



File No: 4.1.14

NOTICE OF ORDINARY MEETING OF COUNCIL

Dear Councillor,

The next Ordinary Meeting of the Northampton Shire Council will be held on Friday 17th August 2012 in the Council Chambers, Hampton Road, Northampton, commencing at 1.00pm.

At 11:00am consulting firm Coastal Focus will be making a presentation on a draft Horrocks foreshore restoration and development plan that the Horrocks Progress Association are pursuing. The Association obtained grant funding for the plan and for all proposed works on Council owned/controlled land will need final endorsement by Council once the plan has been completed.

The agenda for the above-mentioned meeting is enclosed.

Lunch will be served from 12.00pm.

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

10th August 2012



~ Agenda ~

17th August 2012

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire

Council will be held on Friday 17th August 2012, at the

Council Chambers, Northampton commencing at 1:00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

10th August 2012

SHIRE OF NORTHAMPTON

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

Signed  _____

Date 10th August 2012

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

**AGENDA
ORDINARY MEETING OF COUNCIL
20th July 2012**

- 1. OPENING**
- 2. PRESENT**
 - 2.1 Leave of Absence
 - 2.2 Apologies
- 3. QUESTION TIME**
- 4. CONFIRMATION OF MINUTES – COUNCIL**
 - 4.1 Ordinary Meeting –20th July 2012
 - 4.2 Budget Meeting of Council – 27th July 2012
- 5. RECEIVAL OF MINUTES –**
- 6. REPORTS**
 - 6.1 Works
 - 6.2 Health & Building
 - 6.3 Town Planning
 - 6.4 Finance
 - 6.5 Administration & Corporate
- 7. COUNCILLORS & DELEGATES REPORTS**
 - 7.1 Presidents Report
 - 7.2 Deputy Presidents Report
 - 7.3 Councillors' Reports
- 8. INFORMATION BULLETIN**
- 9. NEW ITEMS OF BUSINESS**
- 10. NEXT MEETING**
- 11. CLOSURE**

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 20 July 2012.

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Northampton on the 20 July 2012.**

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SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.**

7.1 OPENING

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

7.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr L Parker	Deputy President	Kalbarri Ward
Cr T Carson		Northampton Ward
Cr C Simkin		Northampton Ward
Cr B Cripps		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr S Penn		Kalbarri Ward
Cr J Booth		Kalbarri Ward
Mr Garry Keefe	Chief Executive Officer	
Mr Jamie Criddle	Deputy Chief Executive Officer (entered at 1.25pm)	
Mr Glenn Bangay	Principal EHO/Building Surveyor	
Mrs Hayley Williams	Principal Planner	

7.2.1 LEAVE OF ABSENCE

Nil.

7.2.2 APOLOGIES

Cr S Stock-Standen	Northampton Ward
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7.3 QUESTION TIME

7.3.1 KEVIN KELLY – LOT 830 BRIDGEMAN ROAD SUBDIVISION

Queried Council on the time frame it has taken to resolve his proposed subdivision.

CEO & Planner advised that the reason for the time frame was mainly due to the previous Planning Consultant engaged by Mr Kelly not responding in a timely manner to queries raised and further re-iterated that there is a due process that has to be followed with set time frames stipulated by the Town Planning & Development Act that Council has to comply to.

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Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.

7.4 CONFIRMATION OF MINUTES

7.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 15th JUNE 2012.

Moved Cr PENN, seconded Cr CRIPPS

That the minutes of the Ordinary Meeting of Council held on the 15th June 2012 be confirmed as a true and correct record subject to the following amendments:

Minute 6.8.2 – Page 12, delete the word “overturn” and replace with “not accept”.

Minute 5.3.1- Change the word “Chainman’s” to “Chinaman’s”.

CARRIED 8/0

7.4.1.1 BUSINESS ARISING FROM MINUTES

Nil.

7.5 RECEIVAL OF MINUTES

7.5.1 RECEIPT OF BUSH FIRE ADVISORY COMMITTEE MINUTES

Moved Cr SIMKIN, seconded Cr PENN

That the minutes of the Northampton Bush Fire Advisory Committee held 10 May 2012 be received.

CARRIED 8/0

7.5.1.1 RESTRICTED & PROHIBITED BURNING PERIODS

Moved Cr GLIDDON, seconded Cr CRIPPS

That:

1. The prohibited burning period to commence 15th October 2012 and finish 1st March 2013; and
2. The restricted burning period to be 15th September 2012 to 14th October 2012 and from the 2nd March 2013 to 15th April 2013.

CARRIED 8/0

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Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.

7.6 WORKS REPORT

7.5.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted.

Mr Neil Broadhurst left the meeting at 1.15pm

7.7 HEALTH/BUILDING REPORT

7.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted.

7.8 TOWN PLANNING REPORT

7.8.1 GOLF COURSE ESTATE STRUCTURE PLAN – KALBARRI (ITEM 6.3.1)

Moved Cr PARKER, seconded CR BOOTH,

That Council:

- 1 Endorse the Schedule of Submissions for the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri) as attached to Item 6.3.1 of the July Town Planning Report 2012;
- 2 Adopt the Kalbarri Golf Course Estate Structure Plan (Lots 825 & Part Lot 500 Ajana-Kalbarri Road, Kalbarri) subject to the following conditions and modifications:
 - a) The proposed residential lots impacted upon by the outer extremities of the waste water treatment plant buffer will be required to have a notice attached to their Certificate of Title at the stage of subdivision and the Structure Plan Report being modified to include reference to this;
 - b) The potential impact of treated waste water on the residential lots abutting the golf course is to be addressed via the implementation of: fencing along common boundaries; an adequate buffer separation distance to future residences; lockable pedestrian access control gates if proposed; and warning signs at the stage of subdivision. The Structure Plan Report is to be modified to include reference to this;

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Northampton on the 20 July 2012.**

c) The existing fence along the eastern boundary adjacent to the Kalbarri National Park is to be upgraded and extended at the stage of subdivision to the approval of the Department of Environment and Conservation and the Structure Plan Report being modified to reference this;

d) The proponent is to prepare an information package or program to advise future landowners in the residential estate of the potential impacts of living within close proximity to the Kalbarri National Park at the stage of subdivision. The Structure Plan Report is to be modified to include reference to this;

e) The proponent is to prepare a detailed landscaping plan that denotes the treatment of fencing and pedestrian walkways in order to protect remnant vegetation in the Public Open Space at the stage of subdivision. The Structure Plan Report is to be modified to include reference to this;

f) A comprehensive fire management plan is to be prepared at the stage of subdivision, in conjunction with both the Department of Conservation and the Fire and Emergency Services Authority and the additional mitigation measure of fire hydrants being installed at more frequent intervals than the generic 200m requirement for residential areas be included within the plan;

3. Refer the Structure Plan to the Western Australian Planning Commission and seek final approval.

CARRIED 8/0

7.8.2	PROPOSED SUBDIVISION GUIDE PLAN – LOTS 582, 830, 831 & 832 BRIDGEMAN ROAD, KALBARRI (ITEM 6.3.2)
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Moved Cr CRIPPS, seconded CR BOOTH

That Council advise the Applicants for them to prepare the Subdivision Guide Plan over Lots 582, 830, 831 & 832 with their own appointed consultant and at the applicants cost.

CARRIED 8/0

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7.8.3	SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.3)
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Noted.

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Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 20 July 2012.

Mrs Hayley Williams, Principal Planner left the meeting at 1.34pm.

7.9 FINANCE REPORT

7.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr CARSON, seconded Cr SIMKIN

That Municipal Fund Cheques 19328 to 19375 inclusive, totalling \$57,676.98, Municipal EFT payments numbered EFT10106 to EFT10255 inclusive totalling \$1,261,328.92, Direct Debit payments GJ12-02 to GJ12-05 totalling \$2,873.45, Trust Fund Cheque 1851 to 1852 inclusive, totalling \$45,097.91, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

7.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr CRIPPS, seconded Cr GLIDDON

That Council adopts the Monthly Financial Report for the period ending 30 June 2012 and notes any material variances greater than \$5,000.

CARRIED 8/0

7.9.3 2012-2013 BUDGET - SUBMISSIONS (ITEM 6.4.3)

Moved Cr CARSON, seconded Cr PENN

That Council list the following items within the draft 2012/13 Budget for further consideration:

1. Northampton Townscape Committee - Construct limestone wall around newly installed play equipment in Guide Park \$4,700.00.
2. Northampton Lions Park – upgrade/repair playground equipment - \$4,700.
3. Northampton Botanical Line - \$600 cash cost

CARRIED 8/0

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Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.

7.9.4	BUDGET VARIANCE PARAMETERS (ITEM 6.4.4)
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Moved Cr CARSON, seconded Cr PENN

That the Budget Variance parameters for the 2012/2013 financial year be set
at \$5,000 as per FM Reg 34 (5).

CARRIED 8/0

7.10	ADMINISTRATION & CORPORATE REPORT
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7.10.1	WA LOCAL GOVERNMENT ASSOCIATION – MEMBER MOTIONS OF ANNUAL GENERAL MEETING (ITEM 6.5.1)
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Moved Cr GLIDDON, seconded CR BOOTH

That Council provides delegated authority to the voting delegates to vote on the
agenda items on behalf of Council.

CARRIED 8/0

7.10.2	CORPORATE CARD USE POLICY (ITEM 6.5.2)
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Moved Cr BOOTH, seconded Cr CARSON

That Council adopts the following policy for use of the Corporate Credit Card by
the CEO:

CORPORATE CREDIT CARD POLICY

1.0 Introduction

A corporate credit card will be issued to the Chief Executive Officer of the Shire of Northampton to expedite authorised business expenditures on behalf of the shire, therefore improving administrative practices and the effective cash management of the shire.

2.0 Definitions

Credit Cards – Is defined as a facility allowing the card holder to pay for goods and services on credit.

Business Expenses – Is defined as any expense necessary to the conduct of the business or is allowed under the terms of the employee's contractive employment with the shire or relevant Council policies.

Personal Expense – Is defined as any expense not of a business nature.

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Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.

3.0 Corporate Credit Card Purchasing

The Chief Executive Officer is only to use the corporate credit card for business expense purchasing of goods and services on behalf of the Shire of Northampton.

3.1 *Cash withdrawals are strictly prohibited.*

3.2 *The corporate credit card credit limit will be set by Council and reviewed at least once a year at the time all policies and procedures are reviewed.*

The current limit on the Shire of Northampton corporate credit card is \$5,000.

3.3 *Personal expenditure on the Shire of Northampton's corporate credit card is strictly prohibited.*

3.4 *All purchases by the Shire of Northampton corporate credit card must be accompanied by an appropriate tax invoice/receipt to ensure the shire is able to claim all input tax credits in accordance with the requirements with the Australian Taxation Office.*

3.5 *In the event individual invoices/receipts are not available then the corporate credit card statement of expenditure is to be utilised to claim income tax credits under the condition that this statement complies with the Australian Taxation Office requirements.*

4.0 Reporting Requirements

4.1 *The Shire of Northampton corporate credit card statement of expenditure is to be endorsed by the Chief Executive Officer as all expenditure items listed on the statement being authorised and undertaken by him/her.*

4.2 *The endorsed credit card statement of expenditure is to be included with the financial reports presented to Council in the Agenda's for the ordinary meetings of Council for Council information.*

5.0 General Conditions

5.1 *The Chief Executive Officer must surrender the Shire of Northampton credit card upon termination of his/her services within the Shire of Northampton or when resolved to do so by Council.*

5.2 *All Corporate credit card incentives (e.g. fly buys) are not to be acquired or accumulated by the Chief Executive Officer for his/her personal use of gain.*

Any such credit card incentives associated with the Shire of Northampton corporate credit are to be utilised for the benefit of the Shire of Northampton's business expense operations only.

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 20 July 2012.

5.3 All expired Shire of Northampton corporate credit cards are to be destroyed by the Chief Executive Officer upon receipt of a new or replacement card.

5.4 Any breach of this policy is to be reported to Council for information and action if deemed necessary

CARRIED 8/0

7.10.3 AUTHORISED OFFICERS – DOG ACT & LOCAL LAWS (ITEM 6.5.3)

Moved Cr PENN, seconded Cr SIMKIN

That Sergeant Matthew Froude, Senior Constable Paul Parks, First Class Constable Craig Woods and Constable Francois Bekker be duly appointed as authorised officers to exercise powers pursuant to the following:

1. Dog Act 1976
2. Local Laws Relating to:
Reserves & Foreshores, Removal & Disposal of Obstructing Vehicles, Safety & Decency, Convenience and Comfort of persons in respect of bathing.

All previous appointments of police officers based at the Kalbarri Police Station be cancelled.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

7.10.4 TENURE OF LAND – PORT GREGORY WATER SUPPLY (ITEM 6.5.4)

Moved Cr PARKER, seconded Cr CARSON

That Council indemnifies the Minister for Lands against any costs or charges incurred in the grant of formal tenure of land for the Port Gregory for non potable water storage tanks and easement for access and Council commit a provision of \$5,000 in the 2012/13 Budget for costs to be incurred for this land transfer.

CARRIED 8/0

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.**

7.10.5 FUNDING REQUEST – KALBARRI VISITORS CENTRE (ITEM 6.5.5)
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Moved Cr GLIDDON, seconded Cr BOOTH

That Council:

1. Provide the 2012/13 operating allocation to the Kalbarri Visitors Centre of \$20,000 and should Council resolve to increase this provision when adopting the budget then the balance also be paid.
2. Request the Kalbarri Visitors Centre to address the items raised in the officer's report relating to their Business Plan before any further consideration of a payment to assist with their financial difficulties is made and this response to be received by Wednesday 18 July 2012.
3. The Kalbarri Visitors Centre also be requested to provide a minimum three year forecast budget

MOTION LOST 3/5

MOVED CR PARKER, seconded CR CRIPPS

That Council:

1. Request the Kalbarri Visitors Centre to address the items raised in the officer's report relating to their Business Plan before any further consideration of a payment to assist with their financial difficulties is made and this response to be received by Wednesday 18 July 2012.
2. The Kalbarri Visitors Centre also be requested to provide a minimum three year detailed forecast budget.
3. That a payment of \$100,000 be considered in the 2012/13 Budget to assist with the Kalbarri Visitors Centre operations.

CARRIED 6/2

Cr BOOTH and Cr PENN wished for their vote against the motion be recorded.

During the debate n this matter, Cr Gliddon advised that she resigns from being the Council delegate on the Kalbarri Visitors Centre Committee.

Moved Cr PARKER, seconded Cr CRIPPS

That the current proxy, Cr Penn, be appointed as Council delegate on the Kalbarri Visitors Centre Committee.

CARRIED 8/0

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.**

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 3.02pm and reconvened at 3.17pm with the following in attendance:

Cr Wilson, Cr Parker, Cr Gliddon, Cr Penn, Cr Booth, Cr Carson, Cr Cripps, Cr Simkin the Chief Executive Officer, Garry Keeffe and the Deputy Chief Executive Officer, Jamie Criddle, Glenn Bangay Principal Building Surveyor/EHO.

7.10.6 REGIONAL ROAD GROUP 2013/14 SUBMISSION (ITEM 6.5.6)

Moved Cr SIMKIN, seconded Cr CARSON

That Council:

That Council lodge Mid West Regional Road Group funding submissions for the following road projects:

Ajana-Kalbarri Road**Project #1**

Undertake edge repair work for 18km using flocon	\$134,500
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Project # 2

Re-seal various sections, total length 6.03km	\$168,000
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Red Bluff Road

Reconstruct eastern drainage and seal shoulders to improve drainage to whole area	\$90,000
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CARRIED 8/0

7.10.7 PROPOSED NORTHAMPTON LIGHT INDUSTRIAL AREA (ITEM 6.5.7)

Noted.

7.11 PRESIDENTS REPORT

Advised of his attendance to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation
No report.

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SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 20 July 2012.

7.12 DEPUTY PRESIDENTS REPORT

Since the last Council meeting the Deputy President, Cr Parker reported on his attendance to the WALGA Northern Zone meeting with no real issues arising from that meeting.

7.13 COUNCILLORS REPORT

7.13.1 CR CRIPPS

Since the last Council meeting Cr Cripps reported on his attendance:

- to a Northampton Community Centre Meeting.
- to a Kalbarri Visitors Centre Committee meeting and to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation

7.13.2 CR SIMKIN

Since the last Council meeting Cr Simkin reported on his attendance:

- to a Northampton Community Centre Meeting.
- to a Kalbarri Visitors Centre Committee meeting and to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation

7.13.3 CR GLIDDON

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

- Attended a Kalbarri Visitors Centre Committee meeting and to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation.
- Has met with the Northampton Tourist Association to assist them in a submission for the Top Tourism Town Awards.
- Advised of an inspection forthcoming of Kalbarri for the Tidy Towns Awards.

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 20 July 2012.

7.13.4 CR BOOTH

Attended a Kalbarri Visitors Centre Committee meeting and to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation

7.13.4 CR PENN

Attended a Kalbarri Visitors Centre Committee meeting and to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation

7.13.4 CR CARSON

Since the last Council meeting Cr Carson reported on his attendance to a meeting with representatives of the Kalbarri Visitors Centre Committee to discuss their financial situation.

7.14 INFORMATION BULLETIN

Noted.

7.15 NEW ITEMS OF BUSINESS

7.15.1 BINNU WEST ROAD

Cr Carson requested future consideration be given to sourcing funding for the construction of the Binnu West Road that is currently unsealed. Referred to possible funding through the Mid West Development Commission.

Item was noted by Council.

7.16 NEXT MEETING OF COUNCIL

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

7.17 CLOSURE

There being no further business, the President declared the meeting closed at 3.38pm.

SHIRE OF NORTHAMPTON

**Minutes of Budget Meeting of Council held at the Northampton Council Chamber,
Hampton Road Northampton on Friday 27th July 2012**

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SHIRE OF NORTHAMPTON

Minutes of Budget Meeting of Council held at the Northampton Council Chamber, Hampton Road Northampton on Friday 27th July 2012

1.1 OPENING

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

1.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr L Parker	Deputy President	Kalbarri Ward
Cr B Cripps		Northampton Ward
Cr T Carson		Northampton Ward
Cr C Simkin		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr J Booth		Kalbarri Ward
Cr P Gliddon		Kalbarri Ward
Cr S Penn		Kalbarri Ward
Mr Garry Keefe	Chief Executive Officer	
Mr Neil Broadhurst	Manager of Works and Technical Services	
Mr Glenn Bangay	EHO/Building Surveyor	

1.2.1 LEAVE OF ABSENCE

Nil.

2 APOLOGIES

Nil

3 QUESTION TIME

There were members of the public present but no questions were put to Council.

4 DISCUSSION OF 2012/2013 DRAFT MUNICIPAL BUDGET

Council and Staff proceeded to go through the new items list to ensure that the draft budget for 2012/2013 was adopted as a balanced budget.

4.1.1 FISHING PLATFORM

CEO tabled an email received from Pascale Delhaize and understood that Councillors had also received the email. Ms Delhaize requested Council reconsider this project and not install the fishing platform.

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Minutes of Budget Meeting of Council held at the Northampton Council Chamber, Hampton Road Northampton on Friday 27th July 2012

Moved Cr PARKER seconded Cr BOOTH

That Council continue with the installation of the fishing platform as originally proposed.

CARRIED 9/0

4.1.2 FUNDING – KALBARRI VISITORS CENTRE

Moved Cr CRIPPS, seconded Cr PENN

That Council in 2012/13 provide a grant of \$80,000 and an operating grant of \$20,000 subject to the following conditions"

1. Council to receive from the KVC copies of all accounts paid/invoices, details of wages paid and details of income on a monthly basis.
2. KVC to repay the grant of \$80,000 in full by 30 June 2016.
3. Council and KVC to enter into a financial agreement for the \$80,000 grant.
4. Shire President, Deputy President and CEO to meet with the management committee and KVC Manger on a quarterly basis to review their financial position and operations

CARRIED 9/0

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 2.55pm and reconvened at 3.04pm with the following in attendance:

Cr Wilson, Cr Cripps, Cr Simkin, Cr Parker, Cr T Carson, Cr Stock-Standen, Cr Booth, Cr Gliddon, Cr Penn, the Chief Executive Officer, Mr Garry Keeffe, the Deputy CEO Jamie Criddle, the Manager of Works and Technical Services, Mr. Neil Broadhurst, and the Principal Building Surveyor/EHO Mr Glenn Bangay.

4.1.3 BEACH SHELTER REPLACEMENT

Mr Glen Bangay, Principal Building Surveyor/EHO advised the meeting that the beach shelter at the Blue Holes was in desperate need of replacement as all legs had rusted through and is in a dangerous state.

Moved Cr PARKER, seconded Cr PENN

That Council make provision within the 2012/13 Budget to relace the shelter at the Blue Holes at an estimated cost of \$12,500 and Specified Area Rate Reserve Funds be used for this purchase.

CARRIED 9/0

SHIRE OF NORTHAMPTON

Minutes of Budget Meeting of Council held at the Northampton Council Chamber, Hampton Road Northampton on Friday 27th July 2012

4.1.4	ROADWORKS – CARLTON CRESCENT
-------	------------------------------

Cr Booth declared an interest in this project as it neighbours her property and could receive a financial gain or loss from Councils decision and left the meeting at 3.46pm

Move Cr STOCK-STANDEN, seconded Cr SIMKIN

That the provision to upgrade drainage in Carlton Crescent be deleted from the budget.

CARRIED 8/0

Cr Booth re-entered the meeting room at 3.48pm

4.1.5	ROADWORKS – KAIBER STREET PARKING
-------	-----------------------------------

Cr Carson declared an interest in this project as it neighbours her property and could receive a financial gain or loss from Councils decision and left the meeting at 3.51pm

Move Cr PENN, seconded Cr CRIPPS

That the provision to install parking along Kaiber Street to be included in the 2012/2013 budget.

CARRIED 8/0

Cr Carson re-entered the meeting room at 3.53pm

4.1.6	ROADWORKS – KAIBER STREET PARKING
-------	-----------------------------------

Cr Craig Simkin left the meeting at 4.00pm

On revision of the budget Council determined that the Kaiber Street Parking roadworks could no longer be included within the budget.

Cr Carson declared an interest in this project as it neighbours her property and could receive a financial gain or loss from Councils decision and left the meeting at 5.10pm

The President requested a show of hands for support to rescind minute 4.1.5, a show of hands indicated full support for the rescinding of the minute.

Moved Cr STOCK STANDEN, seconded Cr CRIPPS

That Council rescind Minute 4.1.5 and that the provision of \$13,300 for the proposed works be deleted from the 2012/13 Budget.

CARRIED 8/0

SHIRE OF NORTHAMPTON

Minutes of Budget Meeting of Council held at the Northampton Council Chamber, Hampton Road Northampton on Friday 27th July 2012

Cr Carson re-entered the meeting room at 5.12pm

5.2 SETTING OF RATE IN THE DOLLAR AND MINIMUMS

Moved Cr PENN, seconded Cr BOOTH

That the Draft Municipal Fund Budget for 2012/2013 be adopted as a balanced budget and the following charges be levied:

General Rates

The rate in the dollar for all rateable Gross Rental Value properties be set at \$0.057589 and the rate in the dollar for all rateable Unimproved Value properties be set at \$0.008685.

Minimum Rates

That the minimum rate on rateable Gross Rental Value and Unimproved Value properties be set at \$450.00 per assessment.

CARRIED BY ABSOLUTE MAJORITY 9/0

5.3 SPECIFIED AREA RATES – SETTING OF RATE IN THE DOLLAR AND STATING OF THE PURPOSE OF THE SPECIFIED RATE
--

Moved Cr, seconded Cr

1. That the specified area rate in the dollar, for all rateable Kalbarri Gross Rental Value properties zoned Residential, Residential Development, Places of Public Assembly, Special Site, Special Rural, Commercial, Tourist Accommodation, Service Industry, Light Industry, Composite Light Industry, within the Kalbarri Town Planning Scheme No. 9 be set at \$0.01521, to raise approximately \$30,000, being for Tourism Infrastructure related projects and Tourism Promotional Advertising within the Kalbarri Ward.
2. That the specified area rate in the dollar, for all rateable Port Gregory Gross Rental Value properties within the Port Gregory Townsite be set at \$0.017237 to raise approximately \$7,770 to fund the operating cost of maintaining the Port Gregory Water Supply.

CARRIED BY ABSOLUTE MAJORITY 9/0

SHIRE OF NORTHAMPTON

Minutes of Budget Meeting of Council held at the Northampton Council Chamber,
Hampton Road Northampton on Friday 27th July 2012

5.4 REFUSE FEES

Moved Cr CARSON, seconded Cr STOCK-STANDEN

That Council set the refuse charges for 2012/2013 as follows:

Kalbarri Domestic Collection	\$330
Kalbarri Commercial Collection (Double)	\$660
Kalbarri Caravan Park Collection	\$660
Northampton & Other Domestic Collection	\$330
Northampton & Other Commercial Collection (Double)	\$660
Port Gregory Caravan Park Collection	\$660
Kalbarri Caravan Park Collections	\$660

Separate billing

Bulk Bin Cardboard Rentals (at cost)	\$235
Bulk Bin Other Rentals (at cost)	\$2930
Bulk Bin Cardboard Rentals – Pickup	\$20.35/m3
Bulk Bin Other Rentals – Pickup	\$17.26/m3

CARRIED BY ABSOLUTE MAJORITY 9/0

5.5 DUE DATE FOR PAYMENT OF RATES, INCLUDING INSTALMENT OPTION

Moved Cr CRIPPS, seconded Cr CARSON

That the due date for the payment of rates be 3rd October 2012 and the remaining due dates for rate instalment payments be 4th December 2012, 6th February 2013 and 9th April 2013.

CARRIED BY ABSOLUTE MAJORITY 9/0

5.6 **DISCOUNT APPLICABLE TO GENERAL RATES AND DATE BY WHICH PAYMENT IS REQUIRED TO CLAIM DISCOUNT**

Moved Cr CRIPPS, seconded Cr CARSON

That a discount of 6% be allowed on general rates, applicable to all rate assessments that are paid by 4:30pm on 3rd October 2012.

CARRIED BY ABSOLUTE MAJORITY 9/0

SHIRE OF NORTHAMPTON

Minutes of Budget Meeting of Council held at the Northampton Council Chamber,
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5.7 FEE FOR INSTALMENT OPTION

Moved Cr CRIPPS, seconded Cr CARSON

That an administration fee of \$5.00 per rate instalment payment be charged

CARRIED BY ABSOLUTE MAJORITY 9/0

5.8 SETTING OF INSTALMENT INTEREST CHARGE APPLICABLE TO INSTALMENT OPTION

Moved Cr CRIPPS, seconded Cr CARSON

That an instalment interest rate of 5% per annum be charged on all rate assessments that are paid by instalments.

CARRIED BY ABSOLUTE MAJORITY 9/0

5.9 SETTING OF PENALTY INTEREST APPLICABLE IF DEFAULT IS MADE ON INSTALMENT OPTION

Moved Cr CRIPPS, seconded Cr CARSON

That a penalty interest rate of 10% per annum be applicable to the outstanding rates amount if a ratepayer defaults on the payment of a rates instalment.

CARRIED BY ABSOLUTE MAJORITY 9/0

5.10 SETTING OF LATE PAYMENT PENALTY INTEREST APPLICABLE TO ALL OVERDUE RATES

Moved Cr CRIPPS, seconded Cr CARSON

That a late payment penalty of 10% per annum be charged on all rates outstanding after 3rd October 2012, where no instalment option was taken.

CARRIED BY ABSOLUTE MAJORITY 9/0

6 CONSIDERATION OF TRUST AND RESERVE FUND 2012/2013 DRAFT BUDGETS

Moved Cr PENN, seconded Cr GLIDDON

That Trust Budget for 2012/2013 be adopted, however management to re-submit the Reserve Fund Budget at the August meeting of Council for adoption.

CARRIED BY ABSOLUTE MAJORITY 9/0

SHIRE OF NORTHAMPTON

Minutes of Budget Meeting of Council held at the Northampton Council Chamber,
Hampton Road Northampton on Friday 27th July 2012

7	TENDERS FOR PLANT, VEHICLES, BITUMEN, GOODS & SERVICES
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Moved Cr CRIPPS, seconded Cr BOOTH

That the Chief Executive Officer be authorised to call tenders, as per the requirements and provisions of the Local Government Act 1995, for the provision of goods and services as approved within the 2012/2013 Budget.

CARRIED BY ABSOLUTE MAJORITY 9/0

8	CLOSURE
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There being no further business, the President thanked all present for their attendance and input into the budget process and declared the meeting closed at 5.17pm.

WORKS & ENGINEERING REPORT CONTENTS

6.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
6.1.2	MAIN ROADS WESTERN AUSTRALIA CONSTRUCTION WORKS SOUTH OF NORTHAMPTON CHAINAGE 46700—TO 49391	3

6.1.1	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM
REPORTING OFFICER:	Neil Broadhurst - MWTS
DATE OF REPORT:	7th August 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 Pigeon Well, Rifle Range, Isseka Back, Teakle, Isachar, Walsh, Percy, Isseka East, Carson, Blank, Elliot, Norman Well, Pistol Club, Frosty Gully and Bateman Roads.

Maintenance Items

- Parker/Wundi Road –Gravel sheeting – Approx 6.0km.
- Erriary Road – Gravel patching.
- Teakle Road – Gravel patching.
- General signage.
- Chemical spraying – various.
- Guidepost replacement works – Ajana Kalbarri, Ogilvie East, Chilimony.

Other Items

- Ogilvie East Road – Stage 3 works commence. – Budget item
- Binu Tip site – New waste cell dug plus site cleanup.
- Clotworthy Street/Smith Street drainage works continuing. – Budget works.
- Walker Street – Dual Use Pathworks continuing – Budget works.
- Contractor chemical spraying – Budget.
- Northampton Rubbish Tip – Continuing works to extinguish fire.
- Onslow Street – community works – Sand supply and delivery.
- Botanic Line – community works – sand and fill supply and delivery.

Plant Items

- Nil.

Staff/Personnel Items

- Hearing tests
- Fire extinguishers inspections – all plant and buildings.
- Pesticide awareness training.

OFFICER RECOMMENDATION – ITEM 6.1.1**For Council information.****6.1.2 MAIN ROADS WESTERN AUSTRALIA
CONSTRUCTION WORKS SOUTH OF NORTHAMPTON
CHAINAGE 46700 TO 49391**

REPORTING OFFICER:	Neil Broadhurst - MWTS
DATE OF REPORT:	7 August 2012
APPENDICES:	See attached

BACKGROUND:

Please note the attached information.

Main Roads have been in the process of undertaking construction works immediately south of Northampton since approximately October 2011 with completion still to be finalized. It is understood that works have been undertaken to join the 2 existing overtaking lanes together and improve some horizontal and vertical alignments.

It has only recently become apparent, through the receipt of some construction drawings that the works to be undertaken shall result in a northbound overtaking lane that shall in effect be shorter than what was the combined length of the 2 existing northbound overtaking lanes were and in addition the new northbound overtaking lane shall stop approximately 890m from the top of the new design crest resulting in overtaking traffic having to merge with slow moving vehicles.

The following information is as per the received construction drawings;

Existing overtaking lanes
Chainage 46650 – 47130. (Approximately 480m)
Chainage 47850 – 49235. (Approximately 1385m)
Total length – 1865 m

Proposed (New) design for combined overtaking lane
Chainage 46650 – 48440. (Approximately 1790m's)
Total length – 1790 m

Combined effect of joining the 2 existing northbound overtaking lanes to form one overtaking lane with no horizontal or vertical improvements.
(Road works to join 2 areas together total 720ms)
Chainage 46650 – 49235. (Approximately 2585m's)

Total length – 2585 m

CONCLUSION:

Management has received confirmation of the above information from Main Roads WA that the above information is correct and recommends that Council direct to Main Roads WA a letter seeking clarification in regards to i.) Clarification of the works to justify the apparent large amount of funds in return for arguably little improvement, and ii.) Highlight the concerning design fault as a result of not continuing the northbound overtaking lane over the crest to allow slow vehicles a chance to accelerate over the crest of the hill rather than having to merge with overtaking traffic at considerable higher speeds approximately 890m prior to the crest.

The merging of the slow/overtaking vehicles in the northbound lane is particularly concerning given the chance for slow vehicles to accelerate during merging has been removed. From the opposite direction the south bound overtaking lane has been increased in length to enhance the merging of slow vehicles.

FINANCIAL AND BUDGET IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.1.2

That Council direct Management to put in writing to Main Roads Western Australia the concern in regards to the apparent large amount of funds expended on the works immediately to the south of Northampton with arguably little improvement plus highlight the concerning design fault that would see northbound vehicles, both light and heavy having to merge prior to a crest without heavy vehicles having time to accelerate.

AMENDMENTS

NO.	DESCRIPTION	APPROVED & DATE
1	TYPICAL CROSS SECTION	2/16/20
2	AMEND, IMPROVE, REVISED	

NOTES

1. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SHOWN.
2. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
3. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
4. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
5. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
6. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
7. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
8. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.
9. REFER TO THE PLAN SHEET FOR THE CONSTRUCTION.

LEGEND

- EXISTING KERB
- EXISTING EDGE OF SEAL
- NEW KERB
- NEW EDGE OF SEAL
- PROPOSED REP PPE & HEADWALL
- EXISTING FENCE
- NEW FENCE
- EXISTING WATER
- EXISTING TELSTRA
- BIP AND REMOVE EXISTING ROAD
- SURFACING ASSOCIATED KERBING AND
- RECONSTRUCT EXISTING ROAD TO NEW
- LEVELS 1 REFER TO TYPICAL DETAILS 1
- RECONSTRUCT EXISTING ROAD TO NEW
- LEVELS 1 REFER TO TYPICAL DETAILS 1
- BLEND BRIDGEWAY TO SUIT NEW LEVELS

METADATA

GROUND SURVEY STANDARD: 07-08-43
 DATE OF CAPTURE: SEPT. 2009
 MAPPING SURVEY STANDARD
 DATE OF CAPTURE
 MAIN ROADS PROJECT ZONE: GCG 9%
 HEIGHT DATUM: AHD

WorleyParsons

PROFESSIONAL ENGINEER
 2000/03/09
 REGISTERED / BRANNO
 2000/03/09
 REGISTERED / BRANNO

Oneway

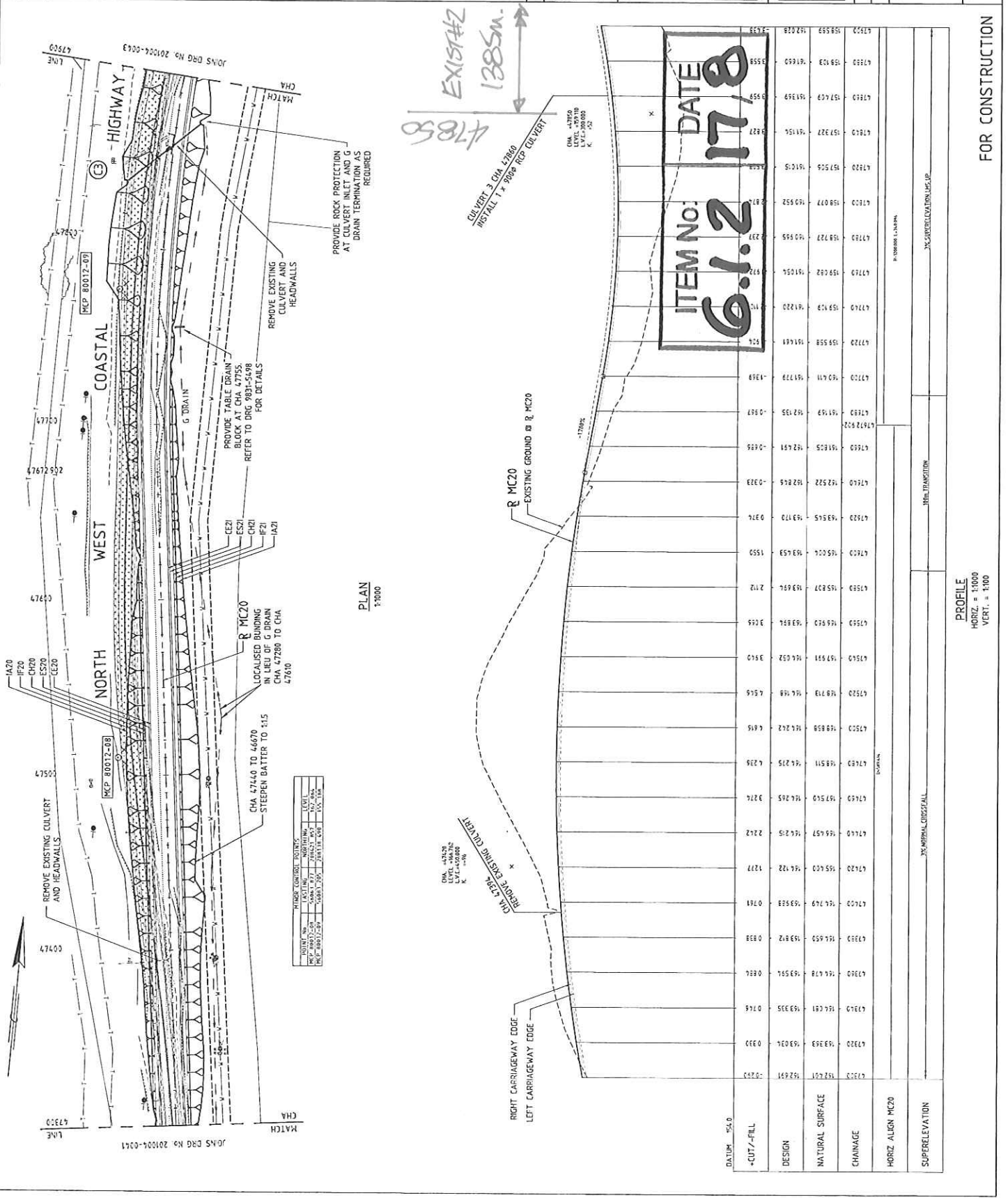
PROFESSIONAL ENGINEER
 2000/03/09
 REGISTERED / BRANNO
 2000/03/09
 REGISTERED / BRANNO

mainroads

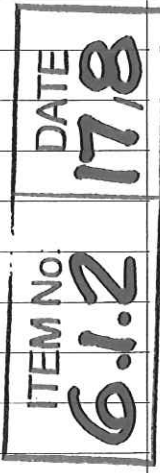
REGIONAL SERVICES DIRECTORATE
 MID WEST REGION
 EASTWARD ROAD
 SEADALENTON VA 6309
 PHONE 08 955 000
 FAX 08 955 000

T. GLENISTER

09/3252
 APPROVED
 NORTH WEST COASTAL HIGHWAY (H007)
 NORTHBOUND PASSING LANE EXTENSION
 SLK 4670 TO SLK 4939
 PLAN PROFILE
 CHA 47300 TO CHA 47900
 LOCAL AUTHORITY: CITY OF NORTHAMPTON
 DRAWING NUMBER: 201004-0042-1



DATE	DESIGN	NATURAL SURFACE	CHAINAGE	HORIZ. ALIGN MC20	SUPERELEVATION
47300	47300	47300	47300	47300	47300
47350	47350	47350	47350	47350	47350
47400	47400	47400	47400	47400	47400
47450	47450	47450	47450	47450	47450
47500	47500	47500	47500	47500	47500
47550	47550	47550	47550	47550	47550
47600	47600	47600	47600	47600	47600
47650	47650	47650	47650	47650	47650
47700	47700	47700	47700	47700	47700
47750	47750	47750	47750	47750	47750
47800	47800	47800	47800	47800	47800
47850	47850	47850	47850	47850	47850
47900	47900	47900	47900	47900	47900

3% NORMAL CROSSEAL

PROFILE
HORIZ. = 1:1000
VERT. = 1:100

FOR CONSTRUCTION

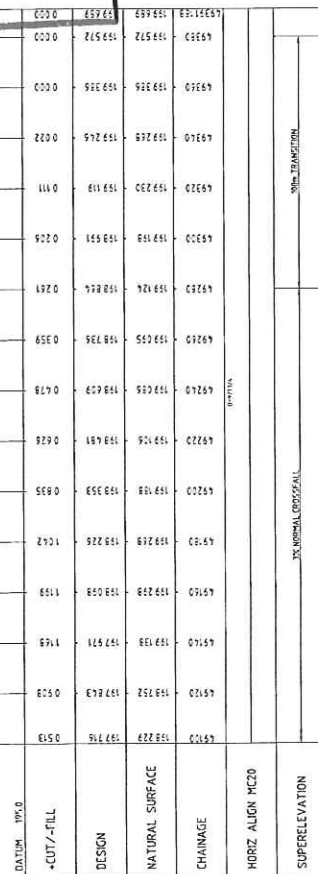
[illegible]

PLAN
1-1000

BLEND
EXIST.
CLAVERT & CHA 1930
REQUIRE EXISTING CLAVERT
INSTALL 1 x 450P TRAVERSABLE RCP CLAVERT

49235

EXIST #2-1385m



PROFILE
HORIZ. = 1:1000
VERT. = 1:100

FOR CONSTRUCTION

201004-0045-1

ITEM NO.	DATE
6.1.2	17/8

[illegible]

HEALTH AND BUILDING REPORT CONTENTS

6.2.1	BUILDING STATISTICS FOR THE MONTH OF JULY 2012	2
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6.2.1	INFORMATION ITEM: BUILDING STATISTICS
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DATE OF REPORT:	8th August 2012
RESPONSIBLE OFFICER:	Glenn Bangay – Principal EHO/Building Surveyor

1. BUILDING STATISTICS

Attached for Councils' information are the Building Statistics for July 2012.

OFFICER RECOMMENDATION – ITEM 6.2.1
--

For Council information.

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - JULY 2012

Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials	Area m2	Value	Fees
						1. Floor 2. Wall 3. Roof			1. App Fee 2. BCIF 3. BRB 4. Other
24.07.2012	1039	G & E Moody PO Box 529 KALBARRI	Owner/Builder	Lot 281 Stiles Road KALBARRI	Garage	1. Concrete 2. C/Bond 3. C/Bond	70	\$15,000	1. 90.00 2. 0.00 3. 40.50 4. 0.00
24.07.2012	1040	J & S Fennell	L.E. Nairn PO Box 261 KALBARRI	Lot 212 Hasleby St KALBARRI	Additions	1. Timber 2. C/Bond 3. C/Bond	40	\$70,000	1. 224.00 2. 140.00 3. 63.00 4. 0.00
30.07.2012	1042	S & C Olman PO Box 217 NORTHAMPTON	Owner/Builder	Lot 55 Third Ave NORTHAMPTON	Garage	1. Concrete 2. C/Bond 3. C/Bond	42	\$5,089	1. 90.00 2. 0.00 3. 40.50 4. 0.00
31.07.2012	1033	Poletti 21 Oldacres Crt GERALDTON	Owner/Builder Lic No: 734650	Lot 70 Port St PORT GREGORY	Dwelling	1. Concrete 2. Fibrous Cement 3. Custom Orb	217	\$160,000	1. 512.00 2. 320.00 3. 144.00 4. 0.00

6.3.1	SINGLE DWELLING & RETAINING WALL - LOT 252 (NO. 47) GLANCE STREET, HORROCKS.....	2
6.3.2	PROPOSED GARAGE (PARAPET WALL) & EXTENSIONS – LOT 2 (UNIT 2/ NO. 116) NANDA DRIVE, KALBARRI (SUN RIVER CHALETs).....	11
6.3.3	SINGLE RESIDENTIAL TRANSPORTABLE DWELLING – LOT 254 (NO. 41) GLANCE STREET, HORROCKS.....	19
6.3.4	PROPOSED LICENCE AGREEMENT – RESERVES 12996 & 25307	29
6.3.5	SUMMARY OF PLANNING INFORMATION ITEMS.....	38

6.3.1 SINGLE DWELLING & RETAINING WALL - LOT 252 (NO. 47) GLANCE STREET, HORROCKS

FILE REFERENCE: 10.5.1.1 / 47 GLAN (A4399)
APPLICANT: J & K Zuglian
OWNER: J & K Zuglian
DATE OF REPORT: 4 August 2012
REPORTING OFFICER: Hayley R. Williams - Principal Planner
APPENDICES:
 1. Site Plan, floor plan, elevation plan, survey & retaining details
 2. Photo of Site
(Appendices have been provided to Councillors as a separate document)

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:

An Application for Planning Approval has been received for a single dwelling and retaining wall to be constructed on Lot 252 (No. 47) Glance Street, Horrocks. Council consideration is required as the maximum wall height, retaining wall height and privacy setback do not comply with the acceptable development standards of the Residential Design Codes (R-Codes). It is recommended that Council grant Planning Approval subject to conditions.

BACKGROUND:

An application has been received for the construction of a dwelling and retaining wall upon Lot 252 (No. 47) Glance Street, Horrocks. The application has been brought before Council as the application does not comply with the requirements of the Residential Design Codes of Western Australia 2010 ('R-Codes').

The application proposes the construction of a single storey dwelling and a retaining wall (maximum height of 3.52m on top of the existing retaining wall) located on the boundary with adjoining Lot 253 to the North.

Figure 1 – Location Plan, Lot 252 (No. 47) Glance Street, Horrocks

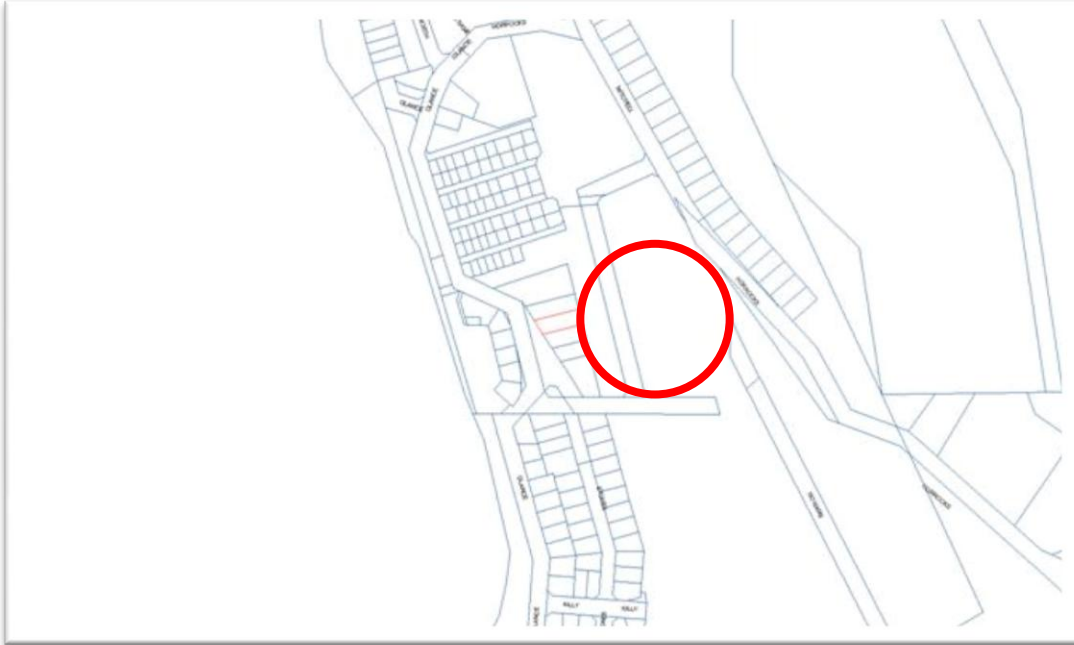


Figure 2 – Aerial Photograph, Lot 252 (No. 47) Glance Street, Horrocks



In consideration of the application the following information is provided:

Lot Size	964m ²
Existing Development	Vacant
Existing Services	Water, Sewer, Power, Phone
Vehicular Access	Glance Street
Vegetation	Cleared
Surrounding Land	Residential R20

Appendices have been provided to Councillors as a separate document.

COMMUNITY & GOVERNMENT CONSULTATION:

As the proposal does not comply with Sections 6.3.3, 6.6.1, 6.7.1 & 6.8.1 of the R-Codes it is a requirement that any effected adjoining landowners are consulted.

On 22 June, 2012 Shire staff wrote to the adjoining landowner to the North and South of Lot 252 seeking their comment upon the proposal. The landowners of Lot 253 and 251 were given 21 days in which to provide the Shire with comment. No response was received from either landowner.

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.

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

The land is zoned “Residential R20” under *Shire of Northampton Local Planning Scheme No. 10* with a “Dwelling” and “Retaining Wall” considered permitted uses.

Section 6.6.1 of the R-Codes allows for fill up to 500mm in height under Acceptable Development provisions. Therefore the application exceeds this requirement by 3.02m. This is considered to be substantial, however in relation to the nature of the land and its topography it is considered to be a common trend within the subdivision area.

Section 6.8.1 of the R-Codes states the following with relation to Visual Privacy:

*“Major openings and unenclosed outdoor active habitable spaces
(balconies, verandahs, terraces or other outdoor living areas)
which have a floor level more than 0.5m above natural ground*

level and which overlook any part of any other residential property behind its street setback line, to comply with the following:

- i. Are setback, in direct line of sight within the cone of vision, from the boundary a minimum of:*
 - 4.5m in the case of bedrooms and studies;*
 - 6m in the case of habitable rooms other than bedrooms and studies;*
 - 7.5m in the case of outdoor unenclosed outdoor active habitable spaces; or*
- ii. Are provided with permanent vertical screening to restrict views within the cone of vision from any major opening of an active habitable space; or*
- iii. Are provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining property if closer than 25m to the opening or equivalent."*

Therefore as the balcony, patio area and master bedroom do not comply with the required setbacks the application can be considered under the Performance Criteria of the R-Codes which states:

"Direct overlooking of active habitable spaces and outdoor living areas of other dwellings is minimised by building layout, location and design of major openings and outdoor active habitable spaces, screening devices and landscape, or remoteness.

Effective location of major openings and outdoor active habitable spaces to avoid overlooking is preferred to the use of screening devices or obscured glass.

Where these are used, they should be integrated with the building design and have minimal impact on residents' or neighbours' amenity.

Where opposite windows are offset from the edge of one window to the edge of another, the distance of the offset should be sufficient to limit views into adjacent windows."

As it is proposed that a 1.8m boundary fence be erected between Lot 252 and Lot 253 it is considered that privacy issues will be adequately mitigated between the patio area and the adjoining two storey residence. Furthermore, given the height of the proposed retaining and the nature of the balcony overlooking the front setback area the views from Lot 252 will be no different than what is presently visible from the street.

In relation to the proposed retaining wall Section 6.3.3 of the R-Codes states the following acceptable development provision:

"Retaining Walls setback from common boundaries in accordance with the setback provisions of Table 1, Tables 2a and 2b, and Figure 3"

In accordance with the R-Codes the setback of a retaining wall is determined by combining a wall height of 2.4m with the proposed retaining wall height which in this case is 2.4m + 3.52m which totals 5.92m. In accordance with Table 2b of the R-Codes (walls with major openings) this equates to a setback from the boundary of 1.5m.

In this instance Shire Staff are not recommending that the retaining wall be relocated to comply with this setback as a retaining wall of this height is not considered detrimental to the streetscape or inappropriate for the area. It is considered that a retaining wall setback from the boundary would be detrimental to the streetscape as there would be a 'void' for the full length of the boundary which could ultimately cause drainage issues due to being lower and would be unusable for other purposes. Furthermore given that a two storey residence presently exists on the adjoining lot along with an existing retaining wall on the boundary and a retaining wall it is considered necessary to keep in line with the existing infrastructure to minimise the impact on the streetscape.

Section 6.7.1 of the R-Codes require that the building heights do not exceed the following requirements:

- 6m external wall height from natural ground level;
- 7m external wall height for concealed roofs from natural ground level; and
- 9m total building height to the top of a pitched roof from natural ground level.

Height is measured from the natural ground level immediately below the relevant point of the wall or roof. The proposal incorporates a maximum wall height to 6.38 metres with a maximum roof pitch height to 7.66 metres from natural ground level.

Given the proposed wall height and roof height does not meet the acceptable development standards of the R Codes, it has been assessed under the relevant performance criteria, which state that:

"Building height consistent with the desired height of buildings in the locality, and to recognise the need to protect the amenities of adjoining properties, including where appropriate:

- Adequate direct sun to buildings and appurtenant open spaces;
- Adequate daylight to major openings to habitable rooms; and
- Access to views of significance".

It is considered that the increase in the maximum wall height is in an area where the slope of the land is substantial. However at the rear of the site where the dwelling is placed on relative flat site, the dwelling's wall height is measured at 3.8m and is considered well within the acceptable limits.

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Strategy (2009)

Nil.

STRATEGIC IMPLICATIONS:

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

Nil.

COMMENT:

Assessment of the application indicates that the proposed dwelling and retaining wall complies with the Shire of Northampton's policies and *Local Planning Scheme No. 10* and the acceptable development standards of the R Codes, with the exception of the maximum wall height, retaining wall height and setback for visual privacy.

Retaining Wall Height

The applicant has proposed retaining of up to 3.52m in height along the north side boundary. In accordance with the R Codes comment was requested from the neighbouring landowner as the proposed wall exceeds 0.5m in height. No comment was received from the adjoining landowner.

The retaining wall will be visible from the street, however, given the topography of the land and the lack of existing retaining it is necessary to employ some level of retaining in order to develop the land. Retaining in this subdivision is commonplace and the height of proposed retaining is synonymous with what is existing in the immediate locale. The fall over the site is 4m. The applicant has proposed to fill and excavate at varying levels to accommodate the proposed dwelling.

Therefore the proposed retaining is is not considered to be at odds with the streetscape and given the nature of the site the retaining wall height as proposed is reasonable. Accordingly, it is considered that the proposed retaining wall height is acceptable in this instance.

Privacy Setback

The acceptable development provisions of the R-Codes require the following setbacks for habitable rooms or active habitable spaces which have a floor level of more than 0.5m above natural ground level, unless appropriate screening has been provided:

- *4.5m in the case of bedrooms;*
- *6m in the case of habitable rooms other than bedrooms; and*
- *7.5m in the case of unenclosed outdoor active habitable spaces.*

The balcony, patio & master bedroom is 3.7 metres above natural ground level and incorporates setbacks less than the acceptable 7.5m and 4.5m standard applied by the R-Codes.

Given the proposed development does not meet acceptable development standards, it has been assessed in accordance with the relevant performance criteria of.

As the proposed patio will be screened via 1.8m fence on top of the retaining wall, this is considered to minimise any potential for overlooking onto Lot 253. The proposed balcony which has a setback of 5.4m to the boundary of Lot 253 will be overlooking what is essentially visible from Glance Street as it is open space along the side of the dwelling. The Master Bedroom also has a slightly reduced setback of 4.35m and again this is considered to overlook what is also the front setback area of Lot 251. Given that both adjoining landowners provided no comment on the proposed variations it is considered that they have no objection to the reduction in setbacks for visual privacy. However, it should also be noted that the setbacks are considered compliant with the Performance Criteria of the R-Codes also.

Wall Height

The ground level of the site has a fall of approximately 4m from east to west.

The applicant has proposed to fill and excavate at varying levels to accommodate the proposed dwelling. Given this, it is not considered that the proposed wall and roof height variations are unreasonable. Furthermore the bulk of the proposed dwelling is not considered to be excessive and will not unduly restrict natural light from entering the neighbouring properties or will obstruct views of significance. The Shire did not receive any objections in relation to the building height. In light the above, the proposed wall and roof height variations are considered to meet performance criteria and recommended for approval.

VOTING REQUIREMENT:

Absolute Majority Required: Yes/No

CONCLUSION:

Assessment of the application indicates that the proposed dwelling and retaining wall complies with the Shire of Northampton's policies and *Local Planning Scheme No. 10* and the acceptable development standards of the R Codes, with the exception of the maximum wall height, retaining wall height and setback for visual privacy. The proposal is considered to meet the relevant performance criteria of the R Codes and is not considered to unduly impact on the amenity of the area.

Accordingly, the proposal is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION – ITEM 6.3.1**APPROVAL**

That Council grant Planning Approval to the Single Dwelling and Retaining Wall on Lot 252 (No. 47) Glance Street, Horrocks subject to the following conditions:

- 1. Development shall be in accordance with the attached approved plan(s) dated 17 August, 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;**
- 2. 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;**
- 3. A building licence shall be issued by the local government prior to the commencement of any work on the site;**
- 4. All stormwater is to be disposed of onsite to the approval of the local government;**
- 5. Installation of crossing place/s to the standards and specifications of the local government;**
- 6. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;**

- 7. In the case of the retaining wall on the property boundary, the finish of the retaining wall on the affected adjoining landowner's side is to be finished to a forked/pointed standard to the approval of the Local Government; &**
- 8. A 1.8m fence is required to be erected atop the retaining wall to the approval of the Local Government.**

Advice Note

Note 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.

Note 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.

6.3.2 PROPOSED GARAGE (PARAPET WALL) & EXTENSIONS – LOT 2 (UNIT 2/ NO. 116) NANDA DRIVE, KALBARRI (SUN RIVER CHALETS)

LOCATION: Lot 2 (Unit 2 / No. 16) Nanda Drive, Kalbarri
FILE REFERENCE: 10.6.1.1 – U2/116 NAN
APPLICANT: P & D Davidson
OWNER: P & D Davidson
DATE OF REPORT: 10 July 2012
REPORTING OFFICER: Hayley R. Williams – Principal Planner
APPENDICES:
 1. Plans of proposed garage – Site Plan, Floor Plan & Elevations
 2. Letter of objection from adjoining landowner
 3. Body Corporate – Sun River Chalets Letter of Support

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

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:

An Application for Planning Approval has been received to construct a garage on the abovementioned property. Council consideration is required as one objection was received from the neighbouring landowner, in regard to the construction of an 8 metre long parapet wall along the common boundary. This report recommends conditional approval of the application.

Figure 1 – Site Plan of Lot 1 (Unit 2 / No. 116) Nanda Drive, Kalbarri



Figure 2 – Aerial Photograph of Lot 1 (Unit 2 / No. 116) Nanda Drive, Kalbarri



BACKGROUND:

The garage is proposed to be located along the eastern boundary of Lot 2, with a nil setback to the strata boundary with adjoining Lot 1.

The proposed garage is to be 8 metres in length and 7 metres in width, therefore having a total area of approximately 56m².

Appendices have been provided to Councillors as a separate document.

In consideration of the application the following information is provided:

Lot Size	262m ²
Existing Development	Tourist Accommodation – Holiday Accommodation, although typically used for permanent accommodation
Existing Services	Water, Sewer, Power, Phone
Vehicular Access	Nanda Drive and internal common property
Vegetation	Cleared
Surrounding Land	Tourist Accommodation, Parks and Recreation

COMMUNITY CONSULTATION:

Neighbour consultation was undertaken in regard to the parapet wall that adjoins the eastern boundary of the subject site. The landowner of Lot 2 was given 21 days in which to provide the Shire with comment on the proposal. An objection was subsequently received stating the following:

- i) We would be able to stand and touch both units where they propose the extension.
- ii) It would block light out of the bedroom window and we would see brick wall;
- iii) We would also like to build out the back of our property and this would further effect light into the bedroom; and
- iv) Maintenance would be require them to come onto our property.

A copy of the submission received from the adjoining landowner is included within Appendix 2 (attached separately).

In response to the objection it is noted that whilst the nil setback will mean that there is only 1.4 metres to the window, given the fact that the window faces a south westerly direction there would be no shadow cast over the adjoining lot by the proposed extensions. It would still be possible for the owners of Lot 2 to extend their unit and provide light to the extension. Whilst maintenance may be required from time to time, this could only be done with the permission of the owners of Lot 2. Furthermore, the setback of 1.4 metres is considered to comply

with Building Code requirements relating to light and ventilation as the minimum setback is 0.9m between dwellings.

It is further noted that the Body Corporate of Sun River Chalets has given their approval to the extensions (see Appendix 3).

GOVERNMENT CONSULTATION:

Nil.

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.

STATUTORY IMPLICATION:

State: Planning and Development Act 2005

Local: Shire of Northampton Town Planning Scheme No. 9 - Kalbarri

The land is zoned "Tourist Accommodation" under *Town Planning Scheme No. 9 - Kalbarri*. The proposal complies with the *Town Planning Scheme No. 9* and the development standards for "Tourist Accommodation" and Local Planning Policies. However an objection was received from the adjoining landowner in regard to the parapet wall along the eastern boundary of the subject property.

As the property is zoned "Tourist Accommodation" and approval was originally granted to Sun River Chalets for the purpose and use as holiday accommodation then it is inappropriate to apply the provisions from the *Residential Design Codes of Western Australia* as the sole measure. The majority of this development is used as a pseudo residential retirement area and therefore it is necessary to examine the residential requirements along with the holiday accommodation requirements under the Scheme.

In the event that Council grant approval to the proposed extension to Unit 2, then it will be necessary to advise the Body Corporate and respective landowners that a Scheme Amendment is required to bring the current use of the land in line with an appropriate "Residential" zoning. This will in turn afford more requirements in terms of "Residential Amenity" to be met by future applications.

Residential Design Codes - Clause 6.3.2 Buildings on Boundary

The Acceptable Development criteria contained within Clause 6.3.2 of the *Residential Design Codes (2010)* states:

“In areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for 2/3 the length of the balance of the boundary behind the front setback, to one side boundary.”

The proposed parapet wall is 2.41 metres in height and 8 metres in length and would therefore be considered to meet the Acceptable Development Criteria should this measure be applied.

Furthermore, the Performance Criteria states:

Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:

- *Make effective use of space; or*
- *Enhance privacy; or*
- *Otherwise enhance the amenity of the development;*
- *Not have any significant adverse effect on the amenity of the adjoining property; and*
- *Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.*

Tourist Accommodation Zone Development Standards

The Development Standards outlined for the Tourist Accommodation zone are as follows:

Zone	Front	Side	Rear	Site Coverage	Lot Size	Percent
Tourist Accommodation	10m	3m	(B)	(B)	(B)	10

(b) As determined by Council on application

The setbacks specified by the Scheme in relation to the front, side and rear setbacks are those setbacks to the external boundaries and are not meant to be applied to internal boundaries between the holiday accommodation units.

In terms of site cover, the proposed additions will increase the site cover of the unit/dwelling substantially (although it is likely that it would still meet the Acceptable Development Criteria of the R-Codes, should this be applied in the future). At present site cover is determined by Council on application and in this instance is considered within acceptable limits due to the expanse of common area that can be used as compensating open space.

POLICY IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

COMMENT

It is considered that the proposed garage with parapet wall meets the requirements of *Town Planning Scheme No. 9 - Kalbarri*, the Acceptable Development and Performance Criteria of Clause 6.3.2 of the *Residential Design Codes* (should they be applied) and *Shire of Northampton Local Planning Policies*.

The proposed parapet wall is considered to make effective use of space on the strata lot and by providing an enclosed garage which will enhance the amenity of the development.

In response to the objections raised by the adjoining landowner at Strata Lot 1, the proposed parapet wall will not impinge upon solar access as the parapet wall will cast a shadow due south over Strata Lot 2. Although it has been argued that the proposed development will have a significant adverse effect on the amenity of the adjoining unit and that direct sun to the adjoining habitable room will be restricted it is argued that the bedroom has two windows on the rear wall and the setback of 1.4 metres to the parapet wall will still enable for adequate light and ventilation.

Furthermore, the Corporate Body of Sun River Chalets has given its approval within the parameters of the Strata Plan.

It is however, noted that the parapet walls be rendered and painted in a colour specified by the adjoining landowner so as to mitigate any concerns in regard to unsightliness. The Planning Approval is to be conditioned appropriately.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

It is recommended that Council grant planning approval to the proposed garage with parapet wall and extensions at Lot 2 (Unit 2 / No. 116) Nanda Drive, Kalbarri subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.2

APPROVAL

That Council dismiss the objection received from the adjoining landowners at Strata Lot 1 - 116 Nanda Drive, Kalbarri (Sun River Chalets) and grant planning approval for a garage with parapet wall and extensions on Lot 2 (Unit 2 / No. 116) Nanda Drive, Kalbarri, subject to the following conditions:

- 1. Development shall be in accordance with the attached approved plan(s) dated 17 August, 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;**
- 2. 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;**
- 3. In the case of a parapet wall on the property boundary, the finish of the parapet wall on the neighbour's side is to be of an equivalent standard to the rest of the development, and in the case of a rendered parapet wall, the owner is to give the neighbouring owner three weeks' written notice allowing the neighbouring owner an opportunity to nominate a paint colour to be applied on the neighbour's side. If the neighbouring owner desires and authorises the developing owner or developing owner's painter to come onto the neighbouring property to paint the parapet wall, then the owner is responsible to ensure that that occurs, and unless, on the application of the developing owner, the local government rules that the neighbouring owner's choice of paint is unreasonable or inappropriate, the developing owner is responsible to ensure that the choice of paint is applied. This condition is subject to contrary private contractual arrangements between the developing owner and the neighbouring owner;**
- 4. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;**
- 5. The maximum height of any fill is not to exceed 0.5m in accordance with Element 6.6.1 (A1.1 & A1.4) of the Residential Design Codes (2010);**
- 6. All stormwater is to be disposed of onsite to the approval of the local government; and**
- 7. A building licence shall be issued by the local government prior to the commencement of any work on the site.**

Advice Notes:

Note 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.

Note 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.

Note 3: Compliance is required with the Building Code of Australia.

6.3.3 SINGLE RESIDENTIAL TRANSPORTABLE DWELLING – LOT 254 (NO. 41) GLANCE STREET, HORROCKS

FILE REFERENCE: 10.5.1.1 / 41 GLAN (A4401)
DATE OF REPORT: 1 August 2012
APPLICANT: Blueprint Drafting – Paul Higgs
LANDOWNER: S & T Kelly
REPORTING OFFICER: Hayley R. Williams - Principal Planner
APPENDICES:
 1. Site Plan, Floor Plan & Elevation Plan for proposed transportable dwelling.
 2. Justification Letter – Teneale Barry Planning Consultant
 3. Photos of the Site & Locale
 4. Example of existing new transportable dwelling in Horrocks
 (Appendices have been provided to Councillors as a separate document)

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 Planning Approval for a single residential transportable dwelling to be sited upon Lot 254 (No. 41) Glance Street, Horrocks. Although this application is for a single transportable dwelling, it is also noted that the remainder of the site will be developed at some point in the future for grouped dwellings.

The proposed transportable dwelling complies with the Acceptable Development provisions of the *Residential Design Codes (2010)*, with the exceptions of:

- Setback of Retaining Walls – Clause 6.3.3
- Location of Outdoor Living Area – Clause 6.4.2; and
- Visual Privacy – Clause 6.8.1.

Therefore Council consideration is required on the above matters along with the Scheme provisions relating to transportable dwellings. This report recommends conditional approval of the application.

Figure 1 – Location of Lot 254 (No. 41) Glance Street, Horrocks

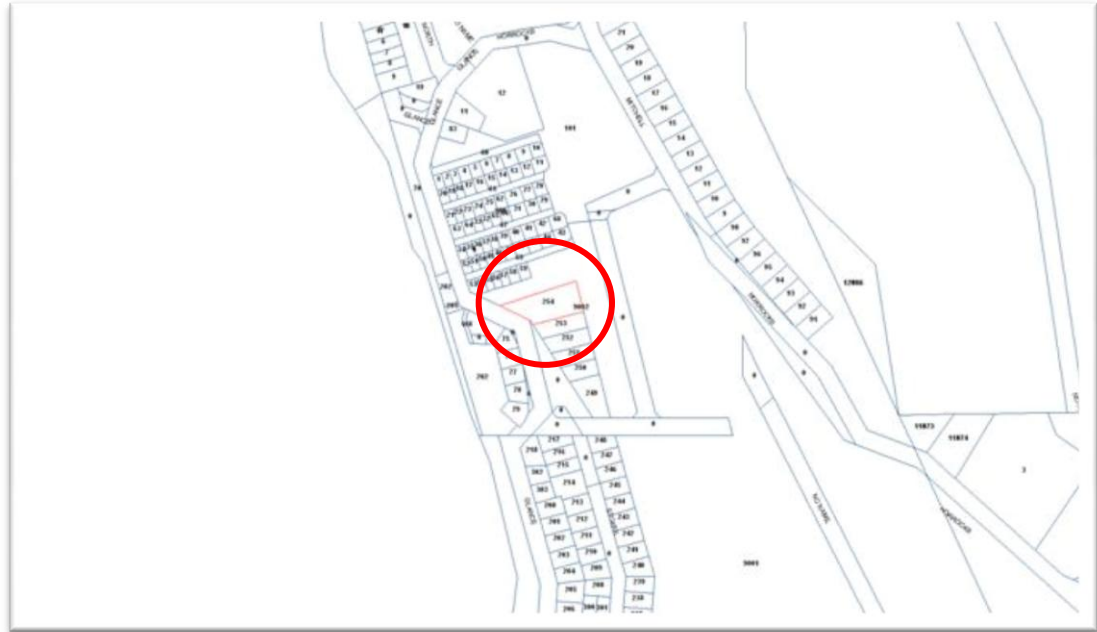


Figure 2 – Aerial Photograph of Lot 254 (No. 41) Glance Street, Horrocks



BACKGROUND:

An application has been received for a single residential transportable dwelling to be sited upon Lot 254 (No. 41) Glance Street, Horrocks.

The transportable dwelling's floor plan consists of three bedrooms, a kitchen/living area, one bathroom and toilet. The dwelling also contains a verandah on the western elevation and proposes to contain a storeroom to meet future grouped dwelling requirements. The overall area of the transportable dwelling is approximately 121m². The wall and roof of the transportable dwelling will be constructed of colorbond in the palette of manor red and classic cream. A copy of the applicant's proposed site, floor and elevation plans have been included as **Appendix 1** to this report (Appendices have been provided to Councillors as a separate document).

In consideration of the application the following information is provided:

Lot Size	2585m ² Potential 5 Grouped Dwelling Site
Existing Development	Vacant
Existing Services	Water, Sewer, Power, Phone
Vehicular Access	Glance Street
Vegetation	Cleared
Surrounding Land	Town Centre, Residential R20

COMMUNITY & GOVERNMENT CONSULTATION:

Not applicable.

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.

STATUTORY IMPLICATIONS:

The land is partially zoned "Town Centre" and "Residential R20" under Local Planning Scheme No. 10 (Northampton District), with the proposed single transportable dwelling being placed on the third of the site which is zoned "Town Centre".

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.”*

The Applicant has provided justification in regard to both Clauses above. This letter of justification is included within **Appendix 2** (Appendices have been provided to Councillors as a separate document).

Residential Design Codes (2010)

The *Residential Design Codes* govern development on residential zoned land and are formulated using a modified “performance” approach. The Acceptable Development provisions contained in the Codes provide a means by which development can be “deemed-to-comply”, while the Performance Criteria allow the possibility of other ways of achieving an acceptable outcome.

The proposed transportable dwelling complies with the Acceptable Development provisions of the *Residential Design Codes (2010)*, with the exceptions of:

- Setback of Retaining Walls – Clause 6.3.3
- Location of Outdoor Living Area – Clause 6.4.2; and
- Visual Privacy – Clause 6.8.1.

Retaining Wall

Section 6.6.1 of the R-Codes allows for fill up to 500mm in height under Acceptable Development provisions. Therefore the application exceeds this requirement by 3.1 metres. This is considered to be substantial, however in relation to the nature of the land and its topography it is considered to be a common trend within the subdivision area. This will be further discussed within the comment section of this report.

Visual Privacy

Section 6.8.1 of the R-Codes states the following with relation to Visual Privacy:

“Major openings and unenclosed outdoor active habitable spaces (balconies, verandahs, terraces or other outdoor living areas) which have a floor level more than 0.5m above natural ground level and which overlook any part of any other residential property behind its street setback line, to comply with the following:

- Are setback, in direct line of sight within the cone of vision, from the boundary a minimum of:*
 - 4.5m in the case of bedrooms and studies;*
 - 6m in the case of habitable rooms other than bedrooms and studies;*
 - 7.5m in the case of outdoor unenclosed outdoor active habitable spaces; or*
- Are provided with permanent vertical screening to restrict views within the cone of vision from any major opening of an active habitable space; or*
- Are provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining property if closer than 25m to the opening or equivalent.”*

Therefore as the outdoor living area and Bedroom 1 & 2 areas do not comply with the required setbacks the application can be considered under the Performance Criteria of the R-Codes which states:

“Direct overlooking of active habitable spaces and outdoor living areas of other dwellings is minimised by building layout, location and design of major openings and outdoor active habitable spaces, screening devices and landscape, or remoteness.

Effective location of major openings and outdoor active habitable spaces to avoid overlooking is preferred to the use of screening devices or obscured glass.

Where these are used, they should be integrated with the building design and have minimal impact on residents’ or neighbours’ amenity.

Where opposite windows are offset from the edge of one window to the edge of another, the distance of the offset should be sufficient to limit views into adjacent windows.”

The matter of Visual Privacy will be further discussed within the Comment section of this report.

Outdoor Living

In accordance with the Acceptable Development criteria Clause 6.4.2 of the R Codes requires outdoor living areas to be provided:

- *In accordance with Table 1;*
- *Behind the street setback area;*
- *Directly accessible from a habitable room;*
- *With a minimum length and width dimension of 4.0m; and*
- *To have at least two thirds of the required area without permanent roof cover.*

The proposed transportable dwelling is considered to meet all criteria with the exception of being located within the street setback area. Therefore, the proposal needs to be evaluated against the Performance Criteria which states:

An outdoor living area capable of use in conjunction with a habitable room of the dwelling, and if possible, open to winter sun; and

An outdoor area that takes best advantage of the northern aspect of the site.

The proposed location of the outdoor living area is considered to comply with the above Performance Criteria.

POLICY IMPLICATIONS:

At present there are no specific design guidelines for this area that Council can use to guide their decision making. Council does have a Local Planning Policy that relates to prefabricated shed structures and relocated (secondhand) transportable dwellings, but neither of these policies deal specifically with the placement of new transportable dwellings in residential areas.

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:

Assessment of the application indicates that the proposed dwelling and retaining wall complies with the Shire of Northampton's policies and *Local Planning Scheme No. 10* and the acceptable development standards of the R Codes, with the exception of the retaining wall height and setback for visual privacy. Furthermore, there are some concerns regarding visual amenity and streetscape impacts due to the front façade of the proposed transportable dwelling.

Retaining Wall

In this instance Shire Staff are not recommending that the retaining wall be relocated to comply with primary street setback as a retaining wall of this height is not considered detrimental to the streetscape or inappropriate for the area. The retaining wall will be setback from the front boundary to accommodate a visitor car bay and landscaping. This is considered to soften the impact of the retaining wall as it won't all be abutting the street boundary. A condition will also be placed on the Planning Approval (should Council grant approval) requiring landscaping to occur over the site, with perhaps, a specific condition relating to ground covers that can spread and soften the top part of the retaining wall.

Visual Privacy

The proposed single transportable dwelling has a 1.5 metre setback to the north side boundary. Due to the dwelling being raised more than 0.5m from natural ground level, the visual privacy provisions of the R-Codes come into effect. The two (2) bedrooms, under the Acceptable Development provisions are required to be setback 4.5m from the boundary.

The adjoining land, although presently undeveloped, is zoned Town Centre and therefore it is considered little impact will occur via the reduced side setback.

Scheme Provisions relating to Transportable Dwellings

Local Planning Scheme No. 10 contains a set of provisions to guide the development of transportable dwellings. The proposed transportable dwelling is considered to be in good condition given that it is of new construction; it is considered that it will not detrimentally affect the amenity of the area given that it is, at this stage, a single dwelling to be used for residential purposes, it will be permanently affixed to the ground. However, in regard to the proposed facade, design features and the fact that it is essentially a boxed shaped structure it is considered that whilst it may be consistent with the older shack settlement to the north, it is not considered that the facade, design features and box shape of the transportable are appropriate to that prevailing in the newer subdivision area to the south.

The issue of external appearance is further compounded by the fact that the proposed single transportable dwelling will be highly visible from the street and other parts of Horrocks.

The Applicant argues in the absence of design guidelines and lack of any use of consistent colour or material in the locale it is difficult to determine a suitable standard to be used. For these reasons, it is difficult to refuse the application. However, a compromise would be for the applicant/owner to a minimum address the front façade of the transportable so that larger windows created a greater sense of visual interest and interaction with its environment and therefore also soften the impact of the transportable dwelling. Should Council grant approval a condition will be placed on the Planning Approval addressing how the front façade be treated.

Instead it is recommended that a number of conditions be applied that will soften the impact of the box shaped structure, such as the implementation and maintenance of landscaping over portion of the site to contain the single residential dwelling and alterations to the front façade that will soften its impact upon the streetscape and locale.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

It is recommended that Council grant planning approval to the single transportable dwelling on Lot 254 (No. 41) Glance Street, Horrocks subject to conditions which will secure the amenity of the site.

OFFICER RECOMMENDATION – ITEM 6.3.4
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APPROVAL

That Council grant formal planning approval for a single residential transportable dwelling on Lot 254 (No. 41) Glance Street, Horrocks subject to the following conditions;

- a) Development shall be in accordance with the attached approved plan(s) dated 17 August, 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;**
- 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) 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;**
- i) All stormwater is to be disposed of onsite to the approval of the local government;**
- j) A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government; and**
- k) The applicant/landowner is to submit a plan for the approval by the local government, that details the treatment of the front façade of the proposed transportable dwelling to Glance Street, including but not limited to, the enlargement of windows and doors.**

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.**

6.3.4 PROPOSED LICENCE AGREEMENT – RESERVES 12996 & 25307

FILE REFERENCE: 10.6.7, R12996 & R25307
DATE OF REPORT: 6 May 2011
APPLICANT: Kalbarri Skydiving
LANDOWNER: State of Western Australia / Shire of Northampton
REPORTING OFFICER: Hayley Williams - Principal Planner
APPENDICES:
1 Information supplied by the applicant

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

AUTHORITY / DISCRETION:

Executive *the substantial direction setting and oversight role of the Council. For example, adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*

SUMMARY:

The Shire is in receipt of an application for planning approval for the proposed Licence Agreement of portion of Reserves 12996 (North) and 25307 for the purpose of operating a Skydiving tourist operation.

This report recommends conditional approval of the application.

BACKGROUND:

An Application has been received from Daniel and Leslie Aldridge for the operation of a Skydiving business in Kalbarri. Kalbarri Skydive has been operating since October 2011 and their licence agreement is now due for renewal.

At present, the tour operators meet at a public car park on Reserve 25307 where customers are taxied to the Kalbarri Airport for takeoff with landing being conducted at Frustration Point (Location 'A') attached separately. FIGURE 1 is a copy of the applicant's submitted plane that elaborates upon the proposed pickup/drop off points and landing areas.

Kalbarri Skydive had anticipated finding a shopfront to operate from, however, due to the lack of available commercial space and visible shop fronts in the townsite it has been difficult to secure a premise. Instead they are requesting to continue to use the public car park and adjacent grassed area (7m x 2m) for the packing of their parachutes.

As part of the application to Council the applicant has provided:

- Completed Form of Application for Planning Approval;
- Detailed information regarding the skydiving business including hours/days of operation, experience of staff, operation procedures, proposed pick up/drop of locations etc.;
- Feedback from past 10 months of operation;
- Equipment and safety measures;
- Certificate of Insurance (public liability of \$20,000,000); &
- Copy of the Australian Parachute Federation Incorporated Operational Regulations (May 2010).

A full copy of the information provided by the applicant in relation to their proposal has been included as **Appendix 1** to this report (with the exception of the Regulations). Appendices have been provided to Councillors as a separate document.

The applicant proposes to continue operating 7 days a week during daylight hours subject to scheduled bookings and weather conditions. However, the applicant is also seeking to operate night parachuting at the airport around the dates of full moons. The current home office hours are during waking hours and is only for the use of telephone and internet bookings.

All jumps will be made from 8,000ft with approximately 60 seconds of freefall before opening the parachute at 5,000ft allowing a glide over Kalbarri of approximately 5 minutes before arriving at the landing zone.

A staff member will be present at the landing site to ensure the safety of the customer and any public persons which may be in the vicinity. The landing area is required to be 25mx50m in size and will be used for only a few minutes per jump. Once landed, all staff and clients will be collected by boat and returned to the Kalbarri Townsite foreshore.

COMMUNITY & GOVERNMENT CONSULTATION:

The proposal was advertised in accordance with Section 6.4.2 of *Town Planning Scheme No. 9 (Kalbarri Townsite)* for a period of 21 days with letters sent to the relevant government authorities and notice of the application placed in the *Geraldton Guardian* on 6 July 2012. The consultation period commenced on Friday 6 July 2012 and concluded on Friday 27 July 2012. During this time two (2) submissions were received all from government agencies with no objection to the proposal. A summary of the received submissions is provided as follows:

- Department of Environment and Conservation
(Received 3 August 2012)

No objection but provides the following advice:

“As per the statement found under “impact on the local environment” on page 6 section 4...DEC supports the stance that ‘great care will be taken to be sure to land the parachutes in an area free of fragile ecosystems’. DEC would encourage the proponent to avoid landing on the vegetated dunes.”

- Department of Water
(Received 26 July 2012)
No objection.

A full copy of each of the received submissions can be provided to Councillors upon request.

FINANCIAL & BUDGET IMPLICATIONS:

The applicant is required to pay a planning application fee of \$100.00 under the Shire’s ‘Commercial Recreational Tourism Activity on Crown Reserves’ Local Planning Policy.

Should Council grant formal planning approval of this application and enter into a Licence Agreement for a period of three (3) years, the applicant will be required to pay in advance an annual Reserve User Fee of \$500.00 as per Council Policy 9.2.5(5.2-Reserve User Fee), a total of \$1500.00 + GST.

Alternatively, 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:

Shire of Northampton Town Planning Scheme No. 9 (Kalbarri Townsite)

Reserves 12996 and 25307 are vested with the Shire of Northampton for the purposes of “Parkland and Recreation” and the traversing of the Murchison River is governed by the Department for Planning.

Clause 2.2.1 of the Scheme states:

“2.2.1 A person shall not use or commence or carry out development on reserved land without first having obtained the planning approval of Council under Part VI of the Scheme, and in determining an application for planning approval Council shall have regard to:

- (a) *the matters set out in Clause 6.5; and*

(b) *the ultimate purpose intended for the reserved land,*

and Council shall, in the case of land reserved for the purposes of a public authority, confer with that authority before giving its approval."

POLICY IMPLICATIONS:

Kalbarri Foreshore and Coastal Management Plan (2003)

The *Kalbarri Foreshore and Coastal Management Plan* is a non-statutory plan to guide the use, development and management of all land covered by the Plan, which includes Reserve 12996 (North) and 25307.

"River Reserve Issues" under Section 1.5 – Summary of Issues states the following about the subject land:

"The present Pastoral Station operators have strongly indicated that access to the station is not permitted unless prior approval has been given... the northern foreshore needs to be accessed across the river by boat. Although the pastoral station causeway can be used to gain vehicular access to the north, the pastoral station operators do not permit this for recreation purposes."

The Applicant has obtained the requisite approvals from the current owners of Murchison House Station to utilise their freehold land for tourism purposes although at this stage the application does not propose to include the use of this property. Should the applicant wish to amend their approval to incorporate additional activities or location of landing areas an application would be required to be lodged and referred to Council for deliberation.

Commercial Recreational Tourism Activity on Crown Reserves Local Planning Policy (2006)

The application has been lodged under Council's 'Commercial Recreational Tourism Activity on Crown Reserves' Local Planning Policy.

The objectives of the Policy are as follows:

- *To ensure that commercial activities on reserves do not diminish the recreational amenity of residents or visitors who are attracted to the Shire for its natural beauty and environment;*
- *To ensure ecologically sustainable use and protection of reserves for the benefit and enjoyment of future generations;*

- *To retain reserves (where appropriate) as places for passive and/or active recreation for residents and visitors;*
- *To regulate the level and intensity of commercial activities on reserves as necessary to ensure that it does not destroy the value and nature of the activity and the resource on which it is based;*
- *To enable appropriate (limited) opportunities for commercial tourism operators to provide services and facilities to the public to enhance their visit to the Shire; and*
- *To provide criteria for assessing and determining applications.*

Section 4.2 of the Policy states the following in relation to land-based activities:

- “4.2.1 If Council’s roads, carpark or dual use paths are to be used, then the activity will be assessed in terms of whether it will create a danger to other users of the accessway/areas or will create an obstruction to traffic movement or will result in a major loss of carparking spaces.*
- 4.2.2 Where appropriate, activities should be located adjacent to constructed public car parking areas and public conveniences (within 100 metres). The applicant may be required to contribute towards the construction of the public facilities. Approved applications may be required to contribute towards the upkeep of the local public infrastructure and facilities if considered necessary as a consequence of that activity.*
- 4.2.3 If the beach is to be used then the activity must be determined as compatible with the beach environment.*
- 4.2.4 Hire sites adjacent to foreshore areas must be related to the hire of beach-related equipment. A range of complementary operations may be permitted in the same vicinity if there are sufficient facilities and impacts are minor.*
- 4.2.5 Beach site activities are not to damage, or lead to degradation of, coastal or other natural environment. All applications for beach sites are to be assessed to ensure that community demands outweigh commercial demands. Passive and informal recreation use of the beach will be the dominant use.*
- 4.2.6 All activities are to demonstrate that they will not create a public nuisance to adjacent residential areas in context of noise, traffic, etc. and not create a conflict with the main beachgoers.”*

Furthermore Section 5.2 and the attached Schedule of the Policy states:

“5.2.1 Based on experience of the impacts of previous/similar activities (within or outside the Shire), the fragile nature of certain areas, and/or the dominant public use of certain areas, Council is of the view that certain activities should not be supported in certain areas and also that a restriction on the number of certain activities in certain areas should be prescribed.

5.2.2 These restrictions are attached to this policy and are based on knowledge and experience at this time and may be amended from time to time by Council as further knowledge and experience is accumulated.”

Location	Restriction
Reserve 12996, 25307 & 26591 “Murchison River Foreshore” Kalbarri	Jet Skis & Houseboats are NOT PERMITTED. No further approvals will be issued other than for the following: <ul style="list-style-type: none"> • BBQ Pontoon Hire – 1 Agreement (maximum of 1 pontoon for 12 month trial period then possibility for 2 pontoons); and • River Boat Cruise – maximum of 2 boats;
Reserve 12996 & 26591 “Paradise Flats” Kalbarri	No further approvals will be issued other than for the following: <ul style="list-style-type: none"> • Horse Riding Tours – 1 Agreement (maximum of 45 horses); • 4 Wheel Bike Tours – 1 Agreement (maximum of 6 bikes); and • Canoe Safaris – 1 Agreement (maximum of 14 canoes).

It is considered that the proposed Skydiving activities accord with the requirements of Sections 4.2 and 5.2 of the Policy.

Although the Policy lists that for the subject Reserves no further approvals will be approved, Shire staff recommend under the provision of Section 5.2.1 of the Policy that the use of Skydiving should be granted approval as an additional use upon

these Reserves. Deviation from Council Policy is recommended for the following reasons:

- The proposed activity will cause minimal impact on the Reserves as landing areas are to be clear of obstacles and vegetation;
- The Reserves will only be used for short periods of time with approximately 5-10 minutes spent physically upon the Reserves per jump;
- The skydiving activity will not interfere with any other previously approved activities; &
- The skydiving activity will not detrimentally impact the enjoyment and use of the Reserves by general users given the isolation of the landing site from the main foreshore area.

The applicant has requested the siting of one sandwich board sign to be used in the vicinity of the courtesy business vehicle when parked in the public car parking areas within Reserve 25307.

The Policy states in relation to signage:

“5.1.1 Council may permit the use of a maximum of 1 temporary sandwich board sign or similar in the immediate vicinity of an approved activity/hire site for the purposes of marking the location of the activity. All other advertising signs are subject to a separate application for planning consent in accordance with the Town Planning Scheme.

5.1.2 The use of bunting, fencing, sheds or other similar structures for activities is generally not supported.”

In accordance with this statement the Shire can give approval to the sandwich board sign to be erected in accordance with point 5.1.1 above.

A Local Planning Policy shall not bind Council in respect of any application for Planning Approval 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:

Nil.

COMMENT:

Having taking into consideration the requirements of the Shire’s Town Planning Scheme No. 9 (Kalbarri Townsite), Local Planning Policy ‘Commercial Recreational Tourism Activity on Crown Reserves’ and operation of the Skydiving Tours within the

parameters of their licence for the past 10 months, Shire Staff recommend approval of the Skydiving Activity.

Should Council grant approval of this application a Licence Agreement will be entered into with the applicant, with the agreement requiring the approval of the Minister of Lands. The Licence Agreement contains all those requirements and conditions considered essential for the operations of the business and to ensure ecologically sustainable use and protection of Reserves for the benefit and enjoyment of future generations.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

Shire staff recommend that Council grant planning approval for the Skydiving Tours and their associated activities on Reserve 25307, Reserve 12996 (North) and the Kalbarri Airport subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.4

APPROVAL

That Council:

- 1 Grant Planning Approval for a Commercial Recreational Tourism Activity (Skydiving) over Reserves 12996 and 25307, Kalbarri subject to the following conditions:**
 - a) This Planning Approval is an approval for the proposed use for the purposes of the Shire of Northampton's *Town Planning Scheme No. 9 – Kalbarri* and the *Planning and Development Act (2005)* only and does not constitute an approval of the proposed use by the Shire in its capacity as management body of the reserve within which the use is proposed to be located;**
 - b) Approval of the Minister of Lands in accordance with the provisions of the *Land Administration Act (1997)*;**
 - c) A licence agreement being entered into by the applicant and the Shire in accordance with Council's *Local Planning Policy – Commercial Recreational Tourism Activity on Crown Reserves*; and**
 - d) This Planning Approval shall remain valid whilst the licence agreement referred to in Condition (c) remains current and valid, and on the expiration or in the termination of such licence agreement, this Planning Approval shall cease to be valid.**

Advice Notes:

- (i) **The Applicant is advised that it is not the responsibility of the local government to ensure that all correct approvals are in place and that all conditions contained within said approvals are upheld during the operations of the business; and**
- (ii) **The Applicant is advised of the following publication which containing valuable information about the protection of sensitive water sources; *Water Quality Protection Note 44 Roads near sensitive water resources.***
- 2 Authorise delegation to the Chief Executive Officer and Principal Planner for preparation and execution of the agreement with any disputes to be referred back to Council for final determination**

6.3.5 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: 6 August 2012
REPORTING OFFICER: Hayley Williams - 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 Principal Planner.

DEVELOPMENT APPLICATIONS				
REF.	APPLICANT	LOCATION	PROPOSED DEVELOPMENT / USE	DATE
035	SCJ & C Olman	Lot 55 (No. 11) Third Avenue, Northampton	Outbuilding	APPROVED (D 19 JULY)

OFFICER RECOMMENDATION – ITEM 6.3.5

For Council Information

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6.4.1

ACCOUNTS FOR PAYMENT

FILE REFERENCE:	1.1.1
DATE OF REPORT:	12 July 2012
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Leanne Rowe/Garry Keefe
APPENDICES:	1. List of Accounts

BACKGROUND:

A list of payments submitted to Council on 17th August 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

That Municipal Fund Cheques 19376 to 19416 inclusive, totalling \$87,309.33, Municipal EFT payments numbered EFT10256 to EFT10327 inclusive totalling \$237,053.26, Direct Debit payments GJ01-012 to GJ01-05 totalling \$10,243.09, Trust Fund Cheques 1864 to 1872 inclusive, totalling \$41,865.50, be passed for payment and the items therein be declared authorised expenditure.

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ELECTRONIC FUND TRANSFERS

EFT #	Date	Name	Description	Amount
EFT10256	31/07/2012	AUSTRALIAN TAXATION OFFICE	JUNE GST	17167.00
EFT10257	19/07/2012	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13371.15
EFT10258	19/07/2012	T & J NEWMAN	CONTRACT CLEANER	1082.30
EFT10259	19/07/2012	STEVE WILLIAMS	ANIMAL FEES	1375.37
EFT10260	19/07/2012	NEIL BROADHURST	REIMB SYNERGY	473.88
EFT10261	19/07/2012	GARRY KEEFFE	REIMB REFRESHMENTS	229.62
EFT10262	20/07/2012	KALBARRI CRASH & RESTORATION	INSURANCE EXCESS	300.00
EFT10263	03/08/2012	BENARA NURSERIES	PLANTS	1297.90
EFT10264	02/08/2012	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	15709.86
EFT10265	02/08/2012	T & J NEWMAN	CONTRACT CLEANER	1082.30
EFT10266	02/08/2012	NEIL BROADHURST	REIMB GLASSES	290.00
EFT10267	02/08/2012	GLENN BANGAY	REIMB TYRES	756.00
EFT10268	08/08/2012	ABROLHOS ELECTRICS	ELECTRICAL	2336.60
EFT10269	08/08/2012	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	1600.38
EFT10270	08/08/2012	BEAUREPAIRES	TYRES & TUBES	1542.32
EFT10271	08/08/2012	RAY BLICK PLUMBING & GAS SERVICE	PLUMBING	316.00
EFT10272	08/08/2012	BROADCAST AUSTRALIA	POWER RECOVERY	2503.84
EFT10273	08/08/2012	CENTRAL WEST PUMP SERVICE	SERVICE BORES	4390.10
EFT10274	08/08/2012	CJD EQUIPMENT P/L	PARTS	1833.10
EFT10275	08/08/2012	CLARKSON FREIGHTLINES	FREIGHT - PIPES	14506.80
EFT10276	08/08/2012	COASTAL PLUMBING & GAS FITTING	REPAIR PUMP	198.00
EFT10277	08/08/2012	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	REFUSE COLLECTION	64859.00
EFT10278	08/08/2012	CONPLANT	WINDOW	371.09
EFT10279	08/08/2012	CORPORATE EXPRESS	PHOTOCOPIER MTCE	757.36
EFT10280	08/08/2012	COURIER AUSTRALIA	FREIGHT	260.09

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EFT #	Date	Name	Description	Amount
EFT10281	08/08/2012	CRAMER & NEILL REFRIGERATION	SERVICE AIR CONS JULY	330.00
EFT10282	08/08/2012	THE DOG TIDY COMPANY	DOG TIDY BAGS	1474.50
EFT10283	08/08/2012	D-TRANS	REPLACE BRAKE SHOES	2740.29
EFT10284	08/08/2012	EASTMAN POLETTI SHERWOOD PTY LTD	RESTORATION WORKS	1859.96
EFT10285	08/08/2012	ENVIRONMENTAL HEALTH ASSOCIATION (AUSTRALIA) INC.	2012/13 MEMBERSHIP	500.00
EFT10286	08/08/2012	GERALDTON NEWSPAPERS LIMITED	ADVERTISING	915.21
EFT10287	08/08/2012	GERALDTON MOWER & REPAIR SPECIALISTS	PARTS/REPAIR PUMP	1584.40
EFT10288	08/08/2012	GERALDTON & MIDWEST SECURITY SERVICES	SECURITY	351.45
EFT10289	08/08/2012	PETER GROOM SETTLEMENTS	SETTLEMENT FEES	593.90
EFT10290	08/08/2012	HAINES NORTON	INTERIM AUDIT/REPORTING MANUAL	9955.00
EFT10291	08/08/2012	HASLEBYS HARDWARE SUPPLIES	SIMAZINE, WETTA SOIL, HARDWARE, RETIC	1745.38
EFT10292	08/08/2012	J R & A HERSEY	PROTECTIVE CLOTHING	642.44
EFT10293	08/08/2012	HERKS PANEL REPAIRS	INSURANCE EXCESS	300.00
EFT10294	08/08/2012	JASON SIGNMAKERS	SIGNS	3497.45
EFT10295	08/08/2012	JCB CONSTRUCTION EQUIPMENT AUST	PARTS	435.09
EFT10296	08/08/2012	KALBARRI AUTO CENTRE	GENSET RADIATOR	1298.00
EFT10297	08/08/2012	KALBARRI EXPRESS FREIGHT	FREIGHT	250.67
EFT10298	08/08/2012	KALBARRI PHARMACY	IMMUNISATION	99.15
EFT10299	08/08/2012	KALBARRI AUTO ELECTRICS	ELECTRICAL	628.00
EFT10300	08/08/2012	KALBARRI PEST CONTROL	TERMITE INSPECTION & PEST CONTROL	490.00
EFT10301	08/08/2012	KALBARRI SITEWORKS	DIGGER HIRE	165.00
EFT10302	08/08/2012	MARK ARMSTRONG ELECTRICAL	REPAIR LIGHTING	132.00
EFT10303	08/08/2012	LGRCEU	PAYROLL DEDUCTIONS	271.60
EFT10304	08/08/2012	GERALDTON TOYOTA	PLANT SERVICE	317.88
EFT10305	08/08/2012	M L COMMUNICATIONS	UPGRADE OFFICE PHONE SYSTEM	3697.83

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EFT #	Date	Name	Description	Amount
EFT10307	08/08/2012	NORTHAMPTON IGA & LIQUOR STORE	REFRESHMENTS	228.07
EFT10308	08/08/2012	NORTHAMPTON NEWSAGENCY	STATIONERY/NEWSPAPERS	947.04
EFT10309	08/08/2012	NORTHAMPTON FAMILY STORE	CLOTHING	220.31
EFT10310	08/08/2012	NOVUS WINDSCREENS GERALDTON	WINDSCREEN	379.50
EFT10311	08/08/2012	PEST-A-KILL	SEVENTH YR EXTERRA	1205.80
EFT10312	08/08/2012	THE PLANNING INSTITUTE OF AUSTRALIA	12/13 MEMBERSHIP H WILLIAMS	560.00
EFT10313	08/08/2012	PURCHER INTERNATIONAL	PARTS	2231.21
EFT10314	08/08/2012	HOLCIM AUSTRALIA PTY LTD	SEALING AGG/QUARRY SAND	9820.69
EFT10315	08/08/2012	REINFORCED CONCRETE PIPES AUSTRALIA (WA) PTY LTD	CULVERTS	23097.80
EFT10316	08/08/2012	ROTALOO WA	BIO STIMULANT - LITTLE BAY	59.81
EFT10317	08/08/2012	SUN CITY PRINT & DESIGN	STATIONERY	390.00
EFT10318	08/08/2012	STATEWIDE BEARINGS	PARTS	160.17
EFT10319	08/08/2012	STAR TRACK EXPRESS	FREIGHT	223.44
EFT10320	08/08/2012	THE BANGAY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	2832.68
EFT10321	08/08/2012	TOTALLY WORK WEAR - GERALDTON	PROTECTIVE CLOTHING	46.35
EFT10322	08/08/2012	LANDGATE	VALUATION EXPENSES	965.31
EFT10323	08/08/2012	VERLINDENS ELECTRICAL GERALDTON	ELECTRICAL	957.00
EFT10324	08/08/2012	WESTRAC EQUIPMENT PTY LTD	PARTS	1094.71
EFT10325	08/08/2012	WESTERN RESOURCE RECOVERY PTY LTD	PUMP SEPTICS	1616.50
EFT10326	08/08/2012	WOODCOCK CT & L	SIMAZINE, BROADSIDE, HARDWARE	2527.45
EFT10327	08/08/2012	XPRESS STEERING SYSTEMS	WHEEL ALIGNMENT	429.00
				\$ 237,053.26

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MUNICIPAL FUND CHEQUES

Chq #	Date	Name	Description	Amount
19376	11/07/2012	SYNERGY	ELECTRICITY CHARGES	3356.55
19377	30/06/2012	JESSICA BOOTH	COUNCILLOR FEES	1213.64
19378	30/06/2012	TERRY CARSON	COUNCILLOR FEES	1142.20
19379	30/06/2012	BRADLEY CRIPPS	COUNCILLOR FEES	730.23
19380	30/06/2012	PATRICIA GLIDDON	COUNCILLOR FEES	1061.82
19381	30/06/2012	LOU PARKER	COUNCILLOR FEES	1326.35
19382	30/06/2012	STEPHANIE PENN	COUNCILLOR FEES	1213.64
19383	30/06/2012	SANDRA STOCK-STANDEN	COUNCILLOR FEES	1149.54
19384	30/06/2012	CRAIG SIMKIN	COUNCILLOR FEES	1008.04
19385	30/06/2012	GORDON WILSON	COUNCILLOR FEES	941.71
19386	20/07/2012	KALBARRI DEVELOPMENT ASSC INC	ZUYTDORP/ZEST FESTIVAL - REIMB EXPENSES	5000.00
19387	30/06/2012	GARRY KEEFFE	REFUND DKEE01 HOUSING LOAN FACILITY FEE	3108.00
19388	23/07/2012	SYNERGY	ELECTRICITY CHARGES	452.90
19389	30/06/2012	SHIRE OF NORTHAMPTON	REFUND CEO HOUSE LOAN TO DKEE01	2226.39
19390	30/06/2012	GARRY KEEFFE	REFUND OVERPAYMENT CEO HOUSE LOAN TO KEEFFE	9084.72
19391	25/07/2012	PAM COLLEY	RATES REFUND	260.13
19392	26/07/2012	EILEEN B LINSELL	CROSSOVER REIMB - LOT 81 DARWINIA DV, KALBARRI	500.00
19393	07/08/2012	PETTY CASH	RECOUP	128.50
19394	08/08/2012	KALBARRI IGA	GOODS	45.34
19395	08/08/2012	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	622.12
19396	08/08/2012	B P ROADHOUSE NORTHAMPTON	REFRESHMENTS/FUEL	735.95
19397	08/08/2012	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	10572.42
19398	08/08/2012	COVS PARTS PTY LTD	PARTS	1697.91

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Chq #	Date	Name	Description	Amount
19399	08/08/2012	EVERTRANS	RATCHET TIES	289.30
19400	08/08/2012	GERALDTON MEDICAL GROUP	MEDICAL - RON KIDD	165.00
19401	08/08/2012	R GREEN	BOBCAT HIRE	280.00
19402	08/08/2012	THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	338.82
19403	08/08/2012	BILGOMAN AUTO TECH	SERVICE	270.27
19404	08/08/2012	KALBARRI GAS	INSTALL ACCESS GATES/GAS	655.00
19405	08/08/2012	MARINA HOME & LEISURE	TURPENTINE	7.95
19406	08/08/2012	LOCAL GOVERNMENT SUPERVISORS ASSOC. WA INC	WA WORKS & PARKS CONFERENCE 2012	1649.50
19407	08/08/2012	MIDWEST TREE SERVICES	TREE LOPPING	1716.00
19408	08/08/2012	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	261.55
19409	08/08/2012	RON NEUMANN	KAL BOWLING CLUB - CONCRETE GREEN	16400.00
19410	08/08/2012	DEPARTMENT OF THE PREMIER & CABINET	ADVERTISING TPS11	66.75
19411	08/08/2012	ONESTEEL DISTRIBUTION	SIGN POLES	1360.70
19412	08/08/2012	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	338.82
19413	08/08/2012	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	148.66
19414	08/08/2012	STATEWIDE SUPER	SUPERANNUATION CONTRIBUTIONS	173.61
19415	08/08/2012	WATER CORPORATION	ANNUAL SERVICE ACCOUNT	14740.30
19416	08/08/2012	WA LOCAL GOVERNMENT ASSOCIATION	LG RATES - D HAYNES	869.00
				\$ 87,309.33

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DIRECT DEBITS

Jnl #	Date	Name	Description	Amount
GJ01-01		BANK FEES	JULY 2012	280.43
GJ01-02		WESNET	COMPUTER EXPENSES	70.99
GJ01-03		BPOINT	JULY 2012	52.42
GJ01-04		CORPORATE CARD	REFRESHMENTS, COMP EXPENSES	1011.46
			Zestfest Accom President & CEO \$210	
			Westnet email repair \$104.94	
			Photos of Gwalla Church for Townscape \$257	
			Accom – Roads	
			Fees \$9.00	
GJ01-05		MACQUARIE	COMPUTER/PHOTOCOPIER LEASE	8827.79
				\$ 10,243.09

SHIRE OF NORTHAMPTON
FINANCE REPORT – 17 August 2012

TRUST CHEQUES

Chq #	Date	Name	Description	Amount
1864	18/07/2012	DEPART FOR PLANNING & INFRASTRUCTURE	SPECIAL SERIES PLATES 66NR	165.00
1865	30/06/2012	SHIRE OF NORTHAMPTON	CAP HILL RETENT TFR WAGES/FORSHORE	39139.00
1866	25/07/2012	NORTHAMPTON COMMUNITY CENTRE	KIDSPORT FUNDING	514.50
1867	26/07/2012	NORTHAMPTON COMMUNITY CENTRE	KIDSPORT FUNDING	22.00
1868	26/07/2012	NORTHAMPTON JUNIOR FOOTBALL CLUB INC	KIDSPORT FUNDING	600.00
1869	26/07/2012	GERALDTON ROVERS JUNIOR SOCCER CLUB	KIDSPORT FUNDING	220.00
1870	26/07/2012	KALBARRI NETBALL ASSOCIATION	KIDSPORT FUNDING	205.00
1871	26/07/2012	WA COUNTRY BUILDERS	REFUND KERB DEPOSIT - BA 11062	500.00
1872	26/07/2012	EILEEN B LINDSELL	REFUND KERB DEPOSIT - BA 10023	500.00
				\$ 41,865.50

6.4.2 MONTHLY FINANCIAL STATEMENTS

FILE REFERENCE:	1.1.1
DATE OF REPORT:	12 July 2012
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Kristy Williams/Garry Keeffe
APPENDICES:	1. Monthly Financial Report for May

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 30 June 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 2012/2013 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

That Council adopts the Monthly Financial Report for the period ending 30 June 2013 and notes any material variances greater than \$5,000.

**SHIRE OF NORTHAMPTON
INCOME STATEMENT BY FUNCTION/ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 JULY 2012**

	YTD ACTUAL 2013 \$	ANNUAL BUDGET 2013 \$	UNAUDITED ACTUAL 2012 \$
REVENUE			
Governance	1,348	0	71,599
General Purpose Funding	27	0	4,870,318
Law, Order & Public Safety	14,359	0	104,347
Health	0	0	74,440
Education & Welfare	5,534	0	53,627
Housing	1,572	0	17,923
Community Amenities	1,446	0	921,074
Recreation & Culture	39,369	0	1,729,258
Transport	0	0	1,823,700
Economic Services	1,216	0	129,016
Other Property & Services	24,830	0	291,407
TOTAL OPERATING REVENUE	89,701	0	10,086,708
EXPENSES			
Governance	-89,896	0	-489,195
General Purpose Funding	-6,856	0	-195,255
Law, Order & Public Safety	-14,901	0	-260,768
Health	-11,760	0	-230,781
Education & Welfare	-9,700	0	-101,928
Housing	-3,360	0	-124,179
Community Amenities	-32,411	0	-1,382,852
Recreation & Culture	-36,988	0	-1,390,572
Transport	-95,115	0	-2,415,134
Economic Services	-4,348	0	-145,612
Other Property & Services	0	0	-534,467
TOTAL OPERATING EXPENSES	-305,334	0	-7,270,744
BORROWING COSTS EXPENSE			
Governance	0	0	0
Law, Order, Public Safety	0	0	0
Education & Welfare	0	0	0
Housing	0	0	0
Community Amenities	-477	0	0
Recreation & Culture	0	0	-11,074
Transport	0	0	-37,540
Other Property and Services	0	0	-14,969
TOTAL BORROWING COSTS EXPENSE	-477	0	-63,583
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	(216,110)	-	2,752,381

**SHIRE OF NORTHAMPTON
INCOME STATEMENT BY NATURE OR TYPE
FOR THE PERIOD 1 JULY 2012 TO 31 JULY 2012**

	YTD ACTUAL 2013 \$	ANNUAL BUDGET 2013 \$	UNAUDITE D ACTUAL 2012 \$
REVENUE			
Rates	0	0	3,096,963
Operating Grants, Subsidies and Contribution	79,058	0	2,116,297
Non Operating Grants, Subsidies and Contributions		0	3,099,751
Profit on Asset Disposal		0	
Fees and Charges	10,616	0	1,248,631
Interest Earnings	27	0	174,599
Profit on Asset Disposal	0	0	350,467
TOTAL OPERATING REVENUE	89,701	0	10,086,708
EXPENSES			
Employee Costs	-200,274	0	-1,849,145
Materials and Contracts	-78,180	0	-2,653,795
Utilities Charges (Electricity, Gas, Water etc.)	-16,995	0	-306,071
Depreciation on Non Current Assets	0	0	-1,554,508
Interest Expenses	-477	0	-63,583
Insurance Expenses	0	0	-229,156
Other Expenditure	-9,885	0	-678,070
TOTAL OPERATING EXPENSES	-305,811	0	-7,334,327
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	-216,110	0	2,752,381

**SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 JULY 2012**

	NOTE	YTD 2012 Actual \$	YTD 2012 Budget \$
<u>Operating</u>			
Revenues	1,2		
Governance		1,348	0
General Purpose Funding		27	0
Law, Order, Public Safety		14,359	0
Health		0	0
Education and Welfare		5,534	0
Housing		1,572	0
Community Amenities		1,446	0
Recreation and Culture		39,369	0
Transport		0	0
Economic Services		1,216	0
Other Property and Services		24,830	0
		89,701	-
Expenses	1,2		
Governance		-89,896	0
General Purpose Funding		-6,856	0
Law, Order, Public Safety		-14,901	0
Health		-11,760	0
Education and Welfare		-9,700	0
Housing		-3,360	0
Community Amenities		-32,411	0
Recreation & Culture		-37,465	0
Transport		-95,115	0
Economic Services		-4,348	0
Other Property and Services		0	0
		(305,811)	-
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>			
(Profit)/Loss on Asset Disposals	4	0	0
Depreciation on Assets	2(a)	0	0
Plant Depreciation		0	0
Accrued Expenses		672	0
<u>Capital Revenue and (Expenditure)</u>			0
Purchase Land Held for Resale	3	0	0
Purchase Land and Buildings	3	0	0
Purchase Infrastructure Assets - Roads	3	-20,264	0
Purchase Infrastructure Assets - Parks & Other	3	0	0
Purchase Plant and Equipment	3	0	0
Purchase Furniture and Equipment	3	0	0
Proceeds from Disposal of Assets		0	0

	Repayment of Debentures	5	-1,269	0
	Proceeds from New Debentures	5	0	0
	Self-Supporting Loan Principal Income		0	0
	Transfers to Reserves (Restricted Assets)	6	0	0
	Transfers from Reserves (Restricted Assets)	6	0	0
	Transfers from Land Sales	6	0	0
	Transfer to Land Sales		0	0
				0
ADD	Net Current Assets July 1 B/Fwd	7	401,169	0
LESS	Net Current Assets Year to Date	7	162,854	0
	Amount Raised from Rates	8	<u>0</u>	<u>0</u>

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

Notes 1 -

4 There have been no acquisition or disposal of assets in July 2012

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 JULY 2012

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-12	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			2012/13 Budget Draft	2012/13 Actual \$	2012/13 Budget Draft	2012/13 Actual \$	2012/13 Budget Draft	2013/13 Actual \$
Housing								
152 - Staff Housing*	408,877		6,455	0	402,422	408,877	13,214	0
Recreation & Culture								
146 - Sport and Rec CSRFF	0		0	0	0	0	0	0
147 - Kalbarri Bowling Club*	14,682		2,552	1,269	12,130	14,682	830	477
148 - Kalbarri Library								
Extensions	153,429		20,720	0	132,709	153,429	6,597	0
151 - Kalbarri Bowling Club*	25,261		2,308	0	22,953	25,261	1,446	0
Transport								
149 - Plant Purchases	344,701		47,714	0	296,987	344,701	23,937	0
150 - Plant Purchases	155,029		75,450	0	79,579	155,029	6,041	0
153 - Plant Purchases	0			0	0	0		0
	1,101,979	0	155,199	1,269	946,780	1,101,979	52,065	477

* Self supporting loans

All debenture repayments were financed by general purpose revenue except loans 147, 151 & 152 which are self supporting loans.

5. INFORMATION ON BORROWINGS CON'T**(b) New Debentures**

No new debentures have been raised in July
2012

**SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 JULY 2012**

6. RESERVES & OTHER RESTRICTED ASSETS

There have been no transfers to or from reserve in July 2012

7. NET CURRENT ASSETS	YTD 2013 Actual \$	Unaudited Brought Forward 1-Jul \$
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	220,553	752,282
Cash - Restricted	1,166,299	1,166,299
Receivables	773,814	825,191
Inventories	9,705	9,686
	<u>2,170,371</u>	<u>2,753,458</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(841,218)</u>	<u>-1,185,990</u>
NET CURRENT ASSET POSITION	1,329,153	1,567,468
Less: Cash - Reserves - Restricted	(1,166,299)	-1,166,299
Less Restricted		
NET CURRENT ASSET POSITION	<u>162,854</u>	<u>401,169</u> *

* Estimated at time of preparing the statements, a more accurate figure will be presented at the Council meeting

8. RATING INFORMATION

Rates have not been raised

**SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR PERIOD 1 JULY 2012 TO 31 JULY 2012**

9. TRUST FUNDS

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

Detail	Balance 1-Jul-12 \$	Amounts Received \$	Amounts Paid (\$)	Balance 31/7/12 \$
Town Planning - Security Bonds	5,000			5,000
Galena Donations	431			431
Transportable Housing Bond	21,275			21,275
Footpath/kerb damage Deposits	49,820		-500	49,320
Horrocks Retention Fee - Parking/Stage 2	1,800			1,800
Retentions - Subdivisions	176,154			176,154
Building Levies (BCITF & BRB)	183	1,437		1,620
Community Bus Bond	4,600			4,600
Safer WA Funds	4,330			4,330
Northampton Cemetery Funds	920			920
Unclaimed Monies - Rates	6,288			6,288
DOLA - Parks & Gardens Development	8,261			8,261
Aged Unit Bond	1,406			1,406
Council Housing Bonds	1,460			1,460
Special Series Number Plates	870	110		980
BROC - Management Funds	1,174			1,174
Burning off Fees	216			216
Peet Park Donations	4,288			4,288
Kalbarri Youth Space Project Funds	1,125			1,125
Kidsport	24,679		-1,562	23,118
Public Open Space	48,328			48,328
	<u>363,238</u>			<u>362,724</u>

6.4.3	2012/2013 BUDGET ADOPTION
FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 August 2010
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Garry Keefe/Kristy Williams
APPENDICES:	1. 2012/2013 ANNUAL BUDGET AAS27 FORMAT 2. 2012/2013 ANNUAL BUDGET SCHEDULE FORMAT

BACKGROUND:

At the Special Meeting of Council held on the 27th July 2012 Council considered a draft version of the 2012/2013 Budget.

The budget in prescribed format will be forwarded under separate cover. The schedule format has been forwarded earlier.

Council is now requested to adopt, by absolute majority the recommendation provided.

The AAS27 Budget Format will be forwarded out under separate cover prior to the meeting.

BUDGET AMENDMENTS

Since the draft budget was adopted a number of changes have occurred which were outside Council and Council management control at the time.

On 1st August all Local Authorities were advised by the WA Grants Commission that the Financial Assistance Grant and the General Road Grant have been reduced. This has come as a shock to the industry with 99% of local authorities having adopted their respective budgets.

The Commission state that the deduction is a result of the Federal Governments decrease to Western Australia of some \$6million in financial assistance, no other explanation has been provided. They do state however that there could be further change which again is a concern.

The reduction the Shire of Northampton received was \$57,139, consisting of a reduction of \$25,903 in the Financial Assistance Grant and \$31,236 in the direct road grant.

The second amendment is that advice has been received that Council has been awarded a grant of \$44,000, which is the 100% cost, to undertake a review of the Kalbarri Town Planning Scheme. Council's Planner lodged the application through the Northern Planning Program funded by the WAPC.

The Third amendment is the \$4,000 allocated for costs to be uncured for the proposed subdividing of lots on Bridgeman Road, Kalbarri. Council resolved that the developer is to engage their own planning consultants at their cost and therefore this provision is no longer required.

The fourth amendment is that at the budget meeting a late item from the Northampton Living Communities Group submitted an application for Council to provide \$5,000 towards an Economic Survey to assist local business owners and new businesses to improve the current economic condition of Northampton. The group has received a \$20,000 grant towards the study however require an additional \$5,000.

At the budget meeting no decision was made by Council on this request.

Summarizing the above, the following effect has occurred on the budget:

FAG's grant reduction	(\$57,140)
Kalbarri TPS Grant	\$44,000
Bridgeman Road Subdivision	\$ 4,000
Northampton Living Communities	(\$ 5,000)
Revised opening balance variance	(\$14,140)

As a result of the above the budget now has a deficit of \$14,140.

In addition to the above there is also likely to be a change in the opening balance brought forward from 2011/2012 however as the Annual Financial Statements are not yet complete this will need to be advised at a later date.

To accommodate for this deficit the Council has three options:

1. To adopt the budget with a deficit balance of \$14,140
2. To delete items from the budget to accommodate the revised deficit
3. To utilise part sale of land at Rake Place

The 2012/13 Budget does not allow for any funds derived from the sale of the seven lots in Rake Place as all sale proceeds are to be placed in the Land Development Reserve Fund. However due to the budget situation it is recommended that when one of the lots are sold then a portion of that sale be used as general revenue with the balance to be transferred to the reserve fund.

The CEO is currently discussing the sale of two lots with potential purchasers, one of which has advised that they have arranged finance for the lot purchase. Further details will be given at the meeting following a meeting with the potential purchasers during the week prior to the Council meeting.

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.3**Income Statement**

That the operating statement as detailed on page 2 of the budget for the financial year ending 30 June 2013, showing projected net profit of \$___TBA_____, be adopted.

Statement of Cash Flows

That the Statement of Cash Flows detailed on page 4 of the budget for the financial year ending 30 June 2013, showing a projected cash at year end of \$___TBA_____, be adopted.

2012/2013 Budget By Statutory Program

That the budget program schedules for 2011/2012 detailed on pages 1 to 148 of the supplementary information to the budget document showing a projected nil closing current position, be adopted.

Revised Budget Deficit

That Council determine what means it is to adopt to account for the revised budget deficit of \$14,140.

6.4.4 WAIVER OF 2012/2013 RATES

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 August 2010
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Garry Keefe

BACKGROUND:

The following properties are subject to rates as a result of lease agreements between the Shire of Northampton and the lessee. Historically these Clubs/Organisations have not been levied rates.

In accordance, with section 6.47 of the Local Government Act 1995, Council is requested to formally resolve, by an absolute majority, to waive the rates.

- Northampton Bowling Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;
- Northampton Golf Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;
- Northampton Community Centre – Portion of Reserve 23432
- The Federation of Western Australian Police and Citizens Youth Clubs Inc – Kalbarri Town Lot 468 Reserve No 35559.
- Kalbarri Golf and Bowling Club – part of Reserve No 30523;
- Kalbarri Sport and Recreation Club – part of Reserve No 25447.
- Kalbarri Occasional Childcare Centre – Lot 233 and 232 Smith Street, Kalbarri.
- Edna Bandy Centre – Reserve 2038, Stephen Street Northampton
- Old School Community Centre – Lot 475, Stephen Street Northampton
- Binu Tennis Club – Reserve 23699, Northwest Coastal Highway, Binu
- Pioneer Lodge Inc situated at Lot 212 Robinson Street, Northampton
- Kalbarri Aged Care Units owned jointly by Homeswest and the Shire of Northampton situated at Lot 1001 Hackney Street.

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.4

That Council in accordance with section 6.47 of the Local Government Act 1995:

Waive the rates on the following lessees:

Northampton Bowling Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;

Northampton Golf Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;

Northampton Country Club – Portion of Reserve 23432

The Federation of Western Australian Police and Citizens Youth Clubs Inc – Kalbarri Town Lot 468 Reserve No 35559.

Kalbarri Golf and Bowling Club – part of Reserve No 30523;

Kalbarri Sport and Recreation Club – part of Reserve No 25447.

Kalbarri Occasional Childcare Centre – Lot 233 and 232 Smith Street, Kalbarri.

Edna Bandy Centre – Reserve 2038, Stephen Street Northampton

Old School Community Centre – Lot 475, Stephen Street Northampton

**Binnu Tennis Club – Reserve 23699, Northwest Coastal Highway, Binnu
waive the rates on the following aged care accommodation:**

Pioneer Lodge Inc – Lot 212 Robinson Street, Northampton; and

Homeswest and the Shire of Northampton Lot 1001 Hackney Street, Kalbarri.