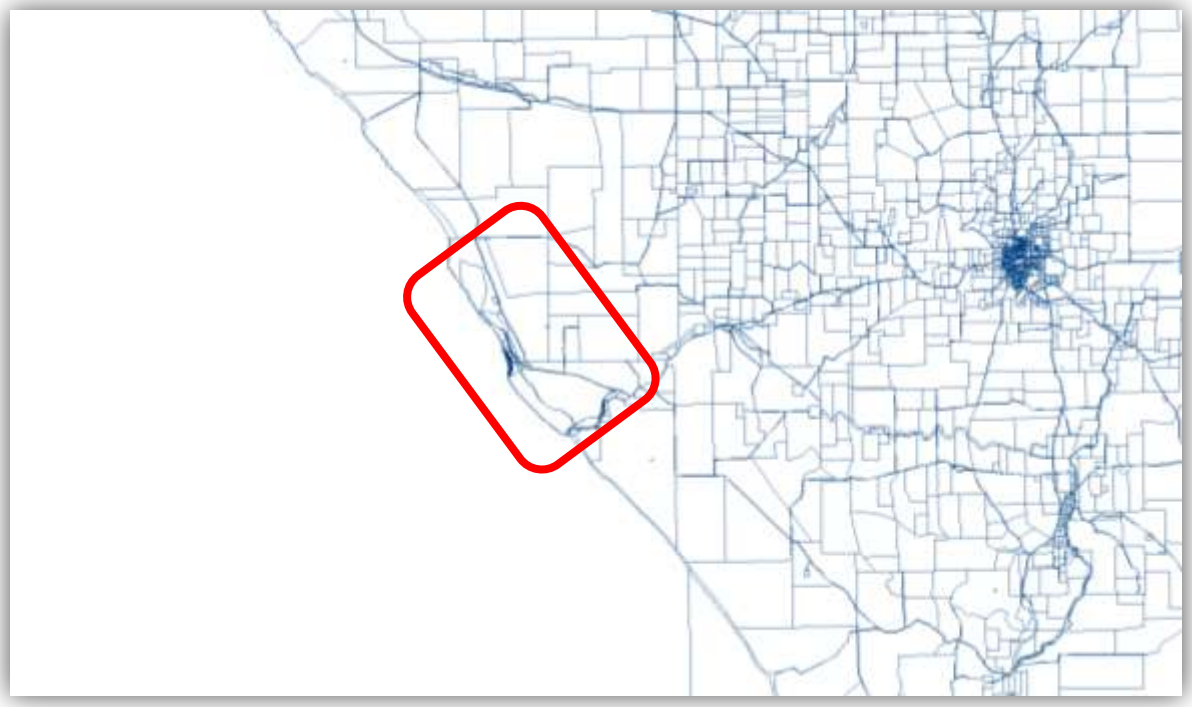
Legislative ***when Council makes and reviews the legislation it requires performing its function as Local Government. For example, adopting local laws, town planning schemes & policies.***

SUMMARY:

The Shire of Northampton in consultation with Larry Smith Planning has been reviewing submissions made on the Horrocks Beach Expansion Strategy. Since June 2009 there have been a number of community consultation exercises, including a Landowners Forum and a Community Information Day. The latest round of advertising presented three strategy options to the community and landowners for consideration. A review of the submissions lodged during the latest advertising periods is now being presented to Council for consideration.

This report recommends that Council adopt the Horrocks Beach Expansion Strategy (HES) subject to the recommendations made in Attachment 1 & 2 – Schedule of Submissions. Furthermore, it is recommended, should Council adopt the HBES that Council submits the Strategy to the WA Planning Commission for approval as a formal Local Planning Strategy under the provisions of the *Planning and Development Act* 2005.

LOCALITY PLANS:



BACKGROUND:

In June 2009, Council adopted a Draft strategy for the Horrocks Beach Expansion Area and the 'old' Horrocks Townsite to facilitate further community consultation.

The drafts were advertised for community comment for a period of 8 weeks closing on the 28th August, 2009. During the advertising period, a Landowners Forum was held at the Shire Offices on the 21st August and a Community Information Day was held at the Horrocks General Store on the 22nd August.

On the 24th November, 2009, a meeting was held with Council Officers, Officers of the Department of Planning, Department of Water, Water Corporation and some landowners to discuss the issue of provision of adequate water supplies to Horrocks which is a major constraint on development.

Subsequent to re-structuring of the Department of Planning and the Geraldton Office, the Shire's Principal Planner and the Shire's Consultant, Larry smith, met with Regional Directors and Senior Officers to discuss the broad Strategy directions relative to shift in planning outcomes in the Mid-West Region. The Officers were broadly comfortable with the Strategy proposals.

During the discussions, the Officers noted that the Batavia Strategy is in need of review and that the Commission will be considering a timetable for that process. They considered that the Horrocks Strategy, in conjunction with the recently adopted Kalbarri Townsite Strategy, were significant inputs to that process. More importantly, they foreshadowed for Council's consideration the possibility of considering Horrocks as a more strategic Townsite given the proximity of Oakajee; which the Strategy recognises as a major future catalyst to the growth and development of Horrocks.

On the 28th October, 2010, the WA Planning Commission considered and approved a Structure Plan over essentially the western portions of Seaview Farm subject to conditions including limiting Stage 1 to a maximum of 30 lots (to be identified).

In December 2010, Council considered a report addressing submissions received by the principal landowners within the Expansion Area, east of White Cliffs Road. At this meeting Council resolved:

> *"to grant consent to advertise the Draft Horrocks Beach Expansion Strategy – Revised Strategy Options (as per Attachment A1 to A4 to Item 6.3.1 of the December 2010 Town Planning Report and per the Draft Strategy tabled at the Ordinary Council Meeting) for the purposes of further community consultation."*

The report (refer Attachment 3) addressed the primary issues raised by the landowners in the initial submission period and proposed three Strategy Options which were re-advertised for comment for a period of 9 weeks, closing on 23 February, 2011.

Taking into account that submissions received by landowners during the initial advertising period have been previously addressed by the report mentioned above, this report addresses the two submission periods as:

1) Old Horrocks Townsite – submissions received during the initial public comment period (closing 28 August 2009); and
2) Revised Strategy Options – Expansion Area – submissions received during the second public comment period (closing 23 February 2011).

A submissions report is included within Attachment 4 along with the following plans:

- Old Horrocks Townsite Plan – Attachment 5
- Revised Strategy Option 1 – Conventional – Attachment 6
- Revised Strategy Option 2 – Eco-Cluster – Attachment 7
- Revised Strategy Option 3 - Strategic Eco-Townsite – Attachment 8

COMMUNITY & GOVERNMENT CONSULTATION:

To date, the Shire of Northampton has conducted a range of community consultation activities, including:

- Community Workshop held on 12 December, 2008;
- Public Advertising of the proposed Expansion Strategy for a period of 8 weeks, concluding on 28 August 2009;
- Landowner Forum held on 21 August, 2009;
- Community Information Day held on 22 August, 2009; and
- Public Advertising of the Revised Strategy Options for a period of 9 weeks, concluding on 23 February, 2011.

Advertising and consultation was undertaken in accordance with the *Local Planning Policy – Consultation for Planning Proposals*. Level D consultation was employed with the method including the following advertising procedures: a notice published in a newspaper circulating in the area; consultation with affected owners/occupiers; and consultation with affected Government Agencies.

Consultation with Government Agencies has also been an integral component of the preparation of the Expansion Strategy. Various Government Agencies have been approached for their input from the outset. These include:

- Department of Environment
- Heritage Council of Western Australia

- Western Australian Planning Commission
- Department for Planning and Infrastructure
- Department of Water
- Water Corporation
- Environmental Protection Authority
- Department of Defence
- Fire & Emergency Services Authority of Western Australia
- Department of Indigenous Affairs
- Office of Native Title, Western Australia
- Bureau of Meteorology
- National Native Title Tribunal
- Department of Mines and Petroleum
- Western Power
- Water Corporation

Old Horrocks Townsite Submissions

The submissions received in respect of 'Old Horrocks' are as follows:

Source	Number of Submissions
Government Departments	Nil
Community Groups	Nil
Individual	21 persons

The attached Schedule of Submissions 1A – Old Horrocks Townsite (refer Attachment 1) addresses the submissions in the context of issues raised by the respondents and makes recommendations accordingly.

A total of six issues were raised as identified in the Schedule of Submissions, of which there are two principal issues:

- Location of Northern Town Centre Ring Road; and
- Southern Townsite Residential Extension.

The report on the submissions, found in Attachment 4 provides a detailed analysis of these two issues.

Revised Strategy Options – Expansion Area

The submissions received in respect of the Revised Strategy Options for the Horrocks Beach Expansion Area are as follows:

Source	Number of Submissions
Government Departments	9
Landowners	5
Individual	1

The attached Schedule of Submissions 1B – Revised Strategy Options – Expansion Area (refer Attachment 2) addresses the submissions in the context of issues raised by the Government and Individual Respondents. Due to the detail included within the Landowner submissions a summary is provided in the aforementioned Schedule however, detailed analysis of these 5 submissions is also included within the Submission Report (see Attachment 4).

FINANCIAL & BUDGET IMPLICATIONS:

2011/12 Budget	**($+GST)**
Horrocks Townsite Expansion Strategy	22,000

A total of $3850.00 has been expended from the above budget allocation of $22,000.

STATUTORY IMPLICATIONS:
State: *Planning and Development Act 2005*
Local: *Shire of Northampton Town Planning Scheme No. 8 (Horrocks)* & newly adopted *Shire of Northampton Local Planning Scheme No. 10*

POLICY IMPLICATIONS:
State: *Geraldton Region Plan 1999 / Batavia Coast Strategy 2001*
Local: *Shire of Northampton Local Planning Strategy (2009)*

State Policy

Geraldton Region Plan

The Geraldton Region Plan seeks to provide a framework for the future management, protection and coordination of regional planning in the Region. The purpose of the Plan is to identify planning objectives and actions necessary to achieve those objectives. A key objective is to provide a link between State and local planning and a balance between environmental, social and economic factors. The Region Plan addresses the principles outlined by the State Planning Strategy and in respect of the Horrocks Townsite seeks to:

- Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including:
  - medium density housing (R30);
  - aged persons' accommodation; and
  - rural-residential lifestyles.

- Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of:
  - need for additional land;

- promotion of the orderly extension of servicing infrastructure;
- access to community facilities; and
- avoiding land with significant on-site impediments or off-site impacts.

The Region Plan further notes that Horrocks, in conjunction with Northampton Townsite, will experience growth as a consequence of development of Port and industrial activities at Oakajee, which is located a comfortable 30 minutes south of Horrocks.

Batavia Coast Strategy

This Strategy provides for an integrated approach to the planning and management of the coast and proposes a consistent regional response to land use change, subdivision and development. It is intended to compliment other regional initiatives and guide local decision-making and actions undertaken within local planning and management frameworks. The primary policy objective of the Batavia Coast Strategy is:

> "*to ensure that all reasonable demands along the coast for housing, tourism, recreation, commercial, industrial and other activities are provided for, while sustaining or enhancing existing coastal resources and environmental quality at an acceptable community cost.*"

The Strategy recommends a hierarchy of settlement and recognised recreation sites. Kalbarri is identified as a District Centre with Horrocks and Port Gregory identified as Local Centres providing localised services to surrounding areas together with opportunities for low key tourism and recreation / holiday facilities.

The WA Planning Commission has advised that this Strategy is due for a comprehensive review. As such plans for the growth and future development of Horrocks will be taken into consideration in light of major infrastructure development that is likely to occur in the Mid West Region, including the Oakajee Port and Rail development. It is noted that the WA Planning Commission has recently released the Draft Mid West Regional Planning and Infrastructure Framework for comment. Shire staff are preparing a submission in response to this Draft document that highlights the need for the regional planning framework to take into account the future growth and development of Horrocks.

Local Policy

Shire of Northampton Local Planning Strategy (2009)

The *Shire of Northampton Local Planning Strategy* directs future population growth to the existing townships of Northampton, Kalbarri, Horrocks and Port Gregory. The Townsites are generally able to provide a wide variety of lot sizes and housing choices and have adequate community infrastructure, employment opportunity and service infrastructure. Consolidation of urban development within these existing

townsites is therefore considered to be the most appropriate settlement strategy for the Shire as it will enable better utilisation of existing infrastructure and services and generate economies of scale for further infrastructure development.

The Strategy clearly seeks to protect the primacy of Northampton as the primary Townsite and District and Service Centre for the Shire. The Northampton Townsite retains a number of significant regional services including Primary and High School, Hospital and medical, sporting and aged care services; as well as being the administrative centre for the Shire. The Town is becoming increasingly less reliant on its agricultural base and is becoming popular as an alternative residential location to Geraldton with growth in the Townsite population including Fly-in Fly-out workers and their families.

In respect of Horrocks, the Strategy seeks to develop a "partnership" where each complements the other and Horrocks provides alternative residential choices to that available in Northampton. The Strategy notes that Horrocks is more likely to continue to be based on holiday accommodation, tourism and fishing given its distance from other developed areas and places of employment and infrastructure with the aim:

> *To facilitate the emergence of this coastal settlement into a unique place for residents, centred on tourism, the fishing industry, recreational pursuits and a beach lifestyle.*

The Strategy identifies the following specific strategies and actions for the further development of Horrocks.

> *Strategy:*
>
> *Promote and support frontal urban growth and infill development which fully utilises existing and earmarked urban areas and plan for new urban expansion around the existing edge and urban structure of the townsite.*
>
> *Actions:*

- *Promote choice and variety in lot sizes and housing choices to meet the diverse requirements of tourists and residential lifestyles needs including:*
  - *medium density housing (R30);*
  - *aged persons' accommodation; and*
  - *rural-residential lifestyles.*

- *Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of:*
  - *need for additional land;*
  - *promotion of the orderly extension of servicing infrastructure;*

- *access to community facilities; and*
- *avoiding land with significant on-site impediments or off-site impacts.*

- *Prepare and adopt a townsite expansion plan and/or structure plans to ensure that subdivision and development of urban land only proceeds after comprehensive planning to ensure high design standards and cost effective servicing which are sensitive to the environment.*

- *Provide for limited rural residential development adjacent to the periphery of the urban expansion area of the townsite, without compromising diversified agricultural activities in the rural hinterland.*

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2009-2019

Key Imperatives:

- Oakajee Project;
- Further development of residential and industrial land in the Shire; and
- Achieve sustainable development in new land and residential projects.

Economy & Marketing Strategies:

- Increase the number and affordability of short term and long term accommodation options available within the Shire;
  - Attract developers through appropriate zoning and rezoning of residential blocks;
  - Work with local residents to produce small quality developments in the major town centres; and
  - Use housing affordability as a strategy to attract youth to the Shire.

- Promotion of industrial and commercial activities that add value to the existing industries and activities within the Shire;
  - Continue to pursue the release of lad designated for industrial sites at major centres across the Shire; and
  - Revise town planning scheme to reflect current and emerging needs.

- Increase support for tourism across the Shire and enable tourism to become a major and sustainable industry for the Shire.

Environment Strategies:

- Better protection of coastal precincts/areas;
  - Protect coastal land and manage access to coastal areas; and
  - Development of camping site at Little Bay.
- Increased protection of native flora through green belts;
  - Encourage residents to grow natural vegetation;

- Reinforce character of the area through conservation and replacement of defining vegetation; and
- Encourage developers to retain natural vegetation on project sites.

Infrastructure Strategies:

- Improved zoning of land in line with development requirements and reflecting the diverse nature of residential needs;
- Ensure that there is sufficient land supply to meet the needs of commerce and industry across the Shire;
- Ensure there is a diversity of block sizes to support semi-rural and cottage industry;
- Adequate power and renewable energy in town centres; and
- Council to keep abreast of renewable energy technology and promote solar power wherever possible.

Social Strategies:

- A vibrant and inclusive community enabling a range of interests and lifestyle options; and
- Recognise key physical features that contribute to the character and amenity of the Shire.

The *Draft Horrocks Expansion Strategy* is considered to align with numerous strategies of stated within Council's principal strategic document, *Planning for the Future 2009-2019*.

COMMENT:

During both advertising periods a number of submissions were received on the proposals contained within the *Draft Horrocks Expansion Strategy*. As noted previously in the Community/Government Consultation section of this report, a summary of the principal issues and recommendations thereto will be provided in this section of the report.

Old Horrocks Townsite

The two principal issues raised for the Old Horrocks Townsite during the advertising of the Horrocks Expansion Strategy were:

- Location of the northern ring road; and
- The proposed southern residential expansion.

In response to the submissions, it is recommended that the Townsite Strategy be modified to relocate the northern leg of the Town Centre ring road to an alignment between the Tennis Courts and Golf Course/Oval.

In regard to the objections raised to the southern residential expansion the Schedule of Submissions 1A (Attachment 1) and Submission Report (Attachment 4, Pg 4)

explicitly addresses each objection, whereby the objections raised are dismissed on planning grounds.

Revised Strategy Options – Expansion Area

A number of submissions were received during the second round of advertising from Government Agencies and Landowners. The Schedule of Submissions 1B (Attachment 2) and the Submission Report (Attachment 4) examines the issues raised by respondents in greater detail.

Issues raised by Government Departments

Of the issues raised by Government Departments, four are of particular note:

- Dept of Mines and Petroleum – the Dept advises that it has not been consulted previously on proposals for Horrocks and expresses concerns in respect of the potential impact on limesand resources, of potentially regional significance, within the large mobile dune system north of the Townsite. GSWA is to investigate the resource and its significance and will further advise Council. EPA Buffer Guidelines require up to a 500m buffer to limesand extraction activities.
  Recommendation: That pending further assessment and advice by GSWA, the presence of the limesand resource and required 500m buffer be noted on the Strategy.

- Dept of Water – resolution of a secure and adequate long term water supply by the Landowners is central to the progression of the Strategy. In this respect the Dept has noted the possibility of funding availability for relevant investigations from the Dept of Treasury and Finance through Community Service Obligation Grants.

- Dept of Water – the Department has expressed concern at the possibility of an increased number of bores within rural residential properties in the HES drawing on the groundwater system. The Dept advises that its groundwater licensing calculations (presumably the Water Corporation) have been based on the assumption of rural properties, farm sized lots and water requirements for a farm house and garden. A concentration of rural residential bores may stress the aquifer and could also lead to saltwater intrusion. The Dept's advice clearly reinforces the need for reticulated supply to all lots and, in the interim, the installation of dormant water mains at time of subdivision to Bushland and Conservation Living lots.
  Recommendation:
  a) That Council advise the landowners that Community Service Obligation Grants may be available through the Dept of Treasury and Finance for investigations into the provision of a long term water supply.

b) That Council endorse the need for reticulated supply to all lots and, in the interim, the requirement for provision of dormant water mains at the time of subdivision of Bushland and Conservation Living lots that may be developed ahead of provision of a reticulated water supply.

- Dept of Food & Agriculture – the Dept advises that the HES Area comprises loose, sandy soils with an *extreme wind erosion risk* and that a minimum 50% ground cover on cleared lots is required to reduce the risk. The Dept's advice reinforces the case for the "Eco-Cluster" approach proposed under the Revised Strategy Options which will significantly increase the proportion of land allocated to re-vegetation than would be the case under conventional large lot subdivision, effectively create wind breaks within the development area and reduce the risk of poor land management practices by land owners given also a low water environment.
  Recommendation: That in view of the visual amenity and wind erosion risk management benefits, Council endorses the "Eco-Cluster" approach to development of the Horrocks Expansion Area as the preferred subdivision model.

Water Supply

As detailed in the Department of Water's submission the issue of water supply is a key issue. Clearly, the provision of an adequate and secure water supply to the HES is a major issue and constraint to the progression of the Strategy. It is extremely doubtful that the landowners, individually or collectively, have the capability to prefund the required investigations let alone headworks infrastructure.

It is equally clear that neither Government nor the relevant agencies currently have the interest least of all the desire to progress investigations either; a fact that can be largely attributed to:

- The longer term nature of the Expansion Strategy relative to current perceived demand for substantive residential development in the Horrocks region; and
- The lack of "credibility" of the Expansion Strategy in the context of current regional land use and infrastructure planning.

The development and adoption by Council of the HES is an important first step in increasing the "exposure" of Horrocks as a viable, if not more desirable, residential alternative to further expansion of Geraldton, particularly as a dormitory location for the future Oakajee workforce.

There is a need thereafter to "elevate" the HES in the context of its regional profile with the object, ultimately, of it being accepted as part of the longer term regional land use and infrastructure planning framework.

To this end and following adoption of the Strategy (as modified), it is desirable that Council consider submission of the Strategy to the WAPC for approval as a formal Local Planning Strategy under the provisions of the Act.

Further, it is also desirable that the HES, along with the Kalbarri Townsite Strategy, be submitted to the WAPC for consideration in the context of the review of the Batavia Strategy.

Recommendation: Following adoption of the Horrocks Expansion Area Strategy (as modified), Council submit the Strategy to the WAPC for approval as a formal Local Planning Strategy under the provisions of the Act and; with the Kalbarri Townsite Strategy, for consideration by the WAPC as part of the proposed review of the Batavia Coast Strategy.

Strategy Options 1-3

It is evident that there is general support for Options 2 & 3 – as amended in response to the submissions received.

The cluster approach proposed by Options 2 & 3 has a number of distinct advantages over the conventional approach proposed under Option 1. Accordingly it is proposed that Option 1 be deleted from the Final Strategy.

Recommendation: That Option 1 – Conventional be deleted from the Final strategy documents in favour of Option 2 – Eco-cluster and Option 3 – Eco-Townsite as amended in response to the submissions received.

VOTING REQUIREMENT:

Absolute Majority Required: *No*

CONCLUSION:

It is recommended that Council adopt the *Draft Horrocks Expansion Strategy* with the recommendations contained within the Schedule of Submissions Table 1A and 1B, attached to the Town Planning Report (17 February 2012) as Attachments 1 and 2 and the deletion of Option 1 – Conventional Plan (Attachment 6) from the final strategy documents.

OFFICER RECOMMENDATION – ITEM 6.3.1 **FINAL ADOPTION**

That Council:

1. **Determine the submissions in accordance with the Schedule of Submission Table 1A and 1B attached to the Town Planning Report 17 February, 2012; and**

2. Resolve that the Horrocks Beach Expansion Strategy be adopted with the modifications detailed in the Schedule of Submissions Table 1A and 1B attached to the Town Planning Report 17 February, 2012 and the following:

a) That Revised Strategy Option 1 – Conventional Plan (Attachment 6) be deleted from the Final Strategy documents in favour of Option 2 – Eco Cluster and Option 3 – Eco Townsite as amended in response to the submissions received; and

3. Submit the Horrocks Beach Expansion Strategy to the Western Australian Planning Commission for approval as a formal Local Planning Strategy, for consideration by the Western Australian Planning Commission as part of the proposed review of the Batavia Coast Strategy.

6.3.2 RE-INITIATION OF PROPOSED SCHEME AMENDMENT – REZONING OF LOT 820 (NO. 1) ISACHAR BACK ROAD, NORTHAMPTON

LOCATION:	**Lot 820 (No. 1) Isachar Back Road, Northampton**
FILE REFERENCE:	**10.8.4 – 1 ISA**
APPLICANT:	**VA Sellers**
OWNER:	**VA Sellers**
DATE OF REPORT:	**8 February 2012**
REPORTING OFFICER:	**Kathryn Jackson – Acting Principal Planner**
APPENDICES:	

(Appendice has been provided to Councillors as a separate document)

1. Scheme Amendment Report

AUTHORITY / DISCRETION:

Legislative ***when Council makes and reviews the legislation it requires performing its function as Local Government. For example, adopting local laws, town planning schemes & policies.***

SUMMARY:

Council is in receipt of Scheme Amendment No.12 to Town Planning Scheme No.6 (Northampton District) which seeks to rezone Lot 820 (No.1) Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential'. As Local Planning Scheme No.10 has now been adopted by the Minister and supersedes Town Planning Scheme No.6 this report recommends that Scheme Amendment No.12 be re-initiated as Scheme Amendment No.1 under Local Planning Scheme No.10 as required by the Planning and Development Act 2005.

A copy of the Scheme Amendment Report has been circulated to Councillors as a separate document.

Figure 1 – Location Plan for Lot 820 (No.1) Isachar Back Road, Northampton

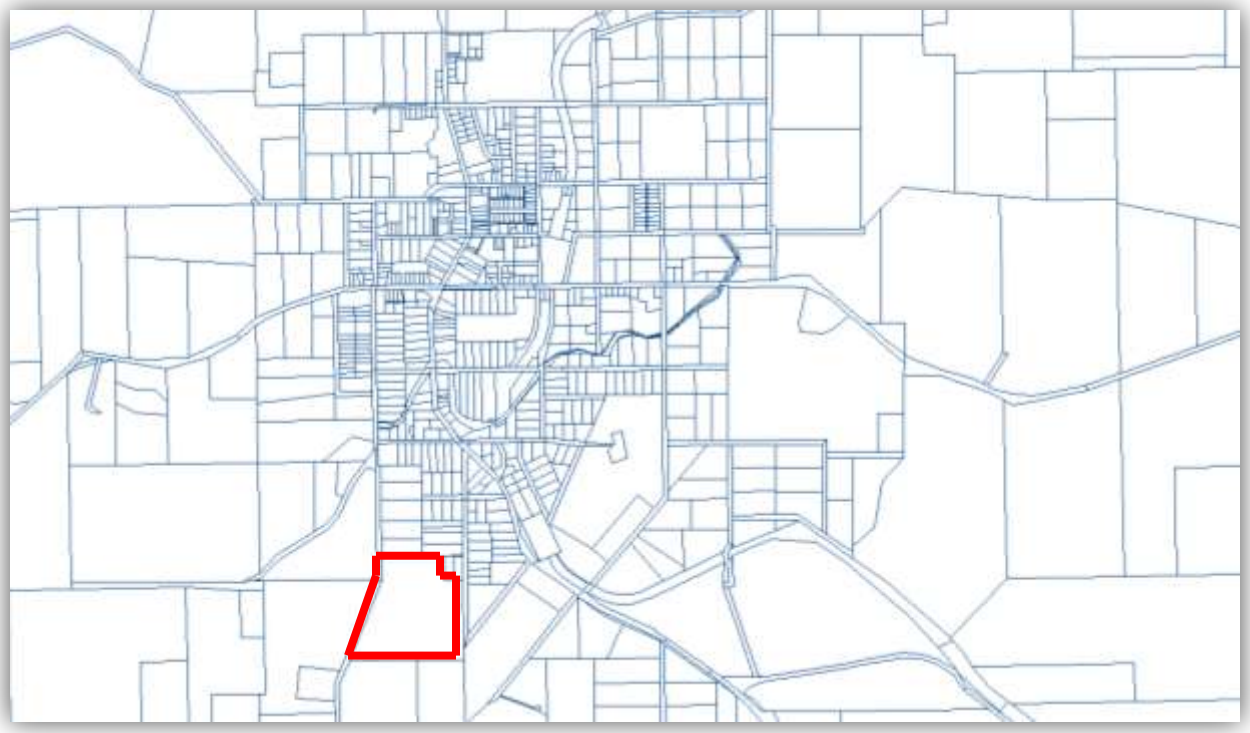


Figure 1 – Aerial photograph of Lot 820 (No.1) Isachar Back Road, Northampton

BACKGROUND:

On 27 January 2010 a request was received from Geraldton Independent Planners to initiate a Scheme Amendment for Lot 820 (No.1) Isachar Back Road, Northampton. The proponent sought to rezone the abovementioned lot from 'Rural' to 'Special Rural' in line with the recommendation of the *Shire of Northampton Local Planning Strategy* which would then allow for the potential future subdivision of the property.

The Scheme Amendment was placed before a meeting of Council on 19 February 2010 at which it was resolved:

> *"That Council:*
>
> *1. Initiate pursuant to Part Section 75 of the Planning and Development Act 2005 (as amended) and Regulation 25(1)c of the Town Planning Regulations 1967 the proposed Scheme Amendment for Lot 820 (No. 1) Isachar Back Road, Northampton (as per Attachment 1 to the 19 February 2010 Town Planning Report) in accordance with the following:*
>
> *(a) Amending the zoning of Lot 820 (No. 1) Isachar Back Road, Northampton from 'Rural' to 'Special Rural; and*
>
> *(b) Amending the Scheme maps accordingly;*
>
> *2. Point 1 above is subject to the proponent preparing and submitting to the Local Government suitable scheme amendment documentation that adequately addresses all criteria outlined in Appendices B and C of the Shire of Northampton Local Planning Strategy and payment of the required planning fee."*

On 6 January 2012 the Shire received confirmation from the Department of Planning that Local Planning Scheme No.10 had received final approval from the Minister of Planning. As Scheme Amendment No.12 has not been completed before the approval of the new Local Planning Scheme and was originally initiated under Town Planning Scheme No.6 it is now necessary to reinitiate the Scheme Amendment under Local Planning Scheme No.10 in order that the Scheme Amendment might be progressed.

The Proposal:

Lot 820 is currently zoned 'General Rural' under Local Planning Scheme No.10, is 17 hectares in size and located directly south of the Northampton townsite border.

Several adjoining properties of a similar size and function are currently zoned 'Rural Residential' under Local Planning Scheme No.10. Particular examples include the 11.4ha Lot 385, which is located to the northwest of the subject land, and the 11.4ha Lot 304, which is situated directly east of the subject land. The proposed rezoning is therefore in keeping with existing land use patterns in the locality.

The Shire of Northampton Local Planning Strategy recommends the property be rezoned to 'Rural Residential' which would allow for the future potential subdivision of the property into 1-4 ha parcels. The proponent has submitted a Subdivision Guide Plan with the full documentation for the Scheme Amendment showing a proposed yield of 9 lots, ranging in size from 1.0987 ha to 1.6875 ha. It is noted that this Subdivision Guide Plan is not supported by staff and it is recommended that the Subdivision Guide Plan not form part of the Scheme Amendment documentation.

In consideration of the application the following information is provided:

Lot Size	17 ha
Existing Development	Single Dwelling and ancillary outbuildings, motorbike tracks on northern portion of site.
Existing Services	Water, Power & Phone.
Access & Frontage	Isachar Back Road - 471.94m frontage; Fifth Street – 293.38m frontage.
Topography	Undulating.
Vegetation	Mostly cleared.
Surrounding Land Uses	General Rural, Rural Residential, Residential R5.

COMMUNITY / GOVERNMENT CONSULTATION:

Should Council support this rezoning application then it is required to forward a copy of the Scheme Amendment documentation to the Environmental Protection Authority (EPA) for their assessment. Should the endorsement of the EPA be obtained, then the Shire would undertake the following actions, inviting comments and responses within a 42 day advertising period:

- erect a public notification sign upon the site;
- place a notice within a locally circulating newspaper;
- write directly to all surrounding landowners within a 500m radius of the boundaries of the subject land; &
- write directly to the following government agencies and service authorities:
  - Department of Mines and Petroleum
  - Department of Water
  - Department of Environment and Conservation
  - Fire and Emergency Services Authority
  - Department of Health
  - Telstra
  - Western Power
  - The Water Corporation
  - Department of Indigenous Affairs

At the completion of the advertising period all received submissions are presented for Council's consideration, and should the amendment be given final approval at this point by Council then the rezoning documents are forwarded to the Hon. Minister for Planning for final assessment and approval.

FINANCIAL & BUDGET IMPLICATIONS:

As this matter has been on-going since January 2010 the applicant has previously paid all relevant fees for the Scheme Amendment as per the Shire's adopted Schedule of Town Planning fees. Technically this is a new Scheme Amendment, however it is not recommended that the landowner be required to pay the fees again given that the Scheme Amendment has not been altered and is simply being reinitiated under the new Local Planning Scheme No.10. The fee applicable to a Scheme Amendment of this nature is $5,935 + GST.

STATUTORY IMPLICATIONS:

Local Planning Scheme No.10 – Northampton District

The subject land is zoned 'General Rural' under Local Planning Scheme No.10 ('the Scheme') with the Scheme stating the following objective for this zone:

> *"To enable land to be used for residential purposes in a rural setting which provides for an alternative residential lifestyle."*

In relation to the subdivision and development of land zoned 'Rural Residential' Section 5.13.6 of the Scheme states:

> *"5.13.6.1 Subdivision and Development*
>
> *Specific provisions for land in the "Rural Residential" zone are set out in Schedule 11 and subdivision, and development is subject to compliance with any conditions set out in Schedule 11 with respect to that land.*
>
> *5.13.6.2 Water Supply*
>
> *The local government will only support subdivision of land where a reticulated potable water supply is provided to an appropriate standard, as determined by the licence holder.*
>
> *5.13.6.3 Nutrient Run-off*
>
> *In considering applications for planning approval, the local government shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, water course or underground aquifer, and may require no further clearing of vegetation. No stormwater will be permitted to drain directly into existing water bodies or watercourses, and is to be disposed of on-site.*
>
> *5.13.6.4 Outbuildings*
>
> *Outbuildings for lots are limited to 240m^2 in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m, measured from natural ground level."*

And Schedule 11 of the Scheme states:

"When considering proposals to zone or subdivide 'Rural Residential' or 'Rural Smallholdings' land, the local government shall require the preparation of a structure plan in accordance with clause 5.7, which is to include:

(a) a plan and accompanying report assessing the existence of basic raw materials in the locality and the impact of the proposal on existing and potential extractive operations in the locality;

(b) where the land is within or adjacent to the Northampton Townsite, a report on the outcome of consultation with, and the requirements of the Department for Mines and Petroleum as to whether:

- *a geotechnical study is required to ensure that there are no hidden underground workings; and/or*
- *an environmental geological study should be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode from mining activities;*

(c) the restrictions on the type and scale of any agricultural land uses or rural pursuits;

(d) the identification of clearing, land management controls and environmental repair requirements including the retention of areas of bushland or regeneration of degraded areas;

(e) the identification of either a building envelope, or building exclusion area, on each lot to which all development is restricted;

(f) the restriction of development to only one dwelling per lot;

(g) the control over the location of development (including the siting of dwellings, ancillary buildings, service roads and

firebreaks) so that it does not significantly detract from any scenic landscape and/or conservation attributes;

(h) the compliance with State and local government environmental and health standards in respect of dwellings and ancillary buildings and the associated services (ie drainage and wastewater disposal);

(i) the disposal of stormwater on-site such that it will not drain directly into existing waterbodies or watercourses, or result in any net export of nutrients from the land to any wetland, water course or underground aquifer;

(j) provisions for structures in high bushfire risk areas to be constructed to Australian Standard AS3959;

(k) the road design to allow for safe access and egress in the event of an emergency; and

(l) the preparation and implementation of a bushfire management plan; and

(m) provisions relating to stocking rates, where livestock are proposed to be permitted as part of the use of the land."

POLICY IMPLICATIONS:

State Policy

Development Control Policy 3.4 – Subdivision of Rural Land

This operational policy guides the subdivision of rural land to achieve the four key objectives of *State Planning Policy 2.5 Agriculture and Rural Land Use Planning* to protect agricultural land, plan for rural settlement, minimise land use conflict, and manage natural resources.

Section 4.1 of this policy states:

> *"It is WAPC policy that, in the absence of the planned provision for closer settlement and more intensive agricultural uses, existing large rural lots be retained for broadacre and traditional forms of*

farming and that the fragmentation of rural land and loss of rural character through piecemeal, unplanned subdivision not be permitted."

Statement of Planning Policy No. 2.5 – Agricultural and Rural Land Use Planning (2002)

This policy establishes a framework for local governments to use in shaping the way their Local Planning Schemes and Local Planning Strategies consider the usage of rural land.

Section 5.3.1 – General Scheme Provisions for Rural Settlement states:

"Land identified in the local planning strategy as being suitable for closer settlement in rural areas should be zoned "Rural-Residential" for a residential use in a rural environment, or "Rural Smallholdings" for a residential use in association with a rural pursuit, or "Residential" in areas for townsite expansion."

The subject land falls into the above category as being identified in the Local Planning Strategy as suitable for closer settlement.

Section 5.3.2 – Additional Scheme Provisions for the Rural Residential Zone provides a list of conditions that should be applied for lots zoned Rural-Residential, including:

"(a) the lot size should range from 1 ha to 4 ha depending on local conditions; and

(b) mandatory provision of a reticulated potable water supply to an appropriate standard as determined by the licence holder."

Local Policy

Shire of Northampton Local Planning Strategy (2009)

Section 6.3.2 of the Local Planning Strategy describes 'Rural Residential' living as:

"An alternative form of settlement that occurs in close proximity to townsites. It is considered that this type of development satisfies a legitimate lifestyle demand, and attracts residents and development

that contribute to the socio-economic wellbeing of the general community."

Section 6.3.5 continues:

"The proposed future rural residential land identified in this Strategy has been selected based on proximity to the existing Northampton townsite and proximity to areas being used or that have been identified for similar use."

Whilst just outside the Northampton Townsite boundary, the subject land is located in the Northampton Townsite for strategic purposes (Refer Attachment 2). The Northampton Townsite aim is identified as:

"To function as the administrative centre of the Shire and service centre for the surrounding rural hinterland."

Section 7.2.1 outlines the development strategies for the Northampton Townsite and actions that should be taken to fulfill these strategies, including:

"Promote infill residential development, industrial expansion and rural living where existing services and infrastructure can be fully utilised.

- *Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including:*
  - *medium density housing (R30);*
  - *small and large lot residential and rural-residential;*
  - *aged persons' accommodation; and*
  - *rural-residential lifestyles.*
- *Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of:*
  - *need for additional land;*
  - *promotion of the orderly extension of servicing infrastructure;*

– *access to community facilities; and*
avoiding land with significant on-site impediments or off-site impacts."

The proposed rezoning is considered to align with these planning strategies.

STRATEGIC IMPLICATIONS:

The Shire of Northampton *Planning for the Future 2009-2019* lists one of the strategies in the 'Infrastructure' portion of the corporate strategic plan as:

> *"Improved zoning of land in line with development requirements, and reflecting the diverse nature of residential needs."*

A key action associated with this strategy is:

> *"3.1.2 Ensure there is a diversity of block sizes to support semi-rural and cottage industry."*

VOTING REQUIREMENT:

Absolute Majority Required: *No*

COMMENT/CONCLUSION:

Given consideration of the above, it is recommended that Council reinitiate the Scheme Amendment under Local Planning Scheme No.10.

OFFICER RECOMMENDATION – ITEM 6.3.2 **INITIATION**

That Council:

1) Pursuant to Part 5 of the Planning and Development Act 2005 amend Shire of Northampton Local Planning Scheme No.10 by:

a. Amending the zoning of Lot 820 Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential';

b. Amending the Scheme Map accordingly.

2)	**Resolves to not initiate the received Subdivision Guide Plan (and remove it from the Scheme Amendment document prior to proceeding with advertising of the Scheme Amendment) as Shire of Northampton Local Planning Scheme No.10 (Northampton District) requires the lodgement of a Structure Plan that is in accordance with the provisions of the Scheme.**

6.3.3 PROPOSED MALLEE PLANTATION – BINNU WEST ROAD

LOCATION:	**Lot 100 Binnu West Road, Binnu**
FILE REFERENCE:	**180 BIN & A4839**
APPLICANT:	**Carbon Conscious**
OWNER:	**D & T Cripps**
DATE OF REPORT:	**8 February 2012**
REPORTING OFFICER:	**Kathryn Jackson – Acting Principal Planner**

APPENDICES:

1. **Application details and plan**

AUTHORITY / DISCRETION:

Quasi-Judicial ***when Council determines an application within a clearly defined statutory framework, abiding by the principles of natural justice, acting only with discretion afforded it under law, and giving full consideration to Council policies and strategies relevant to the matter at hand. These decisions are reviewable by the State Administrative Tribunal.***

SUMMARY:

Council considered at its 16 December 2011 meeting of Council an application from Carbon Conscious which sought to establish a Mallee Plantation upon Lot 100 Binnu West Road, Binnu. Council subsequently resolved:

> *"That Council advertise the application for a proposed Mallee Plantation to be established upon Lot 100 Binnu West Road, Binnu as per the requirements of Section 10.2 of the Shire of Northampton's Town Planning Scheme No.6."*

BACKGROUND:

The application is for a 680ha Mallee Plantation upon a 1437ha property at Lot 100 Binnu West Road, Binnu. The property is currently used for cropping and grazing.

It is proposed that the plantation would comprise 680,000 mallee (eucalypt) trees divided into 11 sections as generally defined by the existing remnant vegetation and fence lines. The plantation design demonstrates the use of a perimeter firebreaks as well as the use of strategic internal firebreaks between the blocks of trees. The proposed Mallee Plantation is configured in a way that will minimise the need to remove any existing vegetation. A copy of the mallee plantation plan and covering letter received from the applicant has been included as **Appendix 1** to this report.

Figure 1: Location of Lot 100 Binnu West Road, Binnu

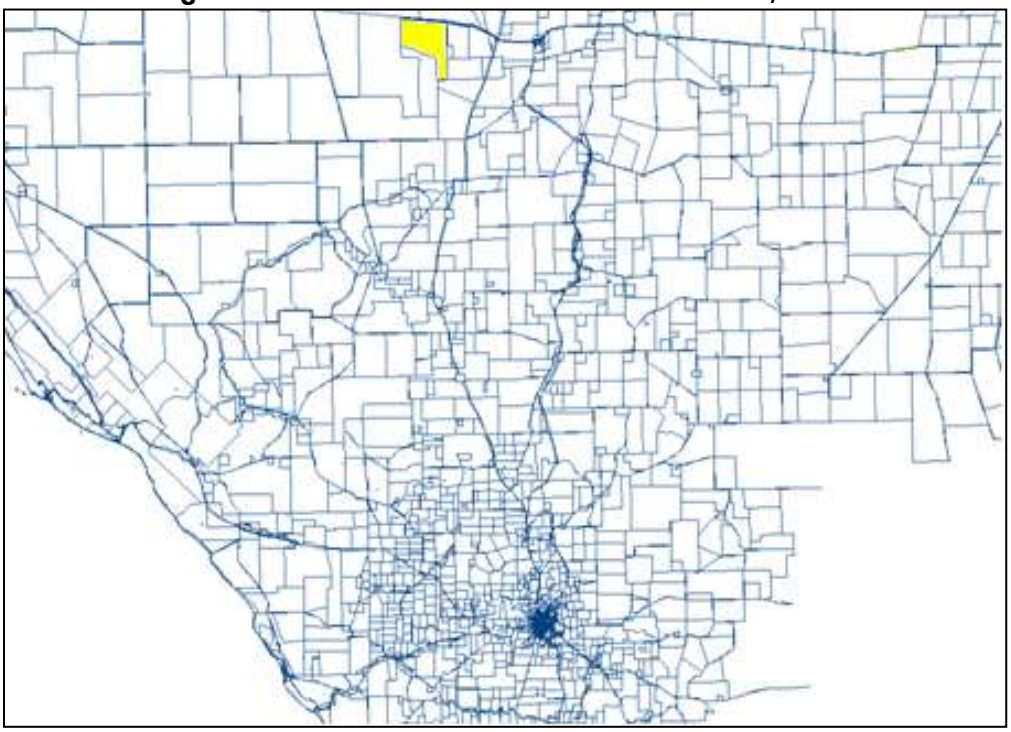
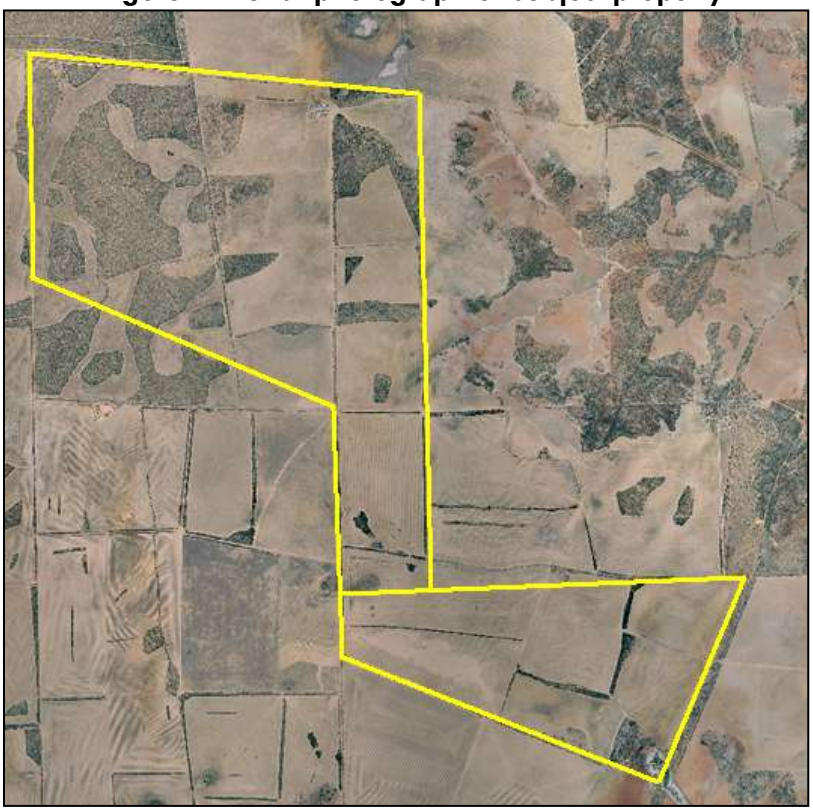


Figure 2: Aerial photograph of subject property



STATUTORY IMPLICATIONS:

The land is zoned 'General Rural' under recently gazetted Local Planning Scheme No.10 ('the Scheme'). The use 'Agroforestry' is listed as a 'D' use which means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

Section 4.2.4 of the Scheme states the following objective for the 'General Rural' zone:

> *"To provide for the sustainable use of land for the agricultural industry and other uses complementary to sustainable agricultural practices, which are compatible with the capability of the land and retain the rural character and amenity of the locality."*

It is considered that the proposed land use of 'Agroforestry' meets the objectives and intention of the Scheme to protect the appearance, amenity and character of the Shire's rural areas. Support of this application is not considered to impact on surrounding property owners/occupiers and their normal farming and agricultural practices, nor set an undesirable precedent as the re-vegetation of cleared land is considered a positive outcome for the environment and an appropriate alternative land use to cropping and grazing.

COMMUNITY/ GOVERNMENT CONSULTATION:

At the 16 December 2011 meeting of Council it was resolved that the application be advertised for a period of 21 days with advertising commencing on 23 December 2011 and concluding on 27 January 2012. At the conclusion of the advertising period 8 submissions had been received as follows:

- Water Corporation (received 6 January 2012)
  No objection

- Department of Indigenous Affairs (received 9 January 2012)
  No registered sites upon the property. Reminder that should any cultural material or new sites be discovered they are protected under Section 15 of the Aboriginal Heritage Act 1972.

- Department of Environment & Conservation (received 9 January 2012)
  No comment

- Department of Mines & Petroleum (received 9 January 2012)
  No comment

- Department of Agriculture & Food WA (received 24 January 2012)
  Support. Note that given the proximity to the Kalbarri National Park the plantation may also see problems with declared animals and pests such as goats and pigs as well as native fauna. Advice can be obtained from DAFWA in this regard.

- A Hulme & Co – Landowner (received 25 January 2012)
  Concerns regarding vermin control and fire management. Would like to see Carbon Conscious providing vermin control for duration of plantation life. Questions concerning supply of water for fire fighting purposes and who will be responsible to fight the fire.

- Main Roads WA (received 30 January 2012)
  No objection. Request imposition of a condition that should it be decided in the future to harvest the trees that the details of the harvest and associated vehicle movements be provided to Main Roads WA.

- Department of Water (received 7 February 2012)
  Support. Recommends applicant be required to prepare a Plantation Management Plan in accordance with the Code of Practice for Timber Plantations in WA.

Should Councillor's wish to see a copy of the actual received submissions, copies can be provided upon request.

Given the abovementioned submissions it is considered that the concerns/comments that have been raised can be adequately addressed through the imposition of Conditions 2, 8, 9 and 10 as listed within the Officer Recommendation of this report.

POLICY IMPLICATIONS:

A draft Local Planning Policy 'Agroforestry, Plantations and Tree Crops' was initiated by Council for the purpose of advertising at its 16 December 2011 meeting. Advertising of the Policy commenced on 9 January 2012 and is due to conclude on 24 February 2012. At the conclusion of the advertising period the

draft Policy and any received submissions will be presented to the 16 March 2012 ordinary meeting of Council for final consideration.

It is considered that this application meets the requirements of the draft Policy.

FINANCIAL & BUDGET IMPLICATIONS:

Nil. However should Council refuse this application and the applicant proceed to exercise their right of appeal, costs are likely to be imposed on the Shire through its involvement in the appeal process.

STRATEGIC IMPLICATIONS:

The Shire's Local Planning Strategy (2009) identifies Lot 100 West Binnu Road, Binnu as within the 'Broadacre Precinct'. The Strategy states the following aim for this area:

> *"To ensure the long-term protection of the existing agricultural resource by predominantly extensive broadacre agriculture production, with limited opportunities for diversification (in appropriate areas). Retain the existing status of Binnu as a functional local rural community."*

The Local Planning Strategy also lists strategies and actions for the 'Broad Acre Precinct' which generally support the approval of 'Agroforestry' an acceptable land use:

ENVIRONMENT	
Strategies	**Actions**
Protect the natural environment and biodiversity whilst ensuring appropriate development opportunities are realised.	• Require the potential impact on water bodies, land/soil quality and vegetation to be considered as an integral component in assessment of all land use proposals. • Where land use and development are to be established, require compliance with practical and reasonable conditions to prevent or minimise risk of degradation to these natural attributes, whilst maintaining the economic viability of the land use. • Ensure that changes of land use and new development do not increase run-off, soil degradation, nutrient/salinity levels or

	effluent release to watercourses. • Ensure that in areas of land degradation, rehabilitation measures are included as conditions of subdivision or development approval.
ECONOMY	
Strategies	**Actions**
Identify and protect productive agricultural land and promote opportunities for the continuation of existing and new farming enterprises including intensive and diversified use of rural land.	• Seek support to undertake land capability/suitability assessment to identify productive agricultural land of significance to the local, regional and state economy, meanwhile in the interim include existing agricultural areas within a "General Rural" zone. • Introduce policies to protect and provide incentives for more intense and diversified agricultural land use, and ensure such uses are sustainable in the context of land capability constraints.

COMMENT:

As the proposal is considered to meet the requirements of Local Planning Scheme No.10 and given that it is considered that the submissions received during the advertising period can be satisfactorily addressed through conditions, it is recommended that Council grant approval of this application in this instance.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

It is recommended that Council grant approval of the application subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.3 **APPROVAL**

That Council grant formal planning approval for a proposed Mallee Plantation to be established upon Lot 100 Binnu West Road, Binnu subject to the following:

Conditions:

1. **Development shall be in accordance with the attached approved plan(s) dated 17 February 2012 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.**

2. **The applicant is to prepare, submit and adhere to a Management Plan (inclusive of vermin control) that is to the approval of the local government <u>before</u> the commencement of the plantation.**

3. **The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.**

4. **Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.**

5. **Any soils disturbed or deposited on-site shall be stabilised to the approval of the Local Government.**

6. **The applicant shall obtain any necessary Native Vegetation Clearing Permit from the Department of Environment and Conservation if required.**

7. **Repairing of any damage to the road network including the surface is required by reason of use of the road in connection with the establishment of the development to the approval of Main Roads WA and the Local Government with all costs met by the applicant.**

8. **The applicant is to prepare, submit and adhere to a Fire Management Plan in accordance with the requirements of the Fire and Emergency Services Authority and to the approval of the Local Government before the commencement of the plantation (FESA's Guidelines for Plantation Fire Protection (1998) will be used to assess the Fire Management Plan).**

9. **Application of Nutrient Fertiliser, Pesticides and Herbicides to be to the requirements of the Department of Agriculture and Food to the approval of the Local Government.**

10. Should it be proposed in the future that the plantation be harvested, the applicant is required to prepare, submit and adhere to a Harvesting/Export Scheme to the requirements of Main Roads WA and to the approval of the Local Government.

11. This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period.

Notes:

i. Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.

ii. The applicant/landowner is required to adhere to the requirements of the Code of Practice for Timber Plantations in Western Australia (2006) and Guidelines for Plantation Fire Protection (1998).

iii. If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

APPENDIX 1

carbonconscious

14 November 2011

CEO
Shire of Northampton
PO Box 61
Northampton WA 6535

Dear Sir

Application for Planning Approval – Agroforestry, Plantations and Tree Crops

Please find enclosed our application for Planning Approval for Mallee Plantation establishment at West Binnu in 2012, joining a plantation established in 2010.

Proposed development:

- Carbon Conscious Limited wishes to establish approximately 680ha of mallee plantation in 2012, on land currently being purchased from David and Tania Cripps. Shire planning approval is a condition of purchase.
- Planting will be completed by spring 2012.
- Rabbit baiting is completed in February/March using trails or bait stations, depending on deemed need. Bait stations may be maintained for 24 months if rabbit invasion is evident.
- The establishment program involves ripping of the site to 450mm, at 2-4m intervals prior to planting and this is normally competed in the autumn prior to planting. Agriculture equipment and a tractor driver are required for this operation.
- On fragile sand soils, especially in areas which have had very heavy stocking, minimal weed control is conducted prior to planting.
- Planting is by mechanical planter with a small scalping blade to remove any immediate weed burden. Planting involves agricultural equipment, 7 persons for a two shift operation, and should be completed at a rate of 70 hectares per day.
- *Euc. kochii* species will be planted at 1000 mallees per hectare.
- Mallee plantations are established without irrigation and water requirements are confined to that needs for weed, pest and fire control.

- Regular inspections are conducted post planting regarding weed competition and insect and pest activity.
- Firebreaks are completed and fire fighting water supplies are provided in advance of the fire season in accord with Shire regulations and FESAs Guidelines for Plantation Fire Protection.
- Livestock are excluded from the site for a minimum of 3 years but in reality, there will be no grazing for livestock in mallee plantations as the trees will out-compete other plant growth.
- Carbon Conscious establishes mallee plantations for the purpose of sequestering carbon for large greenhouse gas emitters. Carbon Conscious does not propose to harvest the mallee plantations, however, provision is made through lodgement of a Tree Plantation Agreement on the title of the land to exercise a harvest option in the future should the carbon market disappear.

Plantation map – Plantation planting plan showing buffer zones, roads, features, and non plantation areas, is attached.

A detailed Mallee Plantation Plan will be prepared and provided to Council prior to planting. An example is attached.

Species list – A *Euc kochii* species is to be planted on the property, either *Euc Kochii* subsp *plenissima* or *Euc kochii* subsp *borealis*. These are Western Australian species

A cheque for $1625.70 for the planning services fee is attached.

Yours sincerely

Ric Collins

Ric Collins
Director - Carbon Estates

Cripps D 12 Line Infrastructure (Type)
Fire Break
Cripps D 10 Planting Areas
Cripps D 12 Plantable Areas
Cripps D 10 Point Infrastruture (Type)
Tank
Dam
Access
Shed
House

carbonconscious™

Preliminary Plantation Plan
Company Name Carbon Fund Australia
Block Cripps West Binnu
Loc.No. Victoria 100

One Centimeter = 353 Meters
Meters 500 1000 1500 2000

Plantable 851ha
Planting 680ha

GPS at Entry 6900203.971
E 259962.742 N

Entry 1.7 km north of Binnu West rd 14.2 km west of North West Coastal H'way (tractor tyre at entry labelled GLEN)

Tim Helder 14/11/2011

6.3.4	PROPOSED SECOND HAND TRANSPORTABLE DWELLING – SANDY GULLY

LOCATION:	**Lot 17 Bowes Rive Road, Sandy Gully**
FILE REFERENCE:	**10.5.1.1, L17 BOW & A2361**
APPLICANT:	**T Walton**
OWNER:	**T Walton**
DATE OF REPORT:	**8 February 2012**
REPORTING OFFICER:	**Kathryn Jackson – Acting Principal Planner**
APPENDICES:	
1	**Photographs of transportable dwelling in current condition**
2	**Plans of proposed development**

AUTHORITY / DISCRETION:

Quasi-Judicial *when Council determines an application within a clearly defined statutory framework, abiding by the principles of natural justice, acting only with discretion afforded it under law, and giving full consideration to Council policies and strategies relevant to the matter at hand. These decisions are reviewable by the State Administrative Tribunal.*

SUMMARY:

The Shire is in receipt of an application for a single dwelling to be sited upon Lot 17 Bowes River Road, Sandy Gully. The proposed development requires Council consideration given the application is for a second hand transportable dwelling. This report recommends conditional approval of the application.

BACKGROUND:

An application has been received for the siting of a second hand transportable dwelling upon Lot 17 Bowes River Road, Sandy Gully.

The dwelling is presently clad in metal sheeting and has a flat metal clad roof. Photos of the transportable dwelling in its current state are included as **Appendix 1** to this report.

The dwelling has been inspected by David Hadden, Building Surveyor for the Shire of Coorow who has confirmed that the dwelling in considered structurally adequate and suitable to transport. The dwelling is proposed to be sited approximately 22m from the southern (rear) boundary and in excess of 250m to the front (northern) boundary.

FIGURE 1 – Location of Lot 17 Bowes River Road, Sandy Gully

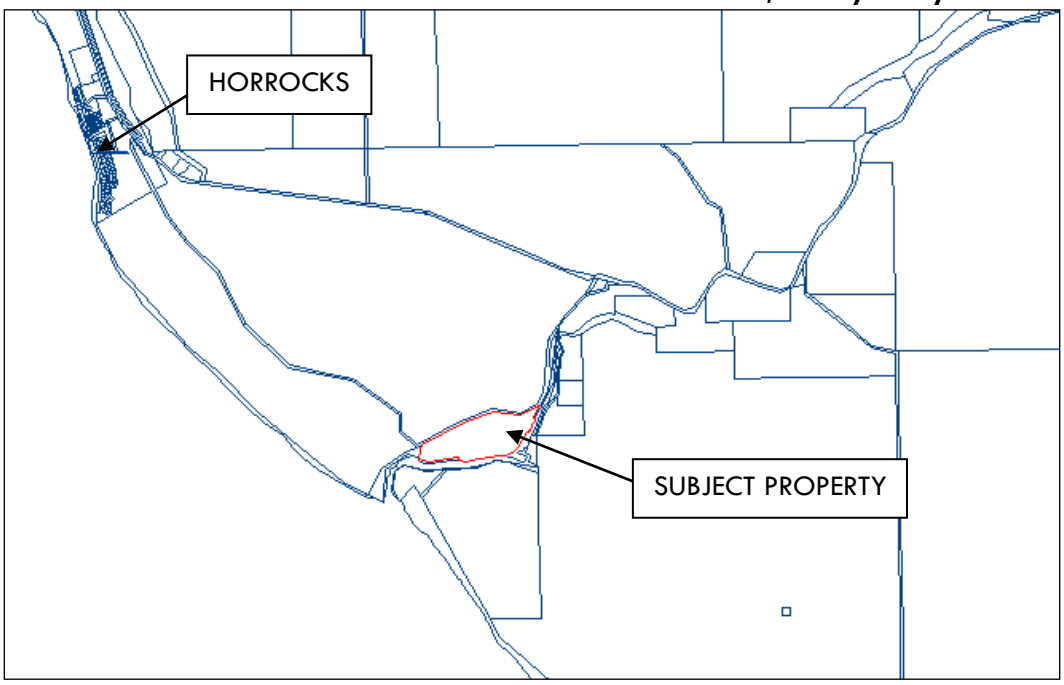
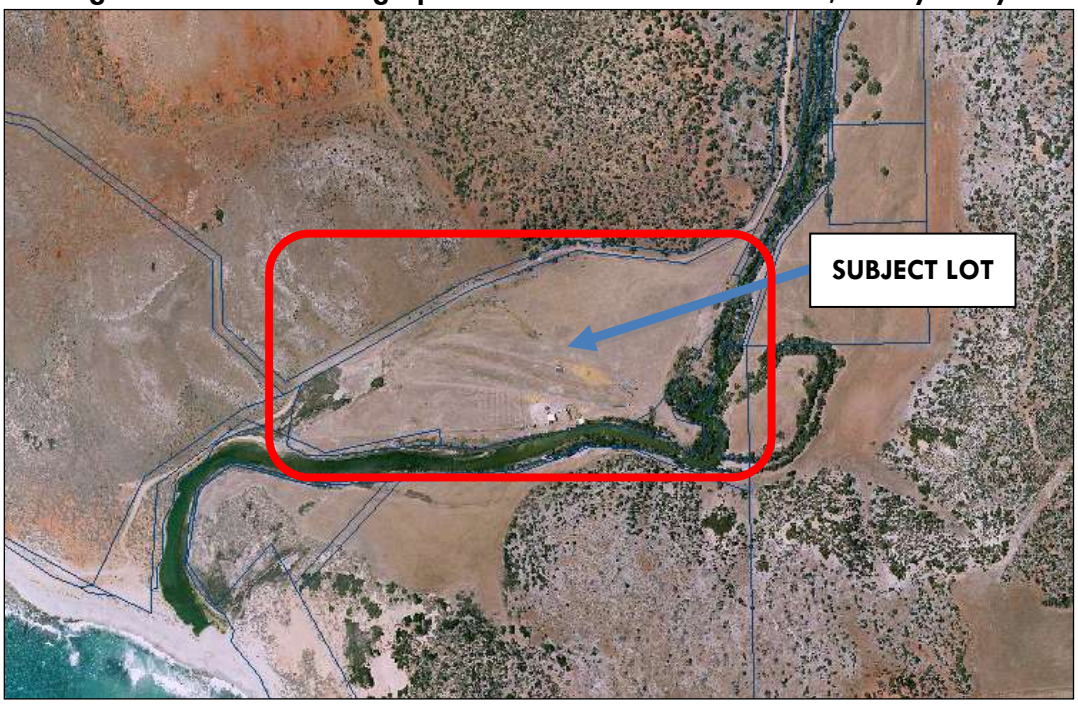


Figure 2 – Aerial Photograph of Lot 17 Bowes River Road, Sandy Gully



The transportable residence floor plan consists of two bedrooms, a kitchen/dining area, living area, one bathroom and toilet. The dwelling also contains a verandah on the northern and southern elevations. The applicant proposes to remove the flat roof and replace with a pitched roof which will be constructed of white coated metal sheeting (colorbond – surf mist). The walls will also be repainted in a light brown/grey colour (colorbond - evening haze) and the new gutters and downpipes will be green (colorbond – cottage green). A copy of the applicant's proposed site, floor and elevation plans have been included as **Appendix 2** to this report.

COMMUNITY & GOVERNMENT CONSULTATION:

Not applicable.

FINANCIAL & BUDGET IMPLICATIONS:

Shire of Northampton Local Planning Policy 'Relocated Buildings and Second Hand Cladding Materials' requires the applicant to a lodge a bond of $5,000 with the Shire that is refunded after works relating to the conditions of approval have been met. The bond is forfeited if the conditions relating to the external appearance of the building are not completed within 12 months.

Should Council refuse this application and the applicant proceed to exercise their right of appeal, costs are likely to be imposed on the Shire through its involvement in the appeal process.

STATUTORY IMPLICATIONS:

The land is zoned 'General Rural' under Local Planning Scheme No. 10 (Northampton District). The dwelling complies with the minimum property boundary setbacks of the Scheme.

The Scheme contains a set of provisions in order to control the development of transportable homes. Section 5.11.2 of the Scheme states:

> *"5.11.2.1 The local government may permit the erection or placement of a transportable, prefabricated or relocated building on a lot providing it is satisfied that the building:*
>
> *(a) is in a satisfactory condition;*

(b) will not detrimentally affect the amenity of the area having regard to the zoning of the lot and the use proposed for the building;

(c) is permanently affixed to the ground; and

(d) the façades, colours and materials and design features of the building are appropriate to that prevailing or proposed in the vicinity.

5.11.2.2 In relation to 5.11.2.1 the local government will have regard to the following matters:

(a) the proximity to and the visibility of the building from a street or other public place;

(b) the intention to prevent box-shaped structures, regardless of the use of the building, where they are visible from a street or other public place; and

(c) for lots in a Residential or Rural Residential zone, the impact on the existing or proposed streetscape."

It is considered that the proposed materials and design of the dwelling are in keeping with the Local Planning Scheme requirements and that any approval for the dwelling can be conditioned to ensure the proposed works are undertaken to the structure.

POLICY IMPLICATIONS:

Local Planning Policy – Relocated Dwellings & Second Hand Cladding Materials (2005)

Council adopted the 'Relocated Dwellings & Second Hand Cladding Materials' Local Planning Policy on 21 July 2005.

This policy states that second-hand buildings are to 'meet acceptable aesthetic and amenity requirements' for the locality in which they are proposed. In particular Clauses 2.1 and 2.2 state:

> *"2.1 The use of second hand cladding materials and second hand buildings can result in unacceptable development by reason of poor aesthetic result and by adversely affecting the amenity of an area.*
>
> *2.2 Accordingly, Council requires that an applicant demonstrate, to the satisfaction of Council, that the proposed use of a second hand building and/or the use of second hand cladding material will not result in any adverse affect on the amenity or the aesthetics of the area within which it is proposed."*

The Local Planning Policy also includes a list of application requirements required by the Policy. These are outlined below:

> *"3.1 In the case of a proposed second hand building, photographs of all sides of building, in-situ. It is necessary that an adequate number of photographs be taken to ensure that they clearly demonstrate the condition of the building and that the whole of each side can be seen in photographs provided.*
>
> *3.2 In the case of proposed use of second hand cladding material, it is necessary for the applicant to show by photograph or by other means that the material is or will be able to be treated so that it will become acceptable within the locality proposed.*
>
> *3.3 In all cases, an inspection of the building or cladding material, in-situ, will be carried out and an inspection report furnished to Council. Where it is not practicable for the Shire Building Surveyor to carry out the inspection it will be done by the Building Surveyor for the area in which it is located or by such other person that is acceptable to Council. All cost for a building inspection will be borne by the applicant.*

3.4 Clear concise details of works proposed to make the second hand building or cladding material aesthetically acceptable so that it will not adversely affect the amenity of the area within which it is proposed.

3.5 It may be sufficient to demonstrate that the proposed development will be isolated, from the view of neighbours or significant roads to make consideration of aesthetics and amenity irrelevant to the application.

3.6 A clear timeframe over which it is proposed that the above works will be carried out. SUCH TIME-FRAME SHALL BE AS SHORT AS PRACTICABLE.

3.7 Photographs of buildings in near vicinity of the site upon which building is proposed.

3.8 Any other additional detail required to demonstrate that the end product will be aesthetically acceptable and not a detriment to the amenity of the locality where it is proposed."

The plans and photographic evidence submitted by the applicant provide sufficient information for an assessment to be undertaken against the Shire's Policy and Scheme requirements. It is considered that the application can be conditionally supported as the structure appears to be in good condition and has been certified to be structurally sound and suitable to transport.

A Local Planning Policy shall not bind Council in respect of any application for Planning Consent but Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve before making its decision.

STRATEGIC IMPLICATIONS:

The proposed development is not considered to present any conflict with the strategic aims outlined by the Shire of Northampton – Plan for the Future or the Shire of Northampton Local Planning Strategy (2009).

COMMENT:

It is considered that the transportable dwelling can be conditionally supported as it is considered to meet the requirements of Local Planning Scheme No.10 (Northampton District) and the objectives of the Local Planning Policy. A number of conditions are proposed in order to secure a suitable visual appearance of the dwelling.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

The application can be supported by Council subject to conditions relating to the external appearance of the transportable building as outlined in Shire of Northampton Local Planning Policy 'Relocated Dwellings and Second Hand Cladding Materials'.

OFFICER RECOMMENDATION – ITEM 6.3.4

That Council grant formal planning approval for a second hand transportable dwelling to be located upon Lot 17 Bowes River Road, Sandy Gully subject to the following conditions:

a) Development shall be in accordance with the attached approved plan(s) dated 17 February 2012 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the Local Government;

b) Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;

c) All walls, gutters and facias are to be painted and/or replaced to the approval of the Local Government;

d) The walls are to be upgraded (painted, fixed, cleaned etc) to the approval of the Local Government and the new roof is to be of a coated metal (i.e. colorbond) finish;

e) Any soils disturbed or deposited on site shall be stabilised to the approval of the Local Government;

f) Installation of crossing place/s to the standards and specifications of the Local Government;

g) A building licence shall be issued by the Local Government prior to the commencement of any work on the site.

h) In accordance with Shire of Northampton Local Planning Policy 'Relocated Dwellings and Second Hand Cladding Materials' the applicant is required to make payment to the Shire of Northampton a bond to the amount of $5,000 that must be accompanied by a statutory declaration, signed by the applicants and appropriately witnessed, indicating that the bond will be forfeited to Council if:

(i) The works described in the planning approval and building licence are not carried out within a period of two years from the date of issue of the necessary building licence;

(ii) Within 12 months of the date of the issue of the necessary building licence, the development does not reach a point where externally it appears complete; and

(iii) Any notice duly served upon the builder is not promptly complied with.

i) If the development/use the subject of this approval is not substantially completed within a period of 2 years after the date of the determination the approval shall lapse and be of no further effect.

Advice Notes:

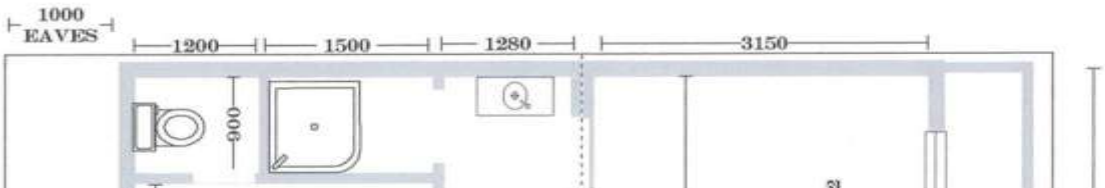
1) Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained.

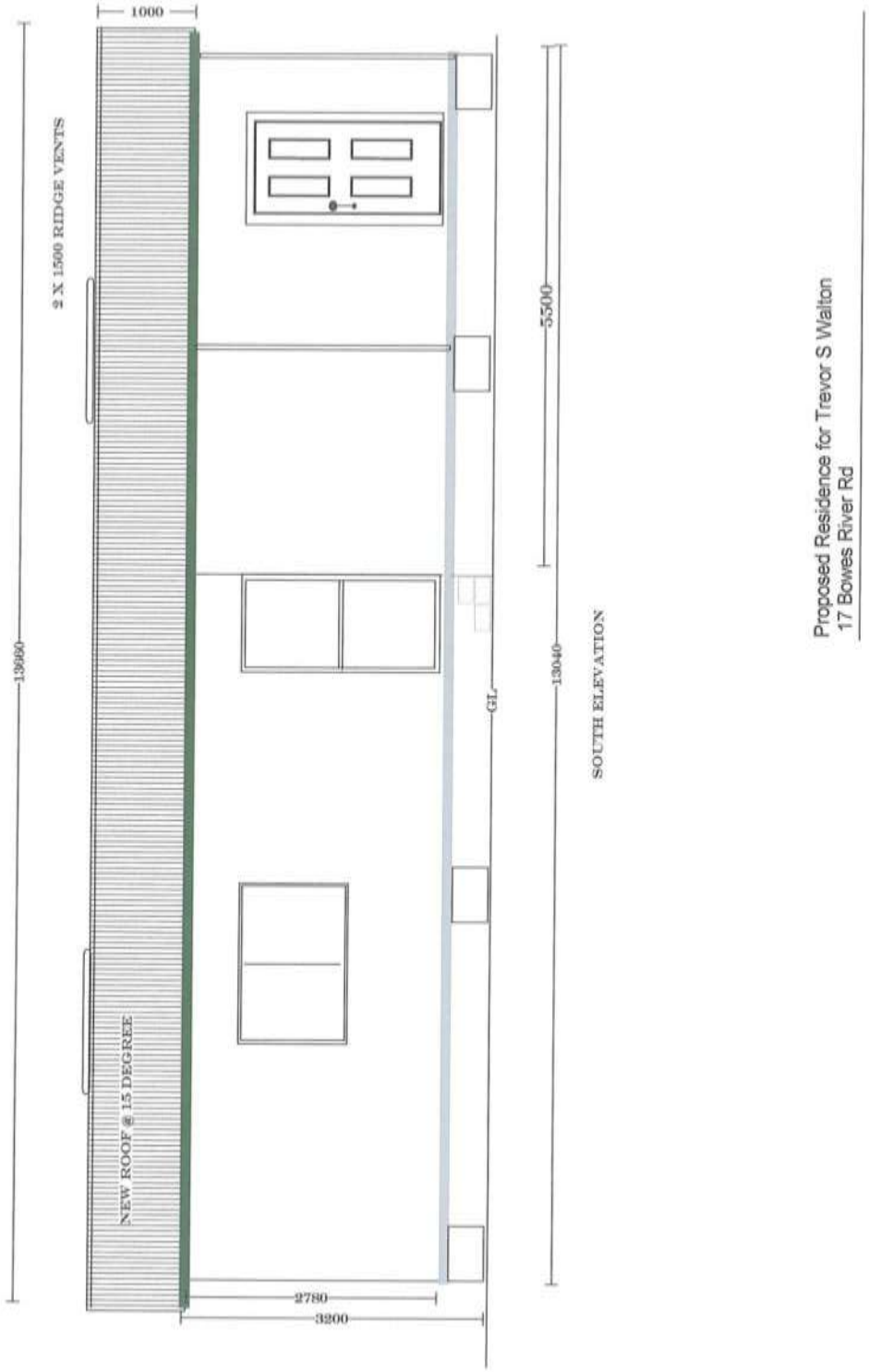
2) If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice.

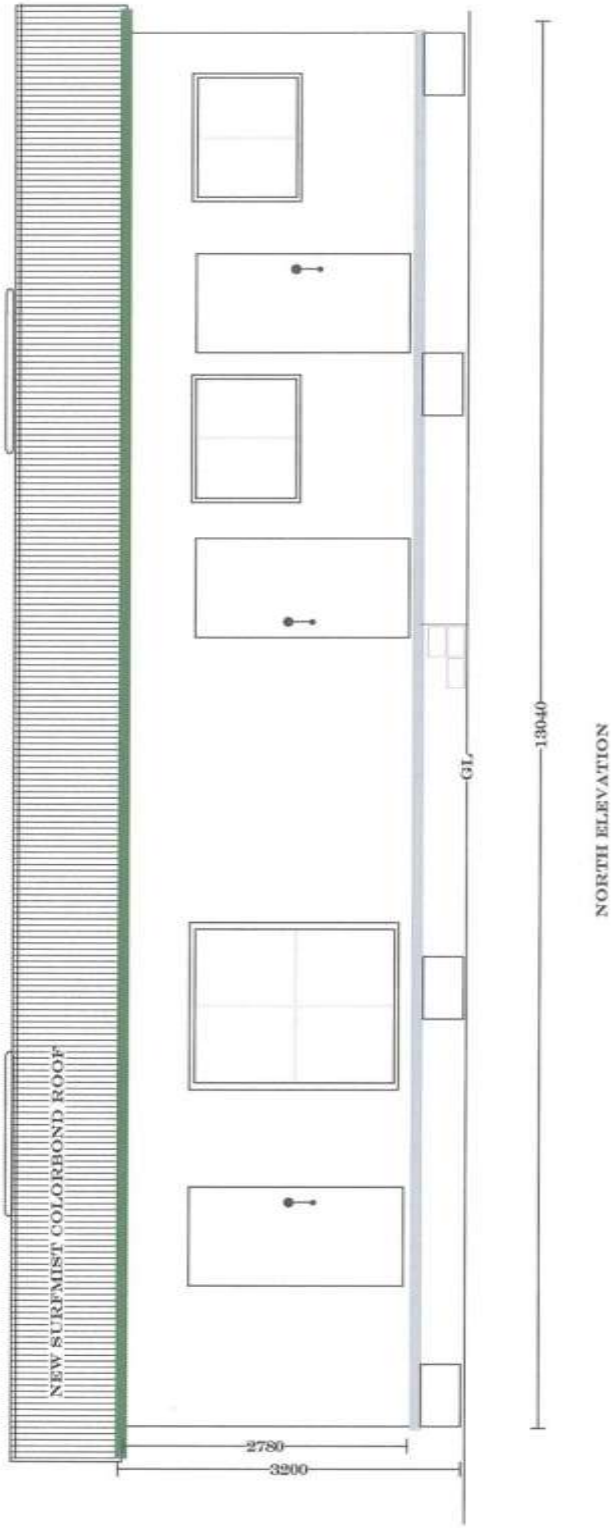
APPENDIX 1

APPENDIX 2

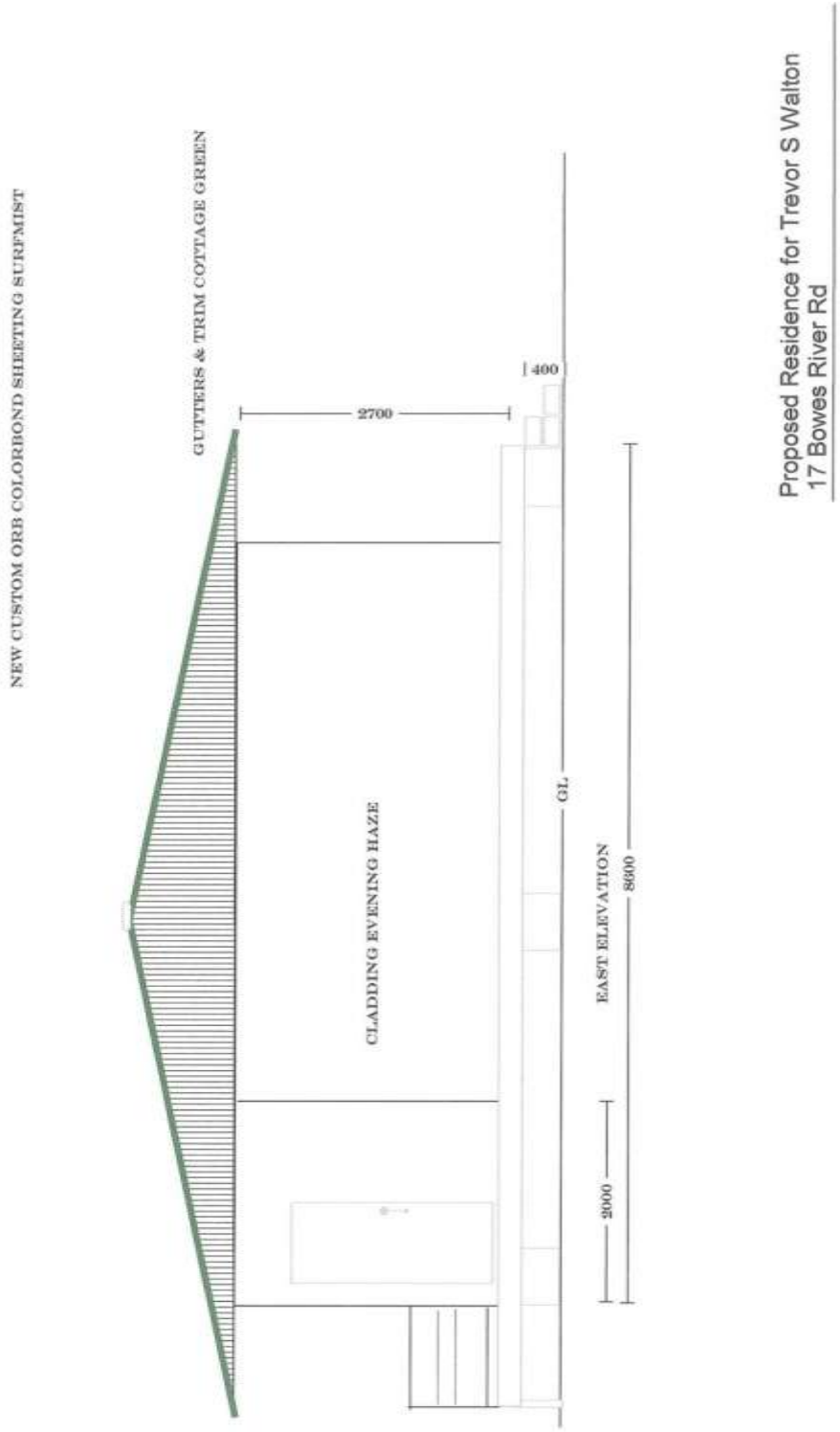
WALLS - EVENING HAZE
TRIMS - COTTAGE GREEN
ROOF - SURFMIST



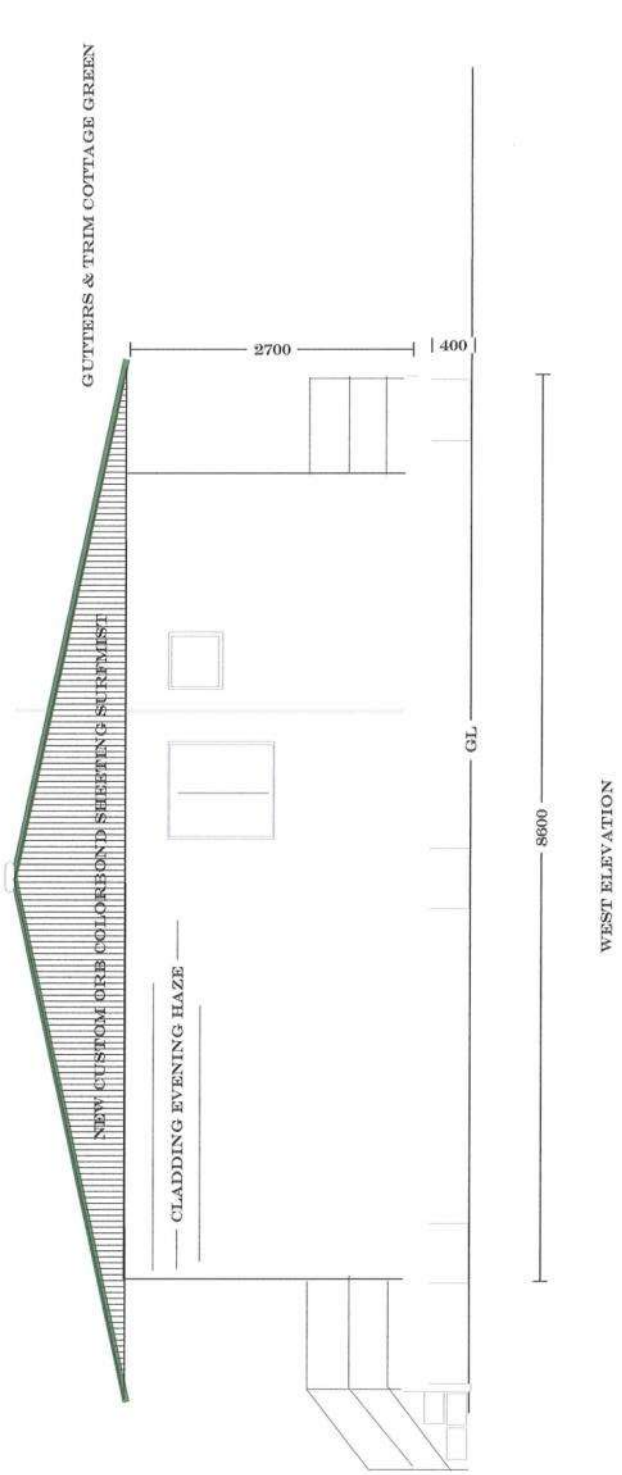

1000
2 X 1500 RIDGE VENTS
13960
NEW ROOF @ 15 DEGREE
2780
3200
GL
5500
13040
SOUTH ELEVATION
Proposed Residence for Trevor S Walton
17 Bowes River Rd



Proposed Residence for Trevor S Walton
17 Bowes River Rd



Proposed Residence for Trevor S Walton
17 Bowes River Rd



Proposed Residence for Trevor S Walton
17 Bowes River Rd

6.3.5 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: **9 February 2012**
REPORTING OFFICER: **Kathryn Jackson – Acting Principal Planner**

COMMENT:

The following informs Council of the various planning items (including delegated approvals) that have been dealt with since last reported to Council. Further information regarding any of the items can be obtained from the Acting Principal Planner.

DEVELOPMENT APPLICATIONS

REF.	APPLICANT	LOCATION	PROPOSED DEVELOPMENT / USE	DATE
047-11	Carbon Conscious	Lot 11464 Ajana Road, Binnu	Agroforestry (Mallee) Plantation	APPROVED (C16 DEC)
048-11	A Softly	Lot 163 (No.45) John Street, Northampton	Home Occupation Renewal Catering	APPROVED (D 4 JAN)
049-11	P Millington	LOT 243 (No.19) Harney Street, Northampton	Cottage Industry Renewal Bush Furniture Manufacturing	APPROVED (D 4 JAN)
050-11	D Harrington	Lot 1383 (No.61) West Street, Northampton	Cottage Industry Renewal Cabinet Making	APPROVED (D 4 JAN)
051-11	F Stanford	Lot 56 (No.4286) North West Coastal Highway, Isseka	Home Occupation Renewal Produce Stall	APPROVED (D 4 JAN)
052-11	S Hicks	Lot 12 (No.27) Fourth Avenue, Northampton	Home Occupation Renewal Hairdressing	APPROVED (D 4 JAN)
053-11	R Nunn	Lot 696 (No.8) Gantheaume Crescent, Kalbarri	Cottage Industry Renewal Engraving and Laminating Business	APPROVED (D 4 JAN)
054-11	I Kelly	Lot 268 (NO. 5) Clifton Place, Kalbarri	Home Occupation Renewal Surveying Business	APPROVED (D 4 JAN)
055-11	P Allen	Lot 11673 (No.6286) Ajana-Kalbarri Road, Kalbarri	Cottage Industry Renewal Arts and Crafts	APPROVED (D 4 JAN)
056-11	J Watts	Lot 211 (No.5) Hasleby Street, Kalbarri	Home Occupation Renewal Architecture and Drafting Business	APPROVED (D 4 JAN)

057-11	A & T Peirce	Lot 353 (No.7) Patrick Crescent, Kalbarri	Annual renewal home business – hire Bicycle hire, consultancy and repairs	APPROVED (D 13 JAN)
058-11	M & A Bowler	Lot 518 (No.6) Chick Place, Kalbarri	Home Occupation Renewal Office / Display / Manufacture "Kalbarri Screen Printing and Vinyl Signs"	APPROVED (D 13 JAN)
001-12	S Lague	Lot 62 (No.74) Mitchell Street, Horrocks	Home Occupation (Cosmetic Tattooing)	APPROVED (D 3 FEB)
SUBDIVISION REFERRALS AND CLEARANCES				
10.6.4 – 41 SMI	LandWest	Lot 249 Smith Street, Kalbarri	Two (2) Lot Subdivision – Referral to DoP	2 Dec
10.8.1.2 – 388 OGI	HTD Surveyors	Lot 10005 Ogilvie Road, Ogilvie	Two (2) Lot Subdivision – Referral to DoP	20 Dec
10.8.2.1 – L9000 SEC	LandWest	Lot 9000 Second Avenue, Northampton	54 Lot subdivision – Referral to DoP	16 Jan
10.8.2 – 9 GUI & 13 GUI	Hille Thompson & Delfos	Lots 36 and 61 Guide Street, Northampton	Two (2) Lot Boundary Rationalisation – Clearance of Conditions	3 Feb

OFFICER RECOMMENDATION – ITEM 6.3.5 **For Council Information**

FINANCE REPORT CONTENTS

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6.4.2	MONTHLY FINANCIAL STATEMENTS	3
	Note will be forwarded separately early next week	
6.4.3	FIRE BREAK INFRINGEMENT – LOT 30 AMBER VISTA	4
6.4.4	AIRING OF QUILTS – REQUEST FOR FUNDING	5

Compiled by

Jamie Criddle
Deputy Chief Executive Officer

6.4.1 ACCOUNTS FOR PAYMENT

FILE REFERENCE:	**1.1.1**
DATE OF REPORT:	**6 February 2012**
DISCLOSURE OF INTEREST:	**Nil**
REPORTING OFFICER:	**Jamie Criddle**
APPENDICES:	**1. List of Accounts**

BACKGROUND:

A list of payments submitted to Council on 17th February 2012, for confirmation in respect of accounts already paid or for the authority to those unpaid.

FINANCIAL & BUDGET IMPLICATIONS:

A list of payments is required to be presented to Council as per section 13 of the Local Government Act (Financial Management Regulations 1996).

POLICY IMPLICATIONS:

Council Delegation F02 allows the CEO to make payments from the Muni and Trust accounts. These payments are required to be presented to Council each month in accordance with Financial Management Regulations 13 (1) for recording in the minutes.

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.1 APPROVAL

That Municipal Fund Cheques 19103 to 19193 inclusive, totalling $480,69.54, Municipal EFT payments numbered EFT9556 to EFT9735 inclusive totalling $1,088,280.72, Trust Fund Cheque 1838 to 1846 inclusive, totalling $14,481.43, be passed for payment and the items therein be declared authorised expenditure.

6.4.2	MONTHLY FINANCIAL STATEMENTS
FILE REFENCE:	1.1.1
DATE OF REPORT:	6 February 2012
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Jamie Criddle
APPENDICES:	1. Monthly Financial Report for December & January

BACKGROUND:

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.
The Monthly Statements of Financial Activity for the period ending 31 December 2011 and 31 January 2012 are attached, and consists of:

1. Statement of Financial Activity
2. Income Statement by Nature or Type
3. Various Notes to and forming part of the Statement of Financial Activity
4. Variances Report
5. Accounts by Schedule

FINANCIAL & BUDGET IMPLICATIONS:

Council 2011/2012 Budget

STATUTORY IMPLICATIONS:

General Financial Management of Council
Local Government (Financial Management) Regulation 34 1996
Local Government Act 1995 section 6.4

POLICY IMPLICATIONS:

Council is required annually to adopt a policy on what it considers to be material as far as variances that require to be reported for Council. Council policy is that the material variation be set at $5,000.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.2 APPROVAL

That Council adopts the Monthly Financial Report for the period ending 31 December 2011 and 31 January 2012 and notes any material variances greater than $5,000

6.4.3 FIRE BREAK INFRINGEMENT – LOT 30 AMBER VISTA

FILE REFERENCE:	**5.1.1**
DATE OF REPORT:	**6 February 2012**
DISCLOSURE OF INTEREST:	**Nil**
REPORTING OFFICER:	**Jamie Criddle**
APPENDICES:	

BACKGROUND:

Correspondence has been received from Nigel Elly and Eleanor Whiteley, owners of Lot 30 Amber Vista, Kalbarri requesting that Council waive their $250 Fire Break Infringement as they have advised "Amber Vista" has been closed for well over a year due to Water Corporation works and they did not want to access the road if it is prohibited to do so.

The Works Manager advised that while the Water Corporation had closed the road, it had been opened for some time and an onsite inspection at the time of their request revealed that there were signs towards the end of the road but the block in question was completely accessible.

COMMENT:

Pursuant to the powers contained in Section 33 of the Bush Fires Act 1954, Landowners are required on or before the 1st day of October of each year to plough, scarify, cultivate or otherwise clear and maintain free of all inflammable material until the 15th February of the following year.

This year with the increased fuel load from wetter that average summer and winter periods, management has decided to enforce the Fire Breaks Order, particularly in Kalbarri as residents have shown little or no regard to fire safety in the area.

As a result, numerous landowners were issued with a Bush Fire Infringement Notices, in accordance with section 21 of the Bush Fires Act 1954 requiring them to pay the $250.00 fine to the Shire of Northampton within 28 days or elect to have the matter dealt with by a court. In addition, they were requested to have the appropriate breaks/slashing in place or engage a contractor to do so and notify the Shire Office, or the breaks will be completed by a contractor and an account would be sent for the works completed.

STATUTORY IMPLICATIONS:
Section 21, 33 of the Bush Fires Act 1954

FINANCIAL & BUDGET IMPLICATIONS:
Nil.

VOTING REQUIREMENT:
Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.3

Council direction is sought

6.4.4 AIRING OF THE QUILTS – NORTHAMPTON CREATIVE OBSESSIONS INC

FILE REFERENCE:	**2.1.3**
DATE OF REPORT:	**6 February 2012**
DISCLOSURE OF INTEREST:	**Nil**
REPORTING OFFICER:	**Jamie Criddle**
APPENDICES:	**Letter of request (NCOI)**

BACKGROUND:
The Northampton Creative Obsessions group have agreed to co-ordinate this year's Airing of the Quilts.

With the help of the Shire's Community Development Officer, Deb Carson the group is making numerous applications for funding to assist in successfully running this event. With the long turn around with these grants, the group may not have the finances to advertise the event prior.

The previous committee indicated the advertising costs were between $1500 and $2000 and are requesting that Council assist the group with a starting budget of $1500 to be paid into a specific "Airing of the Quilts" fund.
Should the day be successful then the fund could then finance future Airing of the Quilts events.

COMMENT:
If successful, the group would require the funding in this financial year.

As the amount is greater than the CEO's delegation, it is required to be presented to Council.
Absolute Majority is required to spend outside of Council's current budget.

STATUTORY IMPLICATIONS:
Delegation - F01, The Chief Executive Officer is delegated the power to determine requests for donation of monies up to the value of $300.

FINANCIAL & BUDGET IMPLICATIONS:
2011/2012 Budget

VOTING REQUIREMENT:
Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.4

Council direction is sought

NORTHAMPTON CREATIVE OBSESSIONS INC
c/- Box 258
Northampton
Ph 9934 2248 trinket3@bigpond.com
31 /01 2012-01-31

NORTHAMPTON SHIRE COUNCIL
File: 2-1-3
-1 FEB 2012

Admin	Eng	Hlth Bldg	Town Plan	Rang
GH				

POSTED
ICR22566

Mr Garry Keeffe
CEO Northampton Shire Council.

Dear Garry,

You are probably aware that Northampton Creative Obsessions agreed to co-ordinate this year's Airing of the Quilts provided there was input from other community groups and individuals. At a public meeting in December, although public support was somewhat limited it was decided there was sufficient community interest to go ahead.

With the help of our CDO Deb, we are making application to a number of funding bodies for grant money in order to successfully run this event. Currently submissions are being made to LotteryWest for funding leading up to the day, and to the Regional Events Scheme. As you know it takes several months before applicants are informed of their success, in this case not before late May to June.

Having learnt from Gail at the Visitors' Centre that advertising for the event needs to begin early and that advertising costs for the event are between $1500 and $2000, we are applying to Council for a starting budget of $1500 that would be paid into an allocated 'Airing of the Quilts' fund. Should the day be financially successful then that fund could then finance a future AoQ event. We hope that Council will give due consideration to this request for Northampton's community festival.

Our next meeting is at 7.0 pm at the Community Centre on Tuesday 14th February. We would welcome any councillors or shire staff who would like to attend the meeting.

Yours sincerely,

Meg Brooks

Meg Brooks (Secretary NCOI)

ADMINISTRATION & CORPORATE REPORT

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6.5.1 LEASE LOT 587, RESERVE 37435 GREY STREET, KALBARRI

LOCATION:	**LOT 587, Grey Street, Kalbarri**
FILE REFERENCE:	**9.1.4**
CORRESPONDENT:	**Department of Regional Development and Lands**
DATE OF REPORT:	**1 February 2012**
REPORTING OFFICER:	**Garry Keeffe**

Due to the confidential nature of this report it has been forwarded under separate cover.

OFFICER RECOMMENDATION – ITEM 6.5.1

For Council consideration.

6.5.2 REVIEW OF STRATEGIC PLAN

LOCATION:	**Whole of Shire**
FILE REFERENCE:	**4.2.4**
DATE OF REPORT:	**1 February 2012**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider a review of the current Strategic Plan at a Special Meeting of Council.

BACKGROUND:

As previously advised, the Minister for Local Government introduced regulations which establish new requirements for the Plan for the Future under the *Local Government Act 1995*. Under these regulations, all local governments in Western Australia will be required to have developed and adopted two key documents by 30 June 2013: a Strategic Community Plan and a Corporate Business Plan - supported and informed by resourcing and delivery strategies. These plans will drive the development of each local government's 2013/2014 Annual Budget and will ultimately help local governments plan for the future of their communities.

Council has engaged an external consultant to assist in preparation of the various plans and documents required which is progressing, however to assist in the development of these plans a review of the current Strategic Plan is required.

A Strategic Plan 2009 to 2019 for the Shire was developed with community consultation in 2009.

COMMENT:

The following information has been extracted from the Department of Local Governments "Integrated Planning and Reporting Advisory Standard". A copy of the standard will be provided at the meeting.

The Strategic Community Plan is the overarching document that sets out the vision, aspirations and objectives of the community in the district. It covers a period of at least 10 financial years, and is reviewed at least once every 4 years.

As a broad visioning document, the Strategic Community Plan does not have to be lengthy or complex. Rather, it is advisable that the aspirations and objectives expressed in the Plan be broad, relatively simple, and few in number. Local governments may find the 'quadruple bottom line' broad headings – social; environmental; economic; and civic leadership – helpful for articulating the aspirations of their communities, although other approaches are also valid.

The process of how the Strategic Community Plan is developed, including meaningful community engagement and its interrelationship with the Corporate Business Plan, are of more importance than the complexity and length of the document itself. It is also important that it be accessible to, and easily understood by, the community and by elected members.

A Strategic Community Plan, with its emphasis on long-term community aspirations, cannot be developed or reviewed without an understanding of its associated broad resource implications. Existing informing strategies, such as Workforce, Asset Management, Long-Term Financial and existing Service Delivery Plans will provide a starting point for, and in turn will be affected by, the Strategic Community Plan. Additionally, the current and future anticipated impact of relevant external factors, including potential funding sources and relevant plans of State and Commonwealth agencies, should be taken into account under this heading.

A sound understanding of the local government's resourcing capacity is an essential starting point for developing a Strategic Community Plan that is grounded in reality. This includes up-to-date information regarding what assets the local government currently has, and the current management position of those assets, including current and forecast future needs and adequacy of funding. It would also include information on the local government's future workforce requirements and current financial position.

Over time, the community, and the council, will need to have some indication of the extent to which the Strategic Community Plan is succeeding. Once the objectives, and broad strategies to meet them, have been identified within that document, a method for monitoring the local government's achievement of the objectives should also be developed.

Although councils will be required to complete a 'desk-top review' every two years and a formal review process every four years, it is important to have mechanisms in place to monitor progress on an ongoing basis.

The types of monitoring that local governments do will depend on the objectives and strategies set out in their Plan. What is essential is that performance indicators are in place and the Plan shows how these will be applied to measure progress in delivering strategic outcomes.

The regulations identify demographic trends as an important contextual factor that a local government should take into account in the making or reviewing of the Strategic Community Plan. A well-informed and rigorous Plan will reference and consider a range of external factors, such as:

- any relevant Regional, State and National Plans and Strategies that have significance for the district;
- current and anticipated future direction of commercial businesses of importance to the community;
- activities and future plans of significant educational or training providers;
- current and likely future decisions and activities of Government agencies and not-for-profit organisations that impact on the community; and
- the estimated future economic development of the district and region.

New regulation 19C, in clauses (3) and (9) respectively, defines the Strategic Community Plan as one that sets out 'the vision, aspirations and objectives of the community in the district', and prescribes that electors and ratepayers are to be 'consulted' in its development or modification. Further, clause (10) requires that a description of such elector and ratepayer involvement is to be contained within the Plan.

For it to be able to capture and articulate the community's 'vision, aspirations and objectives', a local government needs to have in place a community engagement strategy that is robust, accessible, transparent, representative and inclusive.

The 'community' is broader than residents alone. It could include government agencies, businesses, employer and professional groups, educational and training providers, voluntary groups, non government organisations, and neighbouring local governments. A robust engagement strategy will also facilitate their involvement of less vocal residents as well as the 'squeaky wheels'; and will be designed to consider the views and needs of potentially marginalised groups including people from culturally diverse backgrounds, indigenous people, the disabled, the aged, and the young.

Leadership and commitment from elected members, underpinned by strong prior research and information from the Chief Executive Officer, is essential in the community engagement process.

A range of activities and techniques can be used to facilitate community engagement, and local governments will choose those that are most appropriate for their district.

A desk-top review should be undertaken every two years, whilst a full review and renewed long term visioning process, including community engagement, must be undertaken every four years.

The aim of this review cycle is to give each council the opportunity to review the strategic direction of the local government and incorporate changes, should these be required.

The priorities, services, activities and projects that the local government delivers ultimately derive from the Strategic Community Plan. Therefore, when preparing any modification to this Plan, a local government is to consult its electors and ratepayers, and record a description of that involvement in the modified plan. Also, under amended regulation 19D, the local government is to give local public notice when any modifications to the Strategic Community Plan have been adopted.

Upon conclusion of the Strategic Community Planning process, the community aspirations and objectives have been expressed. The next step is to consider and distil those broad objectives to determine the key priorities and activities of the local government for the next four years. This next step is the role of council, and the result is the Corporate Business Plan.

CONCLUSION

It is anticipated that the review will take some time and therefore it is recommended that a Special workshop meeting be held to undertake the review. At this meeting previous Capital Work Plans, Plans for the Future etc will be presented for inclusion within the Strategic Plan. Also example of monitoring etc being provided by the DLG will also be available.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Regulations
The new legislative requirements for a Strategic Community Plan are:

(i) Is for a minimum 10-year timeframe.
(ii) States community aspirations, vision and objectives.
(iii) Was developed or modified through engagement with the community, and this is documented.

(iv) Has regard to current and future resource capacity, demographic trends and strategic performance measurement.
(v) Was adopted or modified by an absolute majority of council.

It is also required that:

(i) A strategic review of the Strategic Community Plan is to be scheduled for 2 years from when it is adopted; and

(ii) A full review of the Strategic Community Plan is to be scheduled for 4 years from when it is adopted

Section 5.53(2)(e) of the Act requires that a local government's Annual Report contain 'an overview of the plan for the future of the district'. This will mean that an overview of both the Strategic Community Plan and the Corporate Business Plan is to be included in each local government's Annual Report from 2013/2014 and onwards.

Section 5.53(2)(i) and new regulation 19CA(2) stipulate that the Annual Report is also to contain information about any modification that was made to the Strategic Community Plan during that financial year. It is unlikely that the Strategic Community Plan, being broad and overarching in nature, will need to be modified very often other than at the completion of a formal review.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2009-2019

VOTING REQUIREMENT:

An absolute majority of council is required for both the adoption of a Strategic Community Plan, and for the adoption of any modifications to it.

For the below recommendation only a Simple Majority is required.

OFFICER RECOMMENDATION – ITEM 6.5.2

That Council hold a Special meeting of Council on (date and time be inserted) and it be held at the Northampton Council Chambers.

6.5.3	KALBARRI FORESHORE LANDSCAPE MASTER PLAN

LOCATION:	**Kalbarri**
FILE REFERENCE:	**10.6.7**
DATE OF REPORT:	**2 February 2012**
REPORTING OFFICER:	**Garry Keeffe**
APPENDICES:	**1. Copy of draft plan to be tabled due to large size**

SUMMARY:

Council to consider draft plan and if and when it is to be released to the public for comment.

LOCALITY PLANS:

See Appendices 1- Note large A1 size plans will be tabled at the meeting.

BACKGROUND:

Council within the 2011/12 Budget made provision for the development of a Landscape Master Plan for the Kalbarri foreshore.

COMMENT:

The services of Ecoscape were engaged and they have now drafted a plan which takes into consideration all comments received in the initial survey of the Kalbarri community.

To progress the plan Council is now required to view the plan, suggest any changes/amendments and then release the plan for public comment.

Following public comment and consideration of submissions by Council the plan can be finalised and if it receives community support, grant and Council funds can then be applied to implement the plan in the coming years.

COMMUNITY CONSULTATION:

Consultation to be undertaken following perusal of plan by Council.

It is also suggested that possibly a public meeting be held to discuss the plan, however facilitation of that meeting will need to be undertaken either by Council or an independent person.

GOVERNMENT CONSULTATION:

As part of the community process all government agencies that have an interest in the area will also be consulted. These will include departments of Water, Planning, Transport, Environment, and Indigenous Affairs.

FINANCIAL & BUDGET IMPLICATIONS:

The costs incurred to date for the preparation of the draft plan have been provided for within the 2011/2012 Budget. A provision of $30,000 is available of which to date only $9,735 has been expended. Additional costs to finalise the plan and report will be incurred.

STRATEGIC IMPLICATIONS:
Local: Shire of Northampton Planning for the Future 2009-2019

Council Strategic Plan is not specific to this project.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.3

That Council reviews the plan and then seeks community input on the draft plan.

6.5.4	KALBARRI SKATE PARK

LOCATION:	**Kalbarri**
FILE REFERENCE:	**11.1.2**
CORRESPONDENT:	**Various**
DATE OF REPORT:	**1 February 2012**
REPORTING OFFICER:	**Garry Keeffe**
APPENDICES:	**1. Chalmers submission** **2. Kalbarri Arts & Crafts submission** **3. Jess Higgott**

SUMMARY:

Information item advising of number of submissions/comments received on the proposed Kalbarri Skate Park

BACKGROUND:

Council at its October 2011 meeting resolved to advertise seeking community comment on three plan options it has received for a proposed new skate park for Kalbarri.

Adverting has been undertaken with all submissions to be received by 31st January 2012.

COMMENT:

At the close of submissions only three written submissions were received, being the original proponents Nathan & Simone Chalmers, Kalbarri Arts & Craft Group and the Higgott family.

The following comment per each submission is provided.

<u>Chalmers – submission #1</u>

As stated earlier the Chalmers family have been the main instigators in getting a new skate park for Kalbarri.

Within their submission they advise that they have undertaken consultation with the wider community on the three options. Their preference is option 3 which is the largest and the most expensive with an estimated cost of $400,000.

Kalbarri Arts & Craft Group

The group does not comment on the options but express concern on the location of the new facility which will be near their facilities. They are requesting that should the new skate park proceed then it be located away from their buildings in a separate location. One main reason cited was the lack of toilets at the current site.

The issue of the lack of toilets at the facility has been an ongoing concern. Initially there was a single pan ablution at the facility however due to its constant vandalizing the Council demolished the ablution.

It is unfortunate that public toilets are constantly subject to vandalism however there is little the Council can do to resolve this issue. If the skate park is to be located at its current site then the only option available to provide ablutions is for toilets at the Kalbarri Sport and Recreation Centre to be used which would result in the Council having to carry out the cleaning of them which is not the current case. This is considered the best option as eliminates the need to construct new toilets.

Council would need to liaise with the Kalbarri Sport and Recreation Club on this option as they currently lease the building from Council.

The only other alternative option is to relocate the skate park to another area where toilets already exist. Two options are on the foreshore lawn area, one near Chainmen's and the other near the commercial fishing precinct. Councils contract cleaner cleans both these facilities.

Locating such a facility in the central area of the Kalbarri foreshore is not supported however Council and the community will need to determine the final location.

Jess Higgott & Family

Supports option 3 and requests Council to give this project due consideration.

COMMUNITY CONSULTATION:

Undertaken requesting comment on the options and location.

FINANCIAL & BUDGET IMPLICATIONS:

As reported previously the Council has no funds to undertake this project and if it were to proceed it would be reliant on grant funding.

Council staff is now currently undertaking research into funding that may be available for this project. Once a funding source has been identified then it will be pursued and Council will be advised accordingly. For the funding application at this stage it is intended to name the current site, however should this change then we will be required to advise the funding authority.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2009-2019

The Strategic Plan does not highlight the provision of skate parks within any communities.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.4

That Council considers the submissions and provide comment.

APPENDICES 1

KALBARRI SKATEPARK DEVELOPMENT – COMMUNITY SURVEY NOV 2011

Participants: - Canvassed as wide a cross section of the community as possible whilst remaining in the scope of people who have some form of skating history or current interest. These included families of kids using the current park, families with members that no longer use the park due to its deterioration and limiting format, adults over 35 who are keen skaters but do not use the existing park, adults that use the existing park, teenagers who use the existing park regularly, children under 8 who use the existing park regularly, local professional surfers, local rollerbladers and local BMX freestyle riders.

Participants were given the drawings for Option #2 and Option #3 Skate Parks and asked to provide their personal opinions on each as a possible replacement for our existing park.

PARK OPTION # 2

ARGUMENTS FOR;

- Great design, will fit area well
- Versatile design, would suit a wide range of skating abilities
- Has a nice 'flow' around outside
- Has seemingly no 'hidden' areas so users can be seen from the road, makes surveillance easier
- The money saved to have this option could be used to move the Netball, Basketball and Tennis courts to the Town Oval area
- Either design is good but option 2 is preferable because it is a continuous bowl. An upgrade of the Skate Ramp would allow comps between skate parks therefore bringing crew into town which would have a flow on effect through accommodation and food & beverage outlets.

ARGUMENTS AGAINST;

- Could have been bigger with more features so additions at a later date are not required
- Could become difficult to skate independently as the ramps area is confined to the centre
- This design will become redundant quite quickly
- Offers only a limited level of challenge for participants in the skate park
- Not a contemporary design may not appeal to youth

PARK OPTION # 3

ARGUMENTS FOR;

- Best design, no need to add on a later date, do it once properly and have a park that will set a standard for regional areas
- size and quality of design will allow more users of all skill levels
- has the potential for competition therefore attracting tourists to town
- has lots of different areas that can be skated independently
- more advanced section is away from beginner section
- awesome for continual flow skating and surf practice
- Has no 'hidden' areas all participants can be seen from the road, good for "drive by" surveillance
- Would suit skaters from as young as 3 up to 40+
- Would be able to hold a larger volume of skaters and riders all at once
- No doubt the better park, the better for tourism to Kalbarri. Families do choose to visit towns with great Skate Parks.
- Could provide possibilities for professional skaters and competitions and sponsored events to come to town
- I love this option. This is actually a "Youth Park" with the skate park being a big component. This is such a flexible space & a place to hold events. The fact they have incorporated the vegetation and trees and utilized the natural

lay of the land to maximise space is awesome. With this design you could skate all day long without getting bored.

- This park looks amazing, it seems to have everything and more, I love the design and the variety of things to do. You could have so many little fun sessions all over the park and then when you're ready could cut loose and go hard.
- You could skate this park on your own or with a big crew, there is so much diversity. It is cool how they have used the natural landscape and trees...it suits Kalbarri
- Option 3 offers and efficient and logical design for our community needs. It will provide a long lasting community focal point and also a public recreation and social hub. It promotes a flowing and inspiring design compared to the others, multiple viewing and parental surveillance zones which ensures public safety and community involvement, a more varied terrain that will provide continual use and interest by its' users and a larger size which ultimately allows a maximum number of recreational participants to utilise the park and also varied skill levels to keep the public enthusiastic for years to come.
- Option 3's social and community benefits far outweigh the other option due to its efficient and mindful design and considerations. This option will ensure the union and involvement of all community demographics.
- This is the more superior park as this is a surf orientated town and community, hence the style of this park needs to imitate a land based version of surfing i.e. similar features to a wave such as ¼ pipes and bowls whilst still maintaining a street style element. This park would facilitate both older and younger skate crew.
- This park facilitates all types of wheels (Skateboards, long boards, rollerblades, BMX, scooters etc.)

ARGUMENTS AGAINST;

- nothing
- could seem intimidating for beginners

ADDITIONAL COMMENTS;

- Option 3 has the potential to really add something to the towns appeal and to local and visiting youth.
- Adults will be able to use the park and if landscaped correctly with shade, provide a family venue. This will also mean adults are around to discourage anti-social behaviour that can happen when the current park is unsupervised.
- Option 3 will cost more but will be money well spent due to its better features and greater appeal to the local and visiting community
- There seems to be a lot more actual park in Option 3
- Option 3 would cater for more age groups, levels of ability and different types of wheels (rollerblades, bikes etc) for a much longer period of time
- Having just won "Top Tourism Town" an addition of a Skate Park of either design would be a magnet for families visiting town as skating is becoming a very large culture again...and it is FREE!!
- The inclusion of the shaded seating areas and picnic tables would encourage more families to attend and promote passive surveillance.
- Option 3 seems more challenging in areas and may provide more entertainment for teenagers over a longer period of time.
- We would be inclined to choose Option 3 for Kalbarri.
- This park (option 3) will have huge appeal, from young to old, beginner to experienced, whatever type of wheels you have under you be it short board, long board, BMX, scooter or skates this "Youth Park" looks fantastic. This "Youth Park" will be the envy of the Midwest.
- I was born in Kalbarri in 1992 and this is one of the most exciting prospects I've ever seen. This to me isn't just a skate park but an asset and awesome addition to Kalbarri's future. This would be the best community present the youth of Kalbarri have ever seen.

- This proposed option 3 will ultimately catalyse and enliven future positive social participation. This will also promote Kalbarri Tourism potential and rate payer happiness due to satisfactory use of council taxes.
- This facility would be great for this community and would put a smile on a lot of kid's faces for many years. I wish we had this as we grew up, it's fantastic!! (Supporter option3).

APPENDICES 2

KALBARRI ARTS & CRAFT

PO Box 177
KALBARRI WA 6536

12th December, 2011

NORTHAMPTON SHIRE COUNCIL
File: 11-1-2
15 DEC 2011

Admin	Eng	Hlth Bldg	Town Plan	Rang
GK				

Mr G Keeffe
Chief Executive Officer
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535

Dear Garry

Re: Kalbarri Skate Park

On behalf of the members of the Kalbarri Arts & Craft group this is to formally submit to the Council our desire for the re-location of the skate park.

We note your proposed re-development of the skate park and if this goes ahead the skate park will be moved away from the Arts & Craft facilities however it appears it will still be in the vicinity of our buildings.

As the Council is aware the Arts & Craft facilities have been the subject of vandalism for some time now and this is the result of 'unsupervised' skateboarders having easy access to our buildings due to many trees/scrub which provide a cover for them to carry out the vandalism and very little if any adult supervision.

Another reason we would like the skate park moved to a more suitable location is that there are no public toilets in the vicinity and so the skaters are using the area around our buildings as a 'public toilet' which is obviously going to cause a health situation.

We note that the proposed development of the skate park may not go ahead if you are unable to obtain grants to carry out this work.

Should this be the case we would appreciate if some of our concerns be addressed –

* The matter of the skaters using the area as a 'public toilet' be addressed. We are aware that if public toilets were to be constructed in the area there is the possibility of them being vandalised so this creates an added problem as the way it is now we are faced with a health hazard.

* The scrub around the skate park be cleared out so that the area is highly visible and in turn this could reduce the incidence of vandalism.

* Perhaps some form of 'supervision roster' be formed by the parents of the children who use the skate park

Any action the Council can take on any of the above points to try and reduce the vandalism to our buildings would be appreciated in order that all parties can amicably resolve this on-going problem.

Thanking you.

Yours faithfully

E Gardiner

Elizabeth Gardiner
Secretary

APPENDICES 3

NORTHAMPTON SHIRE COUNCIL
File: 11-1-2
-6 FEB

Admin	Eng	Hlth Bldg	Town Plan	Rang
GK				

Mrs Jess Higgott
88 Explorer Ave
Kalbarri 6536.

Dear Shire Council,

I'm a Mum of two teenages (14 and 15) who love living here in Kalbarri. But, the hangouts, the activities the town has on offer for our youth is lacking. Before I start, I would like to say that we are very lucky and grateful that we have a skatepark. The effort put in from the locals building it was amazing. But I think its old, outdated and we need a new one.

I think option 2 and 3 are worthy of consideration, I think option 3 should be the one to go for. Option 2 is pretty basic and would need upgrading in 5-10 years at a huge cost again. If option 3 went through there would never be any need for upgrades.

Exmouth has a wonderful skatepark and is the choice destination for teenagers everywhere.

This is also the point of view of a few teenagers who went to the Shire office here to vote and were told to either telephone or email.

Thank You.

Jess Higgott
Jack Higgott
Jamie Higgott
Marlin Heaney
Jeb Duigan
Cody Bell.

6.5.5 SALE OF LOTS – OLD SCHOOL OVAL SUBDIVISION

LOCATION:	**Rake Place, Northampton**
FILE REFERENCE:	**10.8.2.2**
DATE OF REPORT:	**2 February 2012**
FINANCIAL INTEREST:	**Garry Keeffe, CEO as purchased Lot 26 Rake Place**
REPORTING OFFICER:	**Garry Keeffe**
APPENDICES:	**1. Plan of Lots** **2. Financial Summary (to be tabled)** **3. Quotes to sell lots by Auction (to be tabled)**

SUMMARY:

Council to determine if Lots 22, 23, 24, 25, 27 28 and 29 Rake Place are to be sold by public auction or tender.

LOCALITY PLANS:

See Appendices 1

BACKGROUND:

By the time the February 2012 Council meeting is held, it is likely that Certificates of Titles for the individual lots of the residential subdivision at the old school oval would have been received with the subdivision now complete.

Throughout the development of the subdivision the Council has not yet officially determined how the lots, apart from Lot 26, are to be sold.

With previous subdivisions Council has sold lots by auction which is considered the most open of all avenues and provides all interested purchasers the opportunity to bid for the lot. However this is also the most expensive option with auction commission fees plus advertising/promotion etc.

COMMENT:

If Council resolves to sell the lots by auction, then a reputable Real Estate Agent needs to be appointed to undertake the required advertising campaign and conduct the auction. In previous circumstances Council has called for expressions of interest however it is considered that for only 7 lots that Council select an agent that currently services the Northampton town, these being Elders, Professionals, Nora Allen and First National, all who have agents within the town.

Quotes from these agencies are currently being obtained.

It is also recommended that Council not undertake an exhaustive advertising campaign that has been undertaken in the past with television advertising. This subdivision is one that the Council is unlikely to make any significant profit from due to the costs of the development versus the sale value. It is therefore suggested that the appointed Agent be required to advertise in published and radio media only.

COMMUNITY CONSULTATION:

If either Auction or Tender process is selected there is no requirement to advertise Councils intent to sell the lots as per the requirements of Section 3.58 of the Local Government Act. All public consultation will be part of the advertising campaign to sell the lots if sold by auction or tender.

FINANCIAL & BUDGET IMPLICATIONS:

A financial summary of the costs versus sales will be provided for at the meeting. Due to the commercial confidentiality of the information it is not for public viewing at this stage.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 3.58 of the Local Government Act 1995

STRATEGIC IMPLICATIONS:
Local: Shire of Northampton Planning for the Future 2009-2019

VOTING REQUIREMENT:

Simple Majority Required:

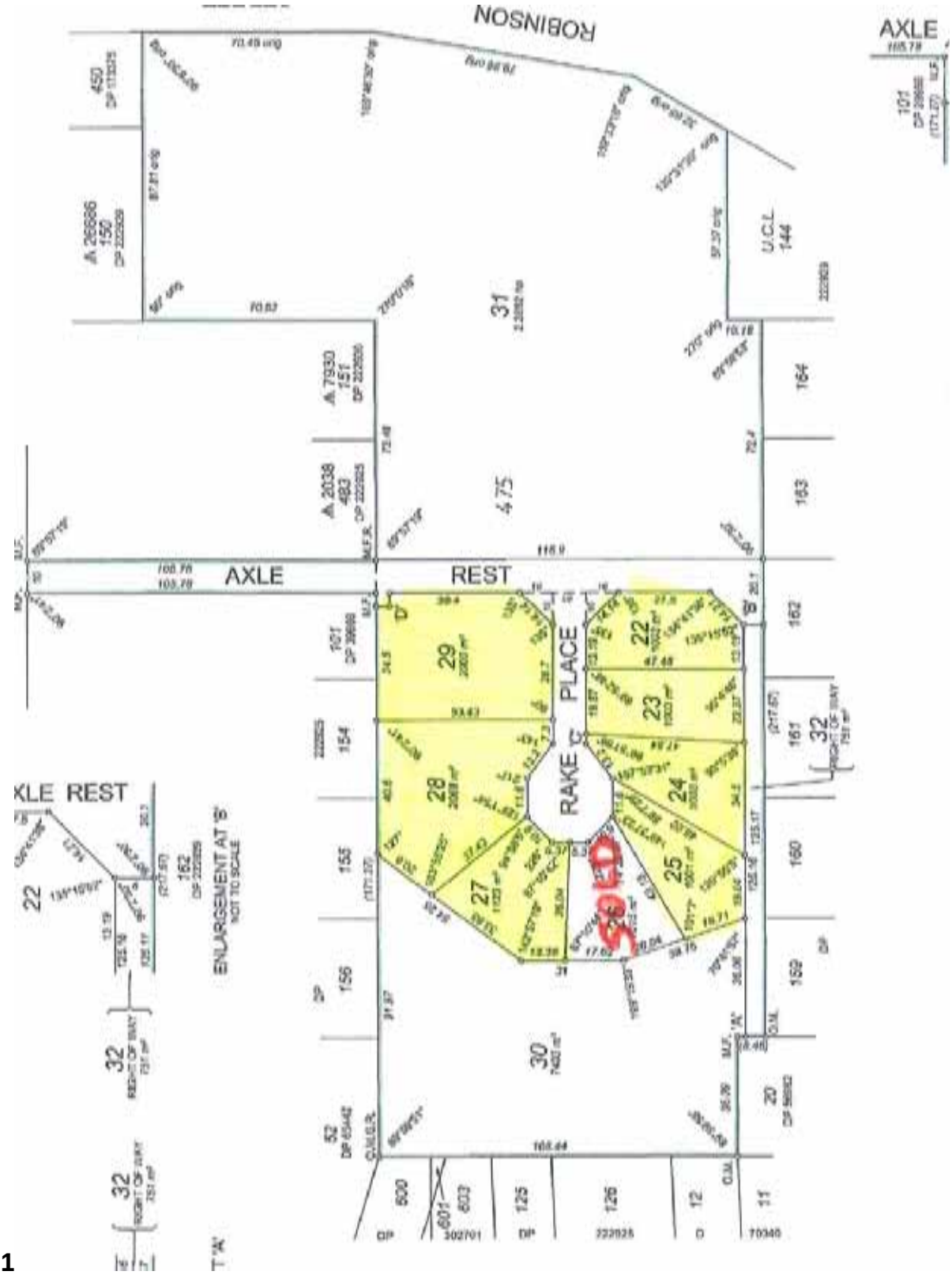
OFFICER RECOMMENDATION – ITEM 6.5.5

That Council:

1. **Determine what method the sale of Lots 22, 23, 24, 25, 27, 28 and 29 Rake Place are to be sold.**

2. **Appoint (name to be inserted) to undertake the auction and adverting campaign for the sale of the lots.**

APPENDICES 1



1

6.5.6 OLD SCHOOL COMMUNITY RESOURCE CENTRE

LOCATION:	**Northampton**
FILE REFERENCE:	**10.2.8**
CORRESPONDENT:	**Old School Community Resource Centre**
DATE OF REPORT:	**2 February 2012**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider a request for the reimbursement of costs for upgrade of switch board.

BACKGROUND:

The Old School Community Resource Centre ("the Centre") in November/December 2011 had a solar power generation system installed. All costs for the system paid for by a grant that was received by the Centre.

However when the installation occurred, the existing switch board had to be upgraded to meet standard. Council had previously approved electrical works to the building but unfortunately the upgrade of the switch board did not occur.

The cost of the upgrade was $1,274.12 inclusive of GST and the Centre has paid the amount.

COMMENT:

The cost of the switch board upgrade was not included in the grant that the Centre received. Under the lease agreement Council is responsible for structural and electrical repairs however only during the course of wear and tear, not when a change such as the installation of a solar energy system is installed.

However as it is a Council building and the services provided at the Centre are for the benefit of the community it is recommended that Council reimburses the costs.

FINANCIAL & BUDGET IMPLICATIONS:

A provision for general maintenance costs is included within the 2011/2012 budget however no provision for the above works is provided. Current costs have already reached the budget allocation.

Council as per the provisions of the Local Government Act can approve this expenditure which is not expected to change the overall outcome of the annual finances to a great deal.

STATUTORY IMPLICATIONS:

Local Government Act 1995 – Section 6.8, authorising unbudgeted expenditure.

VOTING REQUIREMENT:

Absolute Majority Required: - As there is no provision for this expenditure within the 2010/2011 Budget, Council needs to approve the expenditure by an absolute majority as per Section 6.8 of the Local Government Act 1995.

OFFICER RECOMMENDATION – ITEM 6.5.6

That Council reimburses the Old School Community Resource Centre $1,274.12 inclusive of GST for the upgrade of the power switchboard at the Centre.

6.5.7 PUBLIC ABLUTIONS – HORROCKS OVAL

LOCATION:	**Reserve**
FILE REFERENCE:	**11.1.12**
CORRESPONDENT:	**Horrocks Community Recreation Centre Inc**
DATE OF REPORT:	**2 February 2012**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider a request for the construction of new public ablutions within the 2012/2013 Budget at the Horrocks Community Recreation area.

LOCALITY PLANS:

BACKGROUND:

A request has been received from the Horrocks Community Centre Inc for council to consider within future budgets the construction of new public ablutions to replace existing ones. The HCC claims that the present toilets at the venue are completely inadequate and need replacing.

The HCC also state that:

The oval and adjacent Matt Burrell Pavilion is being used more frequently by larger groups of people and this is likely to increase in the future according to the positive feedback they have received from past users. Some examples of recent events and future proposals for use include the following:

- Saint Mary's School use the oval and golf course for their Cross Country Race for some time now and the popularity of the venue has escalated to the point where this year it was used for the Inter-School race. It is an ideal venue for such an event as the entire race is visible from most vantage points. Apparently during at least one of these competitions the present toilets overflowed and became unusable.

- HCC members have witnessed a wedding (approximately 80 people) and several functions involving forty to fifty people being held at the Matt Burrell Pavilion. As you would be aware, the toilets are a considerable distance from the building and the lighting is limited. A new ablution block may not rectify that problem but at least it would be able to cater for more than one person at a time.

- The HCC has spent in excess of $3,000 on a full set of junior, Aussie Rules goal posts and they intend to erect them on the oval for children to use at their leisure. The HCC also hopes that in the future this may enable the Northampton Football Club to host some junior fixtures at Horrocks and such events would obviously necessitate much better toilet facilities than those that exist at the moment.

- The HCC have asked all members to give some thought to an annual long weekend event such as a "Horrocks Fair" or similar type activity extending over two days. They wish to be able to offer a variety of activities to all age groups over an extended period of time and make it an annual fund raiser. If this comes to fruition there would obviously be a considerable number of activities held on the oval and hopefully there would be large numbers of people involved.

COMMENT:

The existing ablutions are very old and consist of two pans in the ladies section and one pan and one urinal in the men's. It is of brown brick construction.

The use of this area by residents and visitors is unquestionable. There is organised bowling days/gatherings, golf days as well as those who play tennis. The facilities apart from the community kitchens are the only location in Horrocks where the community can gather, hold functions etc.

Council is aware that the long term project is the construction of purpose built community facilities. The public consultation period for these facilities close 28 February 2012 and to date only one submission has been received.

The timing of the new facilities is still an unknown and will be very dependent on grant funds and future Council residential subdivisions to provide the finance. If new ablutions are constructed to meet current demand then they will need to be located in an area where they will still compliment the new Community Centre.

It is also considered that if new ablutions were constructed that they would be no more than six pans total with no urinal system, therefore in reality the toilets will only be expanded by two pans. In comparison the Northampton public toilets in the Lions Park are four standard pans and a disabled and they cater adequately.

The only other option is to defer new ablutions in anticipation that the Community Centre will be constructed in time.

COMMUNITY CONSULTATION:

None proposed at this stage.

FINANCIAL & BUDGET IMPLICATIONS:

The request is only for consideration of new ablutions in future budgets and therefore there is no financial implications for the 2011/2012 Financial Year.

STRATEGIC IMPLICATIONS:
Local: Shire of Northampton Planning for the Future 2009-2019

The Strategic Plan does not highlight the provision of ablution facilities within any communities.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.7

That Council list for consideration within the 2012/2013 budget new public ablutions to replace existing that are located at the Horrocks Recreation Centre and that the provision to provide for four to six pans and be unisex.

6.5.8 LEASE RENT REVIEW – BAILEY'S MARINE FUELS AUSTRALIA

LOCATION:	**Reserve 31883**
FILE REFERENCE:	**9.1.4**
DATE OF REPORT:	**3 February 2012**
REPORTING OFFICER:	**Garry Keeffe**
APPENDICES:	**1. Rental Review Report**

SUMMARY:

Council to adopt revised rent for lease of portion of Reserve 31883.

LOCALITY PLANS:

BACKGROUND:

Council has a current lease with Bailey's Marine and Fuels Australia for the above portion of Reserve 31883 for the purpose of "fuel tank facilities and storage".

With the lease there is a provision to review the annual rent which has now been carried out. The revised rent recommended by Landgate Valuations is $3,600 plus GST per annum which is a decrease from the current rent of $4,810 plus GST.

COMMENT:

The valuation cites the reason for the decrease is due to the decrease in property sale values and also for the limited use of the site.

The lessee has been advised to provide comment on the revised rent however to date no response has been received.

Council does have the option of either adopting the revised rent, leaving the current rent as is or establishing a new rent. With the reasons stated in the report it is recommended that Council adopt the revised rent.

FINANCIAL & BUDGET IMPLICATIONS:

The revised rent will have an implication on the current rent levied where a refund in the difference will need to be repaid for 2011/2012. Reason being is that the revised rent should have occurred in October 2010 but unfortunately was overlooked. The revised rent is to commence as from 1 July 2011 to account for a complete financial year.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.8

That Council adopts the revised rent as determined by Landgate Valuations of $3,600 plus GST per annum.

APPENDICES 1

Landgate

POSTED
ICR22465

Your Ref: Job N°: 9.1.4/OCR22550
Our Ref: Job N°: 144602 File N°: 04689-2011
Enquiries: Mike Brokenshire Ph: 9273 9034
Email: mike.brokenshire@landgate.wa.gov.a

NORTHAMPTON SHIRE COUNCIL
File: 9.1.4
-5 JAN 2012

Admin	Eng	Hlth Bldg	Town Plan	Rang
GK				

Shire of Northampton
PO Box 61
Northampton WA 6535

Attention: Garry Keeffe

Dear Garry

REVIEW TO MARKET RENTAL ASSESSMENT PART RESERVE 31883 GREY STREET KALBARRI, FUEL DEPOT FOR FISHING INDUSTRY.

In response to your letter request dated 25 August 2011, the property has been inspected and a review has been undertaken on the above mentioned property to confirm a fair market rental.

Assumptions, Conditions and Limitations

This assessment has been completed on the following basis.

- Landgate records relied upon are correct as at the date of this report.
- The terms and conditions of the lease agreement will remain constant over the ensuing rent review period.
- There are no encroachments by or upon the property. A current survey has not been sighted.
- The assessment amount is exclusive of GST (Goods and Services Tax).
- The assessment amount is net of variable outgoings.
- The assessment amount assumes an unencumbered fee simple title and that any allowance for possible heritage restrictions, native title claims or contamination has not been considered.

Date of Inspection

14 December 2011

Landgate

Date of Valuation

1 December 2011

Property Details

Legal Description	Portion Reserve 31883 Being Part of Lot 381 on Deposited Plan 175693 within Crown Land Title Vol LR 3044 Folio 311.
Primary Interest Holder	Shire of Northampton Management order with power to lease for any term not exceeding 21years, subject to the consent of the Minister for Lands.
Location	The subject land some 259m2 is situated in the town of Kalbarri some 589kms north of Perth. More specifically, the property is located on reserve 31883 on the north west side of Grey Street, opposite tourist accommodation and adjoining waterfront land with jetty access for boat storage.
Land Description	The subject portion is rectangular in shape with an area of 259m^2. The site is fair flat and is below road level with sandy clay soils.
Improvements	A fuel tank is constructed on site for the supply of fuel to the adjoining boat jetty. Improvements are not included in this assessment.

Market Evidence

Address	**Lot 56 Richardson Road, Kalbarri**
Sale Details	$174,000 December 2011 (includes GST)
Property Description	Vacant general industrial lot, 2040m², located in a new subdivision at the south end of the estate.
Comments	Landcorp sale, shows $158,181 and $77/m² net of GST.

Address	**Lot 552 Porter Street, Kalbarri**
Sale Details	$320,000 December 2010 (includes GST)
Property Description	Improved I/Iron Workshops and Sheds built 1985 area 487.5m2 land general industrial lot, 2370m², located in existing industrial estate. Improvements Say $160,000 Land Value Say $160,000.
Comments	Similar location, shows $160,000 and $67.5/m² inc GST.

Address	**553 Porter Street, Kalbarri**
Sale Details	$380,000 April 2010
Property Description	Comprises a I/Iron workshop and Residence on a 2,000m² general industrial lot.

Landgate

	The workshop built 1983 is approx. 223m², Shed 115 m² Quarters 30 m². Say Improvements Value 220,000 Land Valu Say 160,000
Comments	Land value is considered to reflect $160,000 $80/m² inc GST

Valuation Assessment

We consider the market value range of the subject property in land value to be $250/m² to $255/m² net of GST. Being a smaller portion of land used for industrial purposes.

259m²	@	$255/m²	$66,000	
			Adopt $66,000	(INC of GST)
Net of Gst	$60,000			

The annual fair market rent for the site is considered to be 6.5% to 7% of land value.

$60,000	@	7.0%		$4,200
		6.0%		$3,600
			Adopt	$3,900

Conclusion:
The market for industrial type property does appear to be slightly depressed and improved sales show a slight drop in value say approximately 10% on market value.
The annual unimproved fair market rent of the subject property is considered to be **Three Thousand Six Hundred Dollars ($3,600pa) exclusive of GST** and outgoings no review.

This assessment has been prepared by Mike Brokenshire under delegation of the Valuer General as defined in Part II of the *Valuation of Land Act 1978*.

In accordance with the Federal Privacy Act, information supplied is now regarded as private information. Under the Act, information collected for one purpose may only be used for a secondary purpose if that purpose is related and could be reasonably expected. In this context, this Office is not able to give permission for the information to be published by a third party. All data and analysis produced by this Office is provided on the condition that it is the responsibility of the receiver of such information to conform with privacy legislation.

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6.5.9 DANCE FLOOR

FILE REFERENCE:	**11.1.8**
DATE OF REPORT:	**3 February 2012**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider an offer for the sale of a dance floor for community use**.**

BACKGROUND:

When operations at the redeveloped Northampton Community Centre occurred, the issue of a dance floor was raised. No dance floor was provided for within the new facilities as for this modern day it is considered that they are not only dangerous with persons slipping when wet from spills, but also do not warrant the use.

At a recent function a floor was hired for an estimated cost of $450.

COMMENT:

Mr Geoff Cripps has now offered Council to purchase a dance floor that he has. The floor is sold jarrah pieces, in relatively good condition. The asking price is $1,000.

When a dance floor was hired an inquiry into the purchase of one was made and for a 5m x 5m the cost was $8,500.

The floor now being offered consists of 12 sections 1.8m x 1.2m which in total makes a 26m2 dance floor. The wood will require some work with re-oiling, polishing and the installation of edge protecting where wear and tear is evident.

The only downside is that the pieces are very heavy and require more than one person to set up and dismantle. A trolley will also need to be purchased to allow ease of transport within a building, in this case the Northampton Community Centre.

If Council is to consider the purchase of the dance floor then it will be required for ongoing maintenance and possible administering of the use. At this stage the NCC has not been approached to determine if they would be interested in storing the floor for that centres use but this will be undertaken prior to the meeting.

Following are photos of the floor:

FINANCIAL & BUDGET IMPLICATIONS:

There is no provision within the 2011/12 Budget for this purchase.

STATUTORY IMPLICATIONS:

Local Government Act 1995 – Section 6.8, authorising unbudgeted expenditure.

VOTING REQUIREMENT:

Absolute Majority Required: - As there is no provision for this expenditure within the 2010/2011 Budget, Council needs to approve the expenditure by an absolute majority as per Section 6.8 of the Local Government Act 1995.

OFFICER RECOMMENDATION – ITEM 6.5.9

For Council consideration.

6.5.10	NORTHAMPTON COMMUNITY CENTRE	
	LOCATION:	**Northampton**
	FILE REFERENCE:	**11.1.8**
	DATE OF REPORT:	**6 February 2012**
	REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Update on redevelopment and process for outstanding works.

BACKGROUND:

As Council is now aware the redevelopment of the NCC is 95% complete. The only areas now to be revamped are the existing change rooms down stairs.

Council made a provision of $8,000 with contributions to also come from the Northampton Football Club to assist with the change rooms upgrades.

COMMENT:

The original proposal was to expend approximately $10,000 on mainly the home change rooms however it is evident that both change rooms need to be attended to. What is now the visitors change room is split into two sections and when sports are not played they are separated to be men's and ladies ablutions.

Within the NCC redevelopment an amount of $182,000 was provided for engineering needs. This estimate was provided by the architect's estimator on the development. The total cost for engineering requirements has only been $34,702 which is a very significant difference. This matter has been taken up with the architect as to why such a large discrepancy but no explanation has been received.

However the savings has allowed Council to progress with other works, ie landscaping, new fence, soft fall to playground and concrete apron area.

The difference will now also allow for the complete revamp of the below change rooms. Works identified are:

- Remove all existing wall and floor tiles and re-tile
- Replace and install marine carpet to floors
- Replace all existing plumbing fittings

- Fit cages to exposed plumbing pipes that have been installed on change room roof which is part of the new redevelopment
- Re-paint areas to suit new tile colours.
- Install rack above existing seating to allow bags etc to be stored off the floor.

Management is currently obtaining quotes for the above works. The estimated overall cost will be $35,000 which will now easily be covered by utilising the balance of the grants Council received for this project.

FINANCIAL & BUDGET IMPLICATIONS:

A review of the overall estimated/actual costs for the redevelopment of the NCC will be provided at the Council meeting.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 -

STRATEGIC IMPLICATIONS:
Local: Shire of Northampton Planning for the Future 2009-2019

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.10

That Council approves of the refurbishment of all three change rooms as proposed with funding received through the Royalties for Regions Programme for the Northampton Community Centre redevelopment to be used to cover all costs.

6.5.11 KALBARRI/NORTHAMPTON DOCTORS PRACTICES – VEHICLE REQUEST

LOCATION:	**Shire as a whole**
FILE REFERENCE:	**7.2.2 & 7.2.1**
CORRESPONDENT:	**Wave "n" Wattle Group**
DATE OF REPORT:	**7 February 2012**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider a request from the Wave "n" Wattle Group (Dr Findlay) for the purchase of a 4x4 vehicle for doctors and surgery use. Their letter of request actually states the provision of $50,000 for the vehicle purchase.

BACKGROUND:

Wave "n" Wattle Group representatives met with the CEO to establish if Council could provide funding for the purchase of a 4x4 vehicle for the practice. The CEO advised at the time that this was a difficult situation for Council as the practice is a private business which the Council cannot be involved in however advised that they put their request in writing for Council to consider.

The reasons cited is that the surgery currently employs four doctors, one being a female doctor Philippa Eccles who is based in Kalbarri however she also services Northampton and the two practices are proposing to operate "well women's clinics" across the shire.

The vehicle will be used primarily by Dr Eccles to travel from kalbarri to Northampton on a regular basis and also to other parts of the shire if required. The vehicle will also be used by Dr Eccles for private/recreational use.

COMMENT:

During the discussions with the CEO, the practice representatives advised that the vehicle currently being used by Dr Eccels is a shared one with Kalbarri and not in good condition. They also claim that due to the setting up of the various practices the medical practice does not have the financial capacity to purchase a vehicle. They also stated that to retain the services of Dr Eccles it was essential that a vehicle be provided.

Also during the discussions the type of vehicle does not need to be a large 4x4 but a size similar to a Toyota RAV4 or Holden Captiva.

As stated above the medical practice is a private business and Council needs to be mindful of a precedent that may be set if approval to purchase a vehicle was to occur.

The only option available to Council if a vehicle is to be purchased is for the Council to own it as one of its fleet vehicles but allocated to the surgery. An agreement will need to be entered into that all operating and maintenance/repair cost for the vehicle would be the responsibility of the medical practice.

An option available is the use of the current vehicle provided for the Town Planner. This vehicle will be surplus to our requirements and could be traded in a small 4x4 as being requested or the surgery simply be offered the Holden Commodore for use and 4x4 needs be their own responsibility.

With Town Planning and development still in a lull, it is unlikely that Council will return to a full time planner within the next 12 months. In April 2012 the current arrangement with the Shire of Chapman Valley for the provision of Town Planning Services will cease and from that point Councils current planner, Mrs Hayley Williams will continue to undertake the position on a part time basis only. Mrs Williams will be available for any urgent items and will also be contactable on a daily basis by clients but will work predominantly from her place of residence with two to three days in the Northampton office.

At this stage Mrs Williams does not require the allocated vehicle and for her travelling requirements she uses her own private vehicle and Council provides the fuel. For longer trips, ie to Kalbarri Mrs Williams uses one of the administration vehicles at Northampton.

FINANCIAL & BUDGET IMPLICATIONS:

Council has no provision for such a purchase within the 2011/2012 budget and has no further provision within the plant reserve fund for such a purchase.

If the Council decides that a vehicle will be provided then the option of trading in the Holden Commodore in March 2012 on a 4x4 as referred to above is the only option to Council.

For guidance a standard new Holden Captiva V6 will cost $30,816 (V6 petrol) and the Commodore would trade for an estimated $24,000.

The other alternative to ensure no out of budget expense occurs is that a second hand 4x4 be purchased.

Council is reminded that in the past three years it has expended near on $900,000 of its own funds to set up doctor's surgeries and residences for doctors in Northampton and Kalbarri, as per the following:

Purchase Northampton Doctors Surgery	$312,000
Refurbish Northampton Doctors Surgery	$ 11,174
Equipment purchases for Northampton Surgery	$ 47,682
Purchase Residence for Kalbarri Doctor	$517,370

STATUTORY IMPLICATIONS:

Local Government Act 1995 – Section 6.8, authorising unbudgeted expenditure.

VOTING REQUIREMENT:

Absolute Majority Required: - As there is no provision for this expenditure within the 2010/2011 Budget, Council needs to approve the expenditure by an absolute majority as per Section 6.8 of the Local Government Act 1995.

OFFICER RECOMMENDATION – ITEM 6.5.11

For Council consideration.