



ATTACHMENTS

COUNCIL MEETING

18 April 2024

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KALBARRI MEN'S SHED INC

LEASE AGREEMENT

The Shire of Northampton in Western Australia is requiring an offer be made by members of the Kalbarri Men's Shed regarding the amount the shed is required to pay per year for the lease of premises owned by the Shire.

State government funds were made available in the form of a grant to the Shire for the sole purpose of acquiring Andy Manning's Shed. The Shire acquired an asset valued at estimated \$500,000 at no cost to the Shire. We appreciate the man hours that have been put in by the CEO, Andrew Campbell who has spearheaded the grant process to enable the purchase of the shed.

The intention is to provide an upgraded facility to the Kalbarri Mens Shed which in turn would provide additional facilities to the wider Kalbarri Community.

Numerous meetings were held by our committee members with Government departments, corporations, and MPs from all sides of Parliament both in Perth and locally over the last 18 months. We received unanimous support for this proposal.

Plans to develop the site and shed have been drawn up after considerable consultation with the members. The finance for upgrading will be sought through outside sources. These are upgrades that will be for the improvement of the shed's facilities, which can only be advantageous to the value of the Shire's asset and the wider Kalbarri community. Refer to 'Concept Plan' pages 7-10 attached.

These improvements will be carried out with the agreement from the Shire but with no financial outlay expected from the Shire. Refer to 'Attached Contribution to the Mens Shed / Wish List' attached.

Sheds are a community-based group of people which Shires see the benefit of supporting, they provide a meeting place for socialising, and acquiring skills and knowledge which is beneficial to the individual, as well as the community, which is otherwise unavailable.

Historically and throughout Australia, sheds purchased by shires are leased to shed members. The lease is usually a nominal figure in the form of a "peppercorn" lease, which is normally about \$1 per year. Most sheds pay outgoings such as water, rubbish collection, electricity, and member insurance.

Discussions have been held with several sheds and copies of their respective leases supplied for our perusal.

The Kalbarri Men's Shed currently has 23 members each paying an annual subscription of \$50. Our major expense is Insurance through the Association/ Everest (AMSA) at a cost of \$28.50 per member leaving a net amount of \$21.50 per member. Net contribution to the shed is \$494.50 pa. Consequently, we need to find additional funds.

To finance operational costs that includes the lease, shed maintenance and upgrading of our equipment, we sell bags of firewood to the public. This is a time and labour-intensive exercise where we must source the wood, split the wood, stack it for drying and then bag the timber for supplying to the customer. This is seasonal and every year it gets harder to source the wood, and demand is reducing through environmental concerns. While this currently generates a reasonable income, we are unclear as to how long this activity can continue.

We are a group of men who are getting older every day, and to ask members as part of their membership to indulge in physical activities that to some is beyond their capabilities, we feel is not the right or the fair thing to do. We lose members, as they feel intimidated and disappointed when they cannot perform as they once did, affecting their mental health and well-being resulting in a decline in their overall health.

The town lacks social activities for middle aged and elderly residents. There is no Probus Club or Apex or Rotary and the Mens Shed in part will serve as an attractive substitute.

Some years ago, members of the Kalbarri Men's Shed embarked on this mission to acquire our own shed. The objective being, to sure-up our own premises and provide a multipurpose facility for all our members, to educate and upskill members and to provide a friendly, social, and safe place for all.

We have examined several Men's Sheds leases, each one of which is on Shire land. In summary these leases are a 'peppercorn' arrangement with minor variations between leases with the Sheds taking ownership of the cost of services such as water and electricity. We would request that this arrangement be adopted by the Shire of Northampton.

We trust the Shire of Northampton can appreciate the existence of Men's Sheds and to offer equitable support as shown by other Shires throughout Australia.

Regards

Kevin Baldwin
President

Michael Wemm
Vice President

Hamish Turner
Secretary

John Spargo
Treasurer

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ABN 86 578 765 753



Mr A Campbell
CEO
Shire of Northampton
By Email

18 March 2024

Dear Andrew

Re: Lease arrangements for New Men's Shed

We have had discussions with the Men's Shed about the conditions of the draft Lease for the New Buildings that the Shire have purchased and allocated to the Men's Shed.

We understand that the Men's Shed are being asked to pay \$5,000 per year to cover costs of Insurance, Maintenance and loss of Shire Rates.

The KDA accepts that these are costs that the Shire will incur from this arrangement, however we are also aware that the Men's Shed is in a transitional stage and does not yet have reliable sources of income that would enable it to pay this money.

Quite rightly, they cannot commit to paying money they do not have, and cannot foresee how they might have it in the near future. If they cannot sign the Lease offered, they would have to disband their Organisation.

The Men's Shed is an important community organization and vital point of contact for many men, and it is envisaged that the new facilities will encourage men with a wider range of interests and skills to benefit physically and mentally.

We request that the Shire consider a measured approach to this cost recovery, by allowing a few years for the new facility to become fully functional and hopefully profitable in a non-profit kind of way.

We hope that there is a way forward that will allow the Lease to be mutually agreeable and that the Men's Shed will be able work on the move to this exciting new facility.

The KDA is fully supportive of the Men's Shed and would like to see this matter resolved in a way that benefits our community.

Yours sincerely

MJ Eastland

Merilynn Eastland
Chairperson
Telephone: 0428 891 899

cc Kevin Baldwin President Kalbarri Men's Shed



CHIEF EXECUTIVE OFFICER ACTIVITY REPORT

JANUARY 2024 TO MARCH 2024

Activity for the period

- Met with the Mooniema Nhaagua Aboriginal Corporation to discuss local issues and opportunities.
- Met with Lotterywest to discuss funding opportunities for the Kalbarri Evacuation and Multipurpose Facility.
- Met with the Department of Local Government, Sport and Cultural Industries to discuss funding opportunities for the Kalbarri Evacuation and Multipurpose Facility.
- Prepared and submitted a Disaster Ready Fund grant application for the Kalbarri Evacuation and Multipurpose Facility.
- Applied formally to obtain the Woods Street site for Kalbarri Workers Accommodation from the State Government. The land was provided to the Shire of Northampton on 21 March 2024 for \$1 conditional on project commencement within five years.
- Reviewed and met with consultant to finalise the Shire of Northampton Economic Development Framework. Council approved this document at the meeting 15 February 2024.
- Commenced second phase of Economic Development Framework project with consultant.
- Established a Residential Tenancy Agreement with the lessee of the Kalbarri Doctor's accommodation in Kalbarri via an independent real estate agent.
- Participated in the Housing Australia forum.
- Onboarded the Executive Manager Community Development and Regulation, Mr Brian Robinson.
- Finalised TC Seroja repair works design with GHD and sought final approval from State and Federal Governments.
- Prepared the Compliance Audit Return.
- Spoke at an Australia Day function in Northampton.
- Met with the Minister for Regional Development, Hon. Don Punch MLA along with the Shire President, Councillors and staff.
- Coordinated Primary Returns with new staff and some staff who had received new delegations.

- Presented on the topic of “Leadership in Governance” for Local Government Professionals.
- Along with Mr Robinson, met with the Department of Planning Lands and Heritage about renewable energy and other land matters.
- Along with Mr Robinson, met with Murchison Green Hydrogen to discuss their Local Planning Scheme Amendment documentation.
- Coordinated and attended the 2023 Annual Electors Meeting.
- Along with Mr Robinson, met with RAC to discuss tourism opportunities in Kalbarri. An onsite meeting between the Shire and RAC will be held in Kalbarri on 19 April 2024.
- Met with the Kalbarri Visitor Centre and Tourism WA guest Manny Papadoulis along with the Shire President and Mr Robinson.
- Met with the Kalbarri Men’s shed to discuss a draft lease agreement.
- Participated online in a Northern Country Zone meeting of WALGA.
- Provided a letter of support to Kalbarri Men’s Shed for a grant application.
- Coordinated the appointment of a consultant for the second phase of the Economic Development Framework.
- Met with Lara Dalton MLA and Sandy Carr MLC to discuss local and regional issues.
- Prepared briefing information for the Yamatji Southern Regional Corporation on Hutt Lagoon.
- Prepared eight agenda reports for two Council meetings.
- Conducted one Executive Management Team meeting.
- Three weeks of leave taken.

Focus for the upcoming period

- Continuing to make governance and system improvements in the organisation.
- Continued preparation for potential renewable energy projects.
- Replacing the Executive Manager Corporate Services position after a resignation.

- **Finalising a lease with the Kalbarri Men's Shed and Community Garden on the newly acquired premises.**
- **Continuing to explore workforce culture and prioritise improvement measures.**
- **Working with the newly commenced Executive Manager Community, Development and Regulation to assist in understanding the area and setting priorities for the next twelve months.**
- **2024/25 Budget.**

ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name/Payee	Description	Amount
EFT26126	19-03-2024	AERODROME MANAGEMENT SERVICES	KAL AIRPORT WINDSOCK	668.25
EFT26127	19-03-2024	KALBARRI IGA	ALLEN CENTRE SUPPLIES	158.34
EFT26128	19-03-2024	AUSTRALIA POST	POSTAGE	615.97
EFT26129	19-03-2024	AUSRECORD	STATIONERY	262.90
EFT26130	19-03-2024	AUSSIE NATURAL SPRING WATER GERALDTON	NTON OFFICE WATER COOLER	44.85
EFT26131	19-03-2024	BLACKWOODS	NTON DEPOT HOIST CLUTCH, HARDWARE	1060.14
EFT26132	19-03-2024	BRIDGESTONE SERVICE CENTRE	4 TYRES, WHEEL ALIGNMENT	1455.00
EFT26133	19-03-2024	BUNNINGS (GERALDTON WAREHOUSE)	PAINT, PLANTS, TROLLEY WHEELS	721.27
EFT26134	19-03-2024	JUPPS HOLDINGS PTY LTD	RATE REFUND	1822.42
EFT26135	19-03-2024	CENTRAL WEST PUMP SERVICE	PT GREG WATER SUPPLY SERVICE LINE	2412.30
EFT26136	19-03-2024	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	2559.36
EFT26137	19-03-2024	CLEANAWAY OPERATIONS PTY LTD	DOM/COMM 240LT REFUSE COLLECTION, FRONT LIFTS	54967.26
EFT26138	19-03-2024	BOC GASES AUSTRALIA	INDUSTRY GASES	42.24
EFT26139	19-03-2024	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT	130.54
EFT26140	19-03-2024	DALGLEISH ENTERPRISES PTY LTD	NTON OFFICE LIGHTING	7426.14
EFT26141	19-03-2024	SIMON DRAGE	BUILDING REPAIRS, FIREBREAKS	2898.50
EFT26142	19-03-2024	ENGIN	TELEPHONE CHARGES	318.89
EFT26143	19-03-2024	ATOM GERALDTON	ELECTROLITES	229.02
EFT26144	19-03-2024	GERALDTON & MIDWEST SECURITY SERVICES	SECURITY SYSTEM QUARTER	1170.00
EFT26145	19-03-2024	GERALDTON AUTO WHOLESALERS	ISUZU UTE REPAIR TRAY	1325.00
EFT26146	19-03-2024	GERALDTON FUEL COMPANY PTY LTD	FUEL CARD PURCHASES	2258.37
EFT26147	19-03-2024	GHD PTY LTD	NORTHAMPTON DISASTER RECOVERY WORKS	44690.53
EFT26148	19-03-2024	GREENFIELD TECHNICAL SERVICES	KALBARRI WIDENING WORKS CONSULTANT	40957.37
EFT26149	19-03-2024	GREAT SOUTHERN FUEL SUPPLY	DEPOT BOWSERS/FUEL CARDS	31666.57
EFT26150	19-03-2024	C + J HANSON PLUMBING CONTRACTORS	HORROCKS TOILETS PLUMBING	4457.00
EFT26151	19-03-2024	HOSEXPRESS	KAL MOWER HOSE	184.00
EFT26152	19-03-2024	INDEPENDENT RURAL NORTHAMPTON	HARDWARE	7.29
EFT26153	19-03-2024	KALBARRI CARRIERS	FREIGHT	130.63
EFT26154	19-03-2024	GRAEME RALPH	KAL FORESHORE EXCAVATOR HIRE	176.00
EFT26155	19-03-2024	KEMPTON ELECTRICAL CONTRACTING	NTON OFFICE SPLIT SYSTEM AIRCON/RSL AIRCON INSPECTION	4378.00
EFT26156	19-03-2024	KIMBERLEY QUARRY PTY LTD	KAL RD RESEAL AGGREGATE	43625.24
EFT26157	19-03-2024	MCLEODS BARRISTERS & SOLICITORS	LEGAL FEES	572.00

ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name/Payee	Description	Amount
EFT26158	19-03-2024	MEDIBLOOM GROUP PTY LTD	DOCTORS TRAVEL	194.48
EFT26159	19-03-2024	LGRCEU	PAYROLL DEDUCTIONS	41.00
EFT26160	19-03-2024	GRANT MIDDLETON	REIMB WINDOWS SOFTWARE UPGRADE	169.00
EFT26161	19-03-2024	MIDWEST GROUNDWATER	ROADWORKS SUBMERSIBLE PUMP POWER PACK	3850.00
EFT26162	19-03-2024	M/L COMMUNICATIONS	PT GREG WATER SUPPLY SENSORS	3763.98
EFT26163	19-03-2024	NORTHAMPTON IGA	DEPOT SUPPLIES	128.20
EFT26164	19-03-2024	NORTHAMPTON NEWSAGENCY	STATIONERY, NEWSPAPERS	1351.33
EFT26165	19-03-2024	NORTHAMPTON AUTO ELECTRICS	VEHICLE ELECTRICAL REPAIRS	5087.80
EFT26166	19-03-2024	NORTHAMPTON FAMILY STORE	UNIFORMS	332.14
EFT26167	19-03-2024	OAKS CIVIL CONTRUSCTION	BALLA WHELLARRA RESEAL TRAFFIC CONTROL	8437.01
EFT26168	19-03-2024	QUANTUM SURVEYS	BINNU EAST ROAD SURVEY	8427.64
EFT26169	19-03-2024	RAY WHITE KALBARRI (TRUST)	PROPERTY LEASE PREPARATION	400.00
EFT26170	19-03-2024	REPEAT PLASTICS WA	PT GREG FORESHORE SEATS	8016.66
EFT26171	19-03-2024	ROAD RUNNER MECHANICAL SERVICES	PARTS	1371.43
EFT26172	19-03-2024	JUSTINE LISA SCHEFFLER	DOT REIMB TRAINING EXPENSES	367.38
EFT26173	19-03-2024	SYNERGY	ELECTRICITY CHARGES	4650.67
EFT26174	19-03-2024	PAUL SHERIFF	COMPUTER SUPPORT	330.00
EFT26175	19-03-2024	SKYTRUST	SKYTRUST SUBSCRIPTION	493.90
EFT26176	19-03-2024	SOLAHART GERALDTON	NCC SERVICE HOT WATER SYSTEM	359.60
EFT26177	19-03-2024	TELSTRA	TELEPHONE CHARGES	2941.43
EFT26178	19-03-2024	THURKLE'S EARTHMOVING & MAINTENANCE PTY LTD	DOZER WORK STOCKPILE GRAVEL	18898.00
EFT26179	19-03-2024	LANDGATE	VALUATION EXPENSES	1442.46
EFT26180	19-03-2024	WESTRAC EQUIPMENT PTY LTD	PARTS, CAT GRADER REPAIR AXLE/TAMDEM COVERS	79151.14
EFT26181	19-03-2024	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	956.42
EFT26182	19-03-2024	NORTHAMPTON TYRES	14 TYRES, PUNCTURE REPAIR	7815.00
EFT26183	28-03-2024	AUSSIE SHEDS GROUP	RAM PAVILLION INSTALL WINDOW	1417.50
EFT26184	28-03-2024	BABA MARDIA ROAD SERVICES (JUURLU BABA YAMITJI P/L)	BINNU EAST ROAD TRAFFIC LIGHTS HIRE	2930.40
EFT26185	28-03-2024	BLACKWOODS	MOWER DECK, GARDEN BLOWER	1318.05
EFT26186	28-03-2024	MARK BLACKBURN	REIMB WHITE CARD TRAINING	62.79
EFT26187	28-03-2024	BUBBLES PLUMBING & GAS	ALLEN CENTRE KITCHEN TAPS	219.89
EFT26188	28-03-2024	CENTRAL WEST PUMP SERVICE	KALB NEW PUMPS MARINA BORE & FSHORE	14289.00
EFT26189	28-03-2024	COASTAL ELECTRICAL & SOLAR	PRESSURE CLEANER REPAIRS	280.50

ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name/Payee	Description	Amount
EFT26190	28-03-2024	WINC AUSTRALIA PTY LTD	P/COPIER MTCE	56.10
EFT26191	28-03-2024	SIMON DRAGE	HOUSE MTCE, NCC SCORE BOARD	4070.00
EFT26192	28-03-2024	GARY DUNGATE	NTON VARIOUS PAVING	1420.00
EFT26193	28-03-2024	ELDERS RURAL SERVICES AUSTRALIA LTD	KAL REFUSE GENSET, AIRCOOLER, BAIT, RETIC	5374.81
EFT26194	28-03-2024	ELGAS	GAS	79.20
EFT26195	28-03-2024	EVERYDAY LANDSCAPING	PAVING REPAIRS	253.00
EFT26196	28-03-2024	GERALDTON BUILDING SERVICES & CABINETS	BINNU HALL ACOUSTIC CEILINGS	87560.00
EFT26197	28-03-2024	GERALDTON FISHERMENS CO-OP	KAL PLAYGROUND ROPE	1963.50
EFT26198	28-03-2024	PHIL GRAYS TRANSPORT	KALBARRI CART GRAVEL	3740.00
EFT26199	28-03-2024	GREENFIELD TECHNICAL SERVICES	KALBARRI WIDENING WORKS CONSULTANT	25895.28
EFT26200	28-03-2024	HOSEXPRESS	HYDRAULIC FITTINGS	16.61
EFT26201	28-03-2024	INDEPENDENT RURAL NORTHAMPTON	SPRINKLERS, 2 PUMPS, RETIC, HARDWARE	5783.25
EFT26202	28-03-2024	KALBARRI AUTO CENTRE	ISUZU UTE SERVICE, TRUCK BATTERY	1181.40
EFT26203	28-03-2024	BP KALBARRI	LINSEED OIL, TURPS, HARDWARE	1246.81
EFT26204	28-03-2024	KALBARRI WAREHOUSE	HARDWARE	181.55
EFT26205	28-03-2024	GRAEME RALPH	BALAAM ST MULCHING	440.00
EFT26206	28-03-2024	SUSAN FRANCIS KOPPENSTEINER	REIMB PLANTS XMAS DECS	293.00
EFT26207	28-03-2024	KALBARRI PEST CONTROL (BC DIGGINS & KP LAW)	GENERAL PEST CONTROL	900.00
EFT26208	28-03-2024	MCAULLAY BUILDERS	REFUND KERB DEPOSIT	500.00
EFT26209	28-03-2024	LGRCEU	PAYROLL DEDUCTIONS	41.00
EFT26210	28-03-2024	MIDWEST MULCHING MOWING	KALBARRI/HARVEY RDS VERGE MULCHING	76507.75
EFT26211	28-03-2024	GRANT MIDDLETON	REIMB ACCOMM	150.00
EFT26212	28-03-2024	MIDWEST SAFETY AND TRAINING PTY LTD	SILICAN DUST TRAINING	4800.00
EFT26213	28-03-2024	GERALDTON CLEANPAK TOTAL SOLUTIONS	TOILET PAPERS, HAND WASH	1645.30
EFT26214	28-03-2024	DESMOND RAY PIKE	REIMB COUNCILLOR TRAVEL	282.90
EFT26215	28-03-2024	SOLAHART GERALDTON	NCC REPLACE HOT WATER SYSTEM	4542.72
EFT26216	28-03-2024	THURKLE'S EARTHMOVING & MAINTENANCE PTY LTD	GRAVEL STOCKPILES VARIOUS SITES	44313.50
EFT26217	28-03-2024	2V NET IT SOLUTIONS	COMPTER MTCE/SUPPORT	574.00
EFT26218	28-03-2024	TUDOR HOUSE	SHIRE OF NORTHAMPTON FLAGS	1068.00
EFT26219	28-03-2024	VIZONA PTY LTD	KAL EV SITE HARDWARE	390.50
EFT26220	28-03-2024	WESTRAC EQUIPMENT PTY LTD	LOADER REPAIRS	1260.49
EFT26221	28-03-2024	BUILDING AND CONST INDUSTRY TRAINING FUND	BCITF FEBRUARY 2024	1347.96
EFT26222	28-03-2024	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY	BRB FEBRUARY 2024	2176.97
				\$ 712,941.79

MUNICIPAL FUND CHEQUES

Chq #	Date	Name/Payee	Description	Amount
22468	07-03-2024	SHIRE OF NORTHAMPTON	17 RICHARDSON ROAD ESL PORTION	40.27
22469	12-03-2024	PETTY CASH - NORTHAMPTON	PETTY CASH RECOUP	153.70
22470	19-03-2024	GERALDTON MOWER & REPAIR SPECIALISTS	MOWERS/CHAINS/SAW PARTS	342.00
22471	28-03-2024	GERALDTON MOWER & REPAIR SPECIALISTS	MOWER BLADES & SPRAY	257.60
22472	28-03-2024	SHIRE OF NORTHAMPTON	BRB/BCITF COMMISSION FEBRUARY 2024	84.75
			\$ 878.32	

DIRECT DEBIT FROM MUNICIPAL ACCOUNT

Jnl #	Jnl Date	Name/Payee	Transaction Date	Description	Transaction Amount	Total
GJJNL*4824		PAYROLL	14/03/2024	FN/E 13/03/2024		113,879.00
		SUPERCHOICE	14/03/2024	SUPERANNUATION PAY FN/E 13/03/2024		25,709.72
		PAYROLL	28/03/2024	FN/E 27/03/2024		116,222.00
		SUPERCHOICE	28/03/2024	SUPERANNUATION PAY FN/E 27/03/2024		26,363.08
GJ0905	31-03-2024	NATIONAL AUSTRALIA BANK		BANK FEES		149.32
	31-03-2024	NATIONAL AUSTRALIA BANK		BANK MERCHANT FEES		281.08
	31-03-2024	COMMONWEALTH BANK		BPOINT FEES		125.75
	31-03-2024	NATIONAL AUSTRALIA BANK		BPAY		124.08
GJ0907	31-03-2024	NAB CEO CORPORATE CARD	31-01-24	BUNNINGS FLYSCREEN	35.64	
			21-02-24	KALBARRI EDGE ACCOMM MEETING	162.92	
			23-02-24	FINDLAYS KALBARRI MEETING REFRESH	126.00	
			26-02-24	THE PELICAN CAFÉ MEETING REFRESH	32.50	
GJ0910	31-03-2024	NAB EMCS CORPORATE CARD	28-02-24	CARD FEE	9.00	366.05
			01-02-24	PERFEKT COM P/L GPS LOG BOOK	196.25	
			01-02-24	PERFEKT COM P/L GPS LOG BOOK	196.25	
			05-02-24	2VNET COMPUTER MTCE	418.00	
GJ0911			08-02-24	2VNET COMPUTER MTCE	15.73	
			08-02-24	2VNET COMPUTER MTCE	14.30	
			08-02-24	2VNET COMPUTER MTCE	136.00	
			12-02-24	SAINNO MARRACOONDA HOTEL ACCOMM TRAINING	998.21	
GJ0912			12-02-24	INDEPENDENT RURAL CLOTHESLINE	401.40	
			15-02-24	2VNET COMPUTER MTCE	75.34	
			13-02-24	2VNET COMPUTER MTCE	331.98	
			15-02-24	2VNET COMPUTER MTCE	50.00	
GJ0911			19-02-24	2VNET COMPUTER MTCE	486.20	
			23-02-24	ADOBE SYSTEMS COMPUTER SOFTWARE	209.95	
			26-02-24	IINET COMPUTER MTCE	79.99	
			26-02-24	QUEST INNALOO ACCOMM TRAINING	1,011.14	
GJ0912			28-02-24	2VNET COMPUTER MTCE	149.99	
			28-02-24	CARD FEE	9.00	4,779.73
		NAB EMWTS CORPORATE CARD	08-02-24	ATOM SURVEY TAPE	81.53	
			28-02-24	CARD FEE	9.00	90.53
GJ0912			07-02-24	LIBERTY ROADHOUSE FUEL 121NR	147.49	
			12-02-24	POINT PARKING MEETING	5.00	
			12-02-24	INDEPENDENT RURAL GATE HINGE	25.85	
			12-02-24	BUNNINGS GATE	136.00	
GJ0912			20-02-24	HARVEY NORMAN LAPTOP/SOFTWARE	3,974.95	
			21-02-24	THE GOOD GUYS DISHWASHER	1,249.00	
			23-02-24	INDEPENDENT RURAL TAPE	22.80	
			28-02-24	CARD FEE	9.00	5,570.09
					\$ 293,660.43	

FUEL CARD PURCHASES

Payment #	Payment Date	Name/Payee	Transaction		Transaction Amount	Total
			Date	Description		
EFT26146	19-03-2023	GERALDTON FUEL COMPANY PTY LTD	08-02-24	CEO TOYOTA PRADO	159.42	2,258.37
			19-02-24	CEO TOYOTA PRADO	244.30	
			11-02-24	EHO CAMRY	86.31	
			25-02-24	EHO CAMRY	76.83	
			08-02-24	BS TOYOTA FORTUNA	96.10	
			08-02-24	BS TOYOTA FORTUNA	46.80	
			11-02-24	BS TOYOTA FORTUNA	84.89	
			11-02-24	BS TOYOTA FORTUNA	94.15	
			02-02-24	EMCDR FORD RANGER	111.44	
			04-02-24	EMCDR FORD RANGER	140.49	
			14-02-24	EMCDR FORD RANGER	146.20	
			17-02-24	EMCDR FORD RANGER	111.69	
			19-02-24	EMCDR FORD RANGER	142.54	
			23-02-24	EMCDR FORD RANGER	136.18	
			25-02-24	EMCDR FORD RANGER	137.53	
				SUNDRY PLANT	443.50	
					2,258.37	
EFT26149	19-03-2024	GREAT SOUTHERN FUEL SUPPLY		DEPOT BOWSERS. OILS	30,479.50	31,666.57
			24-02-24	EMCS ISUZU MUX	107.00	
			04-02-24	CEO TOYOTA PRADO	119.08	
			11-02-24	CEO TOYOTA PRADO	193.75	
			22-02-24	CEO TOYOTA PRADO	235.34	
			25-02-24	CEO TOYOTA PRADO	225.79	
			03-02-24	EMCDR FORD RANGER	148.05	
			09-02-24	EMCDR FORD RANGER	158.06	
					31,666.57	

SHIRE OF NORTHAMPTON
MONTHLY FINANCIAL REPORT
(Containing the required statement of financial activity and statement of financial position)
For the period ended 31 March 2024

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

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SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2024

	Supplementary Information	Adopted Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	10	5,047,928	5,047,928	5,088,564	40,636	0.81%	▲
Rates excluding general rates		56,000	56,000	56,089	89	0.16%	▲
Grants, subsidies and contributions	13	918,769	726,842	1,540,312	813,470	111.92%	▲
Fees and charges		1,321,561	1,218,795	1,224,903	6,108	0.50%	▲
Interest revenue		177,500	137,497	213,009	75,512	54.92%	▲
Profit on asset disposals	6	59,000	58,998	19,855	(39,143)	(66.35%)	▼
		7,580,758	7,246,060	8,142,732	896,672	12.37%	
Expenditure from operating activities							
Employee costs		(4,394,780)	(3,332,111)	(3,262,137)	69,974	2.10%	▲
Materials and contracts		(2,839,575)	(2,130,549)	(2,359,748)	(229,199)	(10.76%)	▼
Utility charges		(363,900)	(272,754)	(208,164)	64,590	23.68%	▲
Depreciation		(2,557,550)	(1,918,089)	(1,972,564)	(54,475)	(2.84%)	▼
Finance costs		(30,725)	(23,022)	(15,894)	7,128	30.96%	▲
Insurance		(249,990)	(249,885)	(244,114)	5,771	2.31%	▲
Other expenditure		(642,469)	(473,353)	(415,426)	57,927	12.24%	▲
		(11,078,989)	(8,399,763)	(8,478,047)	(78,284)	(0.93%)	
Non-cash amounts excluded from operating activities	Note 2(b)	2,498,550	1,859,091	1,952,711	93,620	5.04%	▲
Amount attributable to operating activities		(999,681)	705,388	1,617,396	912,008	129.29%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	14	1,312,387	984,267	4,715,301	3,731,034	379.07%	▲
Proceeds from disposal of assets	6	155,000	40,000	36,364	(3,636)	(9.09%)	▼
Proceeds from financial assets at amortised cost - self supporting loans		17,005	17,005	17,005	0	0.00%	
		1,484,392	1,041,272	4,768,670	3,727,398	357.97%	
Outflows from investing activities							
Payments for property, plant and equipment	5	(852,750)	(694,788)	(860,638)	(165,850)	(23.87%)	▼
Payments for construction of infrastructure	5	(2,736,610)	(2,057,364)	(1,644,364)	413,000	20.07%	▲
		(3,589,360)	(2,752,152)	(2,505,002)	247,150	8.98%	
Amount attributable to investing activities		(2,104,968)	(1,710,880)	2,263,667	3,974,547	232.31%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from new debentures	11	250,000	0	0	0	0.00%	
Transfer from reserves	4	0	100,000	100,000	0	0.00%	
		250,000	100,000	100,000	0	0.00%	
Outflows from financing activities							
Repayment of borrowings	11	(138,610)	(77,456)	(77,456)	0	0.00%	
Transfer to reserves	4	(101,650)	0	(613,075)	(613,075)	0.00%	▼
		(240,260)	(77,456)	(690,531)	(613,075)	(791.51%)	
Amount attributable to financing activities		9,740	22,544	(590,531)	(613,075)	(2719.46%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		3,094,909	3,094,909	3,032,626	(62,283)	(2.01%)	▼
Amount attributable to operating activities		(999,681)	705,388	1,617,396	912,008	129.29%	▲
Amount attributable to investing activities		(2,104,968)	(1,710,880)	2,263,667	3,974,547	232.31%	▲
Amount attributable to financing activities		9,740	22,544	(590,531)	(613,075)	(2719.46%)	▼
Surplus or deficit after imposition of general rates		0	2,111,961	6,323,158	4,211,197	199.40%	▲

KEY INFORMATION

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

* Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

**SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 MARCH 2024**

	Supplementary Information	30 June 2023	31 March 2024
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	4,889,424	7,122,972
Trade and other receivables		666,933	836,781
Other financial assets		16,353	17,005
Inventories	8	193,407	248,260
TOTAL CURRENT ASSETS		5,766,117	8,225,018
NON-CURRENT ASSETS			
Trade and other receivables		84,959	84,959
Other financial assets		376,315	375,669
Property, plant and equipment		36,474,104	36,495,852
Infrastructure		142,050,748	142,544,931
TOTAL NON-CURRENT ASSETS		178,986,126	179,501,411
TOTAL ASSETS		184,752,243	187,726,429
CURRENT LIABILITIES			
Trade and other payables	9	1,830,363	485,005
Other liabilities	12	20,000	20,000
Borrowings	11	138,610	78,159
Employee related provisions	12	744,555	744,555
TOTAL CURRENT LIABILITIES		2,733,528	1,327,719
NON-CURRENT LIABILITIES			
Borrowings	11	807,407	807,407
Employee related provisions		1,531,531	1,531,531
TOTAL NON-CURRENT LIABILITIES		2,338,938	2,338,938
TOTAL LIABILITIES		5,072,466	3,666,657
NET ASSETS		179,679,777	184,059,772
EQUITY			
Retained surplus		87,855,087	91,722,006
Reserve accounts	4	653,221	1,166,296
Revaluation surplus		91,171,469	91,171,470
TOTAL EQUITY		179,679,777	184,059,772

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 MARCH 2024

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 15 to these financial statements.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 04 April 2024

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2024

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

		Adopted Budget Opening	Last Year Closing	Year to Date
		30 June 2023	30 June 2023	31 March 2024
		\$	\$	\$
(a) Net current assets used in the Statement of Financial Activity				
Current assets				
Cash and cash equivalents	3	1,896,166	4,889,424	7,122,972
Trade and other receivables		739,518	666,933	836,781
Other financial assets		17,684	16,353	17,005
Inventories	8	13,407	193,407	248,260
Other assets	8	180,000	0	0
		2,846,775	5,766,117	8,225,018
Less: current liabilities				
Trade and other payables	9	(1,894,219)	(1,830,363)	(485,005)
Other liabilities	12		(20,000)	(20,000)
Borrowings	11	(142,131)	(372,328)	(78,159)
Employee related provisions	12	(732,724)	(744,555)	(744,555)
		(2,769,074)	(2,967,246)	(1,327,719)
Net current assets		77,701	2,798,871	6,897,299
Less: Total adjustments to net current assets	Note 2(c)	(560,637)	233,755	(574,141)
Closing funding surplus / (deficit)		(482,936)	3,032,626	6,323,158

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

		Adopted Budget	YTD Budget	YTD Actual
		\$	(a)	(b)
		\$	\$	\$
Non-cash amounts excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	6	(59,000)	(58,998)	(19,855)
Less: Movement in liabilities associated with restricted cash				2
Add: Depreciation		2,557,550	1,918,089	1,972,564
Total non-cash amounts excluded from operating activities		2,498,550	1,859,091	1,952,711

(c) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

		Adopted Budget Opening	Last Year Closing	Year to Date
		30 June 2023	30 June 2023	31 March 2024
		\$	\$	\$
Adjustments to net current assets				
Less: Reserve accounts	4	(653,222)	(653,221)	(1,166,296)
- Current financial assets at amortised cost - self supporting loans			(16,353)	(17,005)
- Land held for resale			(180,000)	(180,000)
- Other liabilities - Adjustment to current non current liabilities			(33,554)	(33,554)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11		372,328	78,159
- Current portion of other provisions held in reserve			744,555	744,555
- Current portion of employee benefit provisions held in reserve	4	92,585	0	0
Total adjustments to net current assets	Note 2(a)	(560,637)	233,755	(574,141)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2024

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2023-24 year is \$5,000 or 0.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
General rates	40,636	0.81%	▲
Interim and back rates			
Grants, subsidies and contributions	813,470	111.92%	▲
Additional DFES Community Benefit Fund Grant and DRFA Funding			
Fees and charges	6,108	0.50%	▲
Timing will reconcile			
Interest revenue	75,512	54.92%	▲
Investment interest rates higher than expected.			
Profit on asset disposals	(39,143)	(66.35%)	▼
1 vehicle changed over. Purchase of truck and trailer deferred.			
Expenditure from operating activities			
Employee costs	69,974	2.10%	▲
Variance due to vacant positions			
Materials and contracts	(229,199)	(10.76%)	▼
Timing will reconcile as works progress.			
Utility charges	64,590	23.68%	▲
Timing will reconcile			
Depreciation	(54,475)	(2.84%)	▼
Revaluation June 2023 complete. Increased asset values resulting in additional depreciation.			
Finance costs	7,128	30.96%	▲
Timing will reconcile.			
Insurance	5,771	2.31%	▲
Timing will reconcile.			
Other expenditure	57,927	12.24%	▲
Timing will reconcile.			
Non-cash amounts excluded from operating activities	93,620	5.04%	▲
Timing will reconcile - increases in depreciation and employee provisions			
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	3,731,034	379.07%	▲
Additional DFES Resilience Fund Grant and Blackspot Funding			
Proceeds from disposal of assets	(3,636)	(9.09%)	▼
1 vehicle changed over, timing will reconcile.			
Outflows from investing activities			
Payments for property, plant and equipment	(165,850)	(23.87%)	▼
Timing will reconcile as works are completed			
Payments for construction of infrastructure	413,000	20.07%	▲
Timing will reconcile as works are completed			
Outflows from financing activities			
Transfer to reserves	(613,075)	0.00%	▼
Transfer to reserves actioned			
Surplus or deficit at the start of the financial year	(62,283)	(2.01%)	▼
Variance per budget review.			
Surplus or deficit after imposition of general rates	4,211,197	199.40%	▲
Due to variances described above			

SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
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SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$3.09 M	\$3.09 M	\$3.03 M	(\$0.06 M)
Closing	\$0.00 M	\$2.11 M	\$6.32 M	\$4.21 M
Refer to Statement of Financial Activity				

Cash and cash equivalents		
	\$7.13 M	% of total
Unrestricted Cash	\$5.96 M	83.6%
Restricted Cash	\$1.17 M	16.4%
Refer to 3 - Cash and Financial Assets		

Payables	
	% Outstanding
Trade Payables	\$0.49 M
0 to 30 Days	(\$0.00 M)
Over 30 Days	(194.7%)
Over 90 Days	294.7%
Refer to 9 - Payables	

Receivables	
	% Collected
Rates Receivable	\$0.39 M
Trade Receivable	\$0.44 M
Over 30 Days	91.6%
Over 90 Days	\$0.39 M
Over 90 Days	10.6%
Over 90 Days	9.5%
Refer to 7 - Receivables	

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$1.00 M)	\$0.71 M	\$1.62 M	\$0.91 M
Refer to Statement of Financial Activity			

Rates Revenue		
YTD Actual	\$5.09 M	% Variance
YTD Budget	\$5.05 M	0.8%
Refer to 10 - Rate Revenue		

Grants and Contributions		
YTD Actual	\$1.54 M	% Variance
YTD Budget	\$0.73 M	111.9%
Refer to 13 - Grants and Contributions		

Fees and Charges		
YTD Actual	\$1.22 M	% Variance
YTD Budget	\$1.22 M	0.5%
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$2.10 M)	(\$1.71 M)	\$2.26 M	\$3.97 M
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.04 M	%
Adopted Budget	\$0.16 M	(76.5%)
Refer to 6 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$1.64 M	% Spent
Adopted Budget	\$2.74 M	(39.9%)
Refer to 5 - Capital Acquisitions		

Capital Grants		
YTD Actual	\$4.72 M	% Received
Adopted Budget	\$1.31 M	259.3%
Refer to 5 - Capital Acquisitions		

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.01 M	\$0.02 M	(\$0.59 M)	(\$0.61 M)
Refer to Statement of Financial Activity			

Borrowings	
Principal repayments	(\$0.08 M)
Interest expense	(\$0.02 M)
Principal due	\$0.87 M
Refer to 11 - Borrowings	

Reserves	
Reserves balance	\$1.17 M
Interest earned	\$0.03 M
Refer to 4 - Cash Reserves	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

2 KEY INFORMATION - GRAPHICAL



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

3 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted \$	Restricted \$	Total Cash \$	Trust \$	Institution	Interest Rate	Maturity Date
Cash Deposits	Municipal	2,920,579		2,920,579		NAB		At call
Petty Cash	Cash on Hand	1,050		1,050				
Investment	Reserves	0	1,166,297	1,166,297		NAB	4.93%	20/05/2024
Investment	Term Deposit	1,510,964		1,510,964		NAB	4.60%	11/04/2024
Investment	Term Deposit	1,527,235		1,527,235		NAB	4.25%	09/04/2024
Total		5,959,828	1,166,297	7,126,124	0			
Comprising								
Cash and cash equivalents		5,959,828	1,166,297	7,126,124	0			
		5,959,828	1,166,297	7,126,124	0			

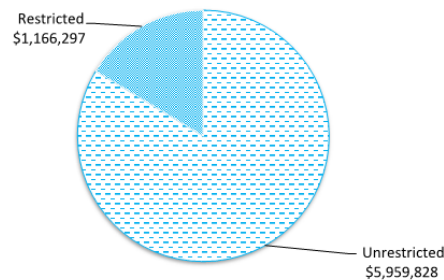
KEY INFORMATION

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

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other :



SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

4 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfer s In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council										
Leave reserve	92,585	5,000	5,000		102,585	92,585	13,180	273,607		379,372
Roadworks Reserve	31,986	1,500			33,486	31,986	2,440			34,426
Kalbarri Airport Reserve	1,045	500			1,545	1,045	820			1,865
Building/Housing Reserve	117,240	1,500			118,740	117,240	2,440			119,680
Kalbarri Tourism Rate Reserve	6,975	0			6,975	6,975	0			6,975
Computer and Office Equipment	35,136	1,000			36,136	35,136	1,650			36,786
Strategic Opportunities Reserve	368,254	7,500			375,754	368,254	12,309	75,000	(100,000)	355,563
Medical Services Reserve	0		79,650		79,650	0	0	79,650		79,650
Waste Management Reserve	0				0	0	0	151,979		151,979
	653,222	17,000	84,650	0	754,872	653,221	32,839	580,236	(100,000)	1,166,296

**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	71,750	62,292	499,158	436,866
Plant and equipment	781,000	632,496	361,481	(271,015)
Acquisition of property, plant and equipment	852,750	694,788	860,638	165,850
Infrastructure - Roads	2,157,140	1,617,822	1,634,038	16,216
Infrastructure - Footpaths & Carpark	376,470	282,303	7,407	(274,896)
Infrastructure - Parks & Ovals	148,000	115,992	2,920	(113,072)
Infrastructure - Water & Sewer Reticulation	55,000	41,247	0	(41,247)
Acquisition of infrastructure	2,736,610	2,057,364	1,644,364	(413,000)
Total capital acquisitions	3,589,360	2,752,152	2,505,002	(247,150)
Capital Acquisitions Funded By:				
Capital grants and contributions	1,312,387	984,267	4,715,301	3,731,034
Borrowings	250,000	0	0	0
Other (disposals & C/Fwd)	155,000	40,000	36,364	(3,636)
Reserve accounts				
Strategic Opportunities Reserve	0		100,000	100,000
Contribution - operations	1,871,973	1,727,885	(2,346,662)	(4,074,547)
Capital funding total	3,589,360	2,752,152	2,505,002	(247,150)

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

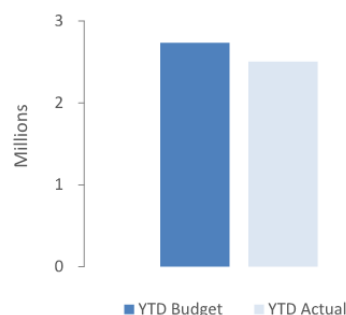
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Payments for Capital Acquisitions



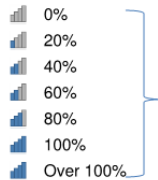
SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total

Level of completion indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

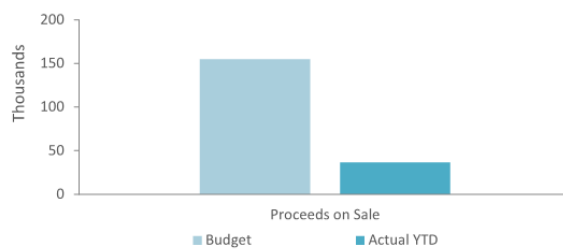
Account Description	Adopted			Variance (Under)/Over
	Budget	YTD Budget	YTD Actual	
	\$	\$	\$	\$
DCEO Vehicle	55,000	54,996	56,290	(1,294)
Install Hampton Gardens Shelter (Seroja Donations)	0	0	2,920	(2,920)
DUP Recreation Ground Ablutions	6,000	3,000	0	3,000
Horrock Foreshore - Install Outdoor Shower	3,000	2,250	0	2,250
Kalbarri Recreation Jetty Repairs	40,000	29,997	0	29,997
NCC - Womes Change Room Upgrade	40,000	39,996	0	39,996
Port Gregory Carpark and BBQ	141,310	105,966	7,407	98,559
Stud Breeders Shed - Northampton	1,750	1,305	2,577	(1,272)
Kalbarri Multi-Use Centre	10,000	7,497	10,044	(2,547)
Horrocks North Holding Tanks	20,000	19,998	0	19,998
Shelters Kalbarri Foreshore	25,000	18,747	0	18,747
RSL Monument - Kalbarri Foreshore	60,000	45,000	0	45,000
Road Construction	2,157,140	1,617,822	1,634,038	(16,216)
Footpath/Carpark Construction	235,160	176,337	0	176,337
Water Truck	250,000	445,500	240,559	204,941
Back Hoe (No Trade) c/over	235,000	0	0	0
Truck Trailer	100,000	0	0	0
Tipper Trailer for Kalbarri Gardiner	9,000	0	0	0
LH Maintenance Kalbarri P283 c/over	55,000	55,000	0	55,000
Works Manager 4WD (Replace P302)	77,000	77,000	0	77,000
Kalbarri Depot Install Septic Tanks	14,000	10,494	18,464	(7,970)
Port Gregory - Septic System Upgrade & WS Tank	55,000	41,247	0	41,247
Kalb Mens Shed Richardson Road	0	0	468,072	(468,072)
EMCDR Vehicle	0	0	64,631	(64,631)
	3,589,360	2,752,152	2,505,002	247,150

SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

OPERATING ACTIVITIES

6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
41782	P295 MUX DCEO	19,000	40,000	21,000	0	16,509	36,364	19,855	0
41769	P283 Ute LH Kalbarri	5,000	10,000	5,000	0			0	0
41789	P302 Prado MWTS	35,000	50,000	15,000	0			0	0
41694	P217 Water Truck	27,500	40,000	12,500	0			0	0
41695	P218 Truck Trailer	9,500	15,000	5,500	0			0	0
		96,000	155,000	59,000	0	16,509	36,364	19,855	0



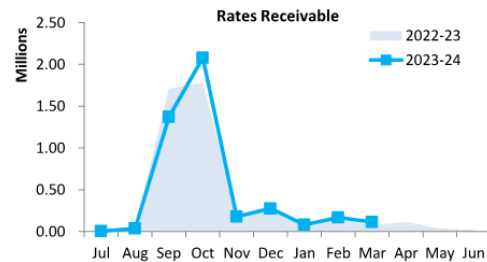
**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

OPERATING ACTIVITIES

7 RECEIVABLES

Rates receivable

	30 June 2023	31 Mar 2024
	\$	\$
Opening arrears previous years	62,511	170,852
Levied this year	4,820,332	5,144,653
Less - collections to date	(4,711,991)	(4,870,872)
Gross rates collectable	170,852	444,633
Net rates collectable	170,852	444,633
% Collected	96.5%	91.6%



Receivables - general

	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(2,782)	173,351	1,419	836	18,133	190,956
Percentage	(1.5%)	90.8%	0.7%	0.4%	9.5%	
Balance per trial balance						
Trade receivables						190,956
Rubbish receivables						58,036
GST receivable						64,864
Emergency Services Levy						78,292
Total receivables general outstanding						392,148

Amounts shown above include GST (where applicable)

KEY INFORMATION

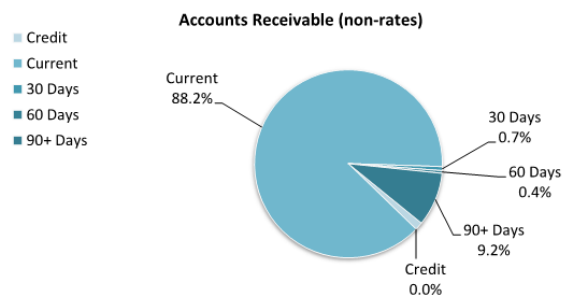
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

OPERATING ACTIVITIES

8 OTHER CURRENT ASSETS

	Opening Balance 1 July 2023	Asset Increase	Asset Reduction	Closing Balance 31 March 2024
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	16,353		652	17,005
Inventory				
Fuel	13,407	54,853		68,260
Land held for resale				
Cost of acquisition	180,000			180,000
Total other current assets	209,760	54,853	652	265,265

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale.

SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

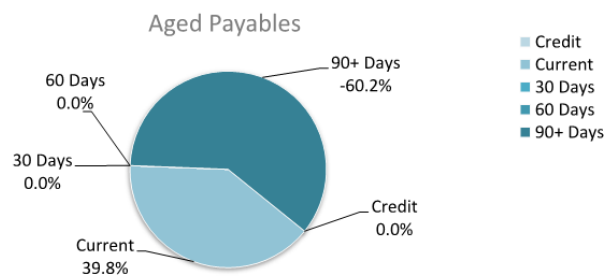
OPERATING ACTIVITIES

9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	41	0	0	(62)	(21)
Percentage	0.0%	-194.7%	0.0%	0.0%	294.7%	
Balance per trial balance						
Sundry creditors						(21)
Accrued salaries and wages						7,062
ATO liabilities						235,868
Payroll Deductions Rates						(40)
Prepaid Rates						65,084
Bonds and Deposits						195,088
Accrued Expenditure						(18,036)
Total payables general outstanding						485,005
Amounts shown above include GST (where applicable)						

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

FINANCING ACTIVITIES

11 BORROWINGS

Repayments - borrowings

Information on borrowings

Particulars	Loan No.	1 July 2023	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Staff Housing	154	79,363			(19,361)	(39,038)	60,002	40,325	(1,392)	(2,871)
RSL Hall Extensions	156	312,202			(24,576)	(49,405)	287,626	262,797	(3,974)	(8,265)
Plant Purchases	157	243,626			(16,515)	(33,162)	227,111	210,464	(1,975)	(5,370)
Plant Purchases	158	0		250,000			0	250,000		
Staff Housing	152	2					2	2		
		635,193	0	250,000	(60,451)	(121,605)	574,742	763,588	(7,341)	(16,506)
Self supporting loans										
Pioneer Lodge		310,824	0	0	(17,005)	(17,005)	293,819	293,819	(8,573)	(14,219)
		310,824	0	0	(17,005)	(17,005)	293,819	293,819	(8,573)	(14,219)
Total		946,017	0	250,000	(77,456)	(138,610)	868,561	1,057,407	(15,914)	(30,725)
Current borrowings		138,610					0			
Non-current borrowings		807,407					868,561			
		946,017					868,561			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

New borrowings 2023-24

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
Plant Loan 158		250,000	WATC	Fixed	10					
	0	250,000				0		0	0	0

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

OPERATING ACTIVITIES

12 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2023	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 March 2024
		\$	\$	\$	\$	\$
Other current liabilities						
Other liabilities						
Contract liabilities		20,000	0			20,000
Total other liabilities		20,000	0	0	0	20,000
Employee Related Provisions						
Provision for annual leave		266,079	0			266,079
Provision for long service leave		478,476	0			478,476
Total Provisions		744,555	0	0	0	744,555
Total other current liabilities		764,555	0	0	0	764,555

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

OPERATING ACTIVITIES

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	YTD Revenue
	1 July 2023	Liability	Liability	31 Mar 2024	Liability	Budget	Budget	Actual
	\$	\$	(As revenue)	\$	\$	\$	\$	\$
Grants and subsidies								
GRANTS COMMISSION - GENERAL				0		47,850	35,886	50,539
GRANTS COMMISSION - ROADS				0		26,975	20,229	33,560
EMERGENCY SERVICES LEVY - BFB				0		53,090	39,815	39,818
EMERGENCY SERVICES LEVY - SES				0		40,000	29,998	30,000
CONTRIBUTIONS/REIMBURSEMENTS				0		3,552	2,664	0
- MRD MAINTENANCE				0		221,240	221,240	221,240
DFES - COMMUNITY BENEFIT FUND				0				400,000
	0	0	0	0	0	392,707	349,832	775,156
Contributions								
CONTRIBUTIONS				0		15,000	11,250	(5,274)
REBATES AND COMMISSIONS				0		25,000	18,747	26,257
LEGAL CHARGES RATES (NO GST)				0		10,000	7,497	0
RATE EQUIVALENT PAYMENTS				0		23,267	0	1,184
REIMBURSEMENTS				0		12,000	9,000	0
CONTRIBUTIONS				0		16,000	11,997	0
REIMBURSEMENTS - OTHER				0		2,000	1,494	1,498
SELF SUPPORTING LOAN INTEREST REIMBURSEMENTS - PIONEER LODGE				0		0	0	12,111
NCCA GRANTS/CONTRIBUTIONS REVENUE				0		0	0	213
REIMBURSEMENTS - HOUSING OTHER				0		15,000	11,250	11,403
CONTRIBUTIONS				0		50,000	37,494	35,681
REIMBURSEMENTS - DRUMMUSTER				0		4,000	2,997	0
REIMBURSE (ADVERTISING/PLANNING COMMISSION)				0		200	144	6,364
REIMBURSEMENTS				0		8,500	6,372	11,715
BUS HIRE				0		0	0	104
CONTRIBUTIONS/REIMBURSEMENTS				0		0	0	3,552
REIMBURSEMENTS				0		2,000	1,494	58,730
REIMBURSEMENTS- REC. CTRE/GOLF CLUB				0		5,000	3,744	2,695
REIMBURSEMENTS				0		0	0	516
150 YEAR CELEBRATIONS - REVENUE (INC BRICKS/MEMORABILIA)				0		0	0	20
CONTRIBUTION (INC STREET LIGHTING)				0		3,750	2,808	4,093
LEASE FEES - HALF WAY BAY COTTAGES				0		16,000	11,997	16,000
BUILDING REIMBURSEMENTS				0		1,500	1,125	566
REIMBURSEMENTS				0		2,000	1,494	9,306
LIA (KITSON CIRCUIT) UNITS ANNUAL RENT				0		4,500	3,375	2,688
PT GREGORY SPEC AREA RATE				0		1,000	747	1,000
INSURANCE CLAIMS - VEHICLES				0		2,000	1,494	905
DIESEL FUEL REBATE				0		36,000	27,000	30,944
WHS COORDINATOR INCOME RECOUP				0		58,595	43,938	25,641
DFES/DFRAWA INCOME				0		187,750	140,805	446,378
REIMB. - WORKERS COMPENS.				0		25,000	18,747	60,865
	0	0	0	0	0	526,062	377,010	765,156
TOTALS	0	0	0	0	0	918,769	726,842	1,540,312

SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

INVESTING ACTIVITIES

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
	Liability 1 July 2023	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Mar 2024	Current Liability 31 Mar 2024	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
OTHER COMMUNITY AMENITIES - CONTRIBUTIONS/GRANTS				0		0	0	56,000
ROADS TO RECOVERY FUNDING				0		453,484	340,110	315,541
BLACKSPOT FUNDING				0		92,935	69,696	3,043,648
LRCI - LITTLE BAY ROAD & GREY STREET ASPHALT				0		490,301	367,722	683,871
WA BIKE NETWORK GRANT				0		41,000	30,744	0
REGIONAL ROAD GROUP FUNDING				0		234,667	175,995	0
RUNWAY RESEAL - LRCI GRANT				0		0	0	116,241
DFES - LOCAL GOVERNMENT RESILIENCE FUND				0		0	0	500,000
	0	0	0	0	0	1,312,387	984,267	4,715,301

**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

15 BONDS & DEPOSITS

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance	Amount	Amount	Closing Balance
	1 July 2023	Received	Paid	31 Mar 2024
	\$	\$	\$	\$
Transportable House Bonds	17,000	40,400	(7,900)	49,500
Footpath Bonds	23,007	18,000	(7,500)	33,507
Nomination Deposits	0	500	(500)	0
Building Levies (BCITF & BRB)	346	27,272	(27,462)	157
Community Bus Bond	5,400	1,400	(600)	6,200
Unclaimed Monies - Rates	5,179	19,776	(19,776)	5,179
RSL Hall Key Bond	430	250	(250)	430
Special Series Plates	4,510	2,170	(1,400)	5,280
Northampton Child Care Association	23,739	83	0	23,822
Horrocks Memorial Wall	1,198	1,750	(750)	2,198
One Life	940	0	0	940
Rubbish Tip Key Bond	1,800	0	(200)	1,600
Horrocks - Skate/Pump Park	2,000	0	0	2,000
RSL - Kalbarri Memorial	31,883	0	0	31,883
DOT - Department of Transport	0	164,812	(164,812)	0
Cyclone Seroja Donations	0	100	0	100
Rates - Overpaid	30,761	0	0	30,761
Horrocks Lookout	1,353	0	(62)	1,291
Miscellaneous Deposits	240	0	0	240
	149,787	276,513	(231,211)	195,088

**SHIRE OF NORTHAMPTON
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

16 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
Budget adoption						0
LRCI3 - Kalbarri Runway Reseal	9.2.3	Capital revenue		145,301		145,301
LRCI3 - Grey Street Asphalt	9.2.3	Capital revenue		275,000		420,301
LRCI3 - NCC Toilet Block	9.2.3	Capital revenue		70,000		490,301
FAG's General Grant	9.2.3	Operating revenue		19,535		509,836
FAG's Road Grant	9.2.3	Operating revenue		17,771		527,607
Plant & Equipment	9.2.3	Capital expenses			(65,000)	462,607
Planning Consultancy	9.2.3	Operating expenses			(50,000)	412,607
Oval Residence	9.2.3	Operating expenses			(50,000)	362,607
Rake Place Residence	9.2.3	Operating expenses			(14,000)	348,607
Strategic Opportunities Reserve	9.2.3				(75,000)	273,607
Leave Reserve	9.2.3				(273,607)	0
Port Gregory Toilet Septic System Upgrade	9.2.3	Capital expenses		19,000		19,000
Kalbarri Sport & Recreation Furniture Contributi	9.2.3	Operating expenses		6,000		25,000
Port Gregory Water supply Shed	9.2.3	Capital expenses			(25,000)	0
Strategic Opportunities Reserve	9.1.7			100,000		100,000
Economic Development Framework Project	9.1.7	Operating expenses			(100,000)	0
LRCI Phase 4 Revenue (Little Bay Road Constr	9.2.3	Capital revenue		282,816		282,816
Little Bay Road Construction Expenditure)	9.2.3	Capital expenses			(282,816)	0
Rebates & Commissions (Revenue)	9.2.3	Operating revenue		11,500		11,500
Kalbarri Airport Runway Reseal (Expense)	9.2.3	Capital expenses			(11,500)	0
Blackspot Grant Revenue	9.2.3	Capital revenue		3,711,625		3,711,625
Kalbarri Road - Shoulder Widening	9.2.3	Capital expenses			(3,711,625)	0
Rebates & Commissions (Revenue)	9.2.3	Operating revenue		1,500		1,500
Contribution - Northampton Creative Obsession	9.2.3	Operating expenses			(1,500)	0
				4,660,048	(4,660,048)	0



Department of Planning,
Lands and Heritage



Planning for Tourism and Short-term Rental Accommodation Guidelines

November 2023

[click to navigate](#)

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The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of land and waterways across Western Australia. The Department is committed to reconciliation to improve outcomes for Aboriginal and Torres Strait Islander peoples and to work together to provide a culturally-safe and inclusive environment.

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Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Publication date 9 November 2023
Operational date 9 November 2023

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PURPOSE OF THESE GUIDELINES

These Guidelines should be read in conjunction with the *Position Statement: Planning for Tourism and Short-term Rental Accommodation* (the Position Statement). They provide guidance on its implementation and aim to:

- provide context for planning and decision making on tourism and short-term rental accommodation development and land use;
- encourage strategic planning that considers local tourism and its wider context;
- assist local government in planning for tourism and short-term rental accommodation in its local planning strategy and local planning scheme;
- encourage a consistent approach to tourism and short-term rental accommodation in local planning frameworks; and
- encourage flexible and adaptive design of tourism and mixed use development suited to each local government area.

BACKGROUND – PLANNING FOR TOURISM IN WESTERN AUSTRALIA

Tourism is a significant contributor to the national and state economy, particularly in regional areas. Western Australia has a diverse natural and cultural landscape which offers an array of unique experiences. The provision of sustainable facilities and businesses that serve tourists and strengthen and diversify the Western Australian economy are crucial to economic development.

The *State Planning Strategy 2050* has additional information about tourism in Western Australia.

The planning system has an important role in facilitating investment in tourism in appropriate locations. Under or over supply of tourism facilities and accommodation (including short-term rental accommodation) may be detrimental to local communities as well as the attractions and features which draw tourists.

Where tourism is considered significant within a locality or region, detailed tourism planning is advised. Planning should be undertaken in consultation with Tourism Western Australia, State Government agencies, tourism associations, local operators and their local community, and take into consideration issues raised in the *State Planning Strategy 2050*, regional strategies, the Position Statement and these Guidelines.

1. LOCAL PLANNING STRATEGY CONSIDERATIONS

A local planning strategy provides the long-term planning directions and actions to manage the change and development of a local government area and informs the local planning scheme.

The strategy should be based on sound planning principles and provide the:

- rationale for future land allocation;
- intended planning controls; and
- infrastructure needs.

Where tourism and/or short-term rental accommodation is significant to a locality or region, a detailed component to address these uses should form part of the local planning strategy.

1.1 TOURISM AND SHORT-TERM RENTAL ACCOMMODATION COMPONENT OF THE LOCAL PLANNING STRATEGY

Further to section 5.2 of the Position Statement, local governments are encouraged to address tourism and short-term rental accommodation in the local planning strategy in a manner reflective of the importance of tourism in the municipality. Generally, tourism and visitor accommodation should be addressed as a planning issue/opportunity within the economy theme in keeping with the [Local Planning Strategy Guidelines](#).



Information that should be provided includes:

- description of current and potential roles for tourism and short-term rental accommodation in the local government area;
- estimates of current and projected tourism and short-term rental accommodation demand for the local government area as well as how these affect local housing supply;
- aims, visions and objectives for tourism development and tourism/short-term rental accommodation land uses in the local government area;
- consideration, where appropriate, of existing and potential tourist zones, tourism precincts, tourism sites, tourism land requirements and opportunities for introducing new or specific tourism land uses;
- guidance for assessing tourism proposals, including character and design measures, to achieve aspirational tourism development at identified strategic locations;
- identification of existing and potential planning areas, tourism zones, tourism precincts and tourism sites through spatial/strategic mapping; and
- Planning Directions and Actions to achieve the desired tourism outcomes.

The local planning strategy should be informed by available tourism and housing data and may include:

- tourist visitation numbers;
- an inventory of existing tourism and short-term rental accommodation uses and developments;
- an inventory of the attractions and natural assets that draw tourists to an area;

- local tourism activities;

- actual and potential economic benefits of tourism to the local community;
- local housing and market data; and
- any impacts and proposed treatment of issues (such as noise and waste) associated with tourism.

The Local Planning Strategy Guidelines provide guidance on the preparation of local planning strategies and should be read in conjunction with these Guidelines.

1.2 SCOPE AND CONTENT

The tourism component of a local planning strategy should identify:

- tourism sites and assessment based on the capacity for quality, sustainable tourism, addressing current and future demands;
- a scope and process for additional detailed planning that may be required, to inform future local planning scheme amendments;
- criteria and principles to guide development of tourism precincts and strategic sites;
- appropriate planning mechanisms to be introduced into the local planning framework, including the local planning scheme, to achieve desired tourism and short-term rental accommodation outcomes. This may include local planning policies, special control areas, specific tourism zones, detailed planning requirements (for example requiring preparation of a structure plan or local development plan prior to subdivision or

- development), or incentives (for example a plot ratio bonus to encourage development or an increased scale of tourism within mixed use development) - note that these specific matters may also be addressed through the Housing section of a strategy; and
- key gaps and opportunities for tourism in a locality that may be known or need to be identified in order to identify tourism precincts and sites.

Local governments should also consider the relationship between tourism and short-term rental accommodation needs and potentially competing needs, particularly local housing supply and protection of agricultural land.

The background analysis should identify any crossover issues within the housing strategy and other planning issues/opportunities of relevance.

1.2.1 Tourism objectives

Tourism objectives should be consistent with the strategic vision to guide appropriate tourism development throughout the locality. In defining tourism objectives, the following may be addressed:

- the nature and importance of tourism to the local economy in strategic plans/policies;
- support for tourism and short-term rental accommodation through local planning scheme zones and provisions;
- facilitating a variety of holiday accommodation types including short-term rentals, caravan parks and camping grounds in preferred locations;
- protection of tourism precincts and sites for future tourism development to meet estimated demand, and from incompatible and/or conflicting land uses;



- encouraging innovative tourism and short-term rental accommodation and facilities that respond to market needs;
- tourism growth and development that reinforces unique and local tourism identity and features; and
- the impact of tourism uses and tourism and short-term rental accommodation on local housing supply.

A tourism objective should be clear, consistent with the goals and vision of the local government strategic plan, and responsive to the tourism characteristics of each locality.

1.2.2 State and regional planning context

A local planning strategy responds to the *State Planning Strategy 2050*, the *State Government Strategy for Tourism in Western Australia 2020* (as amended), and relevant regional and local factors. It should describe the role and importance of tourism and short-term rental accommodation in the area through analysis of existing State Government policy, assessment of local tourist attractions and features, and the contribution made to the local economy and any potential for expansion.

1.2.3 Local tourism profile

The local tourism profile should inform any proposed planning and recommendations for tourism and/or short-term rental accommodation in a local planning strategy. The profile may include an analysis of the characteristics of existing and potential tourism and identify the value of tourism to the local community. Existing, proposed and potential tourism development should be reviewed to establish tourism development needs.

This may include:

- identification of new types of tourism;
- justification for increasing the number of tourists accommodated overnight;
- the need for new or additional tourism facilities; and
- challenges facing the local tourism industry.

Visitor information statistics are helpful in determining the level of tourism that is occurring in a local government area. The following visitor information (where available) is recommended to be included in preparing the background analysis (Part 2) of the local planning strategy:

- average length of stay (per cent overnight visitors);
- purpose of visit (holiday, business, specific attraction/event);
- accommodation selected (type, age, standard occupancy rates, peak periods/seasonality);
- mode of transport (to/from and within local area); and
- demographics (age, gender, international/interstate/intrastate).

Tourism Western Australia and the Australian Bureau of Statistics are resources available to local governments for compiling visitor information.

1.2.4 Local planning scheme review

As part of preparing a local planning strategy, a review of the existing local planning scheme should occur and consider whether:

- the local planning scheme adequately protects tourism/tourist uses at risk from other land use planning or zoning pressures;
- the existing planning framework influences location, design and type of tourism development;
- existing planning provisions and policies support and encourage the development of tourism facilities;
- growth and/or development of tourist accommodation, attractions, and/or facilities are influenced by the presence or absence of tourism policy and/or zones; and
- the local planning scheme includes tourism zones, and, if so, are non-tourism uses permissible or discretionary within the zone and if this has affected the development of tourism zoned land.

1.2.5 Registration of short-term rental accommodation

The State Government is working towards implementing a registration scheme for hosted and unhosted short-term rental accommodation, which is expected to come into effect in 2024. The registration scheme will provide data on short-term rental accommodation. More information about the registration scheme is available on Consumer Protection WA's [website](#).



1.3 SITING AND DESIGN OF TOURIST DEVELOPMENT

Local governments have the opportunity to consider where tourism uses are best located and the amount of land required to service tourism through community consultation and the preparation or review of the local planning strategy, local planning scheme and local planning policies. The primary objective of a local planning strategy for tourism is the identification of tourism precincts and sites.

The tourism component of a local planning strategy may identify the locations which may be subject to future scheme amendments to cater for future tourism.

Tourism precincts and sites should be planned in locations which enhance the tourist experience and avoid or minimise interface/land use conflict with surrounding uses.

Selection and justification of potential tourism locations should consider the following:

- the demand for a proposed tourism use, informed by the local tourism profile;
- access for pedestrians, vehicles and/or public transport;
- provision and access to tourist amenity (for example landscape, views, proximity to attractions);
- compatibility of tourism development with surrounding land uses;
- land constraints (for example steep slopes, coastal setbacks, water courses);
- vulnerability to natural hazards (for example bushfire, cyclone, flood, erosion);
- scale of tourism development and location suitability;

- infrastructure availability to service the proposed tourism uses; and

- for eco-tourism proposals, the use of education and conservation measures, construction materials, waste management, and energy efficiency.

1.4 TOURISM PRECINCTS

A tourism precinct is a defined area that has potential for the co-location of tourist accommodation, attractions, activities and/or amenities. Tourism precincts should be vibrant, attractive and inviting, offering a variety of uses within an accessible area. A tourism precinct could be an entire town centre or a street block, however it should be walkable. They can support detailed planning for specific tourist accommodation sites, complementary and supporting land uses, and the integration of tourism infrastructure.

The location and scale of a tourism precinct should be informed by the following factors:

- proximity to tourist attractions and facilities;
- be compatible with existing land uses and infrastructure;
- existing and potential tourist accommodation opportunities;
- desired or existing character and amenity;
- visitation statistics for the locality;
- access including transport opportunities; and
- capacity to accommodate a mix of uses that complement tourism development.

The local planning strategy should identify further detailed planning, such as planning areas referred to by the Local Planning Strategy Guidelines, through the local planning scheme necessary to facilitate an identified tourism precinct.

1.5 TOURISM SITES

A tourism site may include an existing tourist development or non-tourism zoned land that has physical characteristics suited to tourism. Considerations for the selection and identification of tourism sites are provided in Table 1 of these Guidelines.

Future land use and development of tourism infrastructure can be introduced in a local planning strategy by identifying suitable tourism sites and detailing their significance to tourism. This will assist in determining the level of detailed planning to facilitate desired tourism development.

1.6 TOURISM FACILITIES

1.6.1 Tourist attractions, activities and amenities

The local planning strategy should include the following details on key tourist attractions, activities and amenities, including their size and the scale of the local tourism industry:

- details of the existing tourism market (for example events, cultural, sport, family, adventure, environmental, eco-tourism, health or agri-tourism based);
- potential new or extended tourist markets to be explored;



Table 1: Tourism sites - site selection

Criteria	Considerations
Accessibility	Adequate existing or proposed transport links
Uniqueness	A prominent and/or unique landmark of significance
Setting	The site's views, or outlook that encourages recreational tourism activities and/or tourism character
Tourism activities and amenities	The site has or is within easy access of attractions and amenities that promote tours, fishing, historic sites, walk trails, environmental interpretation, cafes, restaurants, shops, or is capable of development for activities
Supply of land	The site represents a limited amount of land suitable for a significant tourism use

- list the types of attractions and experiences (this may include national parks, coastal environments, winery region, cultural and sporting events);
- type, capacity and number of tourism businesses and activities by tourism category (for example art galleries, breweries, theme parks);
- emerging tourism development opportunities (for example events and/or activities such as festivals, concerts, sporting events, underutilised areas of natural beauty, and adventure activities); and
- tourist amenity of public areas including town centres, streetscapes and public open space.

1.6.2 Tourism infrastructure and services

A local planning strategy should consider infrastructure and services including:

- identification of service capacity and infrastructure projects with potential to impact tourism growth or quality of visitor experience including access (for example roads, rail, airports), water, wastewater, telecommunications and power, as well as potential impacts to other land uses;
- consideration of tourist movement between accommodation and activities/attractions;
- access to and from tourist destinations; and
- identification of infrastructure improvements related to tourism in the local government area (for example improve/expand road networks, increased capacity at a local airport to increase tourism access).

1.7 HERITAGE

1.7.1 Historic (built) heritage

Tourism can play a key role in conserving historic heritage when initiated and managed appropriately. The development of heritage buildings and places for commercial tourism may offer a commercially viable option for securing their future. Heritage tourism can contribute to the rejuvenation of regional and urban areas and spread economic benefits across a wide geographical area, such as through themed trails and driving routes.

1.7.2 Aboriginal heritage

Western Australia's rich and diverse Aboriginal heritage gives the state a unique point of difference over other holiday destinations. Aboriginal heritage includes both site and non-site specific values, experiences and activities in urban and regional areas. Tourism, if managed appropriately, can help preserve Aboriginal heritage by encouraging cultural site protection, environmental conservation, and the transfer of intergenerational cultural knowledge.

Tourism also represents a significant opportunity for Aboriginal people to secure sustainable economic, social and job outcomes. An example is the [Camping with Custodians - Tourism Western Australia](#) touring experience for travellers, which provides income, employment and training opportunities for Aboriginal communities across the Pilbara and Kimberley.



1.8 INTERIM MEASURES IN THE ABSENCE OF A LOCAL PLANNING STRATEGY

Where a local government does not have an endorsed local planning strategy, the assessment of a scheme amendment or development application which proposes a non-tourism use on an existing tourism site should consider the Position Statement, these Guidelines, the Local Planning Strategy Guidelines and any relevant State and local policies.

For tourism sites within an existing or potential tourism precinct, assessment should consider issues and objectives relevant to the tourism precinct including the importance of tourism for the locality.

1.9 TOURISM RESOURCES

To inform economic development, environmental protection, resource management, housing provision and infrastructure (physical and social), liaison should be undertaken with relevant State agencies and the tourism industry. Tourism Western Australia offers various resources to assist planning for tourism and should be consulted if preparing a local planning strategy for an area where tourism is important. Appropriate consultation should ensure the local planning strategy is relevant and reflective of the local community, industry expectations and wider Western Australian context.

2. GENERAL STATUTORY PLANNING CONSIDERATIONS

2.1 ZONING FOR TOURISM

A variety of tourism development can be accommodated within tourism, mixed use and special use zones.

Uses permissible in each local planning scheme zone should reflect and be consistent with the intended tourism outcome. The *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) provide provisions for zones and land uses for the use of local government.

The objectives of the Tourism zone in the LPS Regulations are to:

- promote and provide for tourism opportunities;
- provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area;
- allow limited residential uses where appropriate; and
- encourage the location of tourism facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.

In local government areas where tourism is economically significant, the local planning strategy may identify potential tourism zones for the local planning scheme where they do not already exist. Where a tourism site has different or additional objectives to the standard tourism and mixed use zone objectives, the site may be considered as a special use zone to enable specific objectives unique to the site or tourism use to be included in the objectives for that zone/site only (for example caravan park).

2.1.1 Land use considerations

The local planning scheme needs to determine appropriate use classes and permissibility of tourist development in each zone. Considerations may include the below:

- tourist development should be given priority in tourism zones. Local planning schemes that allow residential development or other non-tourism focused uses in tourism zones need to provide guiding objectives or principles to ensure development is consistent with the tourism purpose of the zone;
- in areas with a strong or developing tourism industry, a focus on tourism land use and development is necessary in the local planning scheme; and
- appropriate treatment of tourism uses outside of tourism zones, particularly tourism and short-term rental accommodation in residential areas.



2.2 DESIGN OF TOURIST DEVELOPMENT

The design principles supporting tourism development siting and design include:

- context and character;
- landscape quality;
- sustainability;
- functionality and build quality;
- community;
- amenity;
- legibility;
- built form and scale;
- safety; and
- aesthetics.

Key State policies that support design and assessment include:

- *Visual Landscape Planning in Western Australia – a manual for evaluation, assessment, siting and design (Visual Landscape Manual)*;
- *State Planning Policy 7.0 Design of the built environment*;
- *State Planning Policy 7.3 Precinct Design*; and
- *State Planning Policy 7.3 Residential Design Codes*.

These documents are to be considered, where relevant, for tourism proposals and their assessment.

2.3 TOURISM SITES

Identification of tourism sites in the local planning scheme can facilitate long-term protection of land for tourism purposes.

Specific planning controls are encouraged for each tourism site and precinct to set parameters for future planning, such as a structure plan or objectives for development or redevelopment.

The design principles of tourist development listed in these Guidelines (section 2.2) should be considered during site selection and planning. In prioritising tourism sites and to inform detailed planning, the following specific site values may be considered in Table 2 of these Guidelines.

2.4 TOURIST DEVELOPMENT IN NON-TOURISM ZONES

A local planning scheme Tourism zone is provided for in the LPS Regulations. Prior to the introduction of this zone, tourist accommodation and development may have been approved on land not zoned for tourism, including in residential, mixed use, rural and town centre zones.

Where appropriate, the local planning strategy should identify opportunities to rezone these sites to tourism in the local planning scheme review. Tourism uses can be encouraged in mixed use and town centre zones as this may assist in providing a mix and scale of development attractive to both tourists and residents.

Table 2: Tourism sites – criteria to inform detailed planning

Criteria	Considerations
Suitability in a land use context	Is the tourism site located where potential tourism activity is likely to be limited by proximity to uses that might detract from the tourism character?
Capability	Is the site capable of being developed or expanded for tourism and associated servicing that will not impact its natural attributes or cause environmental damage (for example sewerage capacity, water supply and waste collection)? Preparing for climate change adaptation is important to the sustainability of many key tourism sites.
Size	Is the site of suitable size to sustain a proposed tourism development in terms of design, operation and function, without limiting future potential for expansion? Will development of the site contribute to the delivery of diversified and balanced tourism?
Function	Is the site suited to a particular type of tourist accommodation, certain tourism market needs or the desired range of tourist accommodation for the locality (e.g. beachfront caravan parks, school holiday camps, and Crown tourism leases)?



2.5 NON-TOURIST DEVELOPMENT IN TOURISM ZONES

Careful consideration is required for any proposal to develop tourism zoned land for non-tourist development, or to rezone tourism land to an alternate zone, given this may collectively lead to lost opportunities for quality tourism development in the most appropriate locations.

There is a need to consider applications and sites on an individual basis, taking into account particular locational issues, in addition to their potential strategic tourism value. Local government may consider developing assessment criteria to determine the significance of any proposed loss of tourism.

Some local governments have adopted a variety of approaches when dealing with non-tourist development and subdivision on tourism zoned land. Considerations include:

- residential development should be secondary to the tourism use (see Appendix 1 for further information);
- establishment of length of stay occupancy restrictions;
- proposals are to remain incidental to, and support, the proposed tourism use on the site;
- demonstration that non-tourist development will not compromise or adversely impact the tourism zone objectives or surrounding uses; and
- development to incorporate facilities normally associated with tourist accommodation development such as recreation, entertainment facilities and integrated management facilities.

3. TOURISM USES

3.1 RURAL TOURISM

There has been a long-term trend of increasing demand for tourist accommodation and short-term rental accommodation in rural areas, with significant variation in the preferred type and form throughout the state.

For example, in pastoral regions there is higher demand for 'station stays' as well as 'adventure tourism', whilst in the South West the demand is for holiday houses in rural settings.

Tourism uses should be incidental to a primary agricultural use. *State Planning Policy 2.5: Rural Planning* provides guidance on land use planning in rural areas.

3.1.1 Strategic considerations

Rural tourism may be encouraged in areas with attractions, preferably with sealed road access. Opportunities may include small-scale caravan and camping grounds that are unlikely to compete with existing formal caravan parks as they offer a different experience, have minimal facilities, and are located in a rural setting.

Planning for rural tourism should be further informed by draft *State Planning Policy 2.9: Planning for Water, State Planning Policy 4.1: State Industrial Buffer Policy, Government Sewage Policy 2019, Department of Health Guidelines for separation of agricultural and residential land uses*, and *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7). The Position Statement: Tourism in Bushfire Prone Areas also provides relevant information.

3.1.2 Statutory considerations

Where appropriate, small-scale tourist accommodation should be either a discretionary (D) or a discretionary with advertising (A) use in the zoning table of a local planning scheme to minimise potential land use conflicts and maintain the primacy of rural land uses.

3.2 ECO-TOURISM

Western Australia's environment and landscape character creates a unique and attractive holiday destination and ecotourism is one of the State's key tourism markets.

Eco-tourism attractions are popular with locals and visitors alike, and include the coastline and waterways, mountain ranges and ancient landforms, unique kari, tingle and jarrah forests and native wildlife, as well as a range of nature-based activities such as hiking, rock climbing, swimming, kite surfing, bushwalking, four-wheel driving and caving.

3.2.1 Strategic considerations

Many of the attractions that encourage tourism are located in regional and remote parts of the state. Some of these areas are prone to natural hazards, such as bushfires, flooding or waterlogging, coastal erosion or cyclones. *State Planning Policy 3.4: Natural Hazards and Disasters*, *SPP 3.7 and State Planning Policy 2.6: State Coastal Planning* (SPP 2.6) provide detailed information on planning for vulnerable uses, such as tourist accommodation. The Position Statement: Tourism in Bushfire Prone Areas also provides pertinent information.



3.2.2 Statutory considerations

Where relevant, eco-tourism proposals should consider the following:

- bushfire management in accordance with SPP 3.7 and State bushfire guidance;
- consistency with relevant zone objectives;
- impact on natural landscape, environment and conservation values;
- appropriate servicing and infrastructure to accommodate the proposed use in an environmentally responsible manner;
- design guidelines and visual impact;
- coastal setbacks in accordance with relevant State planning policy;
- impact on social and cultural values of the area or site; and
- consistency with any relevant national, state and local policy and guidance.

4. TOURIST ACCOMMODATION

There are many different types of tourist accommodation available in Western Australia, and a variety of controls exist to manage their use. As referenced in section 3 of the Position Statement, the term tourist accommodation means short-term accommodation and includes traditional accommodation (for example a caravan park, chalet, serviced apartment, hotel) and short-term rentals (holiday house, holiday unit, holiday apartment, hosted accommodation).

4.1 EXCLUSIONS

Further to section 3.1 of the Position Statement, it is not intended to capture other forms of short-term and temporary accommodation which are:

- not associated with the issues resulting from short-term rental accommodation offered on a commercial basis; and/or
- subject to alternative guidance, legislation and approaches by local government.

The Position Statement and these Guidelines do not apply to the following forms of short-term and temporary accommodation:

- *House swapping and housesitting*
House swapping is a mutual arrangement made between owners of separate properties to 'swap' homes for a temporary period and is often for holiday accommodation purposes. House swapping is commonly organised through specialised websites.

Housesitting is a mutual arrangement whereby a person stays and cares for a property whilst the owner is away. Housesitting can be a commercial or non-commercial form of accommodation and is commonly arranged through specialised websites.

- *Lodgers and boarders*

A lodging house is defined under the *Health Act 1911* as any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than six persons, exclusive of the reward, not including the family or the keeper of the house. Common boarding arrangements include backpacker hostels, crisis accommodation, and student accommodation services.

The *Health Act 1911* requires boarding or lodging houses to be registered with a local government who may establish additional local laws for premises.

- *Personal use of a holiday home or the sharing of a holiday home with the owner's family and friends*

Informal and infrequent sharing between family and friends, and the personal use of private holiday homes is considered a non-commercial arrangement.

- *Student exchange accommodation*

This is temporary accommodation whereby students stay with a host family in their home whilst studying. These arrangements are commonly organised through student hosting organisations or educational establishments.

- *Workforce accommodation*

Refers to premises, such as modular or relocatable buildings, used for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis, and for any



associated catering, sporting and recreation facilities for the occupants and authorised visitors. Workforce accommodation is regulated by local government, except where the *Mining Act 1978* and *State Agreement Acts* prevail (refer to the Position Statement: Workforce accommodation for more information).

Residential parks, park home parks and lifestyle villages are also excluded from the Position Statement and these Guidelines as they are forms of long-stay accommodation defined as 'park home park' and are dealt with by other policy and legislation.

4.2 GENERAL STRATEGIC CONSIDERATIONS FOR TOURIST AND SHORT-TERM RENTAL ACCOMMODATION

The impact of tourist and short-term rental accommodation varies throughout the State depending on the importance and prevalence of tourism activity in the locality. The local circumstances should therefore guide management and control of the use. Areas that are known tourism 'hot spots', such as coastal locations, may need special attention to ensure the location continues to grow in a controlled manner as a tourist destination.

4.2.1 Land and housing supply

If land and housing supply pressures are evident or predicted in a local government area, the tourism component of the local planning strategy should be informed by an accommodation demand/supply study and analysis that forecasts future tourism growth, including likely demand for tourist and short term-rental accommodation and long-term (permanent and rental) housing supply.

The detail of the accommodation demand/supply analysis should reflect the extent and importance of local tourism and land use/land supply pressures in the locality.

Tourism accommodation sites are to be protected to ensure they cannot be developed exclusively as residential development. Refer to section 2.5 of these Guidelines for analysis considerations.

4.2.2 Site assessment

A local planning strategy should include identification of suitable land and an assessment of its availability for future tourist accommodation. It should note private, Crown, and local government land currently used for tourist accommodation, the type of accommodation, lease/management arrangements, and future development opportunities.

The following questions should inform the consideration of sites suitable for tourist accommodation:

- Is the site identified in a report/study as having potential for tourism?
- Does the site contain existing tourist accommodation development?
- Is the site located in an area of high tourist amenity and of adequate size to develop tourism facilities?

For short-term rental accommodation, the local planning strategy may identify localities/suburbs where this form of tourist accommodation may be suitable.

4.3 TRADITIONAL ACCOMMODATION

Traditional Accommodation refers to the following land uses:

- cabin;
- chalet;
- caravan park;
- hotel;
- motel;
- serviced apartment; and
- tourist development.

4.3.1 Caravan parks

These Guidelines support sections 5.2.1 and 5.4.1 of the Position Statement and provide direction on matters to be taken into consideration when planning for caravan parks, including the development of new, or redevelopment of existing parks.

Caravan parks provide a range of accommodation and facilities that contribute to the diversity of Western Australia's tourist accommodation, particularly in regional areas. They provide a comparatively affordable form of short-term accommodation serving caravanning and camping recreation and leisure needs. In recent times, demand for affordable local housing, workers accommodation, alternative tourist accommodation types and provision of small-scale services (for example convenience stores, leisure facilities) has seen some caravan parks under pressure to service competing markets.



Camping grounds, transit and informal camping sites are more likely to be in remote regional areas. Typically, these areas consist of cleared land with no or few facilities (for example toilets or bins). Transit sites may form part of a roadhouse or service station.

Separate to these Guidelines, the requirements of the *Caravan Parks and Camping Grounds Act 1995* and associated regulations, as administered by the Department of Local Government, Sport and Cultural Industries must be met.

Long-term residential occupancy of a caravan park (for example residential parks, park home parks, lifestyle villages, transient workforce accommodation parks, and transit parks) is not addressed in these Guidelines.

4.3.1.1 Strategic considerations

4.3.1.1.1 Existing situation

The local planning strategy should identify existing and potential transit and informal camping sites and provide local governments with a sound rationale for determining the future land allocation, planning controls and infrastructure needs for caravan parks. The retention and development of caravan parks as affordable tourist accommodation is encouraged and subject to the following strategic considerations:

- the commercial sustainability of caravan parks and flexibility in product mix;
- facilitation of growth in the caravan park industry;
- the suitable separation of short and long-stay uses within a caravan park;
- development and redevelopment of caravan parks that respond to the site context, environment and economy; and

- caravan park locations and function based on market analysis.

Caravan parks experience competing demands and face many challenges including short-stay and long-stay demands, redevelopment pressures, regulatory requirements, ageing infrastructure and changing market demands. These demands and challenges have contributed to closures throughout the state.

4.3.1.1.2 Considerations for the location and siting of caravan parks

The purpose and design of the caravan park should be justified in relation to its location and context.

The purpose for a caravan park may include a stop-over/transit caravan park, and/or a destination caravan park for tourists. Details of land tenure and lease agreements should inform any high-level planning.

The local planning strategy should identify potential future caravan park sites in tourism areas where high occupancy rates occur throughout the year. High level strategic planning should also consider strategies to encourage sites in public ownership be retained as such, to limit pressure for rezoning and redevelopment.

Where practical, caravan parks incorporating a long-stay site component should be located where there is access to urban facilities and amenities.

There is a prevailing judgement that caravan parks – comprised of long-stay sites – should not be located in areas of high tourism value because it is preferable that these sites/locations are secured for tourism purposes.

4.3.1.1.3 Topography, drainage, soils and vegetation

Caravan parks should not be located on flood prone or water-logged land, nor steep slopes unless suitable mitigation measures are demonstrated. Cleared sites are preferred and any clearing of vegetation for a caravan park development should be minimal and retain mature trees and vegetation.

Caravan parks are not supported in Priority 1 and Priority 2 water resource protection areas, however, may be considered in Priority 3 areas provided deep sewerage is available.

Acid sulphate soils and other soil types may not be suitable for development as they are susceptible to slipping and slumping.

4.3.1.1.4 Coastal or fire hazard constraints

Proposed new coastal caravan parks or the redevelopment of an existing caravan park adjacent to the coast must consider coastal processes, landform stability, coastal hazards, climate change and biophysical criteria as part of the application.

They may require a coastal hazard risk management and adaptation plan and a foreshore management plan.

A bushfire hazard assessment and/or bushfire management plan may be required to inform caravan parks at risk from bushfire hazards. Refer to SPP 2.6 and SPP 3.7.

4.3.1.1.5 Visual impact

A proposed caravan park should consider impacts on the landscape character and visual amenity from scenic points to minimise visual impacts on high value public views (refer to the *Visual Landscape Planning in Western Australia – a manual for evaluation, assessment, siting and design*).



4.3.1.2 Statutory considerations

In addition to section 5.4.1 of the Position Statement, local planning schemes should address the following in relation to caravan parks and camping:

- facilitate the long-term retention of caravan parks and camping grounds as a form of affordable short-term accommodation primarily for leisure tourists;
- caravan parks should not be located on land at risk from natural hazards, for example steep slopes or coastal land, due to the temporary and vulnerable nature of accommodation typically found in caravan parks (for example tents, caravans, campervans);
- caravan parks should be flexibly designed to provide a range of accommodation options to facilitate long-term viability, however short-term accommodation options should be the predominant use;
- minimise potential for conflict between short-term and long-stay users of caravan parks through appropriate separation including separate facilities and access;
- park home parks should be identified as not permitted (X) in the Tourism or Special Use – Caravan Park zones;
- caravan parks should identify overflow areas for peak periods where additional space is likely to be required;
- suitable access and egress should be provided to ensure safety of pedestrians, vehicles and cyclists;
- caravan parks should be connected to appropriate services, such as electricity and wastewater supplies;
- the local planning strategy should identify existing and potential transit and informal camping sites; and

- green title subdivision of caravan parks is generally not supported to ensure retention of the caravan park use and avoid management issues associated with private park sites.

Appendix 2 provides further design considerations for local government when assessing proposals for new, or redevelopment of existing caravan parks.

4.3.1.2.1 Accommodation products and permanent structures

Caravan parks may provide a range of accommodation products to meet visitor demand such as powered and unpowered camp sites, minimal service recreational vehicle (RV) sites, on-site vans, cabins, chalets and eco/safari tents. Caravan parks may also provide permanent structures including, but not limited to caretaker's dwelling/manager's residence, shop/office, café, games/recreation room, ablution facilities, camp kitchen and camp laundry. It should also be noted that not all of these accommodation types may be permitted under the *Caravan Parks and Camping Grounds Act 1995* administered by the Department of Local Government, Sport and Cultural Industries.

For the purposes of these Guidelines, constrained areas refer to a specific portion of land that may have restrictions in use due to environmental factors (for example flood plains, coastal land, bushfire prone areas).

4.3.1.2.2 Redevelopment and reinvestment in caravan parks

If a caravan park is proposed to be redeveloped to cater for other forms of tourist accommodation, the range of existing facilities on offer should be retained. Converting entire caravan parks into other forms of tourist

accommodation is discouraged. The local planning strategy may suggest a local development plan be prepared when significant changes are proposed for caravan parks. Refer to Appendix 2 Design assessment for proposed or redeveloped caravan parks.

4.3.2 Hotels

Hotel developments are one of the more expensive tourist accommodation ventures and take a significant length of time to obtain a return on investment. Therefore, if a local government seeks to encourage development of a hotel in a tourism precinct or a particular tourism site, incentives to attract developers or measures to promote viability of a hotel or reduce costs may assist in drawing interest. Planning incentives may include plot ratio bonuses, facilitation of mixed use outcomes and floor space and height inducements. Hotel developments also require other statutory approvals in addition to a development approval (for example liquor licence).

4.4 SHORT-TERM RENTAL ACCOMMODATION

Short-term rentals are the common name given to holiday homes, units or apartments (usually built for traditional residential purposes in areas zoned for residential use) offered for short-term letting, usually through an online booking platform. The prevalence of residential properties being let as short-term rental accommodation in residential areas has increased rapidly in Western Australia since the emergence of online e-commerce booking platforms.

Depending on the type and scale of the short-term rental accommodation proposed, a variety of controls may be applicable to manage the use. These Guidelines propose



tailoring of local planning schemes, alongside preparation of local planning policies, to address the specific issues encountered by individual local governments in relation to short-term rental accommodation.

Local government is responsible for managing local regulatory frameworks to manage short-term rental accommodation, reflecting these Guidelines where relevant, and for carrying out ongoing management and enforcement from a compliance perspective.

In addition to local government framework considerations for metropolitan and regional local governments, addressed in section 5.2.2 of the Position Statement, the following statutory considerations will assist local governments to address short-term rental accommodation in their locality.

4.4.1 Statutory considerations

4.4.1.1 Local planning schemes

Table 3: Short-term rental accommodation planning scheme considerations

Criteria	Considerations
Location	<p>Locational considerations may include:</p> <ul style="list-style-type: none"> • areas of current or future tourism amenity (e.g. access to facilities, transport and availability of services); • natural hazards (e.g. bushfire, cyclone and floods); and • potential for land use conflict or impact on local housing supply and infrastructure in residential areas.
Land Use Permissions	<p>Hosted Accommodation (State-wide)</p> <ul style="list-style-type: none"> • Permitted (P) use in all zones where residential uses are capable of approval, or otherwise addressed through a local planning scheme exemption. <p>Unhosted Accommodation (Perth metropolitan area)</p> <ul style="list-style-type: none"> • In Tourism zones – designate a permitted (P) use. • In zones which provide for residential development (such as Residential or Mixed Use): <ul style="list-style-type: none"> – Where unhosted short-term rental accommodation is proposed to be undertaken for more than 90 nights in a 12-month period (ie is not exempt), it should be designated discretionary (D or A) in zones where dwellings are capable of approval, unless the local planning strategy supports the use being not permitted (X). – The same permissibility may apply to all forms of unhosted short-term rental accommodation or be differentiated by scale and potential impact. For example, accommodation offering sleeping arrangements for 6 or less could be D use, while accommodation for 7 or more could be an A use to allow for advertising. – Short-term rental accommodation may be designated not permitted (X) within Residential, Rural Residential or Rural zones where it can be demonstrated that the use is likely to have an undue impact on the amenity or viability of primary uses in the locality, having regard for the direction set in the local planning strategy. • In zones where residential development is designated as not permitted (X), such as many Industry zones, short-term rental accommodation should also be designated as such. • In all other zones – designated discretionary (D or A) or not permitted (X) having regard for the zone objectives and local planning strategy, and for the benefits of requiring a planning assessment and development approval for the use.



4.4.1.2 Local planning policies

Local planning policies can be prepared to inform land use and development control. Please refer to section 5.4.2 of the Position Statement for specific guidance on preparing local planning policies to outline local government's approach to short-term rental accommodation.

4.4.2 Management plans

As referenced in section 5.4.2.2 of the Position Statement, where appropriate, local government may require the applicant to prepare a management plan to address potential amenity impacts arising from short-term rental accommodation and necessary emergency protocols.

A management plan could form a condition of development approval and might include, but not be limited to the following:

- *Mitigation plan*

To control anti-social behaviour, noise and any other potential conflicts a mitigation plan may be appropriate. Anti-social behaviour should be dealt with by local government/police in the same manner as a property being used as a residential dwelling.

- *Complaints management procedure*

The manager of short-term rental accommodation should be contactable in the event that a complaint is made. The guest should have 24-hour access to the manager via phone, email or an online app. Some local governments may want the operator to provide a record of complaints made against short-term rentals and this should be reflected/included in the complaints management procedure.

- *Guest check-in and check-out procedures*

Clear check-in and check-out procedures should be outlined in the management plan.

- *Health and safety protocols*

Other legislation and standards govern the need to provide and maintain appropriate health and safety requirements in short-term rental accommodation. Local government may wish to advise short-term rental operators of these requirements in the management plan.

- *Management and provision of car parking*

On-site parking provision should be considered to accommodate additional vehicles within the property boundary and should align with existing local government parking policies.

- *Waste management*

Must specify the requirements of general waste and recycling, bin collection days and location of bins for collection.

4.4.3 Other local government considerations

Local governments may consider it appropriate to provide guidance to short-term rental accommodation operators on the variety of non-planning requirements necessary for the operation of short-term rental accommodation. This section outlines some non-planning requirements which may be relevant.

Note: The Department of Mines, Industry Regulation and Safety and the Real Estate Institute of Western Australia provide information for owners, real estate agents, property managers and purchasers, to

address public health and safety, taxation, insurance and amenity requirements, as well as due-diligence processes for short-term rental operations. Further information is available at www.dmirs.wa.gov.au

4.4.3.1 National Construction Code requirements

Short-term rental accommodation is provided for in a range of classifications used in the National Construction Code available at www.ncc.bcb.gov.au

4.4.3.2 Insurance and liability

As many residential public liability insurance policies exclude the use of premises for short-term rentals, it is recommended that landowners/managers check this matter with their insurance provider.

4.4.3.3 Health and safety standards

Other health and safety requirements may be applicable to the operation, including standards for the serving of food, maintenance of aquatic facilities such as pools and spas, and safety requirements such as smoke alarms and RCDs.



5. STRATA AND COMMUNITY SCHEME DEVELOPMENT

Under the *Strata Titles Act 1985* and *Community Titles Act 2018* strata and community schemes are comprised of by-laws; the scheme plan (depicting lots); and upon registration, the strata company or community corporation.

The *Strata Titles Act 1985* requires subdivision approval by the Western Australian Planning Commission (WAPC) prior to the registration of a strata plan to create a strata titles scheme. Section 32(2)(a) of the *Strata Titles Act 1985* and section 37(2)(a) of the *Community Titles Act 2018* allow a scheme plan to legally restrict uses on the scheme land.

In strata titles and community titles schemes, the strata company or community corporation for the scheme can make by-laws for its scheme to allow or restrict uses within its scheme. Scheme by-laws are invalid to the extent that they are inconsistent with a restricted use condition on the scheme plan. Scheme by-laws are also invalid to the extent they are inconsistent with the *Strata Titles Act 1985* and the *Community Titles Act 2018* respectively, or any other written law. It is important when drafting any proposed scheme by-laws that the relevant planning scheme (local or regional) is considered.

The *Community Titles Act 2018* requires WAPC approval of the community development statement, which governs the subdivision and development of land subject to a community scheme, and subdivision. Sections 25 and 43 of the *Community Titles Act 2018* allow a community titles scheme plan to legally restrict uses on community titled land or development.

5.1 SHORT-TERM RENTAL ACCOMMODATION IN RESIDENTIAL STRATA AND COMMUNITY TITLES SCHEME DEVELOPMENT

The use of a residential strata or community titles scheme property (for example apartment, unit, villa, flat, townhouse) for tourist accommodation has additional obligations to a single house on a freehold lot.

Strata and community titles scheme complexes could be more susceptible to the potential negative impacts of short-term rental accommodation due to:

- the proximity of neighbours
- the reliance on shared facilities
- the high proportion of whole-premise short-term rental accommodation (unhosted accommodation)..

Strata companies and community corporations have several tools to manage short-term rental accommodation including restrictions on use on plans (requiring approval of the WAPC), appropriate resolutions and by-laws. In the case of resolutions and by-laws these must not be unfairly prejudicial or discriminatory, oppressive or unreasonable otherwise they may be overturned by the State Administrative Tribunal. These tools can be used both at development and during the life of a scheme.

If the standard governance and conduct by-laws set out in Schedule 1 and 2 of the *Strata Titles Act 1985* apply to a strata/survey strata scheme, there is no prohibition or restrictions on short-term rental. Under section 119(1) of the *Strata Titles Act 1985*, the objective of a strata company in performing its statutory functions is to implement processes and achieve outcomes that are not, having

regard to the use and enjoyment of lots and common property in the scheme:

- unfairly prejudicial to or discriminatory against a person, or
- oppressive or unreasonable.

A resolution of a strata company may be overturned for failure to meet this objective. Pursuant to section 119(2) of the *Strata Titles Act 1985*, the fact that a person has chosen to become the owner of a lot in a scheme does not prevent that person from challenging the performance of a function for failure to meet this objective. Equivalent provisions are set out in section 105 of the *Community Titles Act 2018*.

Under current strata laws, strata companies can adopt standard by-laws which enable them to:

- manage some of the impacts that may arise from uses such as short-term rental accommodation, including management of common property; and
- require that an owner/occupier must notify the strata company of a change of use of that lot including if it is to be used for short-term rental accommodation.

Strata companies and community corporations can also formulate their own by-laws to help manage the behaviour of owners/occupiers and invitees, noise, vehicle parking, the appearance of a lot and waste disposal.

The requirements of the *Strata Titles Act 1985* and *Community Titles Act 2018* must be observed in all circumstances. If strata or community scheme by-laws do not permit a use and the strata company has not approved the use, the use remains illegal under the *Strata*



Titles Act 1985 and Community Titles Act 2018. A planning approval does not override the need for an approval of the strata company or community corporation. Where it is proposed to use a strata or community titles property for short-term rental accommodation (or other form of tourist accommodation) the onus is on the owner to confirm the permissibility of the use under the relevant by-laws.

Landgate has prepared guidance to assist strata companies in managing short-term rentals in strata schemes. The Guide to Strata Titles is available at www.landgate.wa.gov.au.



APPENDIX 1: MIXED USE RESIDENTIAL DEVELOPMENT

Factors to consider in determining the proportion of mixed use and/or residential development in areas of primary tourism.

- What are the tourism values of the site?
- What site, precinct and location factors support residential or mixed use of the tourism site?
- Is the site sufficiently large enough to cater for a residential component in addition to the intended sustainable tourism use?
- Is the proposed residential development appropriate and sustainable in the broader planning context?
- Isolated and new residential settlements should not be supported.
- What tourist accommodation facilities exist or are proposed in the area? Has the capacity for new tourism development and the projected demand and range of tourist accommodation been identified for the tourism site, precinct, locality and region?
- Residential development should complement tourism development.
- Tourism uses should be located in areas of the greatest tourism amenity within a site (for example beachfront), not proposed residential uses.
- Residential dwellings should be designed and integrated into the tourism use and its management.
- Has a structure plan been prepared? Or should it be? to integrate residential and tourism uses ensuring the proposed tourism use is enhanced and avoids potential land use conflict (for example noise from tourist accommodation impacting permanent residential amenity)?
- Do proposed residential lot sizes reflect and enhance the desired tourism use?
- Should length of stay residential occupancy restrictions be implemented?

- Are non-tourism land uses and development, and proposed tourism uses compatible in terms of proposed lot sizes, building heights, scale and character of development?
- Are there potential impacts to surrounding areas from combining tourism and residential uses?
- Relevant state and local government policies and guidelines should be considered in assessment.
- The design of the overall proposal should ensure ease of access in and around the site for tourists.
- Tourism uses should incorporate recreation, entertainment and integrated management traditionally provided in tourist accommodation (for example swimming pool, lookout area, cycle paths, barbecue area).
- Separate staging of tourism and mixed use/residential development is discouraged.
- By-laws made by strata companies or community corporations for mixed use residential and tourist accommodation can be restricted to short-term use, prohibit use as permanent accommodation and preferably include on-site management.
- Proposing the inclusion of permanent residential accommodation into an existing tourism development should only be supported where it is demonstrated as facilitating a quality tourism outcome or benefit (for example major refurbishment of tourism use, increased capacity of tourist accommodation, renovation or development of new public space, new pool and restaurant facilities).



APPENDIX 2: DESIGN ASSESSMENT FOR PROPOSED OR REDEVELOPED CARAVAN PARKS

Caravan parks should separate short stay sites from long-stay sites to reduce risk of noise and anti-social behaviour. Separate facilities and access for long and short-term sites is encouraged.

Small portions of long-term sites may be considered in caravan parks provided that short-term sites (tourist accommodation) is located in areas where the highest tourism amenity occurs (for example the beachfront, proximity to shared ablution blocks).

Where relevant, overflow caravan parking locations should be included in caravan park proposals. Local governments endorse the provision of overflow facilities as part of licences required under the *Caravan Parks and Camping Grounds Act 1995*.

Design should consider:

- (a) **Access** – Suitable access and egress must be demonstrated in proposals to ensure traffic, cyclist and pedestrian safety within the caravan park. Secondary or alternative access routes should be included in proposals to cater for emergency evacuation (for example fire or flood). Internal roads should be designed to minimise potential conflict between pedestrians and vehicles and allow manoeuvring space for recreational vehicles and vehicles towing caravans.
- (b) **Amenity** – Vegetation and landscape plans that integrate the proposed caravan park into the surrounding landscape should be included and assessed as part of any application. Design minimising opportunity for crime, the use of complementary structure styles, colours, materials, suitable fencing, and separate recreational areas (for example playgrounds and pools) and quiet activity areas should be considered in proposals and their assessment.
- (c) **Services** – Utility services such as electricity, landline telephone or mobile phone network accessibility, demonstrable water supply and the proposed system for wastewater treatment should form part of any proposal. Written confirmation by service providers of the availability and capacity of services, particularly in peak season, is to be submitted with applications for proposed caravan parks.

If reticulated sewerage is not available, on-site wastewater disposal must be proposed and provided to the satisfaction of the Department of Health.

Caravan parks used for short-term accommodation must have facilities that accept waste from caravans. Known as chemical toilet dump points, they should be located away from accommodation in areas with no tourism amenity. If seeking an exemption from providing a dump point in the proposed caravan park, access to an alternative off-site dump point must be identified as part of the application.

Waste from mobile toilet and sanitation fixtures is not permitted in dump points as it will interfere with the efficient operation of conventional onsite water disposal systems. Further information is available from the Department of Health.

If a caravan park is proposed to cater for both long and short-term sites consideration should be given to the provision of additional services and infrastructure. Long-term caravan park sites must be fitted with individual meters for electricity and water tap or connection.



Department of **Planning,
Lands and Heritage**

Our ref: DG-2024-0714 (PLH2018P0126)
Enquiries: tourism@dplh.wa.gov.au

Mr Andrew Campbell
Chief Executive Officer
Shire of Northampton
Via email to: council@northampton.wa.gov.au

Dear Sir/Madam

SHORT-TERM RENTAL ACCOMMODATION – PROPOSED AMENDMENTS TO PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

I am writing on behalf of the Minister for Planning regarding proposed changes to the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations) to facilitate the State Government's planning reforms for short-term rental accommodation (STRA).

Announced Planning Changes – November 2023

You may recall that in November 2023 the State Government announced a whole-of-government package of reforms for regulating STRA in Western Australia. From a planning perspective, this included the launch of the final [Western Australian Planning Commission \(WAPC\) Position Statement and Guidelines](#) for Tourism and Short-Term Rental Accommodation. The Position Statement foreshadowed key changes to ensure a fairer and more consistent treatment of STRA across the State planning system.

Through the Position Statement, the State Government committed to the introduction of the following planning changes:

- new and revised definitions to ensure short-term rental accommodation is considered a dedicated land use class in planning schemes;
- a State-wide exemption for 'hosted' short-term rental accommodation; and
- a 90-night (cumulative) exemption for 'unhosted' short-term rental accommodation in the Perth metropolitan area.

LPS Regulations Amendments

In order to implement these important changes, the following amendments are required to Schedules 1 and 2 of the LPS Regulations.

- new STRA (hosted and unhosted) definitions in Schedule 2 – Deemed Provisions, including clarification that STRA relates only to 'dwellings', to allow for STRA to be included as a land use in all local planning scheme zoning tables;
- existing uses of 'Bed and Breakfast' and 'Holiday House' are to be deleted from Schedule 1 – Model Provisions;
- hosted STRA is to be exempt from the requirement to obtain development approval State-wide in Schedule 2 – Deemed Provisions; and

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- where the Metropolitan Region Scheme applies, unhosted STRA will not require a development approval where operating for up to 90 nights within a 12-month period. A separate clause in Schedule 2 – Deemed Provisions is proposed to ensure this exemption cannot be undone by local governments through a local planning policy.

Other proposed changes include:

- amending various existing general and land-use-specific definitions in Schedule 1 – Model Provisions to ensure a clearer divide between STRA and traditional accommodation – most notably, this includes a new definition for ‘Tourist Complex’ as well as ‘Visitor Accommodation’, replacing the existing definitions for ‘Serviced Apartment’, ‘Motel’ and ‘Tourist Accommodation’;
- deletion of the existing general definition for ‘Short-Term Accommodation’ in Schedule 1 – Model Provisions to avoid confusion with STRA, and amending other definitions of ‘Cabin’, ‘Chalet’, and ‘Road House’ that currently reference this definition;
- moving the existing definition of ‘Habitable Building’ from the Bushfire provisions (cl. 78A) to the general definitions of Schedule 2 – Deemed Provisions, to ensure this term can be applied to the amended definitions for ‘cabin’ and ‘chalet’; and
- an additional clause added in Schedule 2 – Deemed Provisions to ensure that a change of use to either hosted or unhosted STRA does not trigger the requirement for a development application in a bushfire-prone area, that is, that the above-mentioned exemptions are not undone in this manner.

Attached to this letter is a copy of the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024, along with a separate annotated ‘cheat sheet’ version which provides further explanation of the key changes.

On behalf of the Minister for Planning, I am seeking your feedback on the proposed amendments.

A webinar via WALGA has been scheduled for **15 April 2024** at 10:30 am to provide the opportunity for local government planning teams to hear more about these changes and ask any questions of the Department of Planning, Lands and Heritage STRA project team. Further details on the webinar will be provided by WALGA.

All the necessary changes to implement the regulatory changes for STRA are anticipated to be finalised in July 2024.

Once this occurs, local governments can proceed with amending their schemes to incorporate the finalised new and revised land use definitions. The Department is preparing further guidance and materials to assist with streamlining this process, which will include a model local planning policy as well as scheme amendment templates. The existing Planning Bulletin 115 will also be updated to provide up-to-date guidance on the next steps for local government, once these LPS Regulation amendments come into effect.

Additional material relating to the full suite of reforms, including the State-wide STRA Register and Incentive Scheme which is being administered by the Department of Energy, Mines, Industry Regulation and Safety, can be accessed via [Short-Term Rental Accommodation \(STRA\) Initiatives](#).

Thank you for your interest in the STRA-related planning reforms. I encourage you to review the proposed LPS amendments and submit your feedback to tourism@dplh.wa.gov.au by **Friday 10 May 2024**.

Yours sincerely



Anthony Kannis PSM
Director General

28 March 2024

ANNOTATED CONSULTATION DRAFT SHORT-TERM RENTAL ACCOMMODATION (STRA) LPS REGULATIONS AMENDMENTS

Western Australia

Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024

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Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024

Made by the Governor in Executive Council.

1. Citation

These regulations are the *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024*.

2. Commencement

These regulations come into operation as follows —

- (a) regulations 1 and 2 — on the day on which these regulations are published on the WA legislation website;
- (b) the rest of the regulations — on the day after that day.

3. Regulations amended

These regulations amend the *Planning and Development (Local Planning Schemes) Regulations 2015*.

4. Schedule 1 clause 37 amended

- (1) In Schedule 1 clause 37(1) delete the definitions of:

- (2) *cabin*
chalet
short-term accommodation

The following outlines proposed changes to SCHEDULE 1 - MODEL PROVISIONS

DELETED GENERAL DEFINITIONS

Short-Term Accommodation general definition to be deleted to avoid confusion with STRA. Cabin and Chalet general definitions to be revised.

**Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024**

r. 5

- (2) In Schedule 1 clause 37(1) insert in alphabetical order:

cabin means a habitable building forming part of a tourist development or caravan park that —

- (a) is an individual unit other than a chalet; and
- (b) provides, on a commercial basis, accommodation for guests, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period;

chalet means a habitable building forming part of a tourist development or caravan park that —

- (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) provides, on a commercial basis, accommodation for guests, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period;

CABINS AND CHALETS

Existing general definitions for Cabin and Chalet to be amended to remove cross reference to the deleted 'short-term accommodation' definition. Details of the length of stay to be inserted into the definition.

5. Schedule 1 clause 38 amended

- (1) In Schedule 1 clause 38 delete the definitions of:

bed and breakfast

holiday accommodation

holiday house

motel

serviced apartment

tourist development

DELETED LAND USE CLASSES

These existing land use classes/definitions are to be deleted and consolidated into new land use terms of 'Tourist Complex' and 'Visitor Accommodation' (see following page).

**Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024**

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(2) In Schedule 1 clause 38 insert in alphabetical order:

**NEW ACCOMMODATION LAND
USE CLASSES**

The intent behind these new definitions is to create a distinction between traditional accommodation and STRA from a land use perspective.

TOURIST COMPLEX

A new definition of Tourist Complex is proposed to replace the deleted land use classes of Holiday Accommodation, Motel and Tourist Development.

This new definition is also intended to cover larger Bed & Breakfast, Farm Stay, Chalets and similar styles of 'traditional' accommodation.

VISITOR ACCOMMODATION

A new definition of Visitor Accommodation is proposed to replace the to be deleted Serviced Apartment definition.

A minimum of 10 accommodation units proposed to clearly differentiate between STRA that takes place in apartment buildings and development that is purpose built to accommodate visitors on a short-term basis.

tourist complex —

- (a) means a complex of 1 or more buildings wholly managed by a single person, body or entity that provides —
 - (i) accommodation for guests, on a commercial basis, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period; and
 - (ii) on-site services and facilities for use by guests and the public, including dining facilities, function rooms and facilities for entertainment and recreation; and
 - (iii) facilities for the management of the complex;
- but
- (b) does not include —
 - (i) a caravan park; or
 - (ii) hosted short-term rental accommodation; or
 - (iii) unhosted short-term rental accommodation; or
 - (iv) visitor accommodation;

visitor accommodation —

- (a) means a complex of 1 or more buildings wholly managed by a single person, body or entity that provides —
 - (i) 10 or more accommodation units for guests, on a commercial basis, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period; and
 - (ii) on-site services and facilities for use only by guests and their visitors; and

***Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024***

r. 5

- (iii) facilities for the management of the complex;
- but
- (b) does not include —
 - (i) a caravan park; or
 - (ii) hosted short-term rental accommodation; or
 - (iii) unhosted short-term rental accommodation; or
 - (iv) a tourist complex; or
 - (v) workforce accommodation; or
 - (vi) a dwelling designed and used for the purpose of aged care or dependant persons accommodation; or
 - (vii) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1); or
 - (viii) a park home park; or
 - (ix) a residential building used as a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3;

- (3) In Schedule 1 clause 38 in the definition of ***road house*** delete paragraph (d) and insert:

ROAD HOUSE DEFINITION

The existing Road House definition is proposed to be modified to remove cross reference to the deleted 'short-term accommodation' definition. Details of the length of stay to be inserted into the definition.

- (d) accommodation for guests, on a commercial basis, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period;

**Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024**

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6. Schedule 2 clause 1 amended

In Schedule 2 clause 1 insert in alphabetical order:

**The following outlines
proposed changes to
SCHEDULE 2 -
DEEMED PROVISIONS**

HABITABLE BUILDING

The existing Habitable Building definition is proposed to be moved from the bushfire provisions to the General Definitions. This will ensure this definition can be applied to more broadly in the deemed provisions including the revised Cabin and Chalet. The definition will still be applicable to bushfire provisions.

habitable building means a permanent or temporary structure on land that —

- (a) is fully or partly enclosed; and
- (b) has at least 1 wall of solid material and a roof of solid material; and
- (c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

hosted short-term rental accommodation means short-term rental accommodation where the owner or occupier of the dwelling, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;

short-term rental accommodation —

- (a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but
- (b) does not include —
 - (i) a caravan park; or
 - (ii) visitor accommodation; or
 - (iii) a tourist complex; or
 - (iv) workforce accommodation; or
 - (v) a dwelling designed and used for the purpose of aged care or dependant persons accommodation; or
 - (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1); or
 - (vii) a park home park; or

HOSTED STRA DEFINITION

A new land use definition for Hosted STRA* - where the owner/occupier of the dwelling remains on the premises - is proposed. It is intended that this use will be inserted into local planning scheme zoning tables to replace 'Bed and Breakfast'.

STRA DEFINITION

A new general definition for STRA is proposed. Note that this definition has been linked to the 'Dwelling' land use. A number of use exclusions are proposed as part of this definition.

Consultation Draft

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***NOTE - Hosted and Unhosted STRA definitions have been included in the Deemed Provisions (not Model Provisions) given these uses are referenced in Cl. 61 exemptions.**

**Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024**

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**SHORT-TERM RENTAL
ARRANGEMENT**

A new definition for Short-Term Rental Arrangement reflects the definition of such a lease (consistent with the STRA Registration Bill) to differentiate this from a traditional/ long-term rental arrangement

- (viii) a residential building used as a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);

***short-term rental arrangement* —**

- (a) means an arrangement, including a lease, licence or other contract or arrangement, under which —
- (i) a dwelling is provided for occupation to a person; and
- (ii) the person does not occupy the dwelling for periods totalling more than 3 months in any 12-month period;
- and
- (b) includes an arrangement under which the owner or occupier of the dwelling, or an agent of the owner or occupier, also resides at the dwelling;

***unhosted short-term rental accommodation* means short-term rental accommodation that —**

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates 12 people or fewer per night;

UNHOSTED STRA

A new definition for Unhosted STRA* - this is where the owner/ occupier of the dwelling does not reside on the premises. It is intended that this use will be inserted into local planning scheme zoning tables to replace 'Holiday House'.

7. Schedule 2 clause 61 amended

- (1) After Schedule 2 clause 61(2)(e) insert:

EXEMPTIONS

These clauses detail proposed exemptions for STRA - as outlined in the WAPC's Tourism and Short-Term Rental Accommodation Position Statement (November 2023).

- Hosted STRA is to be exempt state-wide
- Unhosted STRA to be exempt for up to 90 nights within a 12-month period in the Perth Metropolitan Area.

- (ca) the use of a dwelling as hosted short-term rental accommodation;
- (cb) the use of a dwelling as unhosted short-term rental accommodation if —
- (i) the dwelling is used as unhosted short-term rental accommodation for 90 nights or less per 12-month period, commencing on the day on which the dwelling is first occupied under a short-term rental arrangement; and

page 6

Consultation Draft

***NOTE - Hosted and Unhosted STRA definitions have been included in the Deemed Provisions (not Model Provisions) given these uses are referenced in Cl. 61 exemptions.**

**Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024**

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- (ii) the dwelling is wholly or partly in the metropolitan region;

(2) After Schedule 2 clause 61(8) insert:

- (9) Despite any provision to the contrary in a local planning policy or local development plan prepared under subclause (2)(g), a development approval is required if —

90-NIGHT EXEMPTION

The intent of this clause is to ensure that the above-mentioned 90-night exemption for the Perth Metropolitan Area cannot be extended through a local planning policy or local development plan adopted under cl.61(2)(g)

- (a) the dwelling is used as unhosted short-term rental accommodation for more than 90 nights per 12-month period, commencing on the day on which the dwelling is first occupied under a short-term rental arrangement; and
- (b) the dwelling is wholly or partly in the metropolitan region.

8. Schedule 2 clause 78A amended

In Schedule 2 clause 78A delete the definition of *habitable building*.

HABITABLE BUILDING

Existing definition of Habitable Building to be deleted from bushfire provisions - moved to deemed general definitions.

9. Schedule 2 clause 78B amended

- (1) In Schedule 2 clause 78B(1) delete “does not apply to development unless the development” and insert:

applies to development that

BUSHFIRE

This new provision ensures that a STRA proposal that is exempt from requiring development approval - either through the Cl. 61 exemptions or in a scheme zoning table remains in place.

- (2) After Schedule 2 clause 78B(1) insert:

- (1A) Despite subclause (1), this Part does not apply to development that is the use of a dwelling as —
- (a) hosted short-term rental accommodation; or
- (b) unhosted short-term rental accommodation.

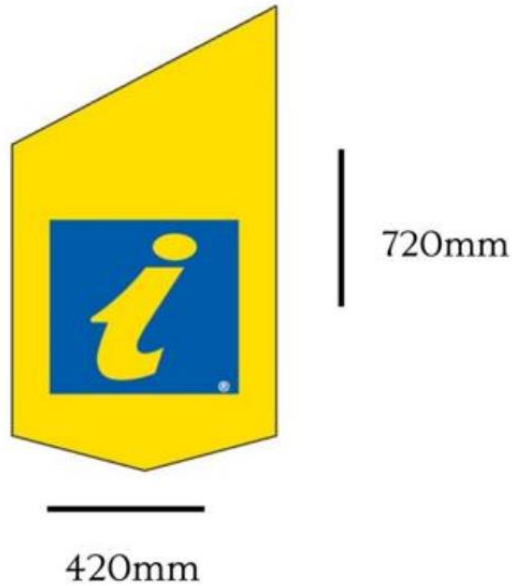
***Planning and Development (Local Planning Schemes) Amendment
(Short-Term Rental Accommodation) Regulations 2024***

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Clerk of the Executive Council

APPLICATION INFORMATION

Signage - Kalbarri Visitor Centre - Lot 836 (No. 70) Grey Street, Kalbarri



Two flags, one on each of the brick pillars at the front of the Kalbarri Visitor Centre – as highlighted





Proposing two (2) flags ed to sit 2.1m off natural ground level with bottom of each flag to sit level with Upper balustrading.



Shire of Northampton

**Scheme Amendment Request | Local
Planning Scheme No. 10**

Murchison Hydrogen Renewables

7 The Power of Commitment

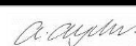

The project team responsible for this application include the following:

MURCHISON HYDROGEN RENEWABLES PTY LTD

Project Owner

GHD

Urban and Regional Planning

Project name		Murchison Green Hydrogen Project					
Document title		Shire of Northampton Scheme Amendment Request Local Planning Scheme No. 10					
Document Date		21 November 2023					
Project number		12553823					
File name		12553823_REP_Shire of Northampton LPS No. 10 Scheme Amendment Report_Final.docx					
Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S4	Final	N Thomas	A Augustson		T Sleigh		21.11.23

Revision	CISC Reviewer		Approved for issue		
	Name	Signature	Name	Signature	Date
Final	A Le Moine	On file	A Le Moine	On file	21.11.2023

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Scope and limitations


This report: has been prepared by GHD for Murchison Hydrogen Renewables and may only be relied on by Murchison Hydrogen Renewables for the purpose agreed between GHD and Murchison Hydrogen Renewables.

GHD otherwise disclaims responsibility to any person other than Murchison Hydrogen Renewables arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The information provided by other parties is considered to be correct and accurate for the purposes of this report and GHD have not verified this information.

 **The Power of Commitment**

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Appendix A	Scheme Amendment Document
Appendix B	Environmental Assessment Supporting Document
Appendix C	Stakeholder Engagement Activities

1. Introduction

This report has been prepared by GHD Pty Ltd (GHD) on behalf of the Murchison Hydrogen Renewables Pty Ltd (MHR) in support of a request to amend the Shire of Northampton (Shire) Local Planning Scheme No. 10 (LPS10) in respect of Portion of Lot 1544 on DP74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) as shown on Figure 1 (the land).

The amendment is to zone the land 'General Industry' and apply additional site and development requirements in the Scheme Text (the Proposed Amendment). The Proposed Amendment is to enable consideration of land use associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia, within the General Industry zoned area.

The Proposed Amendment is associated with the Murchison Green Hydrogen Project (the Project).

This report will discuss various aspects relevant to the Proposed Amendment, these being:

- Site details
- Project details
- Strategic and statutory planning considerations
- Detailed rationale in support of the Proposed Amendment

The reasons for supporting the Proposed Amendment are detailed in the following sections of this report.

1.1 Abbreviations

Table 1 Abbreviations

Abbreviation	Definition
BMP	Bushfire Management Plan
CIP	Copenhagen Infrastructure Partners
DAWE	Department of Agriculture, Water and the Environment
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DE	Development Envelope
DJTSI	Department of Jobs, Tourism Science and Innovation
DMIRS	Department of Mines, Industry Regulation and Safety
DoT	Department of Transport
DPIRD	Department of Primary Industries and Regional Development
DPLH	Department of Planning, Land and Heritage
EPA	Environmental Protection Authority
ERSD	Environmental Referral Supporting Document
GL/pa	Giga Litre per annum
GW	Giga Watt
LAA	<i>Land Administration Act 1997</i>
LPS10	Local Planning Scheme No. 10
MHR	Murchison Hydrogen Renewables Pty Ltd
Mtpa	Million tonnes per annum
MW	Mega Watt
NAC	Nanda Aboriginal Corporation
PD Act	<i>Planning and Development Act 2005</i>
PtX	Power-to-X
PV	Photovoltaics
Shire	Shire of Northampton
SPP	State Planning Policy
UCL	Unallocated Crown Land
WA	Western Australia
WAPC	Western Australian Planning Commission
YMAC	Yamatji Marlpa Aboriginal Corporation

2. The Proponent

The amendment proponent is Murchison Hydrogen Renewables Pty Ltd (MHR).

MHR is a subsidiary of Copenhagen Infrastructure Partners (CIP). CIP is a global fund management company specialised in investments into energy infrastructure assets, particularly within the renewables and greenfield segments.

CIP is a trusted partner in projects across a wide range of technologies, including offshore and onshore wind, solar photovoltaics (PV), biomass and energy-from-waste, transmission and distribution, reserve capacity and storage, and other energy assets like Power-to-X (PtX). Delivering a range of infrastructure projects globally, including renewable projects since 2014, CIP currently has a renewables portfolio consisting of the following:

Offshore wind:

- Twelve operational, under construction and development projects in North America, Europe, Asia, and Australia
- Total operational/under construction capacity of ~ 1 GW
- Under development offshore wind capacity of up to 16 GW

Onshore wind:

- Twelve operational, under construction and development projects in the UK and US
- Total operational/under construction capacity of ~ 1.5 GW
- Under development onshore wind capacity of up to 2 GW

Solar PV:

- Eight under construction and under development projects in the US
- Total under construction capacity of ~ 0.5 GW
- Under development capacity of up to 1.3 GW

Thermal and transmission:

- Eight operational, under construction and development projects in the UK and Germany
- Total operational, under construction and under development capacity of ~ 350MW
- Total transmission capacity of ~ 1 GW

Power-to-X:

- Developing a global PtX portfolio with projects located in Europe, Australia, North America, and Middle East
- Total portfolio under development of ~ 14 GW electrolyser capacity
- Further ~ 23 GW capacity under evaluation

3. Consultation

MHR is committed to the development of ongoing relationships with the communities and stakeholders that might be affected by the Project. Stakeholder engagement began in March 2019 with engagement with community members and other key stakeholders occurring via a range of channels.

Key stakeholder and local community engagement has included:

- Hon Roger Cook, Hon Bill Johnston, Hon John Carey and previously Hon Alannah MacTiernan, to provide information on the project, discuss hydrogen land tenure and undertake early consultation prior to initiating the approvals processes.
- Government departments and decision-making agencies including the Environmental Protection Authority (EPA); Commonwealth Department of Climate Change, Energy, the Environment and Water (DEECCW); Department of Water and Environmental Regulation (DWER); Department of Mines, Industry Regulation and Safety (DMIRS); the Department of Biodiversity, Conservation and Attractions (DBCA); Department of Transport – Marine (DoT); Department of Planning, Lands and Heritage (DPLH); Development WA, Department of Jobs, Tourism, Science and Innovation (DJTSI) to provide information on the project and undertake early consultation prior to initiating the approvals processes.
- The Shire of Northampton to provide information and explore planning approval requirements.
- The Mid West Ports Authority to provide information and explore export facility options.
- The pastoral lessees of Murchison House Station to provide information on the Project and seek access to land for the project.
- Stakeholder briefings with Local, State, and Federal government representatives and other stakeholders occur on a regular basis. The meetings provide an opportunity for MHR to provide updates on business developments and for questions and concerns to be raised by stakeholders.
- Community engagement – regular face-to-face community engagement occurs, inviting a two-way discussion between the MHR and local stakeholders (including Traditional Owners, local businesses).
- Dedicated working groups – run and organised by MHR to inform stakeholders of Project updates.
- Regional stakeholders including the Mid West Chamber of Commerce and Industry; the Mid West Development Commission and Tourism WA – Geraldton; to provide information on the project and undertake early consultation prior to initiating the approvals processes.
- Nanda Aboriginal Corporation – ongoing engagement and consultation regarding the Project, seeking to obtain the consent of the Nanda People to the Project and enter into an Indigenous Land Use Agreement.
- Kalbarri Community public information sessions to provide early project information.
- Recfishwest, Western Australian Fishing Association and Western Rock Lobster Council to provide project information prior to initiating the formal approvals process.

A summary of stakeholder engagement activities related to the Project is attached in **Appendix C**.

3.1 Ongoing consultation

MHR will continue to engage with relevant stakeholders throughout the approval processes to ensure that concerns are addressed. This includes engagement with decision-making authorities, other relevant government agencies, the local community, as well as non-government organisations.

MHR is committed to building effective relationships and working transparently with all stakeholders.

4. Scheme Amendment Request

The Proposed Amendment to the Shire's LPS10 is to rezone the land from 'Rural' to 'General Industry' and apply additional site and development requirements in the Scheme Text.

The Proposed Amendment is to enable consideration of land use that is ancillary to or associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia, as part of the Project. The Proposed Amendment ensures the land can only be used for purposes associated with the Project.

The Scheme Amendment Documents are contained in **Appendix A**. Specifically, the Proposed Amendment seeks to amend LPS10 as follows:

1. Amending the Scheme Map to zone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and designating the land as 'ASR1'.
2. Replace clause 33 (Site specific development standards and requirements) with the following:

'33. Additional site and development requirements

 - (1) *Table 6 sets out requirements relating to development that are additional to those set out in this Scheme, the R-Codes, precinct structure plans, local development plans or State or local planning policies.*
 - (2) *To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in this Scheme, the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.*

Table 6 – Additional requirements that apply to land in Scheme area

No	Description of land	Requirement
ASR1	Portion of Lot 1544 on Deposited Plan 74340, Portion of Lot 944 on Deposited Plan 74339 and Portion of Unallocated Crown Land (Land ID #3846146)	<ol style="list-style-type: none"> 1. <i>Despite anything contained in Table 2 (Zoning Table) or this Scheme, the land is permitted to be used for and may only be used for a land use that is for, ancillary to or associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia.</i> 2. <i>Development shall have a maximum footprint of 635 hectares.</i> 3. <i>Development is to be in accordance with a Ministerial Statement authorisation granted under section 45 of Part IV of the Environmental Protection Act 1986 (WA) arising from EPA Assessment Number 2339, including any amendments or replacements to the Ministerial Statement, by or for Murchison Hydrogen Renewables Pty Ltd (or other proponent authorised under the Ministerial Statement).</i> 4. <i>Clause 32(14) and clause 32(22)(b) of this Scheme do not apply.</i> 5. <i>In considering an application for development approval, the local government shall consider the following matters as part of the matters which it may have regard to under the Scheme:</i> <ol style="list-style-type: none"> a. <i>A preliminary risk analysis for the production, conversion, storage and export</i>

		<p><i>of green hydrogen and/or green ammonia which examines:</i></p> <ul style="list-style-type: none"> <i>i. Security and safety measures.</i> <i>ii. Buffer distances between the development and surrounding sensitive uses.</i> <i>iii. Emergency response plans.</i> <i>b. Offsite impacts on public use of the coastline, including for fishing, tourism and recreational uses.</i> <i>c. The visual impact of the development on the amenity of the locality.</i> <i>d. Arrangements are to be made for legal and permanent vehicular access to the land, to the satisfaction of the local government.</i> <i>e. Development shall comply with any approved Bushfire Management Plan to the satisfaction of the local government.</i>
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

General Industry zone area subject to change

The area of the proposed General Industry zone is currently approximately 3,881 hectares.

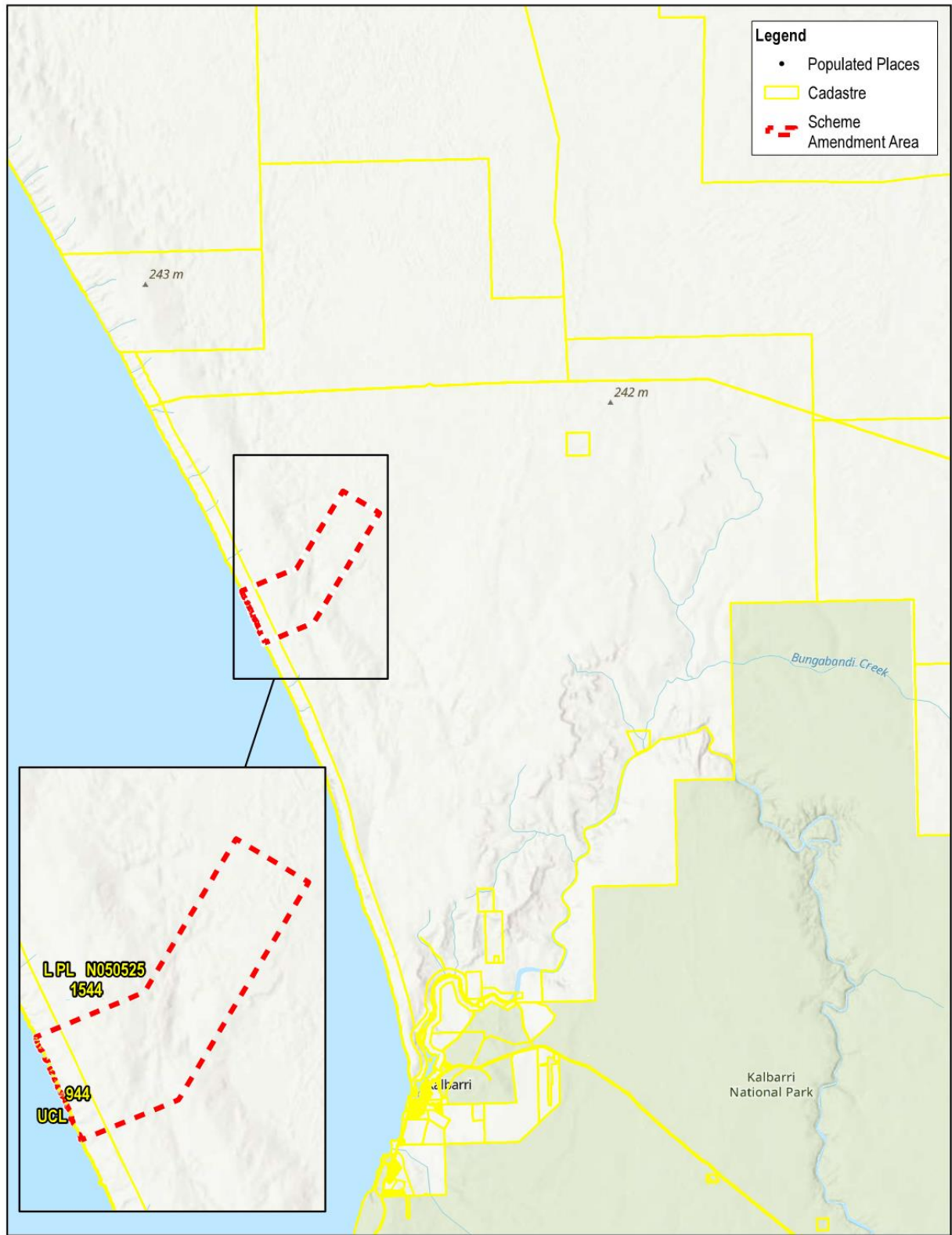
It is expected that, by the time the Proposed Amendment is in a position for finalisation, the extent of proposed General Industry zone will be able to be rationalised to an area of no greater than 635 ha.

4.1 Amendment Classification

Pursuant to regulation 35(2)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the Proposed Amendment is classified as a 'complex amendment' for the following reasons:

- The amendment is not addressed by any local planning strategy.
- The amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

It is requested the Shire of Northampton initiate the Proposed Amendment as a 'Complex Amendment' for the purpose of the Regulations.



Paper Size ISO A4
0 2.5 5 7.5 10
Kilometers

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50



SHIRE OF NORTHAMPTON
Local Planning Scheme No.10

Project No. 12553823
Revision No. 0
Date 31/10/2023

Location Plan

FIGURE 1

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Planning\PLN_001_SchemeAmendments\PLN_001_SchemeAmendments.aprx
Print date: 31 Oct 2023 - 08:49

Data source: World Topographic Map: Esri, HERE, Garmin, Foursquare, METINASA, USGS
World Topographic Map: Esri, HERE, Garmin, Foursquare, FAO, METINASA, USGS
World Hillshade: Esri, Geoscience Australia, NASA, NOAA, USGS. Created by: dchan3

5. Project Description

5.1 The Project

The Project will use combined onshore wind and solar energy of up to 6.1 gigawatt (GW) capacity to produce green hydrogen. This will be converted to an estimated 2 million tonnes per annum (Mtpa) of green ammonia, for export to emerging Asian green energy markets.

The Project has a capex of ~AUD\$19 billion and received Lead Agency Status from the Western Australian Government in 2021 and is in the process of applying for Major Project Status from the Federal Government.

Green hydrogen is produced by splitting water into hydrogen and oxygen using renewable electricity. Green ammonia is the result of an additional step in this process, combining hydrogen with atmospheric nitrogen. This converts hydrogen into a form that can be shipped to overseas markets.

Green hydrogen and ammonia will play a critical role in a transition to a carbon neutral economy. For areas where it is not feasible to produce renewable electricity, green hydrogen/ammonia will act as an energy dense intermediary between production and the end user. These products will replace polluting fuels currently used in the electricity generation, transport, and heavy industry sectors. The future uses of green hydrogen and green ammonia will continue to grow, with many uses for the products still under research and development.

The parent company of MHR, Copenhagen Infrastructure Partners (CIP), is committed to tackling rising carbon emissions through investment in renewable energy, green hydrogen, and green ammonia. The Project will contribute to a larger global portfolio of climate solutions currently in operation and under development by CIP.

The description of the Project in this report is the current expectation, but it is noted aspects of the Project may be subject to change as the design is refined.

5.2 Industrial Elements

The project comprises the following main industrial elements which would be fully located within the proposed General Industry zone:

- Power-to-X (PtX) Plant
- Ammonia storage and export facilities
- Ammonia and water pipelines

5.2.1 Power-to-X Plant

The Project will include construction and operation of a PtX plant (in this instance Power-to-Ammonia plant), which constitutes the primary 'Industry' land use the subject of the Proposed Amendment. The PtX plant will be located between approximately 1.7 km and 8km east north-east of the coast in a central location to minimise transmission requirements.

The PtX plant comprises of the following main units:

- Sub-station
- Battery
- Electrolyser
- Hydrogen storage
- Ammonia production plant
- Ammonia storage and pumping station
- Water desalination and demineralisation plants
- Administration buildings and workshops

These infrastructure components are described further in the sections below.

The PtX plant converts renewable energy into green ammonia, as shown in the process flow diagram below.

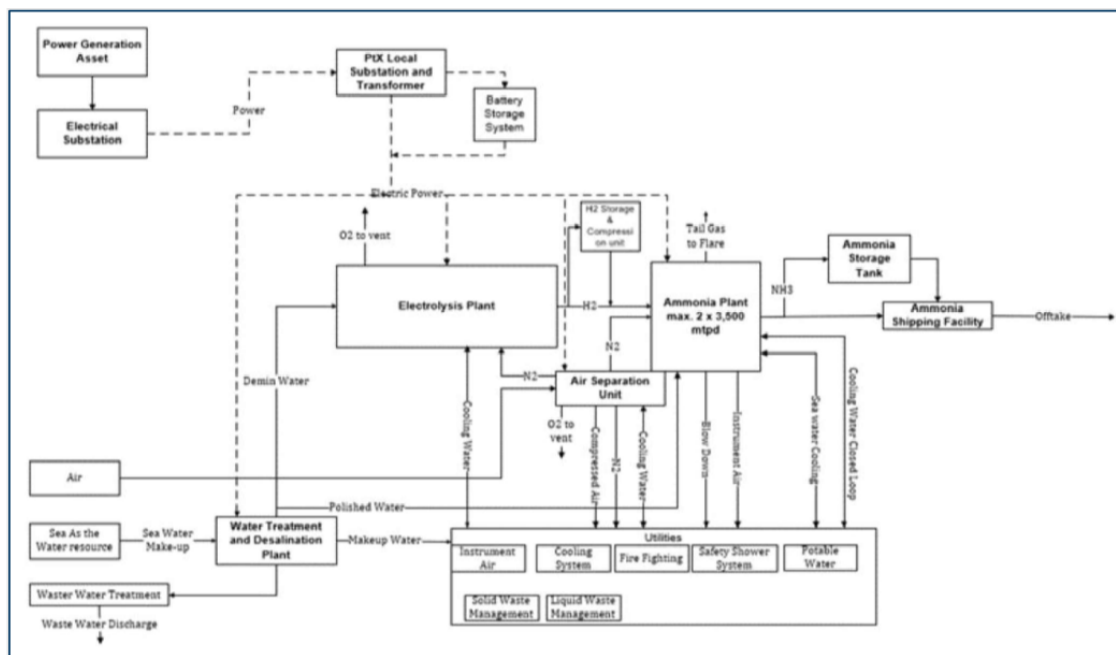


Figure 2 Process Diagram

5.2.1.1 Substation

Renewable energy from the Solar PV Farm and Wind Farm will be transmitted to the PtX Plant at high voltage. A transformer will reduce the voltage to a level suitable for distribution at the site.

5.2.1.2 Battery

The battery will operate to smooth short-term transients in the incoming renewable energy supply prior to distribution to the power consumers. It also provides a back-up power supply to the plant. The size of battery storage is likely to be approximately 250MW.

5.2.1.3 Electrolyzers

The Project is intended to have an ultimate electrolyser capacity of ~3 GW. The electrolyzers will use renewable energy to split demineralised water into hydrogen and oxygen. The oxygen produced will be discharged to the atmosphere at a safe distance from any ignition sources. The electrolyser units are expected to use up to approximately 5 GL/pa of demineralised water to directly convert to hydrogen and oxygen.

5.2.1.4 Hydrogen storage

The Project includes the storage of hydrogen which will manage short-term discrepancies between the hydrogen supply from the electrolyzers and the hydrogen demand from the ammonia plant. The electrolyzers will be operated flexibly to rapidly follow the renewables generation supply. The ammonia plant will also operate flexibly but with a slower response time and the storage will be used to manage the difference between the two flows.

The hydrogen storage will consist of multiple hydrogen storage vessels with a total capacity of approximately 100 tonnes of hydrogen.

5.2.1.5 Ammonia Production Plant

The ammonia plant will react hydrogen with nitrogen using the well-established Haber-Bosch process. The nitrogen is sourced from atmospheric air using an air separation unit. The ammonia will be chilled and condensed as a liquid for transport and storage.

Various utility systems will support the ammonia plant operation including:

- Closed loop cooling systems
- Firewater
- Instrument and plant air
- Steam and power generation

5.2.1.6 Water desalination and demineralisation plants

Seawater will be pumped from the ocean via an intake pipeline for plant cooling system make-up and supply to the desalination plant.

Cooling for the plant is achieved using an open-loop seawater system using evaporative cooling. Make-up seawater is supplied to the loop to replace evaporative losses and blowdown.

Part of the seawater will be desalinated using membranes to provide potable water, firewater make-up and feed to the demineralisation unit. The demineralisation unit provides ultra-pure water as feed for the electrolyzers.

Brine (salty water) from the cooling water blowdown and desalination plant reject will be discharged into the ocean via multi-point diffusers.

The water infrastructure components will include:

- Sea-water intake pipeline
- Seawater pumping station near the coast
- Desalination and Demineralisation Plants
- Brine facilities and discharge pipeline
- Administration buildings, workshops, and plant storage
- Control Rooms, administration buildings, workshops and maintenance storage will be required, and it is anticipated that these will be co-located within the PtX area.

5.2.2 Ammonia Storage and Export Facilities

Ammonia will be exported to Asia as a refrigerated liquid via marine tanker. Ammonia will be stored in refrigerated tanks onshore between ship-loadings to accumulate a full ship's load and to provide a storage buffer in the event a ship export is not available. The ammonia storage is envisaged to hold between 90,000 to 180,000 tonnes.

Any off-gas from the tanks will be re-liquefied and returned to the tanks. The ammonia will be pumped to the ships via dual, insulated, buried pipelines.

5.2.3 Ammonia and Water Pipelines

Insulated ammonia pipelines will be required to transport the ammonia between the plant elements and export infrastructure. Water pipelines will be required to supply seawater to the plant and to collect and discharge the brine to the ocean.

5.3 Other Project Elements

5.3.1 Renewable Energy

All power used for the project will be generated on-site. Current studies indicate 5.5 GW of renewable energy will be generated from a solar PV farm and a wind farm as follows:

- ~2.5 GW from the solar PV farm; and
- ~3 GW from the wind farm.

5.3.1.1 Solar PV Farm

The Solar PV Farm will be developed within a footprint of up to 6,950 ha, with a capacity of ~2.5 GW. The final locations, layout and disturbance footprint will depend on the arrangement and performance of the solar panels. The Solar Farm will consist of parallel solar PV panels rows with access tracks for ongoing maintenance. An optimised panel layout will be determined during the detailed design phase.

The Solar PV Farm will be accessed via unsealed tracks/roads. A perimeter security fence will be installed around the solar PV Farm infrastructure with enough distance reserved between the fence and farm infrastructure for maintenance and fire response.

5.3.1.2 Wind Farm

The Project involves installation of wind turbines with a capacity of ~3.0 GW. Each turbine will have a permanent footprint of up to approximately 0.9 ha, with a total final footprint of up to 495 ha for all turbines (excluding any access tracks). Each turbine will have associated infrastructure to support safe energy transmission from the turbine to the PtX plant, which contains the on-site energy storage.

5.3.2 Marine Export Facility

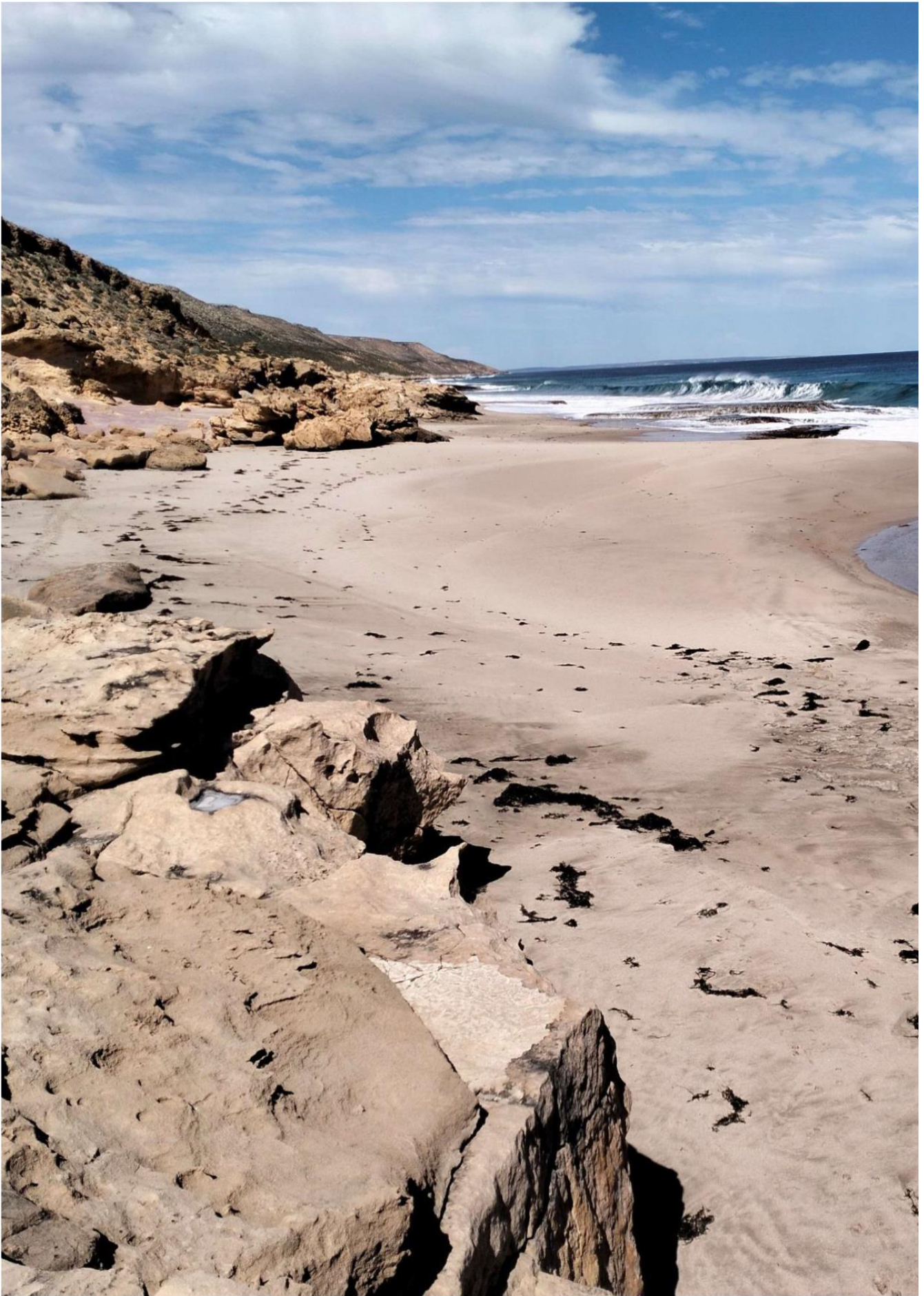
The Project will produce green ammonia for export. The following marine export facility infrastructure will be required:

- Dual insulated, buried ammonia export pipelines that connect the ammonia and storage facility to the marine export facility.
- Marine export facility comprising a seabed valve manifold and a Single Point Mooring (SPM) System which could comprise either a CALM buoy or a Tower Loading Unit.
- Ammonia export tankers will be moored directly to the SPM. It is anticipated that approximately 3-4 vessels will offload at the facility per month.
- Navigation aids within the proximity of the marine export facility. Consultation with Department of Transport and Midwest Ports Authority is ongoing regarding navigation requirements.
- A support craft facility for approximately four tug/line boats and onshore components including refuelling infrastructure, administration office and workshop, crew facilities and accommodation.

5.3.3 Supporting Infrastructure

The Project will require a range of Supporting Infrastructure to facilitate construction, operation, and on-going maintenance, including:

- A network of access roads
- Construction accommodation
- Communication equipment including radio towers
- Maintenance, security, and support services workshops/buildings and hardstand areas
- Security fencing as necessary
- Wind monitoring masts
- Overhead transmission towers
- Underground electric cables
- Wind farm substations
- Solar farm substations



6. Site Details

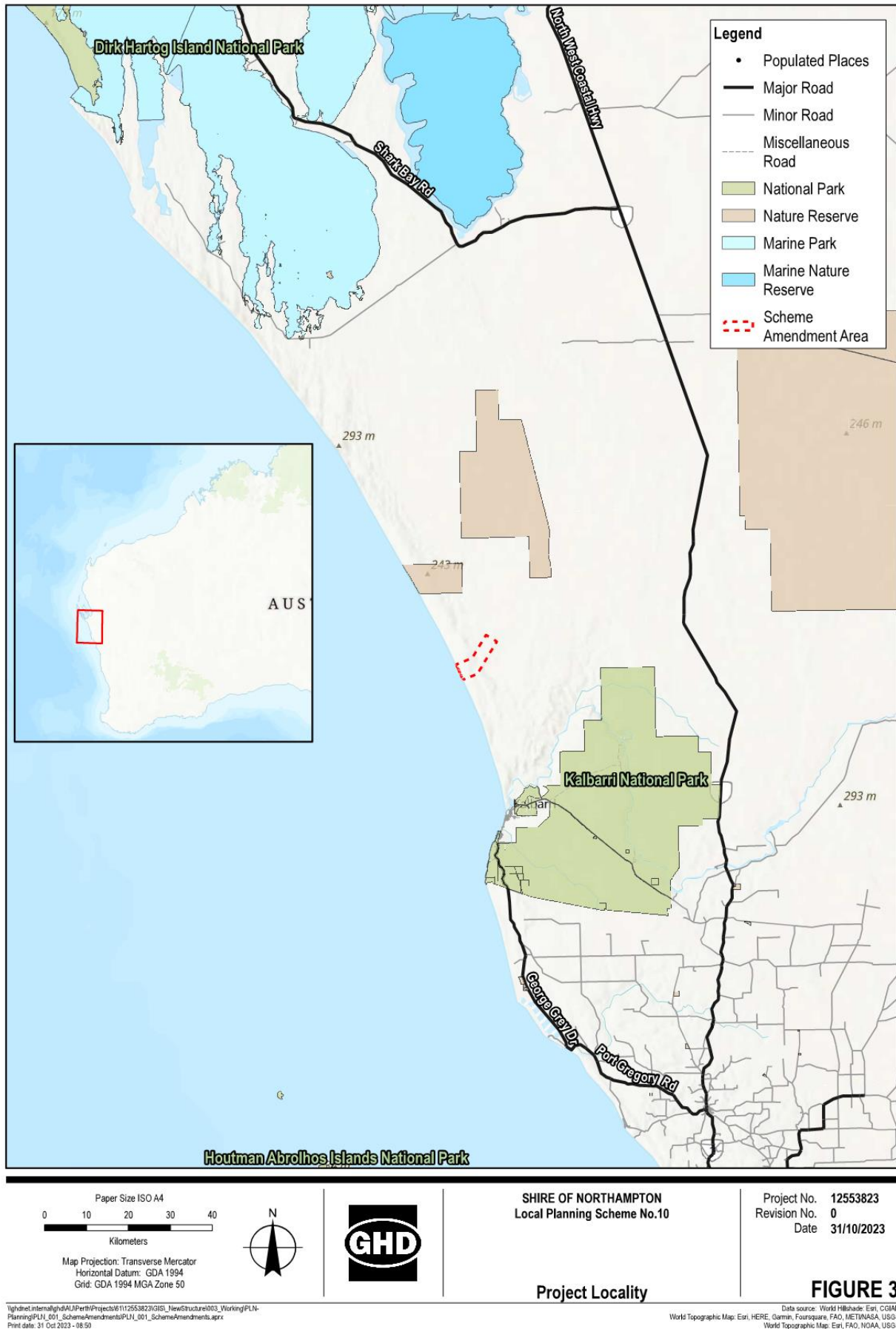
6.1 Site Location

The Project is located within the Mid West Region of Western Australia, approximately 20 km north of Kalbarri in the Shire of Northampton (refer Figure 3). The Project is approximately 550 km north of the Perth metropolitan area.

The Proposed Amendment relates to portions of the lots described in Table 2 totalling an area of approximately 3,881 ha. This 3,881 ha portion of land is proposed to be rezoned 'General Industry'.

Table 2 Lot Description

Lot	Deposit Plan	Volume / Folio	Lot Area (m ²)
944	74339	LR3163/264	46,131,857
1544	74340	LR3163/265	1,204,110,000
Unidentified lot	Land ID 3846146	N/A	2,112,246



6.2 Regional and Local Context

Most of the land-based portion of the Project lies within the Murchison House Pastoral Station (registered number N050525), with the marine-based portion directly offshore to the west in the Indian Ocean. The land, in which the Project will be developed, is bound by the State Barrier Fence Reserve to the north (Reserve Number 36656), the Murchison House Pastoral Station to the east and south, Unallocated Crown Land (UCL) to the west. Land uses surrounding the land include pastoral lease, reserves, and UCL.

The land is located approximately 10 km northeast of the Kalbarri National Park, 3 km south of the Shark Bay World Heritage Area and 5 km to the north of the Murchison River at its closest point.

The land is characterised by relatively flat, arid shrubland with an expansive coastline. A review of the Department of Primary Industries and Regional Development's (DPIRD) soil landscape land quality mapping places the land within the Port Gregory soil zone, characterised by calcareous deep sand coastal dunes, and undulating sandplain on limestone. The land lies within the Geraldton Sandplains Interim Biogeographic Regionalisation for Australia (IBRA) bioregion and within the Geraldton Hills IBRA subregion, characterised by shrubland heath on coastal limestone.

At present, the land is used primarily for grazing goats. The land is essentially undeveloped however, an informal network of private roads, fences and other minor structures/features exist.

6.2.1 Land Tenure

Current land tenure is summarised in Table 3 below.

Table 3 Existing land tenure

Lot	Tenure Status	Purpose	Registered proprietor
944	Crown Land; Lease (Murchison House Station Pastoral Lease)	Pastoral	BJ Sparkhal; CG Carruth; Williamson Brothers Property Pty Ltd
1544	Crown Land; Lease (Murchison House Station Pastoral Lease)	Pastoral	BJ Sparkhal; CG Carruth; Williamson Brothers Property Pty Ltd
Unidentified lot	Unallocated Crown Land	Various	State of Western Australia

On 5 August 2022, two licences were granted pursuant to section 91 of the *Land Administration Act 1997* (LAA) for a term of two years. These licences allowed for investigative works including Aboriginal heritage, environmental and geotechnical engineering surveys, and assessments to be undertaken on the land.

MHR has engaged with the pastoral lessees and the State to progress appropriate tenure for the overall Project.

6.2.1.1 Native Title

MHR acknowledges the Nanda People (the determined native title holders) as the Traditional Owners of the land on which the Project will be located. Nanda Aboriginal Corporation (NAC) is the prescribed body corporate representing the Nanda People.

MHR and the Nanda People have been engaging and consulting in respect of the Project since 2019, with the support of Yamatji Marlpa Aboriginal Corporation (YMAC) and NAC's legal and other advisors.

MHR seeks to obtain the consent of the Nanda People to the Project and enter into an Indigenous Land Use Agreement. MHR is committed to engaging with Nanda people in relation to heritage management and protection, and employment and contracting opportunities associated with the Project.

6.2.1.2 Proposed Tenure

MHR has discussed potential tenure options for the Project with the relevant State departments, including the DJTSI and the DPLH, which include:

- In the first instance, an option to lease granted by the Minister for Lands pursuant to Section 88 of the LAA (Option to Lease).
- If MHR exercises the Option to Lease, a number of Crown leases granted by the Minister for Lands under Section 79 of the LAA (for different part of the project footprint and infrastructure) and a Diversification Lease granted under the LAA.
- Where tenure is required for any ancillary Project purposes (for example access roads to connect the Project to main roads nearby) – one or more easements granted by the Minister pursuant to Section 144 of the LAA (Easement), and (for the marine-based portion of the Project) tenure in respect of any port infrastructure and use from the relevant Port Authority, once the area has been vested in that authority as a port.

7. Planning Framework

7.1 State Planning Context

7.1.1 State Planning & Environmental Strategies

7.1.1.1 State Planning Strategy 2050

The *State Planning Strategy 2050* provides a framework of planning principles, strategic goals and State strategic directions that respond to the challenges and opportunities presented by drivers of change for future land use planning and development in Western Australia. An assessment of the Proposed Amendment against relevant goals identified in the Strategy is provided below:

Table 4 State Planning Strategy 2050 Strategic Goals

Goal	Description	Comments
Global Competitiveness	<i>Global competitiveness will be enhanced through continued economic diversification.</i>	The Proposed Amendment will enable development of an innovative renewable energy production, conversion, storage and export facility to capture a share of an emerging global market. The Project will diversify the economic profile at the local, state, and national scale, supporting Australia's continuing global competitiveness in the energy export sector during the renewable energy transition.
Strong and resilient regions	<i>Strong and resilient regions will be built through economic expansion and inter-regional collaboration.</i>	The Proposed Amendment will strengthen WA's regional economy, by facilitating a major renewable energy project in the Shire. The Project will increase resilience within the local economy and facilitate inter-regional collaboration by preferencing suitable, localised employment and expenditure during construction and operation.
Conservation	<i>Conservation of the environment will be enhanced by sustainable development and efficient resource use.</i>	The Proposed Amendment will facilitate productive use of the land for the purpose of sustainable economic development. The location of the Project capitalises on WA's natural advantage, with abundant renewable energy and marine access, facilitating efficient use of renewable resources. The Proposed Amendment limits the maximum floor area and the location of the proposed future industry use. The Project constitutes a legitimate, conservation-compatible method of energy production that can be assessed for its suitability for co-location with existing rural uses and environmental values.

7.1.1.2 Western Australian Renewable Hydrogen Strategy and Roadmap

Launched in 2019, the *Western Australian Renewable Hydrogen Strategy and Roadmap* will drive WA's position as a major producer and exporter of renewable hydrogen.

An assessment of the Proposed Amendment demonstrates alignment with the Export Strategic Focus Area of the Strategy:

Table 5 Western Australian Renewable Hydrogen Strategy and Roadmap Strategic Focus Areas

Strategic Focus	Description	Comments
Export	<i>The global market for renewable hydrogen is expected to grow significantly over the coming decades. Western Australia is well placed to capture a</i>	The location of the Project is well placed to capitalise on abundant renewable energy resources and the marine export capacity within the Shire of Northampton. Leveraging existing workforces and trade relationships to capture a share of an emerging global market. The

Strategic Focus	Description	Comments
	<i>significant share of this market due to its excellent renewable energy resources, skilled oil and gas workforce, proximity to Asia, and export infrastructure.</i>	Proposed Amendment will support WA's position as a major producer and exporter of renewable ammonia.

In 2021, the *Western Australian Renewable Hydrogen Strategy and Roadmap* was updated to include refreshed objectives and goals for the establishment of a hydrogen export industry in Western Australia.

The Project strongly aligns with the updated Vision for hydrogen in Western Australia, set out in the strategy as follows:

'Western Australia will develop industry and markets to be a major exporter of renewable hydrogen. To enable the export of renewable hydrogen, Western Australia will develop domestic production capabilities and applications of renewable hydrogen, thereby improving the State's hydrogen industry expertise, contributing to global decarbonisation and decarbonising the State's economy. It will also contribute to improving air quality across the State.'

The Project has the potential to generate:

- CO2 emissions reduction of ~ 5.3 Mtpa
- \$113.8B to Gross Domestic Product (majority GSP)
- \$55.7B in taxation
- ~24,300 FTE jobs in Western Australia
- ~10,200 FTE annual jobs during construction
- Training opportunities in renewable energy technology
- Local economic and business opportunities
- Potential for improved water and power infrastructure for the region; and
- Innovation and skills transfer in an emerging industry.

7.1.1.3 Western Australian Climate Policy

The *Western Australian Climate Policy* outlines the priorities and actions to prepare Western Australia for climate change and achieve an aspiration of net zero emissions by 2050. The climate policy includes actions to support the development of a hydrogen industry in Western Australia by:

- identifying opportunities for international hydrogen partnerships and investment attraction
- modelling Western Australia's supply chains to identify bottlenecks and limitations affecting the hydrogen industry identifying suitable locations for geological hydrogen storage
- developing options to blend hydrogen in the Western Australia gas distribution systems
- identifying optimal locations for the development of hydrogen hubs.

The Project aligns with the intent of the climate policy and will be part of Western Australia becoming a significant producer, exporter and user of renewable energy. The production and export of renewable energy represents an opportunity for Western Australia to support international decarbonisation efforts, while also supporting Australia's commitments to global emissions reductions.

The export of renewable ammonia from WA to countries that are highly dependent on imported energy supplies and lack sufficient domestic renewable energy resources represents a significant economic opportunity for the State.

7.1.1.4 Mid West Regional Planning and Infrastructure Framework 2015

The *Mid West Regional Planning and Infrastructure Framework 2015* (Mid West Framework) covers the 17 Mid West local government areas. The Mid West region is divided into three sub-regions, under which the Shire of Northampton is included in the 'Batavia Coast' sub-region.

The Mid West Framework builds on the *State Planning Strategy 2050*, providing several interrelated principles designed to strengthen development in at region and state levels. An assessment against the relevant strategic goals of the Mid West Framework is provided below:

Table 6 Mid West Regional Planning and Infrastructure Framework 2015 Strategic Goals

Strategic Goal	Description	Comments
A globally competitive region	<i>Making the region a globally competitive region by diversifying its economic base and by attracting and retaining human and monetary capital.</i>	<p>The Project will establish the Mid West region as a major producer and exporter of renewable energy.</p> <p>Diversifying the economic profile, it will support continuing global competitiveness in the energy export sector during the renewable energy transition.</p> <p>The Project will also support retention of human and monetary capital in the Mid West region by preferencing suitable, localised employment and expenditure during construction and operation.</p>

The Mid West Framework notes that pastoralism is the region's most widespread land use, particularly in the Murchison region. The Framework encourages the intensification of agricultural uses where soil conditions allow, and the diversification of land use in lesser quality agricultural areas, namely pastoral lease areas, to ensure long-term economic viability. The Project, supported by the Proposed Amendment, will utilise lower-quality agricultural land to diversify existing economic activity in the Mid West region.

7.1.2 State Planning Policies

The proposed amendment relates to land use and works that are subject to several State Planning Policies (SPPs). As assessment of the Proposed Amendment against the relevant objectives of the SPPs is provided below:

Table 7 Relevant State strategic policy documents

SPP	Objective	Assessment
SPP 2.0 – Environment and natural resources policy	Protect, conserve, and enhance the natural environment. Promote the wise and sustainable use and management of natural resources.	<p>The Proposed Amendment supports conservation and sustainable use of natural resources. By facilitating the Project, it promotes productive use of WA's abundant renewable resources while establishing key conditions to protect and conserve the surrounding natural environment.</p> <p>Amongst other provisions, the Proposed Amendment establishes key limits on the Project, including a maximum development footprint of 635 ha for the proposed uses. The Proposed Amendment also provides a mechanism for assessment of offsite impacts, including public use of the coastline and the visual impact of the Project. Through this, a future decision-maker will have the ability to assess the Project's relationship with surrounding natural values.</p> <p>Importantly, the Proposed Amendment includes a requirement that the development to be in accordance a Ministerial Statement authorisation arising from EPA Assessment Number 2339, granted under section 45 of Part IV of the <i>Environmental Protection Act 1986</i> (WA) (EP Act). This ensures assessment of any environmental impacts and development of environmental management plans, which will arise through environmental surveys and studies specific to the Project. The EPA's assessment will precede, and therefore guide assessment at the development approval phase.</p>

SPP	Objective	Assessment
SPP 2.5 – Rural Planning	Guide protection and preservation of rural land assets to avoid land use conflicts. Protect and sustainably manage environmental, landscape and water resource assets.	The Proposed Amendment relates to land that is significantly removed from 'high quality agricultural land', as defined in the Shire of Northampton Local Planning Strategy 2022. By facilitating the Project, the Proposed Amendment will utilise low-quality agricultural land for the purpose of sustainable economic development, without impacting the availability of designated 'high quality agricultural land'. Environmental, landscape and water resource considerations will be integrated into the final design of the project and addressed by the Ministerial Statement.
SPP 2.6 – State coastal planning	Ensure the identification of appropriate areas for the sustainable use of the coast for maritime industry and commercial activities. Protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.	While proposed (offshore) marine export facility components are not the subject of the Proposed Amendment, protection and enhancement of coastal values at the land is critical. Onshore components of the Project will be subject to coastal planning investigations as part of the detailed environmental surveys and studies to be completed prior to development application stage. Management of coastal values will seek to minimise impacts on coastal access, visual amenity, and preserve environmental qualities. This includes offsite impacts on public use of the coastline, including for fishing, tourism, and recreational uses. Condition 5(b) of the Proposed Amendment requires a decision maker to have due regard to any impacts on the coastline, including impacts for other users of the coastline. Furthermore, the Proposed Amendment includes a condition requiring the development to be in accordance a Ministerial Statement authorisation arising from EPA Assessment Number 2339, granted under section 45 of Part IV of the EP Act.
SPP 3.7 – Planning in Bushfire Prone Areas	Ensure that development applications take into account bushfire protection requirements and include specified bushfire protection measures.	The land is designated a Bushfire Prone Area. A Bushfire Management Plan (BMP) will be prepared to the specifications of SPP3.7 at the development application stage. It would be premature to further develop bushfire management measures on the basis that the exact location, and therefore bushfire conditions, for the Project have not been fully defined. Condition 5(e) of the Proposed Amendment requires compliance with an approved BMP to ensure bushfire management measures are addressed at an appropriate future juncture.
SPP 4.1 – State industrial interface	Provide a consistent approach to the establishment of buffer areas to protect sensitive land uses from encroachment incompatible development.	As the Project is significantly removed from other uses and interfacing impacts are minimised. Nevertheless, siting and design aspects intend to minimise any potential risk arising from the proposed use and visual impacts on the amenity of the surrounding area. Condition 5(a) requires the preparation of a preliminary risk analysis for the production, conversion, storage, and export of green hydrogen and green ammonia. Condition 5(c) of the Proposed Amendment requires a decision maker to have regard to the potential visual and landscape impacts of the development.

7.1.3 WAPC Position Statement: Renewable Energy Facilities

In March 2020 the WAPC endorsed *Position Statement: Renewable Energy Facilities*. The objective of the Position Statement is to guide the establishment of renewable energy facilities and to promote the consistent assessment of such facilities. The Position Statement notes that renewable energy potential in Western Australia largely consists of wind and solar potential; and that this potential largely exists in more remote regional, pastoral, and rural areas.

The Position Statement recommends that Local Planning Strategies should identify landscape and environmental protection areas as well as areas of high-quality agricultural capacity. Further, the Position Statement requires that Renewable Energy Facility projects are assessed for their impact on the environment, visual landscape, heritage, and public safety. The Position Statement does not consider uses closely associated with Renewable Energy Facilities, such as green hydrogen and ammonia production facilities as proposed by the Project.

The Position Statement strongly supports the development of Renewable Energy Facility land use in areas without high agricultural, landscape, heritage, or other environmental value. Further discussion relating to the Proposed Amendment's consistency with the Position Statement is included in section 7.2.

7.2 Local Planning Framework

7.2.1 Shire of Northampton Local Planning Strategy

The Shire of Northampton Local Planning Strategy (Strategy) was adopted in May 2022. The purpose of the Strategy is to provide strategic direction to land use and development within the Shire over the next 15 years.

The Strategy notes that incremental growth occurred within the Shire over the period between 2011 and 2016 (to an overall population of 3,319 persons), which represents an annual growth rate of 0.98%. However, at the 2021 census, the Shire's population had decreased to 3,227 persons. The WAPC's WA Tomorrow projections indicate ongoing population decline, at approximately -1.25% per annum (pa) with the Shire's population predicted to reduce to 2,840 persons by 2031, representing decline over the next decade.

The Strategy notes that the prospect of even moderate population decline is a significant risk to investment in the region, as well as the stability and provision of community services. The Strategy includes several actions that are specifically targeted at increasing the number and diversity of local employment opportunities to address potential population decline.

The table below describes the key 'Strategies' identified in the Strategy (refer Section 2) and how the Project and the Proposed Amendment contribute towards addressing the issue.

Table 8 Key 'Strategies' of the Local Planning Strategy

Strategy	Relevant Actions	Comment
1.1 Protect High Quality Agricultural land and promote and facilitate the expansion and diversification of the rural economy.	a. Include within the Scheme provisions for protecting High Quality Agricultural land from fragmentation and incompatible land uses in accordance with WAPC Policy.	The 'Overall Strategy Map' contained on page 23 of the Strategy identifies areas of 'High Quality Agricultural land'. These areas are centred on land in the southern parts of the Shire, around the town of Northampton and north to the Binu locality. The designation of 'high quality agricultural lands' within the Strategy is consistent with the recommendations of the WAPC's <i>Position Statement: Renewable Energy Facilities</i> . The Position Statement suggests that renewable energy facilities outside of these areas are preferred, when proposed in a rural/pastoral context. The Proposed Amendment relates to land that is not within or nearby land identified as 'high quality agricultural land'. The Proposed Amendment will enable the consideration of land use that does not reduce or impact the availability of designated 'High Quality Agricultural' land within the district.
6.1 Protect and manage the existing conservation reserve system, areas of environmental significance and the natural environment to maintain biodiversity and enhance tourism and recreational opportunities.	c. Require the potential impact on water bodies, land/soil quality and vegetation to be considered as an integral component in assessment of all land use Projects. d. Where land use and development are to be established, require compliance with practical and reasonable conditions to prevent or minimise risk of degradation to these natural attributes, whilst maintaining the economic viability of the land use	A search of the DBCA Legislated Lands and Waters database did not identify any reserves at the land. It is noted that inland waters at the land are limited, and there are no permanent surface water bodies on the site. A search of various databases and results from a survey conducted on the Proposed Amendment area indicates possible occurrence of 22 significant species of flora and 34 species of fauna. The Proposed Amendment includes conditions that will ensure consideration of the landscape and environmental values at the Project site. Potential impacts will be considered as part of the design of industry use(s), which will be given regard through the Ministerial Statement issued under Part IV of the EP Act; and assessed at development application phase. Most of the infrastructure relating to the industry land use the subject of this amendment will allow for micro-siting to avoid environmental and heritage values on the Project site.

7.2.2 Shire of Northampton Town Planning Scheme No.10

The Project comprises two distinct components, infrastructure for the generation of renewable energy and infrastructure for the conversion of the renewable energy for export.

Clause 38 (Terms Used) of LPS10 provides the following definition of Renewable Energy Facility:

renewable energy facility: means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource. It does not include solar panels or a wind turbine located on a lot with a single house where the energy produced only supplies that house or private rural use or anemometers.

The Project will incorporate a large-scale wind turbine facility as well a solar PV farm. The generation infrastructure is proposed to be supported by battery storage, substation and transformer infrastructure.

While subject to detailed assessment at the development application stage, these components of the Project are likely to be assessed as forming part of a Renewable Energy Facility land use.

Further, clause 38 provides the following term for Industry:

industry: means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes.

Clause 18(3) of LPS10 prescribes that:

‘(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.’

The nature of activities proposed as part of the PtX and on-shore aspects of the marine export facility are considered to be more closely aligned to the terms used to describe the ‘Industry’ land use.

The PtX and on-shore marine export facility elements of the Project involve the processing and transferring of materials for export that are not, strictly, part of the generation of a renewable energy source.

The critical element of the Renewable Energy Facility term is that the activity must be part of the energy production process.

The Project involves the development of a PtX Plant, Ammonia storage and export facilities and Ammonia and water pipelines, as described in Section 5. In addition, infrastructure and works for a marine export facility are also proposed onshore.

The production and handling of hydrogen and ammonia product, whilst wholly produced from a renewable energy process, is more closely described as an industrial process and therefore excluded from the ‘renewable energy facility’ term by virtue of clause 18(3) of LPS10.

Land Use Permissibility

The land is zoned ‘Rural’ under LPS10. Table 2 – Zoning of LPS10 provides permissibility for each Land Use class. In the Rural zone, the following land use permissibility applies:

- ‘Renewable Energy Facility’ – ‘A’
- ‘Industry’ – ‘X’

Clause 18(2) of LPS10 prescribes that an ‘X’ land use is not permitted in the zone. Clause 18(6) of LPS6 prescribes that:

(6) If a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless –

- (a) the development approval application relates to land that is being used for a non-conforming use; and

- (b) *the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.*

The proposed PtX facility, subject to an Industry land use classification, does not constitute a non-conforming use for the land and therefore cannot be approved without first amending LPS10.

The Proposed Amendment will enable the consideration of the Industry land use on a portion of the land to support the wider Renewable Energy Facility. This is achieved by rezoning the land General Industry and applying site and development requirements that ensure the portion of General Industry zoned land is used only for the purpose of the Project; and not other forms of industrial land use.

Clause 16 of LPS10 provides the objectives of each zone within the scheme area. The table below describes the compatibility of the Proposed Amendment with each objective of the General Industry zone.

Table 9 *Local Planning Scheme Zone Objectives*

LPS10 Zone Objective (General Industry Zone)	Comments
To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.	The Industry land use subject to this amendment is remote from any population centres and any intensive agricultural/rural land use. The Industry Use will be a secondary component of the wider renewable energy facility project. Its location and scale will be comparatively minor compared to the scale of the wider Project.
To accommodate industry that would not otherwise comply with the performance standards of light industry.	There is no Light Industry zone in the Shire's LPS10. As the land use associated with the Project are unlikely to be considered 'Industry – Light' uses, it is appropriate that such uses be accommodated in the General Industry zone.
Seek to manage impacts such as noise, dust and odour within the zone.	The proposed General Industry zone is intended to allow for uses that may produce noise, dust and odour albeit that these impacts are appropriately managed with respect to their surrounding zones and uses. These impacts will be considered in detail as part of the design of the Industry use(s), will be given regard through the Ministerial Statement issued under Part IV of the EP Act and any authorisations under Part V of the EP Act and assessed at the development application phase. It is noted that the proposed General Industry zone is located centrally within the overall Project area, resulting in its separation from non-Project properties. Furthermore, the General Industry zone will ultimately be refined down to an estimated 635 hectares area.

7.2.3 Local Planning Policies

7.2.3.1 Draft Local Planning Policy – Social Impact Assessment

In October 2023, the Shire advertised Draft Local Planning Policy – Social Impact Assessment.

The draft policy identifies the circumstances where a Social Impact Assessment (SIA) or Social Impact Statement (SIS) is to be prepared, indicated to include to accompany any complex scheme amendment request.

The preparation of a SIA to support major development application occurs in some jurisdictions. However, it is not commonplace at scheme amendment stage. In other jurisdictions, such as New South Wales, a social impact scoping report would be prepared to support a scheme amendment request, or equivalent rezoning. A detailed SIA/SIS is then provided at development application phase.

Such a social impact scoping report typically describes:

- Justification for the proposal against relevant government strategies, plans and environmental instruments
- Relevant regional and local land use plans.
- Key site features, including local and regional communities, proximity to population centres, important natural and built features, important landscapes and major infrastructure and key environmental risks.

- Whether the proposal has the potential to generate cumulative impacts with other relevant future projects in the same area.
- Whether the proponent has entered into any agreements with potentially impacted parties.

This report describes these matters in relation to the Proposed Amendment and the Project overall. It would be unreasonable and inappropriate for social impact planning to extend beyond these matters as part of a scheme amendment for the following reasons:

- This amendment request only relates to one component of the overall Project.
- Information required for a social impact assessment should only occur when sufficient project details are understood to accurately inform social impacts and allow for genuine community and stakeholder engagement to address them.

7.2.3.2 Draft Local Planning Policy – Renewable Energy Facilities

In October 2023, the Shire advertised Draft Local Planning Policy – Renewable Energy Facility.

Clause 3.2.2 and 3.2.3 of the draft policy described that the conversion and transportation of energy product are not considered to form part of a renewable energy facility. Clause 3.3.3 of the draft policy notes that LPS10 requirements relating to building height may be varied when necessary to enable proper system functioning of renewable energy equipment.

The draft policy specifies a range of measures intended to reduce the impact of renewable energy facilities on the environment and visual context. The Proposed Amendment does not propose alterations to land use and/or development requirements that would be in conflict with the objectives of the draft policy.



8. Environment

8.1 Environmental Assessment

On 11 May 2022 the EPA published notice that the Project would be assessed pursuant to section 39 of the *Environmental Protection Act 1986 (EP Act)*. In publishing notice of assessment, the EPA described the potential significant effects of the Project as follows:

'There are potential impacts on: benthic communities and habitats, coastal processes, marine environmental quality, and marine fauna from the construction and operation of the marine elements of the Project; flora and vegetation from clearing and disturbance, introduction of weeds, disease and pests, and on-going operation, terrestrial fauna from the clearing or modification of habitat, collision with infrastructure, and ongoing operation; landforms from disturbance to the Zuytdorp Cliffs; inland waters from changes to hydrological processes; air quality from emissions of nitrous oxides and carbon monoxide; and social surroundings from disturbance of Aboriginal and European Heritage sites, and impacts to the visual amenity and recreation use.'

On 24 June 2022, the DCCEEW announced that the Project is considered a Controlled Action (EPBC No. 2022/09217) under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. The DCCEEW also announced that the Project will be assessed via accredited assessment under the EP Act.

The Project is currently in the active assessment phase and the Environmental Review Document is likely to be published in late 2024/early 2025. The Proposed Amendment includes a range of conditions that:

- Mitigate a number of the potential significant effects outlined above; or otherwise;
- Specifically require development to be in accordance with a Ministerial Statement authorisation granted under section 45 of Part IV of the *Environmental Protection Act 1986 (WA)* arising from EPA Assessment Number 2339.

8.2 Environmental Characteristics

An Environmental Assessment Supporting Document (EASD) has been prepared by GHD in support of this Proposed Amendment and at the request of the EPA. The EASD is contained in **Appendix B**. The EASD investigated:

- Topography, landforms, and soil conditions
- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters
- Heritage

8.2.1 Topography, Landform, and Soil

The land is in the Murchison Region of Western Australia and experiences an arid climate with mild, wet winters and warm, dry summers accompanied by occasional summer storms. Topography is relatively flat, with arid shrubland. The land within the Port Gregory soil zone, characterised by calcareous deep sand coastal dunes, and undulating sandplain on limestone.

The Project is within the Geraldton Sandplains IBRA bioregion and the Geraldton Hills IBRA subregion. The region is characterised by outcrops of Jurassic siltstones and sandstones that can be heavily lateralized.

Extensive heaths and scrub-heaths occur on an undulating, lateritic sandplain mantling Permian to Cretaceous strata. Sandplains are most extensive in the north and southeast where the region overlaps the edges of the Carnarvon Basin and Yilgarn Craton respectively, associated with alluvial outwash plains and valleys. Areas of coastal aeolian sands and limestone support proteaceous heath and *Acacia* scrubs.

8.2.2 Flora and Vegetation

The Proposed Amendment area is mapped predominantly as native vegetation (3880.01 ha out of a total of 3,880.56 ha). The remaining area not mapped as native vegetation (0.55 ha), is likely because of where the coastline is drawn within the data and involves the nearshore environment.

Broad scale pre-European vegetation mapping indicates three vegetation categories:

- Mosaic: Shrublands; scrub-heath on coastal association on yellow sandplain / Shrublands; acacia patchy scrub (association 401)
- Shrublands; heath on coastal limestone (association 402)
- Shrublands; Acacia ligulata scrub-heath (association 403)

GHD undertook a detailed survey of the Proposed Amendment area between August and November 2022. The detailed survey identified nine vegetation types, with conditions ranging from 'Pristine' to 'Completely Degraded'.

A search of various databases identified the presence/potential presence of 16 significant flora species within the Proposed Amendment area. The study indicated that an additional six (6) significant species may occur within the Proposed Amendment area, bringing the total of potentially occurring conservation significant species to 22.

8.2.3 Terrestrial Fauna

Results of the GHD survey identified six terrestrial fauna habitat types within the Proposed Amendment area:

- Banksia Shrubland
- Beach and associated dunes and limestone ridge
- Clay Pans/ Lake Culcurdoo
- Cleared/Farmland
- Coastal Heathlands
- Limestone hills and Ridgelines

The dominant fauna habitat is the Limestone hills and Ridgelines which comprises an area of 1,331.34 ha (34.3% of the Proposed Amendment area). This habitat is considered high value to terrestrial fauna and is considered habitat for several conservation significant species. Following Limestone hills and Ridgelines in percentage occupied of the Proposed Amendment area is Banksia Shrubland, the second dominant fauna habitat type, occupying 1,136.59 ha (30.0%) and Coastal Heathlands, occupying 1,151.88 ha (29.69%) of the Proposed Amendment area. Both areas are considered High Value and Moderate Value habitat respectively.

The remaining three fauna habitat types, Beach and associated dunes and limestone ridge, Clay Pans/Lake Culcurdoo and Cleared/Farmland, comprise a total area of 232.75 ha (6.00% of the Proposed Amendment area). Beach and associated dunes and limestone ridge (221.3 ha, 5.7% of the Proposed Amendment area) is considered High Value habitat as it provides important foraging, shelter and breeding habitat for a range of conservation significant species, mainly coastal birds.

The EASD identifies the presence, or potential presence, of 42 conservation significant fauna. Of the 42 conservation significant species identified, 16 were marine species that are highly unlikely to utilise the terrestrial environment within the Proposed Amendment area and have therefore been ruled out of potentially occurring. This results in 26 conservation significant species potentially occurring within the Proposed Amendment area.

Results from GHD's survey indicated that an additional eight (8) conservation significant species may occur within the Proposed Amendment area, bringing the total of potentially occurring conservation significant species to 34.

8.2.4 Inland Waters

The land is within the Gascoyne Groundwater Area, proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). Groundwater investigations have not been undertaken within the Proposed Amendment area, however the Water Information Reporting (WIR) system, maintained by the DWER provides the following information: Depths to water are indicated for seven of the ten bores made on the land, in the range of 79 mbgl to 139 m below

ground level (bgl). The land is not within a Surface Water Area, Irrigation District or River proclaimed under the RIWI Act. No rivers or surface water bodies intersect the land.

No Wetlands of International Importance (Ramsar) or Nationally Important Wetlands intersect the land. The land also does not intersect any Geomorphic Wetlands.

8.2.5 Heritage

8.2.5.1 Aboriginal Cultural Heritage

A review of the Aboriginal Heritage Inquiry System confirms that there are no sites of Aboriginal heritage significance within the Proposed Amendment area. There are several Registered Aboriginal Sites and Other Heritage Places in the wider development envelope of the Project. While there is potential for the Project and heritage places to overlap, all infrastructure will allow for micro-siting to avoid heritage values.

MHR intends to undertake detailed archaeological and ethnographic Aboriginal heritage surveys across the Project development envelope, in consultation with and together with the Nanda People, and would do so prior to any ground disturbance works.

8.2.5.2 European Heritage

Desktop review indicates that there are no known sites within the land that have State or local heritage status. The closest site of European heritage significance is Shark Bay World Heritage Area, located 3km north of the land. Shark Bay's waters, islands and peninsulas cover a large area of approximately 2.2 million hectares, 70% of which are marine waters. The Project is not expected to impact Shark Bay World Heritage Area (SBWHA). Development within the Proposed Amendment area will not impact the SBWHA.

8.2.6 Bushfire Risk

The Project site is a designated bushfire prone area under SPP 3.7. The *Guidelines for Planning in Bushfire Prone Areas (version 1.4)* provides the following guidance for local scheme amendments within bushfire prone areas:

'The supporting documentation for the scheme amendment should identify any issues arising from the bushfire risk assessment/s and consider how compliance with the bushfire protection criteria can be achieved in subsequent planning stages. This is to be in the form of a BMP.'

Condition 4(e) of the Proposed Amendment ensures that the Project will comply with any approved Bushfire Management Plan (BMP). It would be premature to further development bushfire management measures/plans insofar as:

- The exact location, and therefore bushfire conditions, for the Industry (PtX) land use area have not been fully defined.
- The extent of activities at the PtX plant and the potential for these activities to increase or decrease bushfire risk/ignition potential, while known at a high level, have not been fully determined.

A BMP will be prepared to the specifications of SPP 3.7 at the development application phase.

9. Socio-Economic Considerations

9.1 Socio-Economic Impacts

As noted in the Shire's Local Planning Strategy, incremental population growth occurred within the Shire between 2011 and 2016. At the 2016 census, the population was recorded to be 3,319 persons, with almost half the Shire's population living in the town of Kalbarri.

However, at the 2021 census, the Shire's population had decreased to 3,227 persons. The WAPC's WA Tomorrow projections indicate ongoing population decline, at approximately -1.25% per annum (pa). Based on B and C (median) population forecasts, the Shire's population will reduce to 2,840 persons by 2031.

In the context of population decline and the significant scale of the Project, it is important that the Project responds to the socio-economic conditions of the district. An economic impact assessment has been completed by ACIL Allen for the project and a social impact assessment will be undertaken and a community investment program developed over the next 12-24 months. Socio-economic impacts will primarily relate to the availability of labour, materials, and equipment in the region, and accommodation of the workforce associated with the Project's construction and operational activities.

9.1.1 Construction Phase Impacts

During the Project's construction phase, it is estimated that on average 1,466 FTE jobs will be created, with a mid-construction peak demanding approximately 1,700 workers. All labour for construction is expected to be sourced within Australia and, wherever possible, within Western Australia and the Mid West region.

The Project is expected to achieve steady-state production by 2031-2032, meaning most of the Project's resourcing demands will occur over the coming decade.

The existing workforce within the Shire is approximately 1,744 persons. The total employment workforce of the Mid West region is approximately 30,377 persons, which represents about 2% of the total available workforce in WA.

9.1.2 Operational Phase Impacts

During operations, the Project will employ an average of 452 FTE workers per annum. This includes an estimated 201 persons who are expected to reside in the Mid West region.

The Project is estimated to generate approximately \$569.4 million pa (per annum) in maintenance and operational costs. An estimated 98% of operational expenditure will take place within Australian businesses – spent on goods, wages, and other services. It is estimated that \$210.5 million pa of this expenditure will be spent in the Mid West region. Operationally, Mid West local content is expected to achieve approximately 37% of all Project consumption/economic activity.



10. Amendment Justification

The Proposed Amendment addresses the key objectives of the State and local planning framework, to enable the consideration of an Industry land use to support the wider Project.

The Project is strongly aligned with goals of the State Government Western Australian *Renewable Hydrogen Strategy and Roadmap*; and significant consultation on the Project has occurred with key government and community stakeholders. The Proposed Amendment has the potential to facilitate land use that will provide significant economic, environmental, and social benefit to the Shire of Northampton district and the State of Western Australia.

The Project is a complex proposal, involving several competing and interrelated environmental, social, economic and regulatory considerations. The further development of the Project will occur over the coming years and operation of the Project will occur over a number of decades. The complexity of considerations means that, while defined at a high level, significant detail relating to Project components is still being developed.

Limited to uses that support renewable energy production

The Proposed Amendment introduces provisions into clause 33 (Additional Site and Development Requirements) that have the effect of only permitting uses that associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia.

Requirements are applied that ensure uses that are unrelated to green hydrogen and green ammonia production cannot occur.

Aligned with EPA Assessment

The Project is currently subject to assessment under Part IV of the EP Act. To ensure alignment between environmental and planning conditions/requirements for the Project, the Proposed Amendment includes provisions that development is to be in accordance with a Ministerial Statement authorisation granted under section 45 of Part IV of the Environmental Protection Act 1986 (WA) arising from EPA Assessment Number 2339 (refer requirement 3).

Further reduction in extent General Industry zone prior to gazettal

The Proposed Amendment rezones approximately 3,880 ha of land from 'Rural' to 'General Industry'. Requirement 2 of the proposed Table 6 limits the development footprint to a maximum of 635 ha.

It is proposed that, by the time the Proposed Amendment is in a position for gazettal, the extent of the General Industry zone will be able to be rationalised to an area no greater than 635 ha.

Other development requirements

The Project involves a series of complex site and environmental considerations that warrant investigation. The need for these investigations has been identified through the review of the various strategic framework relevant to the land, as well as the sites physical characteristics. This includes:

- Conservation of significant flora, fauna and cultural heritage
- Risk, security and safety of the Project
- Impacts to the land's coastline and marine environment
- Visual impact on the surrounding landscape and key view points
- Management of bushfire risk.

As the design of the Project continues, greater detail will be able to inform investigation of specific environmental, social economic and regulatory outcomes. To carry out such investigations would require a level of detail regarding Project design that is unwarranted and not practically achievable at this stage. Progression of the Proposed Amendment would provide confidence to undertake detailed investigation of the abovementioned elements, in conjunction with further design of the Project.

To ensure these matters are given full and proper consideration at development application stage, a number of requirements are requested to be inserted into Table 6 that requires assessment of:

- Risks, security and safety measures (refer requirement 5(a)).
- Impacts to the coastline adjacent to the Proposed Amendment area (refer requirement 5(b)).
- The visual impact of the Project (refer requirement 5(c)).
- Vehicle access to the Project (refer requirement 5(d)).
- Compliance with bushfire risk and management requirements (refer condition 5(e)).

10.1 Justification

The Proposed Amendment addresses and range of planning and environmental considerations, as set out below:

Table 10 *Amendment Justification*

Summary	Justification
The proposed Industry use is a secondary aspect of the Project, attending to the Renewable Energy Facility which is a discretionary use in the Rural zone of LPS10.	<p>The Proposed Amendment allows for the consideration of Industry land uses over a 3,881 ha area. The Industry land use will enable the development of structures, buildings and infrastructure for the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia. These activities are a necessary component of the wider Renewable Energy Facility land use.</p> <p>The Renewable Energy Facility land use is a discretionary use under LPS10 and contemplated on all Rural zoned land throughout the Shire. However, in order to facilitate the Renewable Energy Facility use, industrial land use elements are required.</p> <p>The proposed Industry use is consistent with the objectives of the surrounding Rural zone as:</p> <ul style="list-style-type: none"> – The Industry land use will be remote from any population centres and any intensive agricultural/rural land use. – The Proposed Amendment will not unreasonably reduce the capacity of land available for rural agricultural use. It is noted that the floor space of buildings within the General Industry area is limited to a maximum of 635 ha. – The Proposed Amendment will ensure the Industry land use is developed in a way that does not result in unacceptable landscape, vegetation reduction, soil degradation or water quality impacts.
The Proposed Amendment limits the size, scale and location of the Industry land use to ensure minimisation of impacts.	<p>The maximum floor area of 635 ha ensures the industry uses associated with the Project are limited in scale. Industry uses will be concentrated nearby to the marine export facility to ensure construction and operational efficiency.</p> <p>Industry use will be a secondary component of the wider Renewable Energy Facility project. It's location and scale will be comparatively minor compared to the scale of the wider Project.</p> <p>Notwithstanding, it is recognised that the appearance of industry land use will be different to other uses in the surrounding Rural zone and along the Murchison coastline. The Proposed Amendment includes a specific condition that ensures future development should be assessed for its visual impact on the surrounding area. A comprehensive Landscape and Visual Impact Assessment, consistent with the WAPC's <i>Manual for Evaluation, Assessment, Siting and Design</i> will be prepared to support the Project.</p>
The Proposed Amendment will not compete with demand for industrial zoned land	<p>The Local Planning Strategy identifies a deficiency in industrial land use and employment opportunities within the Shire. It identifies several actions to increase industrial economic activity within the district, but predominately within the Northampton townsite.</p> <p>The Project is remote from existing towns and industrial areas, though is likely to generate significant employment demand during construction and operation. The Project involves a unique Industry land use that will not generate, detract or compete with demand for industrial land in and around population centres.</p> <p>It is necessary that the industry land use aspects of the Project are located at the generation source of renewable energy. The Proposed Amendment includes requirements that ensure land use is limited only to that associated with the broader Renewable Energy Facility, and specifically the Project.</p>

Summary	Justification
The Proposed Amendment ensures land use addresses the outcomes of existing and/or future environmental review by the Environmental Protection Authority.	<p>The Project is highly complex, involving many environmental, social, economic and governance considerations.</p> <p>Consideration of the environmental constraints of the Proposed Amendment area, and the Project's wider development envelope are of critical importance.</p> <p>The Proposed Amendment ensures future development be consistent with a Ministerial Statement under the EP Act. Regard must also be given to several other factors including security and safety measures, separation to sensitive land uses, public use of coastline, visual impacts and vehicle access.</p>
The Proposed Amendment and Project will facilitate significant employment growth in the region.	<p>It is estimated that the Project will create 1,466 construction jobs (on average, per annum, throughout the construction period) and 452 direct and in-direct permanent jobs.</p> <p>The Shire's local economy is agricultural based. Agriculture has experienced a significant decline in local employment, from 17.3% of the workforce (233 persons) to 12.1% (155 persons) between 2011 and 2016. At the 2021 census, the Shire's population had decreased to 3,227 persons since the 2016 census; a decline of approximately 1.25%. The Shire's population is forecast to decrease further by 2030. The employment in the agricultural sector will need to be replaced if the Shire is to avoid population decline.</p> <p>The Proposed Amendment facilitates critical aspects of the Project, which overall, has the potential to provide significant employment opportunities within the Mid West region.</p> <p>The Project is estimated to generate approximately \$569.4 million per annum in maintenance and operational costs, of which an estimated 37% is expected to be provided in the Mid West region. This represents significant economic and employment benefit for the region and the Shire.</p>
The Project aligns with goals of Western Australia's Renewable Hydrogen Strategy and Roadmap and Climate Policy.	<p>The State Government, through the <i>Western Australian Renewable Hydrogen Strategy and Roadmap</i>, has recognised the need to facilitate green hydrogen production and ammonia export in pursuit of significant opportunities for economic growth stemming from this emerging industry.</p> <p>The Project aligns with objectives of the State Government <i>Western Australia Renewable Hydrogen Strategy and Roadmap</i>, by harnessing the competitive advantages afforded by its location on the Shire of Northampton coastline and expansive renewable energy resources to deliver green ammonia to growing export markets.</p> <p>The Project will contribute to WA's position as a major producer and exporter of renewable hydrogen and ammonia.</p> <p>The Project further aligns with the Western Australian Climate Policy. The production and export of renewable energy represents an opportunity for Western Australia to support international decarbonisation efforts, while also supporting Australia's commitments to global emissions reductions.</p>
The Proposed Amendment considers the impact of potential future Industry uses on other users of the area, including impacts to safety and security, as well as impacts on the public use of the nearby coastline.	<p>The Shire of Northampton's coastline has abundant renewable resource potential and coastal access. This makes the area highly desirable for renewable energy generation and export. These activities will provide significant economic, environmental, and social benefit to the Shire's district and Western Australia as a whole.</p> <p>Notwithstanding, there are potential notable safety and security implications associated with the overall Project. It is appropriate that, given the unique nature of the land use, that these manageable risks be subject to specific consideration.</p> <p>The Proposed Amendment includes conditions that require the preparation of a preliminary risk analysis for the production, conversion, storage and export of green hydrogen and/or green ammonia which examines:</p> <ul style="list-style-type: none"> – Security and safety measures – Buffer distances between the development and surrounding sensitive uses; and – Emergency response plans. <p>These matters are critical to the safe operating of industry land use, recognising the interface with surrounding low intensity land use and the publicly accessible coastline.</p>
The amendment provides regulatory confidence for the Proponents to further develop and investigate the Project.	<p>As described above, the Project has the potential to provide significant economic, social and environmental benefit to the Shire of Northampton and Western Australia as a whole.</p> <p>The Proposed Amendment is an important component in providing the Project and initiation of the amendment process will provide the regulatory confidence required to continue detailed technical, environmental, social, economic and regulatory investigations. These investigations will ensure outcomes from the Project provides maximised benefits, while mitigating negative characteristics.</p>

11. Summary

The Proposed Amendment is to rezone a 3,881 ha portion of the land from 'Rural' to 'General Industry' and apply additional site and development requirements. The Proposed Amendment is to enable consideration of the land use associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia.

The Proposed Amendment will contribute to addressing the key issues and strategies of the Shire Local Planning Strategy, by supplying industrial uses, diversifying the economy and providing local employment opportunities. Further, the Proposed Amendment ensures that any land use:

- Is associated with the Project.
- Is limited in scale to a maximum development footprint of 635 ha.
- Is developed in accordance with a Ministerial Statement granted under Part IV of the EP Act.
- As part of any development application, considers safety and security risks, public use of the coastline, visual impact, vehicular access and bushfire risk.

The Project has the potential to deliver significant economic, social and environmental benefits to the Shire of Northampton and the State of Western Australia. The Project is not located in an area with a high agricultural capacity.

The Project is strongly aligned with goals of the *Western Australian Renewable Hydrogen Strategy and Roadmap* and Climate Policy; and significant consultation on the Project has occurred with State government stakeholders.

Appendix A

Scheme Amendment Document

Shire of Northampton

Local Planning Scheme No. 10

Amendment No. 9

Amendments to the Scheme Map to rezone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and apply site and development requirements in the Scheme Text.

Proposal to Amend a Local Planning Scheme

Local Authority	Shire of Northampton
Description of Local Planning Scheme	Local Planning Scheme No. 10
Type of Scheme	Local Planning Scheme
Serial No. of Amendment	9
Proposal	Amendments to the Scheme Map to rezone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and apply site and development requirements in the Scheme Text.

Planning and Development (Local Planning Schemes) Regulations 2015
Form 2A

Planning and Development Act 2005
Resolution to Adopt an Amendment to a Local Planning Scheme
Shire of Northampton Local Planning Scheme No. 10
Amendment No. 9

RESOLVED THAT the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending the Scheme Map to rezone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and designating the land as 'ASR1'.
2. Replacing clause 33 (Site specific development standards and requirements) with the following:

'33. Additional site and development requirements

 - (1) *Table 6 sets out requirements relating to development that are additional to those set out in this Scheme, the R-Codes, precinct structure plans, local development plans or State or local planning policies.*
 - (2) *To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in this Scheme, the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.*

Table 6 – Additional requirements that apply to land in Scheme area

No	Description of land	Requirement
ASR1	Portion of Lot 1544 on Deposited Plan 74340, Portion of Lot 944 on Deposited Plan 74339 and Portion of Unallocated Crown Land (Land ID #3846146)	<p>1. Despite anything contained in Table 2 (Zoning Table) or this Scheme, the land is permitted to be used for and may only be used for a land use that is for, ancillary to or associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia.</p> <p>2. Development shall have a maximum footprint of 635 hectares.</p> <p>3. Development is to be in accordance with a Ministerial Statement authorisation granted under section 45 of Part IV of the Environmental Protection Act 1986 (WA) arising from EPA Assessment Number 2339, including any amendments or replacements to the Ministerial Statement, by or for Murchison Hydrogen Renewables Pty Ltd (or other proponent authorised under the Ministerial Statement).</p> <p>4. Clause 32(14) and clause 32(22)(b) of this Scheme do not apply.</p>

		<p>5. In considering an application for development approval, the local government shall consider the following matters as part of the matters which it may have regard to under the Scheme:</p> <p>a. A preliminary risk analysis for the production, conversion, storage and export of green hydrogen and/or green ammonia which examines:</p> <p>i. Security and safety measures.</p> <p>ii. Buffer distances between the development and surrounding sensitive uses.</p> <p>iii. Emergency response plans.</p> <p>b. Offsite impacts on public use of the coastline, including for fishing, tourism and recreational uses.</p> <p>c. The visual impact of the development on the amenity of the locality.</p> <p>d. Arrangements are to be made for legal and permanent vehicular access to the land, to the satisfaction of the local government.</p> <p>e. Development shall comply with any approved Bushfire Management Plan to the satisfaction of the local government.</p>
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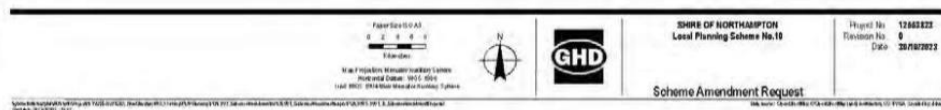
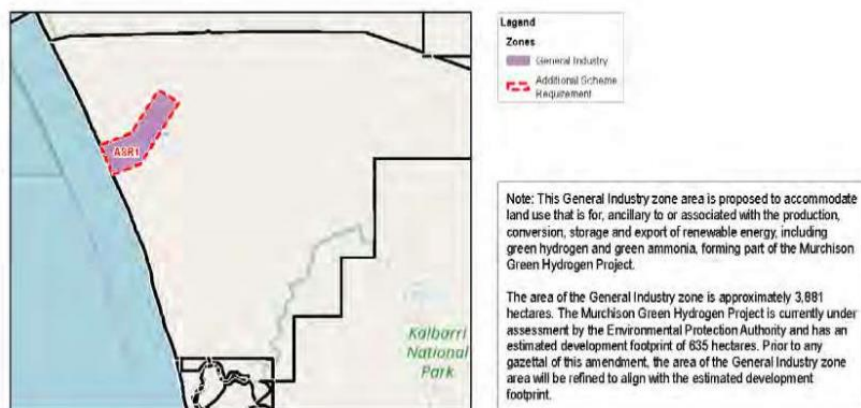
The Amendment is a **complex** amendment under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

- The amendment is not addressed by any local planning strategy.
- The amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

Dated this _____ day of _____

 Andrew Campbell
 Chief Executive Officer

Shire of Northampton Local Planning Scheme No.10 Scheme Amendment Request



Form 6A**Council Adoption**

This Complex Amendment was **ADOPTED** by resolution of the Council of the Shire of Northampton at the Council Meeting held on the _____ day of _____

Cr Liz Sudlow
Shire President

Andrew Campbell
Chief Executive Officer

Council Resolution to Advertise

By resolution of the Council of the Shire of Northampton at the Council Meeting held on the _____ day of _____, proceed to advertise this amendment.

Cr Liz Sudlow
Shire President

Andrew Campbell
Chief Executive Officer

Council Recommendation

This Amendment is recommended _____ by resolution of the Council of the Shire of Northampton at the Council Meeting held on the _____ day of _____ and the Common Seal of the Shire of Northampton hereunto affixed by the authority of a resolution of Council in the presence of:

SHIRE OF NORTHAMPTON SEAL

Cr Liz Sudlow

Shire President

Andrew Campbell

Chief Executive Officer

WAPC Endorsement (r. 63)

Delegated under s. 16 of the PD Act 2005

Dated _____

Approval Granted

Minister for Planning

Dated _____

Appendix B

Environmental Assessment Supporting Document



Environmental Assessment Supporting Document

Murchison Hydrogen Renewables Pty Ltd


21 November 2023

➔ **The Power of Commitment**

GHD Pty Ltd | ABN 39 008 488 373
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Project name	Murchison Green Hydrogen Project
Document title	Environmental Assessment Supporting Document
Revision version	Final
Project number	12553823

Document status

Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S3	Final	T Raschilla N Thomas	T Sleigh		N Holdsworth	On file	21.11.23

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 **The Power of Commitment**

Executive summary

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.3 and the assumptions and qualifications contained throughout the Report.

Overview

Murchison Hydrogen Renewables Pty Ltd (MHR) is seeking approval to develop the Murchison Green Hydrogen Project (the Project). The Project will use combined onshore wind and solar energy of up to 6.1 gigawatt (GW) capacity to produce green hydrogen, which will be converted to an estimated 2 Million tonnes per annum (Mtpa) of green ammonia for export to emerging green energy markets.

The Project is located within the Murchison Region of Western Australia, approximately 20 km north of Kalbarri within the Shire of Northampton. The majority of the Project lies within the Murchison House Station (registered number N050525). All the land necessary for the Project lies within a Development Envelope (DE). Within the DE, is an area where MHR are seeking to amend the Shire of Northampton (Shire) Local Planning Scheme No. 10 (LPS10) across three (3) lots.

The amendment seeks to rezone land within a portion of the DE to 'General Industry' and apply additional site and development requirements provisions. The amendment intends to enable consideration of land use that is associated with the production, storage and export of green hydrogen and green ammonia within the General Industry zoned area.

The General Industry zoned area is approximately 3,881 ha in size and is in the northwest portion of the DE. The General Industry zoned area is referred to as the Proposed Amendment area (PAA).

An Environmental Assessment (EA) of the PAA was undertaken to identify potential environment and heritage values that may be either directly or indirectly impacted by this Project. The assessment involved review of publicly available spatial datasets (sourced from the Government of Western Australia (GoWA)), purchased government databases (sourced from the DBCA, 2022) and preliminary results from draft ecology surveys undertaken within the DE (GHD 2023a, 2023b).

Flora and Vegetation

The PAA predominantly lies within the Geraldton Sandplains IBRA bioregion and within the Geraldton Hills IBRA subregion. Broad scale (1:250,000) pre-European vegetation mapping of the area was completed by (Beard 1976) at an association level. Mapping indicates three vegetation associations are present within the PAA; Mosaic: Shrublands; scrub-heath on coastal association on yellow sandplain / Shrublands; acacia patchy scrub (association 401), Shrublands; heath on coastal limestone (association 402) and Shrublands; *Acacia ligulata* scrub-heath (association 403). All vegetation association are currently maintained at greater than 94% of their pre-European extent at all scales (e.g. State, IBRA bioregion, IBRA subregion and LGA).

GHD (2023a) undertook a detailed survey of the PAA, as part of a wider survey of the DE, between August and November 2022. Preliminary results indicate the presence of nine unique native vegetation types within the PAA. The dominant vegetation type found within the PAA is VT14, with a total of 1,259.31 ha and comprising 32.5% of the PAA. Following VT14 in percentage of area within the PAA, is VT22 which occurs across 1,159.21 ha (29.9%) and VT02 which occurs across 1,012.78 ha (26.1%). The remainder of the PAA is comprised of six further unique vegetation types as described in Table 4. Together, these six vegetation types represent 11.3% of the PAA. Preliminary results for extents of vegetation condition were unavailable for this EA, however it is known that condition ranged from Pristine to Completely Degraded.

The NatureMap (DBCA 2007-, Appendix A) database identified 256 flora taxa previously recorded within a 5 km buffer surrounding the PAA. The EPBC Act Protected Matters Search Tool (PMST, DCCEEW 2023a, Appendix A), NatureMap (DBCA 2007-) and DBCA TPFL and WAHerb databases (DBCA 2022b) identified the presence/potential presence of 16 significant flora species within the PAA, with preliminary results from the GHD (2023a) study including an additional six significant species. A likelihood of occurrence (LOO) assessment was undertaken on the 22 significant flora species considered as potentially occurring. Three Threatened flora species

are considered unlikely or highly unlikely to occur. The 19 Priority flora taxa considered in the LOO, 13 are known to occur within the PAA.

Terrestrial fauna

Preliminary results of the GHD (2023b) survey identified six terrestrial fauna habitat types within the PAA, these fauna habitat types include; Banksia Shrubland, Beach and associated dunes and limestone ridge, Clay Pans/Lake Culcurdoo, Cleared/Farmland, Coastal Heathlands, and Limestone hills and Ridgelines. The dominant fauna habitat is the Coastal Heathlands which comprises an area of 3,690.53 ha (64.5% of the PAA). The dominant fauna habitat is the Limestone hills and Ridgelines which comprises an area of 1,331.34 ha (34.3% of the PAA). This habitat is considered high value to terrestrial fauna and is considered habitat for several conservation significant species, including Malleefowl (*Leipoa ocellata*), Gilled Slender Blue-tongue (*Cyclodomorphus branchialis*) and Chuditch (*Dasyurus geoffroii*). Following Limestone hills and Ridgelines in percentage occupied of the PAA is Banksia Shrubland, the second dominant fauna habitat type, occupying 1,136.59 ha (30.0%) and Coastal Heathlands, occupying 1,151.88 ha (29.69%) of the PAA. Both areas are considered High Value and Moderate Value habitat respectively.

The NatureMap (DBCA 2007) database and the EPBC Act PMST, considering the PAA and a 5 km buffer (Appendix A), identified the presence/potential presence of 26 conservation significant species potentially occurring within the terrestrial environment of the PAA. Preliminary results from the GHD (2023b) detailed survey of the DE, indicated that an additional eight conservation significant species may occur within the PAA, bringing the total of potentially occurring conservation significant species to 34. Of these, 17 species are considered known or likely to occur within the PAA. The majority of these species (10) are migratory birds that utilise the beaches and coastal habitat for foraging.

Inland Waters

The PAA falls within the Gascoyne Groundwater Area, proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). No groundwater investigations have been undertaken within the PAA however online records for groundwater within the DE exist through the Water Information Reporting (WIR) system, maintained by the Western Australian Department of Water and Environmental Regulation (DWER).

Drilled bore depths were in the range 93.3 m to 163.1 m below ground level (bgl). Depths to water are indicated for seven of the ten bores as occurring at the time of drilling below depths in the range 79 mbgl to 139 mbgl. There are indications in the drilling notes that water was only recovered from isolated zones in the ground profile at some of the bore locations. Two of the other three boreholes for which water depths are not provided do not indicate that water was encountered.

The PAA is not located within a Surface Water Area, Irrigation District or River proclaimed under the RIWI Act. No rivers or surface water bodies intersect the PAA.

No Wetlands of International Importance (Ramsar) or Nationally Important Wetlands intersect the PAA. The PAA also does not intersect any Geomorphic Wetlands.

Social Surroundings

A review of the Aboriginal Heritage Inquiry System (DPLH 2023, Appendix C) has confirmed that no 'Registered' Aboriginal Sites are found within the PAA. Two registered sites are within 1 km of the PAA boundary. Detailed archaeological and ethnographic Aboriginal heritage surveys will be undertaken across the DE, inclusive of the PAA, prior to ground disturbance works, in consultation with and together with the Traditional Owners and determined native title owners.

The Shark Bay World and National Heritage Area is located to the north of the PAA. Shark Bay's waters, islands and peninsulas cover a large area of approximately 2.2 million ha, 70% of which are marine waters. The PAA will not directly impact on any of the values of this World/National Heritage Area.

Desktop research indicates that there are no known sites within the DE that have State or Local heritage status (GoWA 2019b; GoWA 2019c).

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Appendix B	Likelihood of occurrence assessment
Appendix C	Aboriginal Heritage Inquiry System

Glossary of Terms

Term	Definition
BC Act	<i>Biodiversity Conservation Act 2016</i>
bgl	Below ground level
CL	Cleared
CR	Critically Endangered
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DE	Development Envelope
DPIRD	Department of Primary Industries and Regional Development
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environmental Regulation
EA	Environmental Assessment
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
ESA	Environmentally Sensitive Area
GoWA	Government of Western Australia
GW	Gigawatt
ha	Hectare
IBRA	Interim Biogeographic Regionalisation for Australia
km	Kilometre
LGATE	Landgate
LOO	Likelihood of Occurrence
LPS10	Local Planning Scheme No. 10
MHR	Murchison Hydrogen Renewables Pty Ltd
MI	Migratory
Mtpa	Million tonnes per annum
P1	Priority 1
P2	Priority 2
P3	Priority 3
P4	Priority 4
PAA	Proposed Amendment area
PEC	Priority Ecological Community
PER	Public Environmental Review
PMST	Protected Matters Search Tool
RIWI Act	<i>Rights in Water and Irrigation Act 1914</i>
Shire	Shire of Northampton
T	Threatened
TEC	Threatened Ecological Community

Term	Definition
The Project	Murchison Green Hydrogen Project
TPFL	Threatened and Priority Flora
VT	Vegetation type
VU	Vulnerable
WAHerb	WA Herbarium
WIR	Water Information Reporting

1. Introduction

Murchison Hydrogen Renewables Pty Ltd (MHR) is proposing to develop the Murchison Green Hydrogen Project (the Project). The Project will use combined onshore wind and solar energy of up to 6.1 gigawatt (GW) capacity to produce green hydrogen, which will be converted to an estimated 2 Million tonnes per annum (Mtpa) of green ammonia for export to emerging green energy markets.

1.1 Project location

The Project is located within the Murchison Region of Western Australia, approximately 20 km north of Kalbarri (Figure 1) within the Shire of Northampton. The majority of the Project is within Murchison House Station (registered number N050525) (Figure 2). All the land necessary for the Project is within the DE, as shown on Figure 2.

MHR are seeking a scheme amendment to the Shire's LPS10 to rezone land within a portion of the DE to 'General Industry' and apply additional site and development requirements. The amendment intends to enable consideration of land use that is associated with the production, conversion, storage and export of green hydrogen and green ammonia within the General Industry zoned area.

The General Industry zoned area is approximately 3,881 ha in size and is in the northwest of the DE (Figure 2). The General Industry zoned area is referred to as the Proposed Amendment area (PAA) for the purpose of this supporting document.

The surrounding land use for the Project is pastoral and reserves, with the Kalbarri National Park approximately 30 km southeast of the PAA. The PAA is located 27 km to the north of the Murchison River at its closest point. The Shark Bay World Heritage Area is located to the north of the PAA. The northern boundary of the Project's DE borders the State Barrier Fence Reserve.

1.2 Project approvals context

The Project was simultaneously referred to the Environmental Protection Authority (EPA) under the *Environmental Protection Act 1986* (EP Act) and the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). On May 11th, 2022, the EPA set the level of assessment of the Project at Public Environmental Review (PER, Assessment No. 2339) and on the June 24th 2022, DCCEEW announced their referral decision that the Project would be considered a Controlled Action (EPBC No. 2022/09217). Additionally, DCCEEW announced that the Project would be assessed via accredited assessment under the EP Act.

The EPA have chosen to assess the Project as it may have potentially significant impacts on; Air Quality, Social Surroundings, Benthic Communities and Habitats, Coastal Processes, Marine Environmental Quality, Flora and Vegetation, Landforms, Terrestrial Fauna and Inland Waters. While DCCEEW have determined the Project to be a Controlled Action as it may have significant impacts on the following controlling provisions; listed threatened species and communities, listed migratory species, Commonwealth marine area, the heritage values of a National Heritage place and the world heritage values of a declared World Heritage property.

The Project is currently in the active assessment phase and the Environmental Review Document is likely to be published in late 2024/early 2025.

1.3 Purpose and scope of this report

The scope of this report was to undertake an Environmental Assessment (EA) intended to support the Proposed Amendment. The EA will take into account existing public/paid for data and preliminary results of ecological surveys relevant to the PAA where data has been available at the time of this EA.

1.4 Limitations and assumptions

This report has been prepared by GHD for Murchison Hydrogen Renewables Pty Ltd and may only be relied on by Murchison Hydrogen Renewables Pty Ltd for the purpose agreed between GHD and Murchison Hydrogen Renewables Pty Ltd as set out in section 1.3 of this report.

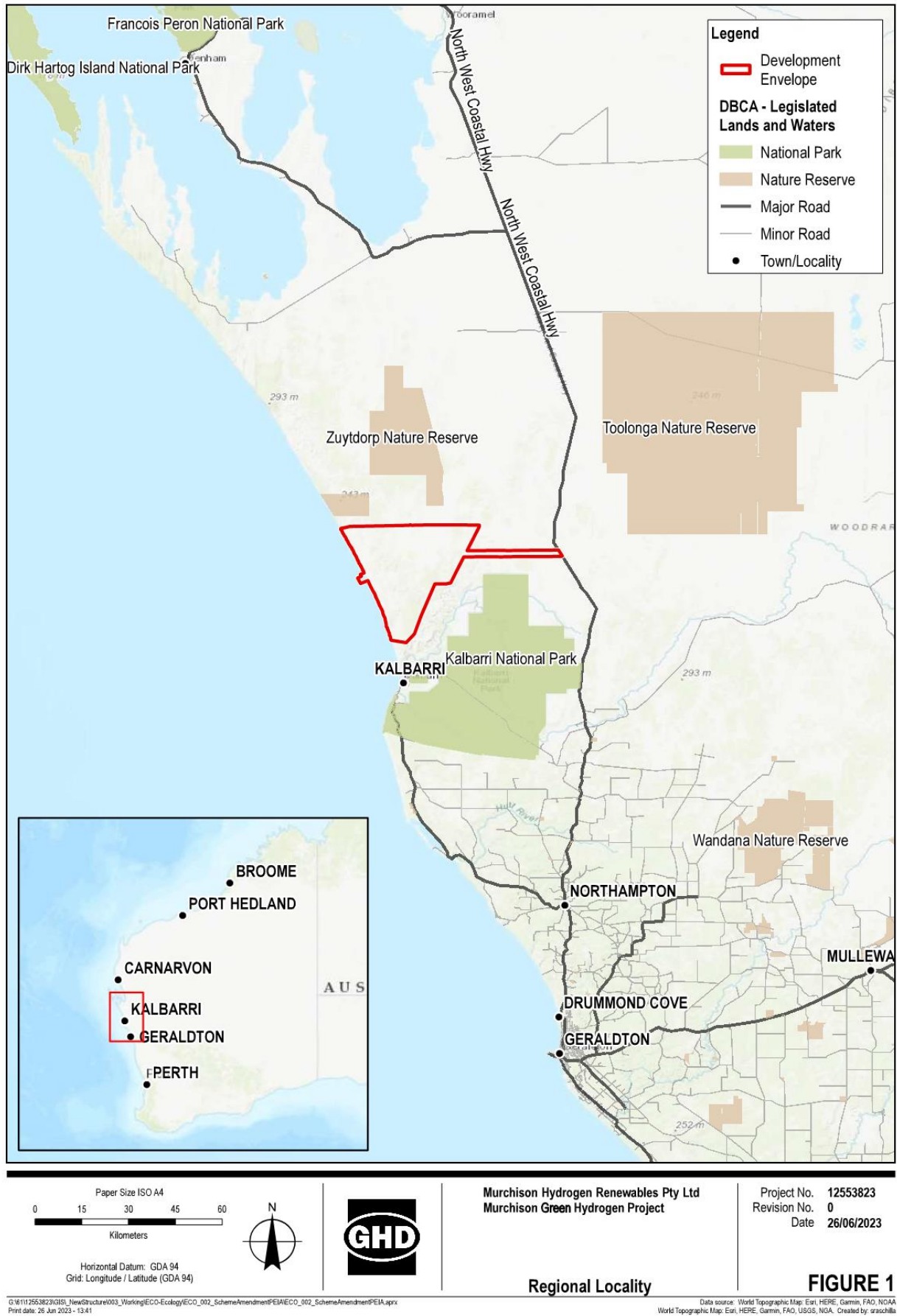
GHD otherwise disclaims responsibility to any person other than Murchison Hydrogen Renewables Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

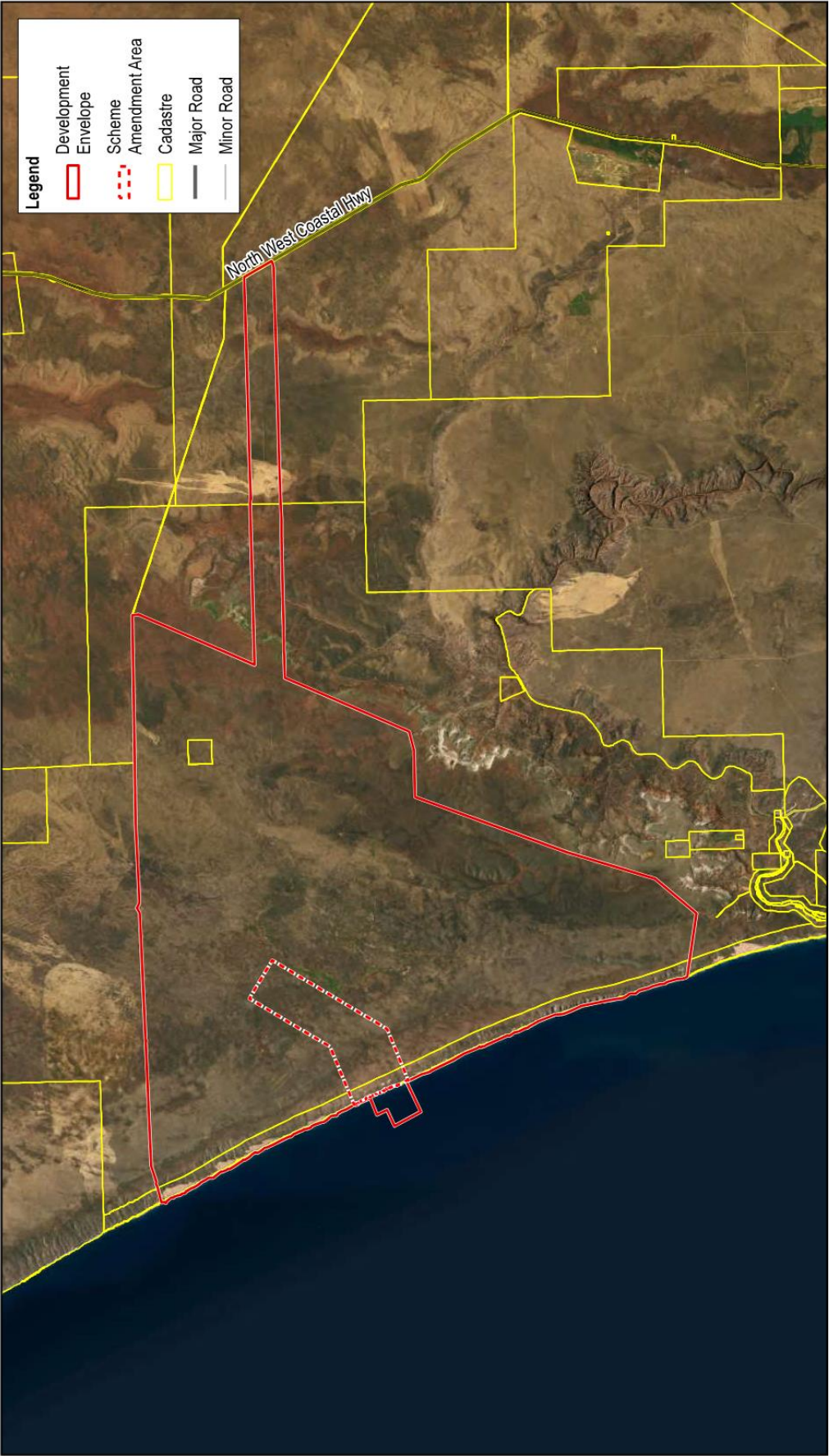
The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

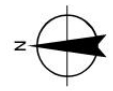
GHD has prepared this report on the basis of information provided by Murchison Hydrogen Renewables Pty Ltd and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.





Project No. 12553823
Revision No. 2
Date 3/11/2023

Murchison Hydrogen Renewables Pty Ltd
Murchison Green Hydrogen Project



Paper Size ISO A4
0 2.5 5 7.5 10
Kilometers
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1984
Grid: GDA 1984 MGA Zone 50

Site Context

FIGURE 2

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Print date: 03 Nov 2023 - 12:13
Data source: 'World Imagery' Esri/ArcGIS
World Topographic Map, Esri, HERE, Garmin, FAO, NOAA, Created by: srcallan

2. Methodology

2.1 Desktop assessment

A desktop assessment of the PAA was undertaken to identify potential environment and heritage values that may be either directly or indirectly impacted by this Project. The assessment involved review of publicly available spatial datasets (sourced from the Government of Western Australia (GoWA)) and purchased government databases (sourced from the DBCA, 2022), Table 1.

Table 1 Information sources

Aspect	Information Source
Land use	<ul style="list-style-type: none"> – Region Scheme - Zones and Reserves (DPLH-023) (GoWA 2019e) – Local Planning Scheme – Zones and Reserves (DPLH-071) (GoWA 2019f)
Conservation reserves and areas	<ul style="list-style-type: none"> – DBCA – Legislated Lands and Waters (DBCA-011) (GoWA 2017b) – DBCA – Lands of Interest (DBCA-012) (GoWA 2017c)
Environmentally Sensitive Areas (ESAs)	<ul style="list-style-type: none"> – Clearing Regulations - Environmentally Sensitive Areas (DWER-046) (GoWA 2018f)
Hydrology	<ul style="list-style-type: none"> – Public Drinking Water Source Areas (DWER-033) (GoWA 2018b) – <i>Rights in Water and Irrigation Act 1914</i> (RIWI Act), Surface Water Areas and Irrigation Districts (DWER-037) (GoWA 2018e) – RIWI Act, Groundwater Areas (DWER-034) (GoWA 2018c) – RIWI Act, Rivers (DWER-036) (GoWA 2018d) – <i>Waterways Conservation Act</i> Management Areas (DWER-072) (GoWA 2018g) – Ramsar Sites (DBCA-010) (GoWA 2017a) – Directory of Important Wetlands in Australia - Western Australia (DBCA-045) (GoWA 2018a) – Geomorphic Wetlands, Swan Coastal Plain (DBCA-019) (GoWA 2017d)
Boundaries	<ul style="list-style-type: none"> – IBRA Bioregions (DCCEEW 2022a) – LGA Boundaries (LGATE-233) (GoWA 2023)
Vegetation	<ul style="list-style-type: none"> – Pre-European Vegetation (Beard 1979) – Statewide Vegetation Statistics (GoWA 2019a) – Native Vegetation Extent (DPIRD-005) (GoWA 2020)
Threatened and Priority Ecological Communities	<ul style="list-style-type: none"> – EPBC Act Protected Matters Search Tool (PMST) (DCCEEW 2023) – Threatened Ecological Communities (DBCA-038) (GoWA 2017f)
Flora and Fauna	<ul style="list-style-type: none"> – EPBC Act PMST (DCCEEW 2023) – Department of Biodiversity, Conservation and Attractions (DBCA) <i>NatureMap</i> database (DBCA 2007–) – Threatened and Priority flora (DBCA-036) (GoWA 2017e)
Heritage	<ul style="list-style-type: none"> – Aboriginal Heritage Places (DPLH-001) (GoWA 2019b) – Heritage Council WA - State Register (DPLH-006) (GoWA 2019c) – Heritage Council WA - Local Heritage Survey (DPLH-008) (GoWA 2019d)
MNES	<ul style="list-style-type: none"> – EPBC Act PMST (DCCEEW 2023)

2.2 Technical studies

The following technical reports and data are currently preliminary and are still under revision however, the preliminary results have been made available to inform the EA:

- GHD 2023a, Murchison Green Hydrogen Project, Flora and vegetation survey DRAFT.
- GHD 2023b, Murchison Green Hydrogen Project, Fauna assessment DRAFT.

2.2.1 GHD 2023a, Murchison Green Hydrogen Project, Flora and Vegetation Survey Draft

GHD (2023a) undertook detailed, and targeted flora and vegetation surveys for the DE of the Murchison Green Hydrogen Project. The surveys were completed between November 2021 through to November 2022. Field survey methods involved a combination of quadrat sampling, relevés, transects and traversing the survey area by vehicle and foot, in line with EPA guidance (EPA 2016).

Vegetation types were identified and boundaries delineated using a combination of aerial photography, topographical features and field data/observations. The vegetation condition was assessed and mapped in accordance with the vegetation condition rating scale for the South West and Interzone Botanical Provinces devised by Keighery (1994) and adapted by EPA (2016). Areas devoid of vegetation were mapped as cleared (e.g. tracks, coastal sand dunes, beach). Preliminary results defined 31 vegetation types within the DE, ranging from Completely Degraded to Pristine.

2.2.2 GHD 2023b, Murchison Green Hydrogen Project, Fauna Assessment Draft.

GHD (2023b) undertook a reconnaissance, detailed and targeted terrestrial fauna survey for the DE of the Project. The surveys comprised:

- A reconnaissance survey in November 2021 including preliminary habitat assessment and establishment of migratory bird survey points and assessment.
- A targeted assessment in March 2022 for migratory birds and targeted transects for Western Spiny-tailed Skink. Basic fauna assessment over the survey area and deployment of remote cameras.
- A basic fauna assessment in April 2022 and establishment of additional remote cameras and rotation.
- A detailed two-phase (winter- August and spring- October) vertebrate fauna survey including targeted significant survey to determine the suite of fauna species that occur within the survey area and expand the area of fauna habitat mapping.
- A targeted significant fauna survey, for locally occurring conservation significant vertebrate fauna.

Preliminary results defined 12 broad fauna habitats within the DE and records of a total of 262 vertebrate fauna species, including mammals, birds, reptiles and amphibians. Seven species recorded are considered conservation significant and an additional 11 species are included under migratory/marine and/or protected under International Agreement.

3. Environmental Assessment

3.1 Project setting

The PAA is located in the Murchison Region of Western Australia and experiences an arid climate with mild, wet winters and warm, dry summers accompanied by occasional summer storms. The nearest meteorological recording station is located in Kalbarri (No. 008251). Data from this station indicated the mean maximum temperature ranges from 34.0°C in February to 21.9°C in July. The mean minimum temperature ranges from 20.7°C in February to 9.8°C in July.

3.2 Flora and vegetation

3.2.1 Regional biogeography

The PAA predominantly is within the Geraldton Sandplains IBRA bioregion and the Geraldton Hills IBRA subregion. The Geraldton Sandplains bioregion comprises the central and northern Perth Basin, the Pinjarra Orogen, and the south end of the Carnarvon Basin. Outcrops of Jurassic siltstones and sandstones can be heavily

lateralized. Extensive proteaceous heaths and scrub-heaths often with emergent mallees, *Banksia* and *Callitris*, occur on an undulating, lateritic sandplain mantling Permian to Cretaceous strata. These heaths are rich in endemics. Sandplains are most extensive in the north and southeast where the region overlaps the edges of the Carnarvon Basin and Yilgarn Craton respectively. Extensive York gum and *Acacia* woodlands occur on alluvial outwash plains associated with drainage and with valleys in the hill country. Areas of coastal aeolian sands and limestone support proteaceous heath and *Acacia* scrubs (Desmond and Chant 2002).

3.2.2 Conservation reserves and areas

A search of the DBCA Legislated Lands and Waters database did not identify any reserves within the PAA; however, one reserve, Zuytdorp Nature Reserve, exists approximately 11.5 km north of the PAA (Figure 3).

Table 2 DBCA conservation estate and reserves

Name of Reserve	Parcel Identifier	Class	Proximity to Study Area
Zuytdorp Nature Reserve	R 34771	IUCN Category 1a	Located approximately 11.5 km north of the PAA.

3.2.3 Environmentally Sensitive Areas

No Environmentally Sensitive Areas (ESAs) occur within the PAA or within the 5 km surrounding study area. The closest ESAs to the PAA (Ref no. 10470 and 15513) are both associated with heritage values of the Shark Bay National/World Heritage Place and are 11.5 km north of the PAA. ESA boundaries are shown on Figure 3.

3.2.4 Vegetation

Native vegetation

The PAA is mapped predominantly as Native Vegetation (3,880.01 ha out of a total of 3,880.56 ha). The remaining PAA not mapped as native vegetation (0.55 ha), is likely as a result of where the coastline is drawn within the data and involves the nearshore environment.

Broad vegetation mapping and extent

Broad scale (1:250,000) pre-European vegetation mapping of the area was completed by (Beard 1976) at an association level. Mapping indicates three vegetation associations are present within the PAA (Figure 4):

- Mosaic: Shrublands; scrub-heath on coastal association on yellow sandplain / Shrublands; acacia patchy scrub (association 401)
- Shrublands; heath on coastal limestone (association 402)
- Shrublands; *Acacia ligulata* scrub-heath (association 403)

The pre-European mapping has been adapted and digitised by (Shepherd, Beeston and Hopkins 2001). The extent of vegetation associations have been determined by the state-wide vegetation remaining extent calculations maintained by DBCA (GoWA 2019, current as of 2019). As shown in Table 3, both vegetation association are currently maintained at greater than 94% of their pre-European extent at all scales (e.g. State, IBRA bioregion, IBRA subregion and LGA).

Table 3 Extent of pre-European vegetation associations within the PAA, current as of 2019 (Beard 1975 (GoWA 2019))

Pre-European Vegetation Association	Scale	Pre-European extent (ha)	Current extent (ha)	Remaining (%)	%current extent in all DBCA managed land (proportion of current extent)	Area within the PAA (ha)
401	State: Western Australia	32,726.65	32,726.65	100.00	24.91	1,426.63
	IBRA bioregion: Geraldton Sandplains	32,603.86	32,603.86	100.00	24.63	1,426.63
	IBRA subregion: Geraldton Hills	32,603.86	32,603.86	100.00	24.63	1,426.63
	LGA: Shire of Northampton	32,401.50	32,401.50	100.00	24.16	1,426.63
402	State: Western Australia	51,592.94	51,155.81	99.15	63.13	1,927.02
	IBRA bioregion: Geraldton Sandplains	50,723.54	50,406.65	99.38	62.78	1,927.02
	IBRA subregion: Geraldton Hills	50,723.54	50,406.65	99.38	62.78	1,927.02
	LGA: Shire of Northampton	21,286.52	20,913.05	98.25	14.65	1,927.02
403	State: Western Australia	11,635.38	11,113.55	95.52	56.89	521.66
	IBRA bioregion: Geraldton Sandplains	11,536.78	11,105.99	96.27	56.93	521.66
	IBRA subregion: Geraldton Hills	11,536.78	11,105.99	96.27	56.93	521.66
	LGA: Shire of Northampton	5,740.51	5,440.62	94.78	12.15	521.66
Unmapped (coastal strip)	-	-	-	-	-	5.24

Vegetation types and condition


GHD undertook a detailed survey of the PAA, as part of a wider survey of the DE, between August and November 2022 (GHD 2023a). The detailed survey included the identification of nine vegetation types, with preliminary results shown in Table 4 and presented in Figure 5.

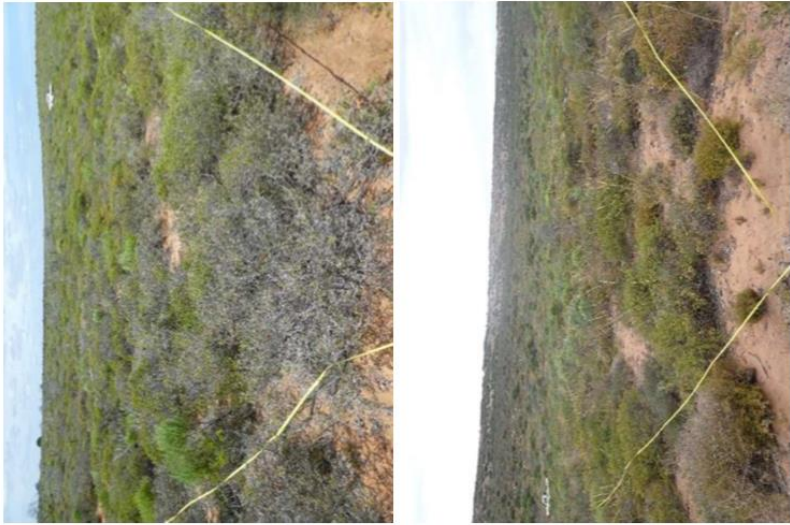
The dominant vegetation type found within the PAA is VT14, with a total of 1,259.31 ha and comprising 32.5% of the PAA. Following VT14 in percentage of area within the PAA, is VT22 which occurs across 1,159.21 ha (29.9%) and VT02 which occurs across 1,012.78 ha (26.1%). The remainder of the PAA is comprised of six further unique vegetation types as described in Table 4. Together, the six vegetation types represent 11.3% of the PAA.


The remainder of the PAA that is not considered a native vegetation type is classified as Sand Dune (<0.01 ha, <0.001%), Beach (0.43 ha, 0.01%) and Cleared (9.86 ha, 0.3%).


Vegetation condition within the PAA ranged from Pristine to Completely Degraded.


Table 4 Preliminary vegetation types mapped within the PAA (GHD 2023a)


Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT01 (McOaRdSo) Coastal low shrubland	<p><i>Melaleuca cardiophylla</i> sparse low shrubland over <i>Olearia axillaris</i>, <i>Rhagodia drummondii</i> and <i>Scholtzia oligandra</i> low open shrubland over <i>Acanthocarpus robustus</i> and <i>Desmocladius asper</i> sparse sedgeland over <i>Lomandra maritima</i>, <i>Ptilotus exiliflorus</i> and <i>Pimelea gilgiana</i> open forland on light brown sand over limestone rocks and outcropping on coastal cliffs and drainage coastal gullies.</p> <p>Other associated species include <i>Eremophea spinosa</i>, <i>Solanum oldfieldii</i>, <i>Austrostipa crinita</i>, <i>Diplopeltis intermedia</i> var. <i>intermedia</i> and <i>Frankenia pauciflora</i>.</p>	221.34	5.7%	


Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT02 – (ArMcMIOk) Coastal shrublands on secondary dunes and slopes.	<p><i>Acacia rostellifera</i> isolated shrubs over <i>Melaleuca cardiophylla</i>, <i>Melaleuca leiopyxis</i> and <i>Olearia</i> sp. Kennedy Range (G. Byrne 66) open shrubland over <i>Lepidosperma</i> sp. Zuytdorp (G.J. Keighery & N. Gibson 1710), <i>Acanthocarpus</i> sp. Ajana (C.A. Gardner 8596) and <i>Desmodioides asper</i> open sedgeland over <i>Lomandra maritima</i>, <i>Roepera apiculata</i> and <i>Conostylis aculeata</i> subsp. <i>septentrionora</i> open forbland over <i>Rytidosperma setaceum</i> and <i>Austrostipa crinita</i> open tussock grassland on pale brown sand over limestone on coastal low secondary dunes and slopes.</p> <p>Other associated species include <i>Calothamnus oldfieldii</i>, <i>Scholtzia oligandra</i>, <i>Diploaena mollis</i>, <i>Rhagodia latifolia</i> subsp. <i>latifolia</i>, <i>Melaleuca campanae</i>, <i>Quoya atriplicina</i> and <i>Lysiandra calycina</i>.</p>	1,012.78	26.1%	


Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT05 – (AbMcEa) Coastal Alyxia buxifolia shrublands on pale brown/pink sand on low dunes.	<p><i>Alyxia buxifolia</i>, <i>Melaleuca cardiophylla</i> and <i>Exocarpos aphyllus</i> open shrubland over <i>Olearia</i> sp. Kennedy Range (G. Byrne 66), <i>Scholtzia oligandra</i> and <i>Rhagodia drummondii</i> low open shrubland over <i>Desmocladius asper</i> and <i>Acanthocarpus</i> sp. Ajana (C.A. Gardner 8596) open sedgeland over <i>Lomandra maritima</i>, <i>Ptilotus eremita</i> and <i>Ptilotus divaricatus</i> open forbland over <i>Austrostipa elegantissima</i> and <i>Rytidosperma setaceum</i> open tussock grassland on pale brown/pink sand over limestone on low dunes.</p> <p>Other associated species include <i>Anthocercis intricata</i> (P3), <i>Lysianthra calycina</i>, <i>Lysianthra scabra</i>, <i>Threlkeldia diffusa</i>, <i>Pimelea gilgiana</i> and <i>Solanum oldfieldii</i>.</p>	138.69	3.6%	


Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT06 – (AbOaOkTc) Coastal mixed shrublands on pale brown/pink sand over limestone on low dunes, gullies and limestone rocky ridges/outcrops.	<p><i>Alyxia buxifolia</i>, <i>Olearia axillaris</i>, <i>Olearia</i> sp. Kennedy Range (G. Byrne 66) and <i>Thryptomene</i> sp. Carrarang (M.E Trudgen 7420) open shrubland over <i>Acanthocarpus verticillatus</i>, <i>Acanthocarpus</i> sp. Ajana (C.A. Gardner 8596) and <i>Desmocladius asper</i> open sedgeland over <i>Ptilotus eremita</i>, <i>Calandrinia</i> sp. Shark Bay (A. Markey 1405) and *<i>Lysimachia arvensis</i> open forbland over <i>Austrostipa crinita</i>, *<i>Rostraria pumila</i> and *<i>Ehrharta longiflora</i> open tussock grassland on pale brown/pink sand over limestone on low dunes, gullies and limestone rocky ridges/outcrops.</p> <p>Other associated species include <i>Melaleuca cardiophylla</i>, <i>Diplolaena grandiflora</i>, <i>Goodenia berardiana</i>, <i>Rhagodia drummondii</i>, <i>Rhagodia eremaea</i>, <i>Threlkeldia diffusa</i>, <i>Dioscorea hastifolia</i>, <i>Pimelea microcephala</i> subsp. <i>microcephala</i> and <i>Tetragonia implexicoma</i>.</p>	0.41	0.01%	

Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT08 – (McOkEoPgDg) <i>Melaleuca cardiophylla</i> open shrubland on limestone low hills, outcrops and ridges.	<p><i>Melaleuca cardiophylla</i> open shrubland over <i>Olearia</i> sp. Kennedy Range (G. Byrne 66), <i>Eremophila oldfieldii</i> subsp. <i>oldfieldii</i>, <i>Pimelea gilgiana</i> and <i>Diplolaena grandiflora</i> open shrubland over <i>Ptilotus eriostichus</i>, <i>Ptilotus divaricatus</i> and <i>*Lysimachia arvensis</i> open forbland over <i>Austrostipa crinita</i>, <i>*Ehrharta brevifolia</i> var. <i>cuspidata</i> and <i>*Rostraria pumila</i> tussock grassland on brown sand on limestone low hills, outcrops and ridges.</p> <p>Other associated species include <i>Dioscorea hastifolia</i>, <i>*Arctotheca calendula</i>, <i>*Brassica tournefortii</i>, <i>*Centaurea melitensis</i>, <i>Pimelea microcephala</i> subsp. <i>microcephala</i> and <i>*Sonchus oleraceus</i>.</p>	72.03	1.9%	

Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT14 – (ArMc) <i>Acacia rostellifera</i> and <i>Melaleuca cardiophylla</i> open woodland to shrubland on brown sand on limestone ridges and brown sandy flats.	<p><i>Acacia rostellifera</i> and <i>Melaleuca cardiophylla</i> open woodland to shrubland over <i>Pimelea microcephala</i> subsp. <i>microcephala</i>, <i>Olearia</i> sp. Kennedy Range (G. Byrne 66) and <i>Rhagodia latifolia</i> subsp. <i>latifolia</i> open shrubland over <i>Desmodium asper</i> open sedgeland over <i>*Lysimachia arvensis</i>, <i>*Hypochoeris glabra</i> and <i>Roepera apiculata</i> open forbland on brown sand on limestone rocky slopes and ridges and brown sandy flats.</p> <p>Other associated species include <i>Austrostipa elegantissima</i>, <i>Calandrinia polyandra</i>, <i>*Centaurea melitensis</i>, <i>Dendrophylanthus erwinii</i> and <i>Trachymene pilosa</i>.</p>	1,259.31	32.5%	

Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT17 – (BsCbAcHc) <i>Banksia scepstrum</i> isolated trees over open shrubland over <i>Calothamnus</i> <i>blepharosperrmus</i> , <i>Allocasuarina</i> <i>campestris</i> and <i>Hibbertia conspicua</i> open shrubland on yellow/cream sand plains and low rises.	<p><i>Banksia scepstrum</i> isolated trees over open shrubland over <i>Calothamnus blepharosperrmus</i>, <i>Allocasuarina campestris</i> and <i>Hibbertia conspicua</i> open shrubland over <i>Ecdeiocolea monostachya</i>, <i>Mesomelaena pseudostygia</i> and <i>Lepidobolus preissianus</i> subsp. <i>preissianus</i> open sedgeland over <i>Neurachne alopecuroides</i> and <i>Austrostipa nodosa</i> open tussock grassland over <i>Calandrinia laniflora</i>, <i>Opercularia spermacocea</i> and <i>Stylidium kalbarriense</i> open forbland on yellow/cream sand plains and low rises.</p> <p>Other associated species include <i>Comesperma scoparium</i>, <i>Pimelea microcephala</i> subsp. <i>microcephala</i>, <i>Melaleuca ?bisulcata</i>, <i>Acanthocarpus robustus</i>, <i>Desmodiadus asper</i>, <i>Cassyltha aurea</i> var. <i>aurea</i>, <i>Patersonia occidentalis</i> var. <i>occidentalis</i>, <i>Malleostemon microphyllus</i>, <i>Phymatocarpus porphyrocephalus</i>, <i>Triodia bromoides</i> (P4) and <i>Stenanthemum notiale</i> subsp. <i>notiale</i>.</p>	5.38	0.1%	

Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT22 – (BsArAbAc) <i>Banksia sceptrum</i> open woodland to isolated trees over <i>Acacia rostellifera</i> , <i>Allocasuarina campestris</i> open shrubland over isolated trees over <i>Acacia rostellifera</i> , <i>Acacia blakelyi</i> and <i>Allocasuarina campestris</i> open shrubland on yellow sandplains and low rises.	<i>Banksia sceptrum</i> open woodland to isolated trees over <i>Acacia rostellifera</i> , <i>Acacia blakelyi</i> and <i>Allocasuarina campestris</i> open shrubland over <i>Calytrix brevifolia</i> , <i>Olearia</i> sp. Kennedy Range (G. Byrne 66) and <i>Malleostemon microphyllus</i> (P2) open low shrubland over <i>Ecdiocolea monostachya</i> , <i>Lepidobolus preissianus</i> subsp. <i>preissianus</i> and <i>Mesomelaena preissii</i> open sedgeland over <i>Triodia bromioides</i> (P4) open hummock grassland over <i>Trachymene pilosa</i> , <i>Conostylis stylidioides</i> and <i>Poranthera drummondii</i> open forbland on yellow sandplains and low rises. Other associated species include <i>Conospermum microflorum</i> , <i>Grevillea eriostachya</i> , <i>Hibbertia conspicua</i> , <i>Melaleuca leiopyxis</i> , <i>Persoonia acicularis</i> , <i>Seringia hermannifolia</i> (P2) and <i>Baeckea</i> sp. East Nabawa (M.E. Trudgen MET 21623).	1,159.21	29.9%	

Vegetation type	Description	Extent (ha)	% of PAA	Photograph
VT31 – (AvEdPa) <i>Austrostipa variabilis</i> , <i>Eragrostis dielsii</i> and <i>Pentameris airoides</i> subsp. <i>airoides</i> tussock grassland on brown heavy clay on large claypan/lake system (Lake Culcurdoo).	<i>Austrostipa variabilis</i> , <i>Eragrostis dielsii</i> and * <i>Pentameris airoides</i> subsp. <i>airoides</i> tussock grassland over <i>Angianthus milnei</i> , * <i>Trifolium</i> <i>arvense</i> and <i>Crassula colorata</i> var. <i>colorata</i> open forbland on brown heavy clay on large claypan/lake system (Lake Culcurdoo).	1.11	0.02%	
Beach	Beach sands with no vegetation present	0.43	0.01%	N/A
Sand dune	Coastal dunes with no vegetation present	<0.01	<0.01%	N/A
Cleared	Cleared for tracks	9.86	0.25%	N/A

Significant ecological communities

A search of DBCA's Threatened and Priority ecological community database was undertaken within 5 km buffer of the PAA. No TEC/PECs were identified as occurring within the PAA or within the 5 km buffer. The nearest significant ecological community is the Kalbarri Ironstone Community (Priority 1), found approximately 35 km south east of the PAA. The Kalbarri Ironstone Community has three known locations, within and bordering Kalbarri National Park.

3.2.5 Flora

Flora diversity

The NatureMap (DBCA 2007-, Appendix A) database identified 256 taxa previously recorded within a 5 km buffer surrounding the PAA, forming a desktop study area.

Significant flora

The EPBC Act PMST (DCCEE 2023a, Appendix A), NatureMap (DBCA 2007-) and DBCA TPFL and WAHerb databases (DBCA 2022b) identified the presence/potential presence of 16 significant flora species within the PAA. The desktop searches recorded:

- Three Threatened taxa
- Two Priority 1 (P1) taxa
- Four Priority 2 (P2) taxa
- Four Priority 3 (P3) taxa
- Three Priority 4 (P4) taxa.

The locations of significant flora registered on the DBCA database searches are illustrated in Figure 6.

A likelihood of occurrence (LOO) assessment has been undertaken on the 16 significant flora considered as potentially occurring and an additional six significant taxa recorded within the PAA during the detailed survey. This assessment has been undertaken post-survey of the DE (GHD 2023a). The three Threatened flora species are considered unlikely or highly unlikely to occur. Of the 19 Priority flora taxa considered in the LOO, 13 are known to occur within the PAA.

Table 5 Post-survey likelihood of occurrence assessment

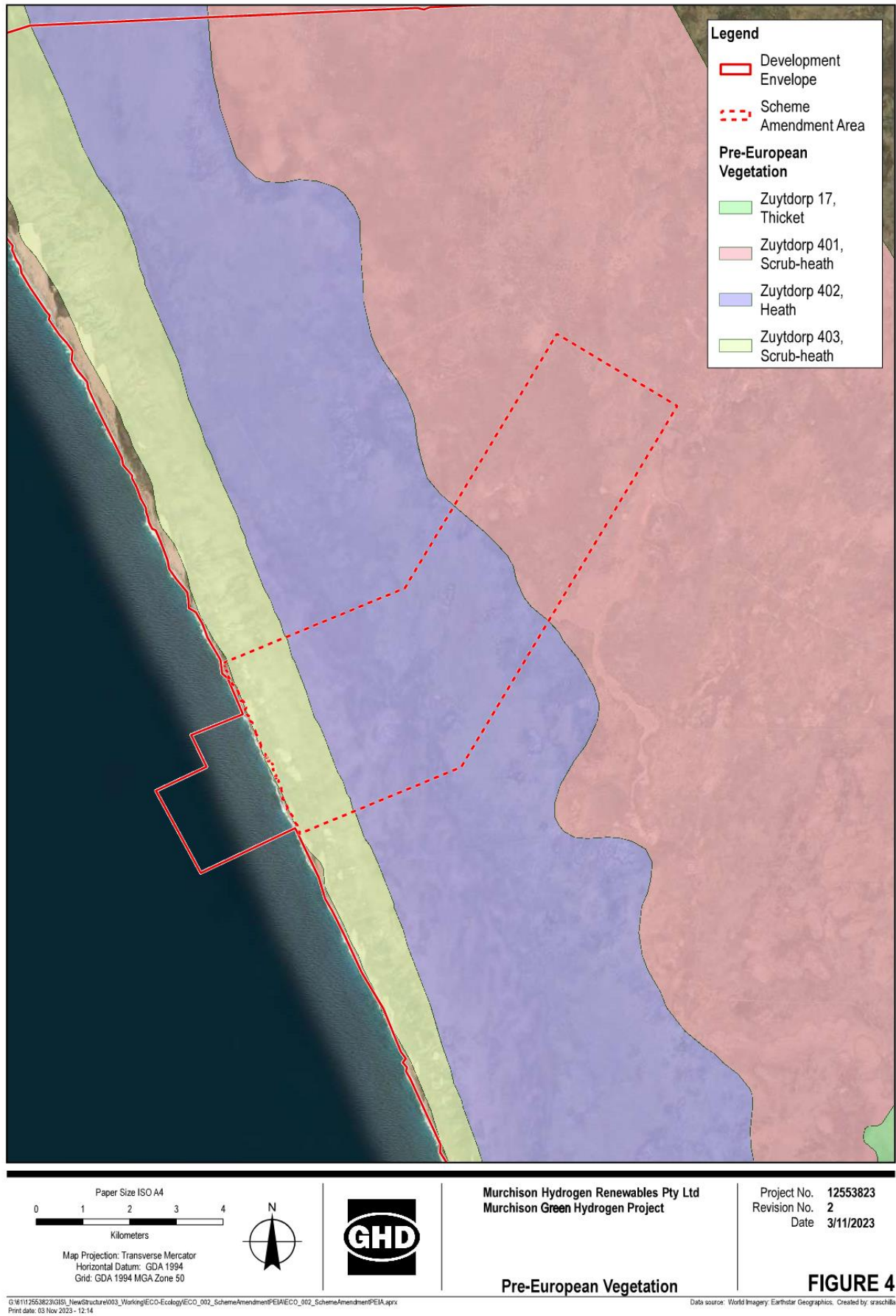
Taxon	Status	Likelihood of occurrence (post-survey of DE)
<i>Caladenia barbarella</i>	T	Highly unlikely
<i>Caladenia hoffmanii</i>	T	Highly unlikely
<i>Eucalyptus beardiana</i>	T	Unlikely
<i>Mirbelia</i> sp. Zuytdorp (G.J. Keighery & N. Gibson 1688)	P1	Possible
<i>Thryptomene</i> sp. Carrarang (M.E. Trudgen 7420)	P1	Known
<i>Grevillea stenomera</i>	P2	Known
<i>Malleostemon microphyllus</i>	P2	Known
<i>Ptilotus alexandri</i>	P2	Known
<i>Scholtzia corrugate</i>	P2	Possible
<i>Scholtzia</i> sp. Folly Hill (M.E. Trudgen 12097)	P2	Possible
<i>Thryptomene</i> sp. Eagle Gorge (A.G. Gunness 2360)	P2	Known
<i>Anthocercis intricata</i>	P3	Known
<i>Carpobrotus</i> sp. Thevenard Island (M. White 050)	P3	Known

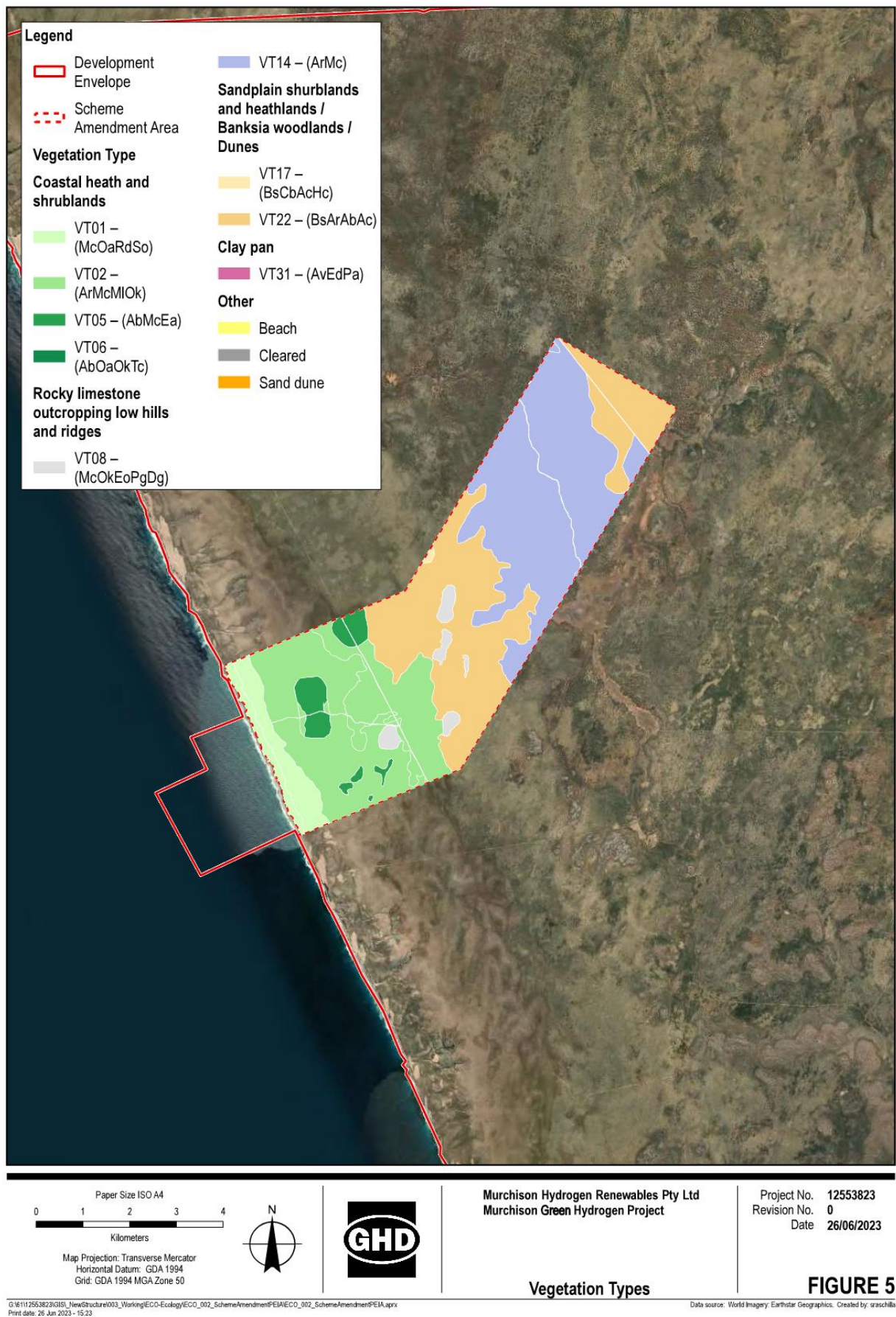
Taxon	Status	Likelihood of occurrence (post-survey of DE)
<i>Dicrastylis micrantha</i>	P3	Known
<i>Grevillea erinacea</i>	P3	Known
<i>Hemigenia saligna</i>	P3	Possible
<i>Lasiopetalum oppositifolium</i>	P3	Known
<i>Lepidium biplicatum</i>	P3	Known
<i>Verticordia dichroma</i> var. <i>dichroma</i>	P3	Likely
<i>Eucalyptus zopherophloia</i>	P4	Known
<i>Lepidium puberulum</i>	P4	Possible
<i>Triodia bromoides</i>	P4	Known

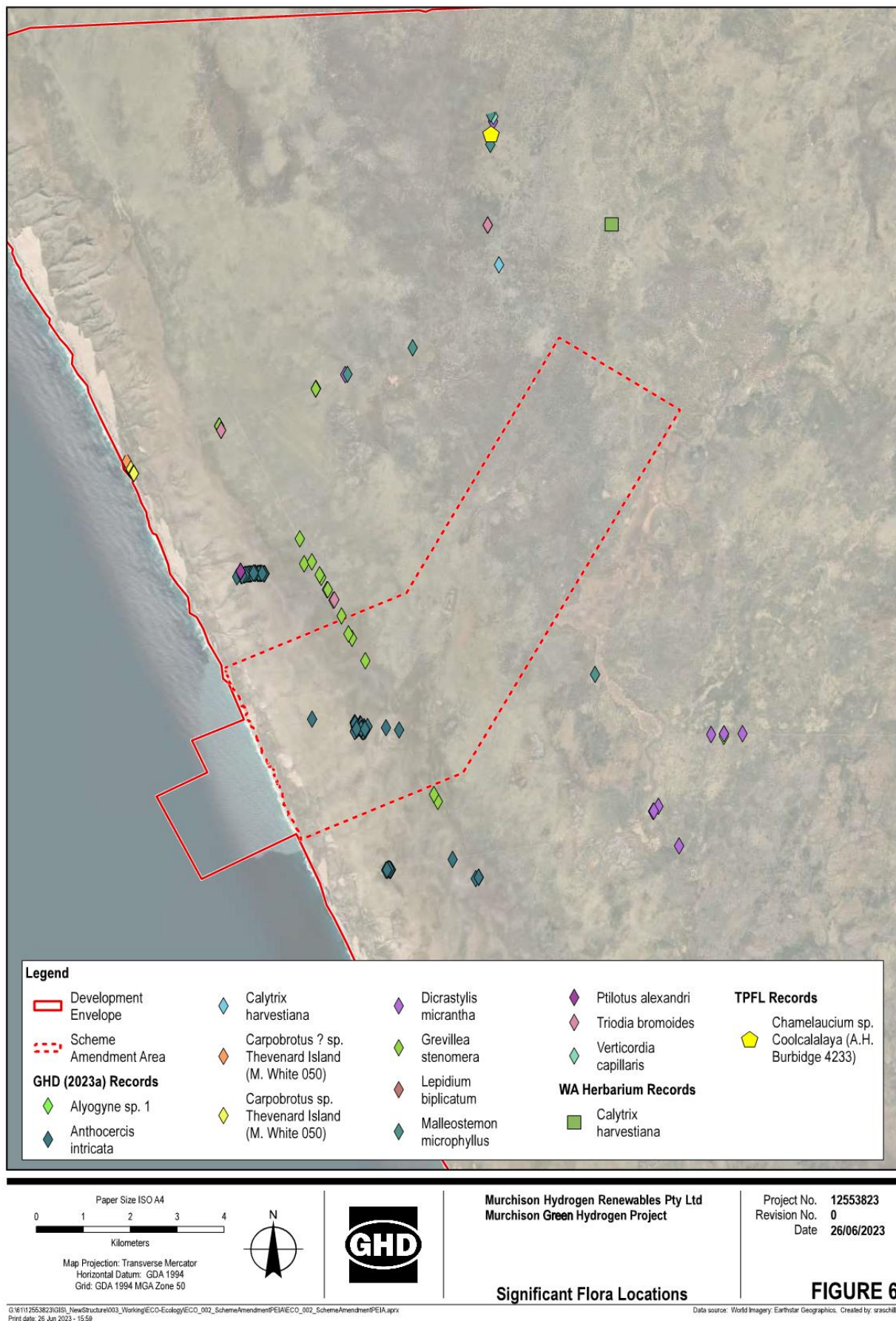
Flora likelihood of occurrence assessment guidelines

Likelihood of occurrence	Guideline
Likely	Species previously recorded within the study area and large areas of suitable habitat occur in the survey area.
Possible	Species previously recorded within the study area and areas of suitable habitat occur/may occur in the survey area.
Unlikely	Species previously recorded within the study area, but suitable habitat does not occur in the survey area.
Highly unlikely	Species not previously recorded within the study area, suitable habitat does not occur in the survey area and/or the survey area is outside the natural distribution of the species.









3.3 Terrestrial fauna

3.3.1 Fauna habitats

GHD undertook a detailed survey of the PAA, as part of a wider survey of the DE, in 2022 (GHD 2023b). The detailed survey identified six terrestrial fauna habitat types within the PAA, which are consistent with the vegetation types identified. These fauna habitat types include:

- Banksia Shrubland
- Beach and associated dunes and limestone ridge
- Clay Pans/ Lake Culcurdoo
- Cleared/Farmland
- Coastal Heathlands
- Limestone hills and Ridgelines


These fauna habitat types are described in further detail in Table 6 and shown in Figure 7.


The dominant fauna habitat is the Limestone hills and Ridgelines which comprises an area of 1,331.34 ha (34.3% of the PAA). This habitat is considered high value to terrestrial fauna and is considered habitat for several conservation significant species, Malleefowl was recorded in this habitat type consisting of inactive and active mounds. The Gilled Slender Blue-tongue (*Cyclodomorphus branchialis*) may utilise this habitat despite none recorded during the surveys. The Chuditch (*Dasyurus geoffroii*) may also periodically utilise this habitat due to the denning capabilities of limestone outcropping and capping. Following Limestone hills and Ridgelines in percentage occupied of the PAA is Banksia Shrubland, the second dominant fauna habitat type, occupying 1,1364.59 ha (30.0%) and Coastal Heathlands, occupying 1,151.88 ha (29.69%) of the PAA. Both areas are considered High Value and Moderate Value habitat respectively.


The remaining three fauna habitat types, Beach and associated dunes and limestone ridge, Clay Pans/Lake Culcurdoo and Cleared/Farmland, comprise a total area of 232.75 ha (6.00% of the PAA). Beach and associated dunes and limestone ridge (221.3 ha, 5.7% of the PAA) is considered High Value habitat as it provides important foraging, shelter and breeding habitat for a range of conservation significant species, mainly coastal birds. Clay Pans/Lake Culcurdoo and Cleared/Farmland (11.40 ha, 0.3% of the PAA) is considered Low Value habitat and are likely only used as potential opportunistic foraging habitat.


Table 6 Preliminary fauna habitat types within the PAA

Habitat type	Extent in PAA (ha)	% of PAA	Representative Image
<p>Coastal Heathlands</p> <p>Vegetation types</p> <ul style="list-style-type: none"> VT02 – (ArMcMIOk) Coastal shrublands VT05 – (AbMcMcEa) Coastal <i>Alyxia buxifolia</i> shrublands on pale brown/pink sand on low dunes VT06 – (AbOaOkTc) Coastal mixed shrublands on pale brown/pink sand on pale brown/pink sand over limestone on low dunes, gullies and limestone rocky ridges/outcrops <p>Description</p> <p>Dominated by low coastal heathlands on coastal dunes, moving sands or minor limestone ridges. Coastal heaths are continuous along the coast however the beach and associated limestone is described as a separate habitat type due to the possible uses by fauna species and features present. The coastal heathland vegetation is much lower (up to about 50cm) along the coast, than further inland which reaches up to 1.5m. The difference in vegetation growth structure appears to be influenced by winds and in some areas grazing by goats. It is also possible that changes in soil composition i.e. limestone capping or moving sands will influence growth and structure. This habitat supports a continuous homogenous vegetation belt along the coast which varies in species composition from the southern to northern portions of the survey area i.e. Lomandra densities much higher in the south of the DE. This is likely due to slight changes in rainfall as the habitat extends north. However, the environment supports mixed shrubs of <i>Olearia</i>, <i>Frankenia</i>, <i>Carpobrotus</i>, <i>Acacia</i>, <i>Thryptomene</i>, <i>Eremophila glabra</i>, <i>Ptilotus</i> and <i>Lomandra</i>. The environment has dominant ground covers, some litter and debris with few logs. This is possibly due to the lack of tall or structured vegetative material and/or by grazing from goats and rabbits. There was no evidence of fire within this habitat type. Other disturbances present include old farming fencing and yards, however these compromise small areas of the environment.</p> <p>Due to the habitat present specialised coastal species such as Western Heath Dragon (<i>Ctenophorus adelaidensis</i>), West Coast Banded Snake (<i>Simoseleaps littoralis</i>), Javelin Legless Lizard (<i>Delma concinna</i>) and White-spotted Ground Gecko (<i>Lucasium albobuttatum</i>) were present. Small passerine birds were also abundant which included White-winged Fairy-wren (<i>Malurus leucopterus</i>), Splendid Wren (<i>Malurus splendens</i>), Purple-backed Fairy-wren (<i>Malurus assimilis</i>), Southern Emu-wren (<i>Stipiturus malachurus</i>) and Rufous Field-wren (<i>Calamanthus campestris</i>).</p> <p>Conservation significant fauna</p> <p>Due to the close proximity to the coast numerous coastal avian species were recorded using or flying over the habitat type. This includes the Osprey (<i>Pandion cristatus</i>), Fork-tailed Swift (<i>Apus pacificus</i>), Crested Tern (<i>Thalasseus bergii</i>) and Gull-billed Tern (<i>Sterna nilotica</i>) and would be considered supportive habitat to the</p>	1,151.88	29.7%	

Habitat type	Extent in PAA (ha)	% of PAA	Representative Image
<p>species needs. A brief unconfirmed sighting of the Western Grasswren (<i>Amytornis textilis</i>) was made in the eastern portion of this habitat type. This species was not confirmed during the remainder of the surveys however based on habitats available is likely to be present. The Peregrine Falcon (<i>Falco peregrinus</i>) is also likely to utilise this habitat for foraging along the coastal strip.</p> <p>Moderate value</p> <p>Banksia Shrubland</p> <p>Vegetation types</p> <ul style="list-style-type: none"> VT17 – (BsCbAcHc) <i>Banksia sceptrum</i> isolated trees over open shrubland over <i>Calothamnus blepharospermus</i>, <i>Allocasuarina campestris</i> and <i>Hibbertia conspicua</i> open shrubland on yellow/cream sand plains and low rises VT20 – (BsCoSuHc) <i>Banksia sceptrum</i> open woodland to isolated trees over <i>Calothamnus oldfieldii</i>, <i>Scholtzia umbellifera</i> and <i>Hibbertia conspicua</i> low open shrubland on pale yellow/white sand plains, low rises and hills VT22 – (BsArAbAc) <i>Banksia sceptrum</i> open woodland to isolated trees over <i>Acacia rostellifera</i>, <i>Acacia blakelyi</i> and <i>Allocasuarina campestris</i> open shrubland on yellow sandplains and low rises <p>Description</p> <p>The southern, western and eastern portions of the survey area is characterised by Banksia shrubland with dominant species of <i>Banksia ashbyi</i>, <i>B. sceptrum</i> and <i>B. prionotes</i>. The understorey is of mixed low proteaceous and myrtaceous shrubs, with ground cover of sedges, hummock grasses or low shrubs. This habitat is quite dense with some areas almost impenetrable. Banksia shrubland had areas of dense litter, fallen branches and debris over deep sands creating excellent habitat for fossorial reptile and amphibian species. Limited tree hollows are available in this habitat however dead banksia provides excellent exfoliating bark for sheltering species, particularly bats and arboreal reptiles. Most of this habitat appeared long unburnt with grazing from goats the biggest impact.</p> <p>This habitat is an important foraging resource for Carnaby's Cockatoo, and also provides nectar for many nectivorous species such as the 11 honeyeater species recorded. Additionally the flowering plants lure insects to the area and in turn predatory birds with large flocks of Masked and Black Faced Wood-swallows utilising the resource.</p> <p>Conservation significant fauna</p> <p>This habitat is the main feeding resource for the Carnaby's Cockatoo that utilise the region. The Banksia shrublands within the survey area fall within the known foraging range of the species therefore could be utilised during the breeding season. Malleefowl were also recorded utilising this habitat type particularly where it fringed or had scattered Mallee present with prints and mounds recorded. The Chuditch, Woma, Peregrine Falcon would utilise this habitat for hunting/foraging</p> <p>High Value</p>	1,164.59	30.0%	

Habitat type	Extent in PAA (ha)	% of PAA	Representative Image
<p>Beach and associated dunes and limestone ridge</p> <p>Vegetation types</p> <ul style="list-style-type: none"> – VT01 (McOaRdSo) – Coastal low shrubland <p>Description</p> <p>The coastal strip comprises a mosaic of beaches, reef, rock shelf, pools, dunes and limestone ridges (with areas of breakaway or wind-swept ridgelines) creating a diverse sweep of micro environments for species. The vegetation consisted of coastal heathlands however the primary dune contains scattered areas of Beach Spinifex (<i>Spinifex longifolius</i>) and coastal Saltbush (<i>Atriplex cinerea</i>) as well as other low salt and wind tolerant plants. This habitat was diverse in structure and was evidently sculptured by wind, water and salt. Some areas were deep sands while others loam, shell or rock or combinations of all. There were high points in the environment and areas where water ran or pooled during large weather events. There was no evidence of fire in this environment. Most tracks leading to the coast had evidence of human use such as camping, fishing, old shacks and associated rubbish. Additionally, goats were recorded on all habitat features and seen grazing on sea weed and drinking water. Some areas were degraded from goat use however large portions were in very good condition.</p> <p>This habitat provides a variety of habitat resources for fauna species, and patches had a greater structural diversity than the surrounding coastal heaths and shrublands. This habitat provides for burrowing species such as West Coast Banded Snake (<i>Simoselaps littoralis</i>), Northern Dotted-line Robust Slider (<i>Lerista miopus</i>) and rocky area provide for Barking Gecko (<i>Underwoodisaurus millii</i>). The Shark Bay Heath Dragon (<i>Ctenophorus butlerorum</i>) was only recorded in this habitat.</p> <p>Conservation significant fauna</p> <p>Eight conservation significant species were recorded in this habitat type and include Greater Sand Plover (<i>Charadrius leschenaultii</i>), Red-necked stint (<i>Calidris ruficollis</i>), Sanderling (<i>Calidris alba</i>), Bar-tailed Godwit (<i>Limosa lapponica menzibieri</i>), Gull-billed Tern (<i>Gelochelidon nilotica</i>), Osprey (<i>Pandion cristatus</i>), Caspian Tern (<i>Hydroprogne caspia</i>) and Crested Tern (<i>Thalasseus bergii</i>). All of these species were either feeding along the beach or loafing. The Gull-billed and Caspian Tern were seen flying along the coastline.</p> <p>This habitat within the survey area is likely to support other migratory species opportunistically and include the Roseate Tern (<i>Sterna dougalli</i>), Fairy Tern (<i>Sternula nereis</i>), Common Sandpiper (<i>Actitis hypoleucos</i>), Common Greenshank (<i>Tringa nebularia</i>), Sharp-tailed Sandpiper (<i>Calidris acuminata</i>), Ruddy Turnstone (<i>Arenaria interpres</i>), Red Knot (<i>Calidris canutus</i>), Lesser Sand Plover (<i>Charadrius mongolus</i>), Grey Plover (<i>Pluvialis squatarola</i>), Pacific Golden Plover (<i>Pluvialis fulva</i>), Grey-tailed Tattler (<i>Tringa brevipes</i>), Eastern Curlew (<i>Numenius madagascariensis</i>), Whimbrel (<i>Numenius phaeopus</i>). The Common Sandpiper and Common Greenshank were recorded along the Murchison River while undertaking</p>	221.34	5.7%	

Habitat type	Extent in PAA (ha)	% of PAA	Representative Image
<p>regional surveys and are likely to utilise the beach habitats. The Peregrine Falcon may also utilise the area for foraging only.</p> <p>Several oceanic avian species were recorded while undertaking the migratory bird survey, these birds were out to sea but were recorded within a few hundred meters of the coast foraging on the wing. These species included Wedge-tailed Shearwater (<i>Ardenna pacifica</i>) and Wilson's Storm Petrel (<i>Oceanites oceanicus</i>).</p> <p>High Value</p>			
<p>Limestone hills and Ridgelines</p> <p>Vegetation types</p> <ul style="list-style-type: none"> – VT08 - Rocky limestone outcropping low hills and ridges <p>Description</p> <p>The formations are usually associated with <i>Melaleuca</i> spp. vegetation types or other low shrubs probably due to the shallow soils and limestone cap rock. Other species associated include <i>Acacia</i>, <i>Eremophila</i>, <i>Grevillia</i>, <i>Hakea</i>, and <i>Borya</i> and an abundance of grasses and herbs. The environment had areas of good ground covers, litter and debris but lacked large logs due to vegetation present. This habitat appeared particularly use by feral goats and pigs with noticeable grazing present and large areas where rocks and surface soils were ploughed by pigs. However despite the disturbances the habitat provides a range of cover to fauna species of outcropping with exfoliating rock, crevices and large rocks.</p> <p>Numerous reptile species were recorded in this habitat and include Soft Spiny-tailed Gecko (<i>Strophurus spinigerus</i>), Western Netted Dragon (<i>Ctenophorus reticulata</i>) and Yellow-faced Whipsnake (<i>Demansia reticulatus</i>). While mammals such as Sandy Inland Mouse (<i>Pseudomys hermannsburgensis</i>) were also common.</p> <p>Conservation significant fauna</p> <p>The Malleefowl was recorded in this habitat type consisting of inactive and active mounds. Mounds however on taller ridgelines appeared all inactive possibly due to feral species disturbance. Peregrine Falcon may also utilise these areas for foraging. The Gilled Slender Blue-tongue (<i>Cyclodomorphus branchialis</i>) may utilise this habitat despite none recorded during the surveys. The Chuditch (<i>Dasyurus geoffroyi</i>) may also periodically utilise this habitat due to the denning capabilities of limestone outcropping and capping.</p> <p>High Value -provides shelter and breeding sites for habitat specialist species of conservation significance.</p>	1,331.34	34.3%	

Habitat type	Extent in PAA (ha)	% of PAA	Representative Image
<p>Clay Pans/ Lake Culcurdoo</p> <p>VT30 – (CoMtRdTTd) <i>Casuarina obesa</i> isolated trees over <i>Maireana tomentosa</i>, <i>Rhagodia drummondii</i>, <i>Tecticornia indica</i> and <i>Threlkeldia diffusa</i> chenopod open shrubland on seasonal claypan</p> <p>VT31 – (AvEdPa) <i>Austrostipa variabilis</i>, <i>Eragrostis dielsii</i> and *<i>Pentameris airoides</i> subsp. <i>airoides</i> tussock grassland on brown heavy clay on large claypan system (Lake Culcurdoo)</p> <p>VT32 (Ec) <i>Eucalyptus camaldulensis</i> open woodland on white/cream sand near drainage clay pans</p> <p>Description</p> <p>Numerous small clay pans are scattered throughout the survey area. Additionally Lake Culcurdoo is in the central region and runs north /south. The clay pans and Lake Culcurdoo all show a level of historical disturbance from clearing, water point activity (including wells, old troughs, yards) as well as dams and tracks. These areas have weeds and grasses present and demonstrated high use by goats and native species like Western Grey Kangaroo (<i>Macropus fuliginosus</i>), Common Wallaroo (<i>Osphranter robustus</i>) and Emu (<i>Dromaius novaehollandiae</i>). This habitat comprise a relatively small portion of the Survey Area. The habitat comprised a mix of soils from fine sands or a layer of heavy loam with an over storey dominated by hardy, low and tall shrub species (primarily <i>Acacia</i> sp.) with herbs and grasses (mostly weeds). The dams - surface water along Lake Culcurdoo appeared to have some water present for most of the year and used as a drinking source for pastoral and native animals. As such in these areas bovine grazing (showing signs of heavy grazing, soil compaction and trampling) noticeably impacted the surrounding habitats. Being an open habitat birds such as Banded Lapwing (<i>Vanellus tricolor</i>) and Australasian Pipit (<i>Anthus novaeseelandiae</i>) were recorded breeding with use also recorded by White-fronted Chat (<i>Ephianura albigrons</i>) and Magpie-lark (<i>Grallina cyanoleuca</i>). Water retention also supports frogs such as Western Banjo Frog (<i>Limnodynastes dorsalis</i>), Crawling Toadlet (<i>Pseudophryne guentheri</i>) and Humming Frog (<i>Neobatrachus pelobatoides</i>). Other disturbances on Lake Culcurdoo include Gee Gei outcamp with historical yards and homestead. No fire was recorded in this habitat.</p> <p>Conservation significant fauna</p> <p>No conservation significant fauna were recorded in this habitat however some Zuytdorp Worm Slider (<i>Lerista humphriesi</i>) historical records are present in the surrounding supportive habitat. The Peregrine Falcon may also utilise these areas for foraging.</p> <p>Seasonally after large rain events migratory birds may utilise portions of this habitat if suitable. Areas that inundate including the dams maybe utilised as required.</p> <p>Low Value</p>	1.11	0.03%	

Habitat type	Extent in PAA (ha)	% of PAA	Representative Image
Cleared/Farmland Description Cleared areas including tracks, tank infrastructure and farmland, some scattered native shrubs/trees over weeds. Habitat value: Low to negligible	10.29	0.3	

3.3.2 Fauna diversity

The *NatureMap* (DBCA 2007-) database identified 73 species previously recorded within a 5 km buffer surrounding the PAA, forming a desktop study area. This total comprised three amphibians, one bird, 33 invertebrates, six mammal and 30 reptile species.

3.3.3 Significant fauna

The *NatureMap* (DBCA 2007) database and the EPBC Act PMST, considering the PAA and a 5 km buffer (Appendix A), identified the presence/potential presence of 42 conservation significant fauna. Of the 42 conservation significant species identified, 16 were marine species that are highly unlikely to utilise the terrestrial environment within the PAA and have therefore been ruled out of potentially occurring. This results in 26 conservation significant species potentially occurring within the PAA based off the desktop assessment.

The desktop assessment identified:

- 24 species listed as Threatened under the EPBC Act
- Two species listed at Priority 3 under the BC Act

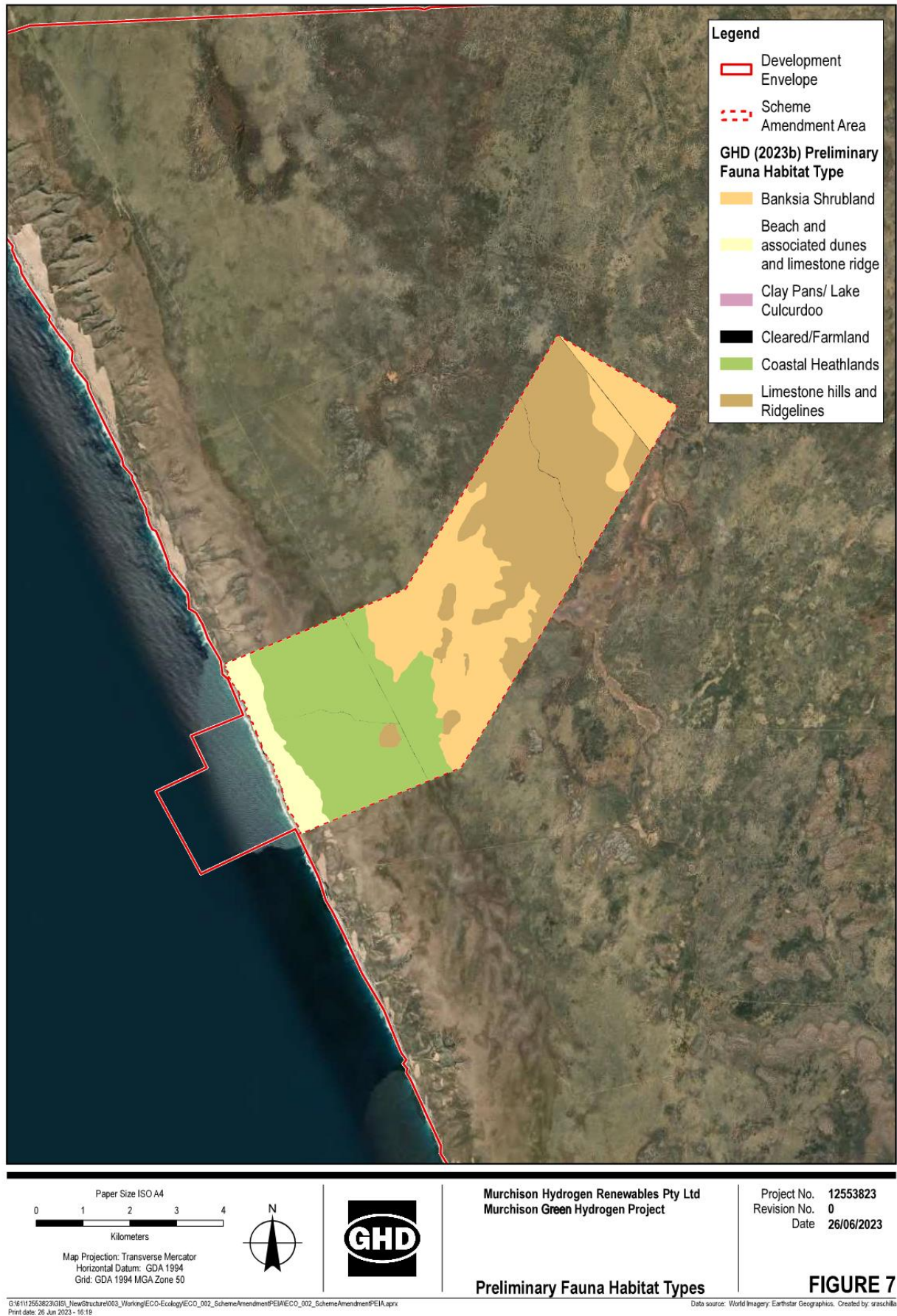
Preliminary results from the GHD (2023b) detailed survey of the DE, indicated that an additional eight conservation significant species may occur within the PAA, bringing the total of potentially occurring conservation significant species to 34. A likelihood of occurrence assessment of these conservation significant fauna species was undertaken (Appendix B), with a summary is provided in Table 7.

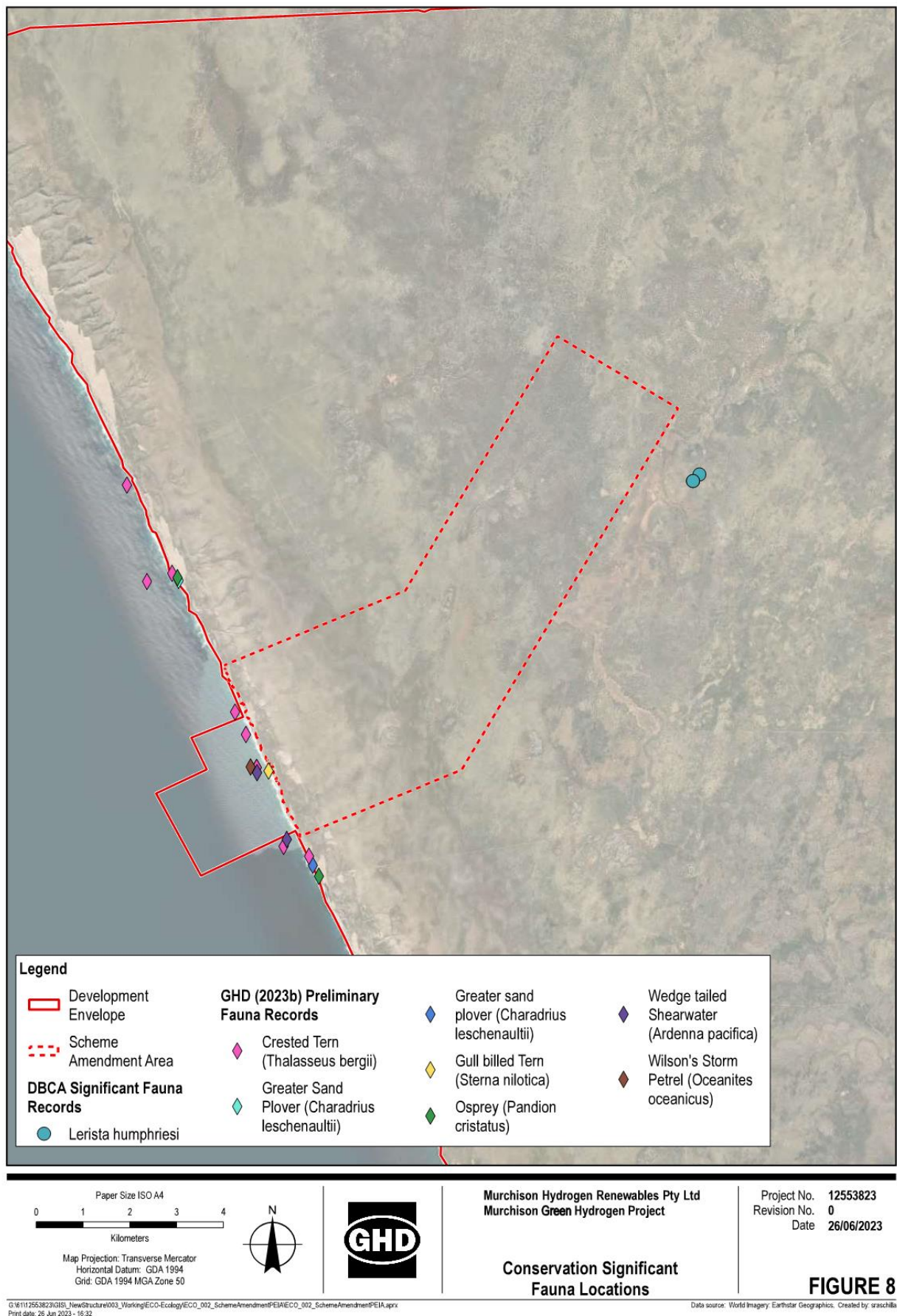
Of the 34 conservation significant taxa potentially occurring, 17 are considered known or likely to occur within the PAA. The majority of these species (10) are migratory birds that utilise the beaches and coastal habitat for foraging.

Table 7 Preliminary likelihood of occurrence assessment (GHD 2023b)

Taxa	Common Name	Status		Likelihood of occurrence within the project area
		BC Act	EPBC Act	
<i>Ardenna pacifica</i>	Wedge-tailed Shearwater	MI	MI	Known. Recorded during the GHD (2023b) survey.
<i>Calidris alba</i>	Sanderling	MI	MI	Known. Recorded during the GHD (2023b) survey.
<i>Calidris canutus</i>	Red Knot	EN	EN & MI	Likely. There is suitable habitat within the PAA.
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR	CR & MI	Likely. The nearest record is at Chinaman's Rock Lookout 35 km south of the Survey Area.
<i>Calidris ruficollis</i>	Red-necked stint	MI	MI	Known. Recorded during the GHD (2023b) survey.
<i>Charadrius leschenaultii</i>	Greater sand plover	VU	VU & MI	Known. Recorded during the GHD (2023b) survey.
<i>Gelochelidon nilotica</i>	Gull-billed tern	MI	MI	Known. Recorded during the GHD (2023b) survey.
<i>Limosa lapponica</i>	Bar-tailed godwit	MI	MI	Known. Recorded using coastal habitat.
<i>Limosa lapponica menzbieri</i>	Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit	CR	CR	Likely. There is suitable habitat within the Survey Area on the coastal strip.
<i>Numenius madagascariensis</i>	Eastern curlew	CR	CR & MI	Likely. There is suitable habitat within the Survey Area on the coastal strip and the closest known record is 45 km east of the Survey Area.
<i>Oceanites oceanicus</i>	Wilson's storm-petrel	MI	MI	Known. Recorded during the GHD (2023b) survey.

Taxa	Common Name	Status		Likelihood of occurrence within the project area
		BC Act	EPBC Act	
<i>Pandion haliaetus</i>	Eastern Osprey	MI	MI	Known. Recorded during the GHD (2023b) survey.
<i>Sternula nereis nereis</i>	Australian Fairy Tern	VU	VU	Likely. There is suitable habitat within the Survey Area on the coastal strip and the species has been identified from database searches as being in the Survey Area.
<i>Thalasseus bergii</i>	Crested tern	MI	MI	Known. Recorded during the GHD (2023b) survey.
<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll	VU	VU	Likely. There are known records of approximately 9 km south of the Survey Area within the Kalbarri gorge system. The species has also been recorded from Eurady Station to the east and Hamelin Station to the north.
<i>Lerista humphriesi</i>	Taper-tailed West Coast slider (Murchison River)	P3	-	Known. Recorded during the GHD (2023b) survey.
<i>Idiosoma arenaceum</i>	Geraldton Sandplain shield-backed trapdoor spider	P3	-	Likely. The species has been trapped previously in the northern portion of the DE. The species has a moderately widespread distribution in Geraldton north to Zuytdorp (Rix <i>et. al</i> 2018)





3.4 Inland Waters

Hydrological aspects for the PAA are summarised in Table 8.

Table 8 Hydrology aspects within the PAA

Aspect	Details	Results
Groundwater Areas	Groundwater areas proclaimed under the RIWI Act	Gascoyne Groundwater Area
Surface Water Areas	Surface water areas proclaimed under the RIWI Act	None present
Irrigation District	Irrigation Districts proclaimed under the RIWI Act	None present
Rivers	Rivers proclaimed under the RIWI Act	None present
Public Drinking Water Source Areas (PDWSA)	PDWSA is a collective term used for the description of Water Reserves, Catchment Areas and Underground Pollution Control Areas declared (gazetted) under the provisions of the Metropolitan Water Supply, Sewage and Drainage Act 1909 or the Country Area Water Supply Act 1947	None present
Waterways Conservation Areas	Areas proclaimed under the Waterway Conservation Act 1976.	None present

3.4.1 Groundwater

The PAA falls within the Gascoyne Groundwater Area, proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). No groundwater investigations have been undertaken within the PAA however online records for groundwater within the DE exist through the Water Information Reporting (WIR) system, maintained by the Western Australian Department of Water and Environmental Regulation (DWER). The database has records for nine historical water bores drilled within the DE and one additional bore north of the DE. Each of the bores are reported with a date that varies during the period of 1935 to 1938.

Drilled bore depths were in the range 93.3 m to 163.1 m below ground level (bgl). Depths to water are indicated for seven of the ten bores as occurring at the time of drilling below depths in the range 79 mbgl to 139 mbgl. There are indications in the drilling notes that water was only recovered from isolated zones in the ground profile at some of the bore locations. Two of the other three boreholes for which water depths are not provided do not indicate that water was encountered. The drilling notes explicitly state that water was not encountered within one of the bores, which was drilled to 102 mbgl. For those bores for which water quality observations were recorded, the water was generally reported to be "too salty" for human consumption or for other uses such as irrigation.

3.4.2 Surface water and drainage

The PAA is not located within a Surface Water Area, Irrigation District or River proclaimed under the RIWI Act. No rivers or surface water bodies intersect the PAA.

3.4.3 Wetlands

No Wetlands of International Importance (Ramsar) or Nationally Important Wetlands intersect the PAA. The PAA also does not intersect any Geomorphic Wetlands.

3.5 Social Surroundings

3.5.1 Aboriginal heritage

Murchison Hydrogen Renewables and the Traditional Owners have a well-established relationship and have been engaging now for more than two years in respect of the Project. Murchison Hydrogen Renewables and the Traditional Owners are well progressed in their engagement and are currently progressing an Indigenous Land Use Agreement (ILUA) and Aboriginal Heritage Agreement. The ILUA will include business, employment and training opportunities for the aboriginal groups relevant to the project area.

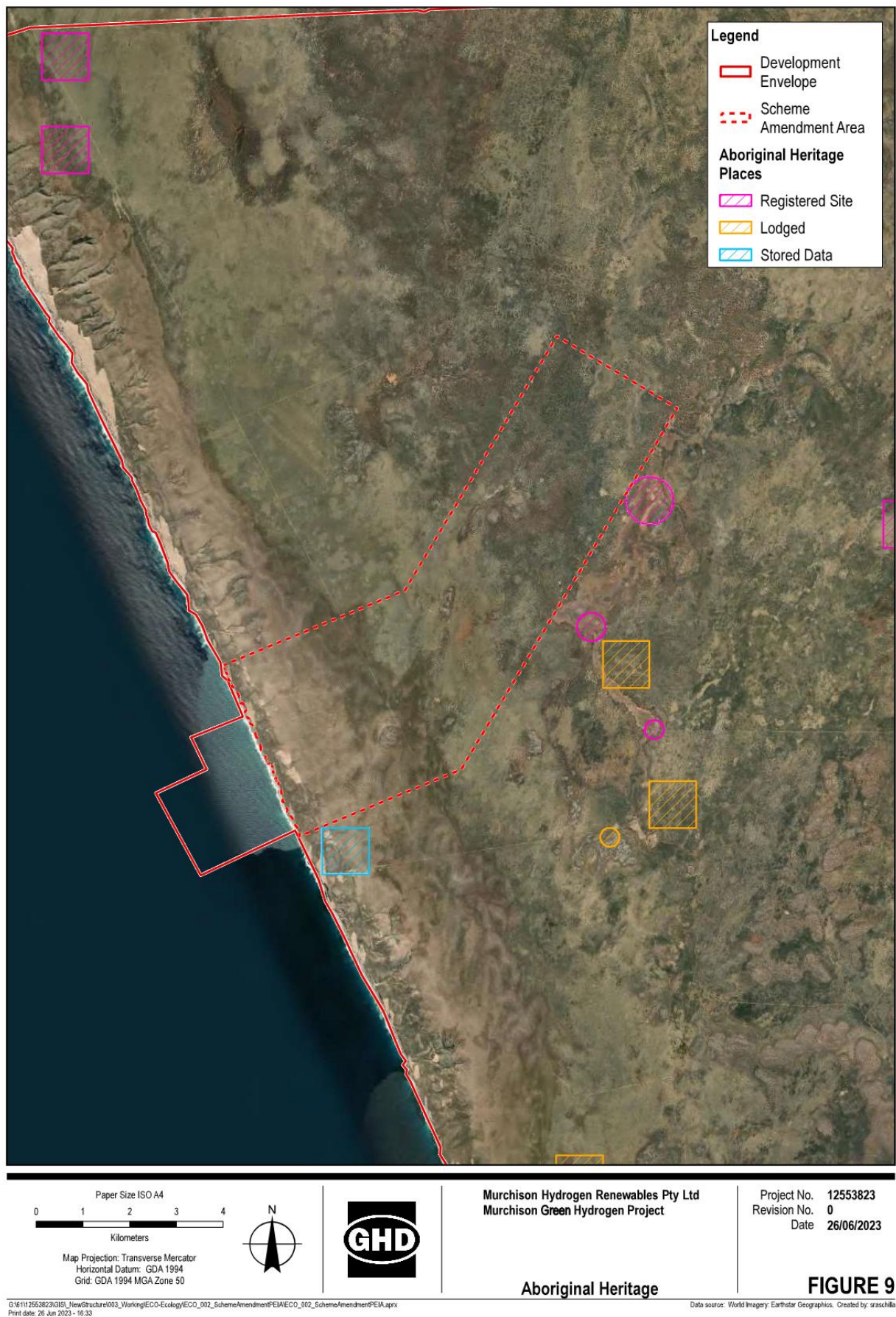
A review of the Aboriginal Heritage Inquiry System (DPLH 2023, Appendix C) has confirmed that no 'Registered' Aboriginal Sites are found within the PAA. No 'Other Heritage Places' have been recorded within the PAA. Two Registered Aboriginal Sites are within a 1 km search area surrounding the PAA, as shown in Figure 9.

Detailed archaeological and ethnographic Aboriginal heritage surveys will be undertaken across the DE, inclusive of the PAA, prior to ground disturbance works, in consultation with and together with the Traditional Owners and determined native title owners.

3.5.2 European heritage

The Shark Bay World and National Heritage Area is located 11.5 km north of the PAA. Shark Bay's waters, islands and peninsulas cover a large area of approximately 2.2 million ha, 70% of which are marine waters. The PAA will not directly impact on any of the values of this World/National Heritage Area.

Desktop research indicates that there are no known sites within the DE that have State or Local heritage status (GoWA 2023).



4. References

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- GoWA 2017b - DBCA - Legislated Lands and Waters (DBCA-011) - Datasets - data.wa.gov.au
- GoWA 2017c - DBCA - Lands of Interest (DBCA-012) - Datasets - data.wa.gov.au
- GoWA 2017d - Geomorphic Wetlands, Swan Coastal Plain (DBCA-019) - Datasets - data.wa.gov.au
- GoWA 2017e - Threatened and Priority Flora (DBCA-036) - Datasets - data.wa.gov.au
- GoWA 2017f - Threatened Ecological Communities (DBCA-038) - Datasets - data.wa.gov.au
- GoWA 2018a - Directory of Important Wetlands in Australia - Western Australia (DBCA-045) - Datasets - data.wa.gov.au
- GoWA 2018b - Public Drinking Water Source Areas (DWER-033) - Datasets - data.wa.gov.au
- GoWA 2018c - RIWI Act, Groundwater Areas (DWER-034) - Datasets - data.wa.gov.au
- GoWA 2018d - RIWI Act, Rivers (DWER-036) - Datasets - data.wa.gov.au
- GoWA 2018e - RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037) - Datasets - data.wa.gov.au
- GoWA 2018f - Clearing Regulations - Environmentally Sensitive Areas (DWER-046) - Datasets - data.wa.gov.au
- GoWA 2018g - Waterways Conservation Act Management Areas (DWER-072) - Datasets - data.wa.gov.au
- GoWA 2019a - DBCA Statewide Vegetation Statistics – Datasets - data.wa.gov.au
- GoWA 2019b - Aboriginal Heritage Places (DPLH-001) - Datasets - data.wa.gov.au
- GoWA 2019c - Heritage Council WA - State Register (DPLH-006) - Datasets - data.wa.gov.au
- GoWA 2019d - Heritage Council WA - Local Heritage Survey (DPLH-008) - Datasets - data.wa.gov.au
- GoWA 2019e - Region Scheme - Zones and Reserves (DPLH-023) - Datasets - data.wa.gov.au
- GoWA 2019f - Local Planning Scheme - Zones and Reserves (DPLH-071) - Datasets - data.wa.gov.au
- GoWA 2020 - Native Vegetation Extent (DPIRD-005) - Datasets - data.wa.gov.au
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Appendix A

Desktop Search Results – PMST / *NatureMap*



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 23-Mar-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	1
National Heritage Places:	1
Wetlands of International Importance (Ramsar)	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	1
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	42
Listed Migratory Species:	44

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	62
Whales and Other Cetaceans:	13
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	1
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	2
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	4
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

World Heritage Properties [\[Resource Information \]](#)

Name	State	Legal Status	Buffer Status
Shark Bay, Western Australia	WA	Declared property	In buffer area only

National Heritage Places [\[Resource Information \]](#)

Name	State	Legal Status	Buffer Status
Natural			
Shark Bay, Western Australia	WA	Listed place	In buffer area only

Commonwealth Marine Area [\[Resource Information \]](#)

Approval is required for a proposed activity that is located within the Commonwealth Marine Area which has, will have, or is likely to have a significant impact on the environment. Approval may be required for a proposed action taken outside a Commonwealth Marine Area but which has, may have or is likely to have a significant impact on the environment in the Commonwealth Marine Area.

Feature Name	Buffer Status
EEZ and Territorial Sea	In buffer area only

Listed Threatened Species [\[Resource Information \]](#)

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Diomedea exulans</u> Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Falco hypoleucos</u> Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Leipoa ocellata</u> Malleefowl [934]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Limosa lapponica menzbieri</u> Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit [86432]	Critically Endangered	Species or species habitat may occur within area	In feature area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
<u>Pterodroma mollis</u> Soft-plumaged Petrel [1036]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Rostratula australis</u> Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	In feature area
<u>Sternula nereis nereis</u> Australian Fairy Tern [82950]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
<u>Thalassarche carteri</u> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Zanda latirostris listed as Calyptorhynchus latirostris Carnaby's Black Cockatoo, Short-billed Black-cockatoo [87737]	Endangered	Species or species habitat likely to occur within area	In feature area
FISH			
Thunnus maccoyii Southern Bluefin Tuna [69402]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Balaenoptera borealis Sei Whale [34]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In feature area
Balaenoptera physalus Fin Whale [37]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dasyurus geoffroii Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat may occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area	In feature area
PLANT			
Caladenia barbarella Small Dragon Orchid, Common Dragon Orchid [68686]	Endangered	Species or species habitat may occur within area	In feature area
Caladenia hoffmanii Hoffman's Spider-orchid [56719]	Endangered	Species or species habitat likely to occur within area	In feature area
Eucalyptus beardiana Beard's Mallee [18933]	Vulnerable	Species or species habitat may occur within area	In buffer area only
REPTILE			
Aipysurus foliosquama Leaf-scaled Seasnake [1118]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
Egernia stokesii badia Western Spiny-tailed Skink, Baudin Island Spiny-tailed Skink [64483]	Endangered	Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In feature area
SHARK			
Carcharias taurus (west coast population) Grey Nurse Shark (west coast population) [68752]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Carcharodon carcharias</u> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Pristis pristis</u> Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Rhincodon typus</u> Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Sphyrna lewini</u> Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area

SPIDER

<u>Idiosoma nigrum</u> Shield-backed Trapdoor Spider, Black Rugose Trapdoor Spider [66798]	Vulnerable	Species or species habitat known to occur within area	In feature area
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Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
<u>Anous stolidus</u> Common Noddy [825]		Species or species habitat may occur within area	In feature area
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
<u>Ardenna carneipes</u> Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Species or species habitat likely to occur within area	In feature area
<u>Diomedea amsterdamensis</u> Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
<u>Diomedea exulans</u> Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Fregata ariel</u> Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In feature area
<u>Hydroprogne caspia</u> Caspian Tern [808]		Foraging, feeding or related behaviour known to occur within area	In feature area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Onychoprion anaethetus</u> Bridled Tern [82845]		Foraging, feeding or related behaviour likely to occur within area	In feature area
<u>Phaethon lepturus</u> White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In feature area
<u>Sternula albifrons</u> Little Tern [82849]		Species or species habitat may occur within area	In feature area
<u>Thalassarche carteri</u> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Thalassarche cauta</u> Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Marine Species			
Balaenoptera borealis Sei Whale [34]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In feature area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In feature area
Balaenoptera physalus Fin Whale [37]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Carcharhinus longimanus Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In feature area
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In feature area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area	In feature area
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat known to occur within area	In feature area
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat known to occur within area	In feature area
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In feature area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In feature area
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Terrestrial Species			
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat may occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Anous stolidus Common Noddy [825]		Species or species habitat may occur within area	In feature area
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Ardenna carneipes as Puffinus carneipes</u> Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Species or species habitat likely to occur within area	In feature area
<u>Bubulcus ibis as Ardea ibis</u> Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
<u>Chalcites osculans as Chrysococcyx osculans</u> Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Diomedea amsterdamensis</u> Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
<u>Diomedea exulans</u> Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hydroprogne caspia as Sterna caspia Caspian Tern [808]		Foraging, feeding or related behaviour known to occur within area	In feature area
Larus pacificus Pacific Gull [811]		Foraging, feeding or related behaviour known to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat may occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Onychoprion anaethetus as Sterna anaethetus Bridled Tern [82845]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In feature area
Pterodroma mollis Soft-plumaged Petrel [1036]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Puffinus assimilis Little Shearwater [59363]		Foraging, feeding or related behaviour known to occur within area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Stercorarius skua as Catharacta skua Great Skua [823]		Species or species habitat may occur within area	In buffer area only
Sternula albifrons as Sterna albifrons Little Tern [82849]		Species or species habitat may occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Fish			
Campichthys galei Gale's Pipefish [66191]		Species or species habitat may occur within area	In feature area
Choeroichthys suillus Pig-snouted Pipefish [66198]		Species or species habitat may occur within area	In feature area
Festucalex scalaris Ladder Pipefish [66216]		Species or species habitat may occur within area	In feature area
Filicampus tigris Tiger Pipefish [66217]		Species or species habitat may occur within area	In feature area
Halicampus brocki Brock's Pipefish [66219]		Species or species habitat may occur within area	In feature area
Haliichthys taeniophorus Ribboned Pipehorse, Ribboned Seadragon [66226]		Species or species habitat may occur within area	In feature area
Hippocampus angustus Western Spiny Seahorse, Narrow-bellied Seahorse [66234]		Species or species habitat may occur within area	In feature area
Hippocampus histrix Spiny Seahorse, Thorny Seahorse [66236]		Species or species habitat may occur within area	In feature area
Hippocampus planifrons Flat-face Seahorse [66238]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Hippocampus trimaculatus</u> Three-spot Seahorse, Low-crowned Seahorse, Flat-faced Seahorse [66720]		Species or species habitat may occur within area	In feature area
<u>Lissocampus fatiloquus</u> Prophet's Pipefish [66250]		Species or species habitat may occur within area	In feature area
<u>Nannocampus subosseus</u> Bonyhead Pipefish, Bony-headed Pipefish [66264]		Species or species habitat may occur within area	In feature area
<u>Solegnathus lettiensis</u> Gunther's Pipehorse, Indonesian Pipefish [66273]		Species or species habitat may occur within area	In feature area
<u>Solenostomus cyanopterus</u> Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area	In feature area
<u>Stigmatopora argus</u> Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In feature area
<u>Syngnathoides biaculeatus</u> Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In feature area
<u>Trachyrhamphus bicoarctatus</u> Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area	In feature area
Reptile			
<u>Aipysurus foliosquama</u> Leaf-scaled Seasnake [1118]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
<u>Aipysurus pooleorum</u> Shark Bay Seasnake [66061]		Species or species habitat may occur within area	In feature area
<u>Caretta caretta</u> Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
Disteira kingii Spectacled Seasnake [1123]		Species or species habitat may occur within area	In feature area
Disteira major Olive-headed Seasnake [1124]		Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pelamis platurus Yellow-bellied Seasnake [1091]		Species or species habitat may occur within area	In feature area

Whales and Other Cetaceans			[Resource Information]
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In feature area
Balaenoptera borealis Sei Whale [34]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In feature area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In feature area

Current Scientific Name	Status	Type of Presence	Buffer Status
Balaenoptera physalus Fin Whale [37]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In feature area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In feature area
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat known to occur within area	In feature area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In feature area
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area	In feature area
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In feature area
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In feature area

Australian Marine Parks		[Resource Information]
Park Name	Zone & IUCN Categories	Buffer Status
Abrolhos	Multiple Use Zone (IUCN VI)	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Part Murchison house	NRS Addition - Gazettal in Progress	WA	In feature area
Zuytdorp	Nature Reserve	WA	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Not controlled action					
Improving rabbit biocontrol: releasing another strain of RHDV, sthm two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area	

Biologically Important Areas				
Scientific Name	Behaviour	Presence	Buffer Status	
Seabirds				
Ardena pacifica				
Wedge-tailed Shearwater [84292]	Breeding	Known to occur	In feature area	
Puffinus assimilis tunneyi				
Little Shearwater [59363]	Foraging (in high numbers)	Known to occur	In feature area	

Whales				
Balaenoptera musculus breviceuda				
Pygmy Blue Whale [81317]	Distribution	Known to occur	In feature area	
Megaptera novaeangliae				
Humpback Whale [38]	Migration (north and south)	Known to occur	In feature area	

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
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- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

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Department of Climate Change, Energy, the Environment and Water

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COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Animalia	AMPHI	Arenophryne xiphorhyncha	(blank)	41
		Neobatrachus pelobatoides	(blank)	2
		Pseudophryne guentheri	(blank)	1
	BIRD	Larus novaehollandiae subsp. novaehollandiae	(blank)	2
	INVERT	Amblyomma triguttatum	(blank)	3
		Araneus eburneiventris	(blank)	2
		Araneus senicaudatus	(blank)	1
		Argiope protensa	(blank)	3
		Asadipus phaleratus	(blank)	4
		Austracantha minax	(blank)	1
		Backobourkia heroine	(blank)	1
		Bigenditia zuytdorp	(blank)	2
		Cercophonius granulatus	(blank)	2
		Cryptoerithus halli	(blank)	1
		Cryptoerithus quobba	(blank)	1
		Dingosa murata	(blank)	2
		Dingosa serrata	(blank)	1
		Euasteron carnavon	(blank)	4
		Hoggicosa alfi	(blank)	1
		Idiosoma nigrum	EN	11
		Lamponina scutata	(blank)	1
		Lycosa godeffroyi	(blank)	1
		Masasteron sampeyae	(blank)	2
		Meedo harveyi	(blank)	4
		Mituliodon tarantulinus	(blank)	2
		Molycra vokes	(blank)	3
		Myandra bicincta	(blank)	1
		Nephila edulis	(blank)	1
		Nicodamus mainae	(blank)	2
		Prodidomus woodleigh	(blank)	1
		Pseudolampona boree	(blank)	1
		Scolopendra laeta	(blank)	1
		Scolopendra morsitans	(blank)	1
		Spinasteron westi	(blank)	7
		Tetragnatha nitens	(blank)	1
		Trichocyclus nigropunctatus	(blank)	9
		Urodacus mckenziei	(blank)	5
	MAMMAL	Megaptera novaeangliae	CD & MI	4
		Notomys alexis	(blank)	1
		Pseudomys albocinereus	(blank)	3
		Sminthopsis dolichura	(blank)	2
		Sminthopsis granulipes	(blank)	2
	REPTILE	Tarsipes rostratus	(blank)	5
		Crenadactylus ocellatus subsp. horni	(blank)	1
		Cryptoblepharus buehneri	(blank)	2
		Ctenophorus adelaidensis	(blank)	1
		Ctenophorus maculatus subsp. maculatus	(blank)	2
		Ctenotus australis	(blank)	3

COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Animalia	REPTILE	Ctenotus fallens	(blank)	3
		Cyclodomorphus celatus	(blank)	9
		Delma australis	(blank)	2
		Diplodactylus ornatus	(blank)	1
		Gehyra variegata	(blank)	6
		Lerista elegans	(blank)	31
		Lerista humphriesi	P3	9
		Lerista kendricki	(blank)	5
		Lerista lineopunctulata	(blank)	11
		Lerista planiventralis subsp. decora	(blank)	6
		Lerista praepedita	(blank)	10
		Lerista sp.	(blank)	1
		Lialis burtonis	(blank)	2
		Lucasium alboguttatum	(blank)	6
		Menetia greyii	(blank)	7
		Menetia surda subsp. cresswelli	(blank)	4
		Morethia lineoocellata	(blank)	10
		Neelaps bimaculatus	(blank)	1
		Pletholax gracilis subsp. gracilis	(blank)	1
		Pogona minor subsp. minor	(blank)	4
		Pseudonaja mengdeni	(blank)	1
		Simoselaps littoralis	(blank)	2
		Strophurus spinigerus subsp. spinigerus	(blank)	7
		Tiliqua occipitalis	(blank)	1
		Underwoodisaurus milii	(blank)	1
Plantae	DICOT	Acacia cavealis	(blank)	1
		Acacia ligulata	(blank)	4
		Acacia rostellifera	(blank)	3
		Acacia spathulifolia	(blank)	1
		Alectryon oleifolius subsp. oleifolius	(blank)	1
		Allocasuarina humilis	(blank)	1
		Alternanthera denticulata	(blank)	1
		Alyxia buxifolia	(blank)	3
		Anthocercis ilicifolia subsp. caldariola	(blank)	1
		Anthocercis intricata	P3	1
		Baeckea sp. East Nabawa (M.E. Trudgen MET 21623)	(blank)	1
		Banksia ashbyi	(blank)	1
		Banksia attenuata	(blank)	1
		Banksia borealis subsp. borealis	(blank)	1
		Banksia fraseri	(blank)	1
		Banksia lindleyana	(blank)	2
		Banksia prionotes	(blank)	3
		Banksia sceptrum	(blank)	1
		Beyeria cinerea	(blank)	1
		Beyeria cinerea subsp. borealis	(blank)	1
		Billardiera erubescens	(blank)	1
		Boronia coerulescens	(blank)	1
		Boronia coerulescens subsp. spicata	(blank)	1

COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Plantae	DICOT	<i>Boronia purdieana</i>	(blank)	2
		<i>Boronia purdieana</i> subsp. <i>purdieana</i>	(blank)	1
		<i>Brachyscome latisquamea</i>	(blank)	1
		<i>Brachysema aphyllum</i>	(blank)	1
		<i>Calandrinia corrigioloides</i>	(blank)	4
		<i>Calandrinia liniflora</i>	(blank)	2
		<i>Calandrinia polyandra</i>	(blank)	3
		<i>Calothamnus blepharospermus</i>	(blank)	2
		<i>Calothamnus oldfieldii</i>	(blank)	2
		<i>Calothamnus quadrifidus</i>	(blank)	1
		<i>Calothamnus quadrifidus</i> subsp. <i>obtus</i>	(blank)	1
		<i>Calytrix brevifolia</i>	(blank)	2
		<i>Carpobrotus dioica</i>	(blank)	1
		<i>Carpobrotus</i> sp. Thevenard Island (M. White 050)	P3	1
		<i>Cassytha aurea</i>	(blank)	2
		<i>Cassytha aurea</i> var. <i>hirta</i>	(blank)	1
		<i>Cassytha pomiformis</i>	(blank)	3
		<i>Cassytha racemosa</i>	(blank)	2
		<i>Centaurea melitensis</i>	(blank)	2
		<i>Chenopodium gaudichaudianum</i>	(blank)	2
		<i>Clematicissus angustissima</i>	(blank)	2
		<i>Clematis linearifolia</i>	(blank)	1
		<i>Clematis microphylla</i>	(blank)	1
		<i>Commersonia borealis</i>	(blank)	1
		<i>Commersonia densiflora</i>	(blank)	1
		<i>Conospermum microflorum</i>	(blank)	3
		<i>Crassula colorata</i>	(blank)	3
		<i>Cuscuta epithymum</i>	(blank)	2
		<i>Dampiera incana</i>	(blank)	1
		<i>Dampiera incana</i> var. <i>fuscescens</i>	(blank)	1
		<i>Diplolaena grandiflora</i>	(blank)	3
		<i>Diplolaena mollis</i>	(blank)	3
		<i>Dodonaea aptera</i>	(blank)	2
		<i>Drosera menziesii</i> subsp. <i>thysanosepala</i>	(blank)	1
		<i>Drosera prostrata</i>	(blank)	1
		<i>Drosera stolonifera</i> subsp. <i>humilis</i>	(blank)	3
		<i>Drosera stolonifera</i> subsp. <i>stolonifera</i>	(blank)	1
		<i>Drosera thysanosepala</i>	(blank)	1
		<i>Dryandra borealis</i> subsp. <i>borealis</i>	(blank)	2
		<i>Dysphania rhadinostachya</i>	(blank)	1
		<i>Enchylaena tomentosa</i>	(blank)	2
		<i>Eremaea ebracteata</i> var. <i>ebracteata</i>	(blank)	2
		<i>Eremophila glabra</i>	(blank)	1
		<i>Eremophila glabra</i> ssp. <i>Zuytdorp</i> (GJK & NG 518)	(blank)	1
		<i>Eremophila glabra</i> subsp. <i>psammophora</i>	(blank)	2
		<i>Eremophila glabra</i> subsp. <i>tomentosa</i>	(blank)	2
		<i>Erodium cicutarium</i>	(blank)	2
		<i>Erodium cygnorum</i>	(blank)	1

COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Plantae	DICOT	Eucalyptus camaldulensis subsp. obtusa	(blank)	1
		Eucalyptus erythrocorys	(blank)	3
		Eucalyptus eudesmioides	(blank)	1
		Eucalyptus pallida	(blank)	2
		Eucalyptus zopherophloia	P4	2
		Euphorbia australis	(blank)	1
		Exocarpos aphyllus	(blank)	1
		Frankenia pauciflora	(blank)	1
		Geleznovia verrucosa	(blank)	3
		Gompholobium tomentosum	(blank)	3
		Goodenia berardiana	(blank)	2
		Grevillea annulifera	(blank)	2
		Grevillea argyrophylla	(blank)	2
		Grevillea biformis subsp. biformis	(blank)	2
		Grevillea pinaster	(blank)	2
		Grevillea preissii	(blank)	3
		Grevillea stenomera	P2	5
		Guichenotia intermedia	(blank)	2
		Guichenotia ledifolia	(blank)	1
		Guichenotia macrantha	(blank)	1
		Hakea candolleana	(blank)	3
		Hakea circumalata	(blank)	1
		Halgania bebrana	(blank)	1
		Haloragis trigonocarpa	(blank)	2
		Hemigenia pimelifolia	(blank)	1
		Hemigenia saligna	P3	1
		Hibbertia conspicua	(blank)	5
		Hibbertia pungens	(blank)	1
		Hibbertia racemosa	(blank)	6
		Hibbertia spicata	(blank)	1
		Hibbertia spicata subsp. spicata	(blank)	2
		Hibbertia subvaginata	(blank)	2
		Hypoestes floribunda	(blank)	1
		Isotropis cuneifolia	(blank)	1
		Isotropis sp. Shark Bay (M.E. Trudgen 7170)	(blank)	2
		Jasminum calcarium	(blank)	1
		Lasiopetalum angustifolium	(blank)	3
		Lasiopetalum oldfieldii	P3	1
		Lasiopetalum oppositifolium	P3	1
		Lepidium biplicatum	P3	1
		Lepidium linifolium	(blank)	1
		Lepidium phlebopetalum	(blank)	2
		Lepidium puberulum	P4	2
		Leucopogon cordifolius	(blank)	5
		Lobelia sp. indet	(blank)	1
		Logania litoralis	(blank)	2
		Lysimachia arvensis	(blank)	1
		Lysinema ciliatum	(blank)	2

COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Plantae	DICOT	Malleostemon microphyllus	P2	4
		Malleostemon sp. Cooloomia (Hopper 1353)	(blank)	3
		Melaleuca acerosa	(blank)	3
		Melaleuca aff leiopyxis (GJK & NG 1708	(blank)	1
		Melaleuca aff. nesophila (Beard 6768)	(blank)	1
		Melaleuca cardiophylla	(blank)	1
		Melaleuca conothamnoides	(blank)	1
		Melaleuca leiopyxis	(blank)	2
		Melaleuca scabra	(blank)	4
		Mirbelia sp. Zuytdorp (G.J. Keighery & N. Gibson 1688)	P1	1
		Mirbelia sp. Zuytdorp (GJK & NG 1688)	(blank)	1
		Mirbelia spinosa	(blank)	2
		Monotaxis bracteata	(blank)	1
		Monotaxis lurida	(blank)	1
		Myriocephalus appendiculatus	(blank)	1
		Nicotiana occidentalis	(blank)	1
		Olearia axillaris	(blank)	3
		Opercularia spermacoea	(blank)	3
		Parietaria debilis	(blank)	1
		Pembertonia latisquamea	(blank)	2
		Persoonia acicularis	(blank)	3
		Petrophile brevifolia	(blank)	2
		Petrophile conifera	(blank)	1
		Petrophile pilostyla subsp. pilostyla	(blank)	1
		Petrophile semifurcata	(blank)	2
		Phyllanthus calycinus	(blank)	2
		Phyllanthus maderaspatensis	(blank)	1
		Phymatocarpus porphyrocephalus	(blank)	3
		Pimelea angustifolia	(blank)	1
		Pimelea leucantha	(blank)	4
		Pimelea microcephala	(blank)	3
		Pittosporum phillyreoides	(blank)	1
		Pittosporum phylliraeoides	(blank)	1
		Pityrodia oldfieldii	(blank)	2
		Poranthera microphylla	(blank)	2
		Ptilotus divaricatus	(blank)	2
		Ptilotus obovatus	(blank)	1
		Quoya atriplicina	(blank)	2
		Rhagodia latifolia	(blank)	2
		Rhagodia preissii	(blank)	2
		Roepera fruticulosa	(blank)	1
		Rulingia craurophylla	(blank)	1
		Rulingia malvifolia var. borealis	(blank)	1
		Rumex hypogaeus	(blank)	2
		Scaevola canescens	(blank)	1
		Scaevola crassifolia	(blank)	1
		Scaevola nitida	(blank)	1
		Scaevola tomentosa	(blank)	1

COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Plantae	DICOT	Scholtzia corrugata	P2	1
		Scholtzia obovata	(blank)	1
		Scholtzia sp. Folly Hill (M.E. Trudgen 12097)	P2	1
		Scholtzia sp. Folly Hill (ME Trudgen 12097)	(blank)	1
		Sida calyxhymentia	(blank)	1
		Solanum lasiophyllum	(blank)	2
		Solanum orbiculatum	(blank)	2
		Sonchus oleraceus	(blank)	1
		Stackhousia sp.	(blank)	1
		Stylidium elongatum	(blank)	3
		Stylidium kalbarriense	(blank)	1
		Stylidium macrocarpum	(blank)	3
		Stylidium repens	(blank)	3
		Stylobasium spathulatum	(blank)	2
		Tetragonia diptera	(blank)	1
		Tetragonia implexicoma	(blank)	3
		Threlkeldia diffusa	(blank)	2
		Thryptomene sp Carrarang (Trudgen 7420)	(blank)	1
		Thryptomene sp. Carrarang (M.E. Trudgen 7420)	P1	1
		Thryptomene sp. indet	(blank)	1
		Trachymene elachocarpa	(blank)	6
		Trachymene pilosa	(blank)	3
		Tripterococcus brunonis	(blank)	1
		Verticordia dichroma var. dichroma	P3	1
		Verticordia lepidophylla	(blank)	1
		Waitzia podolepis	(blank)	1
		Waitzia suaveolens	(blank)	1
		Westringia aff. damperii carn (GJK & NG 798)	(blank)	1
		Westringia dampieri	(blank)	3
		Zygophyllum fruticosum	(blank)	2
	MONOCOT	Acanthocarpus aff. robustus (Hopper 1367)	(blank)	2
		Acanthocarpus preissii	(blank)	2
		Acanthocarpus robustus	(blank)	2
		Amphipogon turbinatus	(blank)	2
		Austrostipa crinita	(blank)	2
		Bulbine semibarbata	(blank)	1
		Caladenia bicallata subsp. bicallata	(blank)	1
		Caladenia flava subsp. maculata	(blank)	1
		Conostylis aculeata subsp. septentrionora	(blank)	4
		Conostylis candicans	(blank)	1
		Conostylis stylidioides	(blank)	1
		Desmocladius asper	(blank)	2
		Dianella revoluta	(blank)	1
		Dichopogon tyleri	(blank)	2
		Dioscorea hastifolia	(blank)	2
		Diuris oraria	(blank)	1
		Ecdeiocolea monostachya	(blank)	2
		Ehrharta longiflora	(blank)	1

COUNT				
KINGDOM	CLASS	TAXON	CONS	Total
Plantae	MONOCOT	Eragrostis barrelieri	(blank)	2
		Eriochilus dilatatus subsp. dilatatus	(blank)	1
		Hordeum leporinum	(blank)	2
		Isolepis marginata	(blank)	2
		Laxmannia sessiliflora	(blank)	1
		Lepidobolus preissianus	(blank)	2
		Lepidosperma angustatum	(blank)	1
		Lepidosperma sp. indet	(blank)	1
		Lepidosperma sp. Zuytdorp (G.J. Keighery & N. Gibson	(blank)	1
		Lomandra maritima	(blank)	1
		Loxocarya aspera	(blank)	4
		Mesomelaena preissii	(blank)	1
		Mesomelaena pseudostygia	(blank)	4
		Neurachne alopecuroidea	(blank)	2
		Paractaenum novae-hollandiae	(blank)	1
		Patersonia occidentalis	(blank)	2
		Patersonia occidentalis var. occidentalis	(blank)	1
		Plectrachne bromoides	(blank)	1
		Plectrachne danthonioides	(blank)	1
		Prasophyllum calcicola	(blank)	1
		Pterostylis microglossa	(blank)	2
		Rostraria pumila	(blank)	2
		Schoenus clandestinus	(blank)	2
		Schoenus pleiostemoneus	(blank)	2
		Schoenus sp. G Broad Sheath (K.L. Wilson 2633)	(blank)	2
		Setaria dielsii	(blank)	1
		Stipa crinita	(blank)	2
		Stipa elegantissima	(blank)	2
		Stipa nitida	(blank)	1
		Thelymitra campanulata	(blank)	1
		Thysanotus manglesianus	(blank)	5
		Thysanotus patersonii	(blank)	2
		Tricoryne arenicola	(blank)	1
		Tricoryne elatior	(blank)	1
		Tricoryne sp.	(blank)	1
		Triglochin calcitrapum	(blank)	1
		Triodia bromoides	P4	3
		Triodia danthonioides	(blank)	1
		Wurmbea inframediana	(blank)	2
		Wurmbea monantha	(blank)	1
		Wurmbea pygmaea	(blank)	1
Grand Total				739

Appendix B

Likelihood of occurrence assessment

Conservation significant fauna likelihood of occurrence assessment (GHD 2023a).

Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
Birds						
<i>Anous tenuirostris melanops</i>	Australian Lesser Noddy	EN	VU	The Australian Lesser Noddy is usually found only around its breeding islands in the Houtman Abrolhos Islands. It usually occupies coral-limestone islands that are densely fringed with White Mangrove Avicennia marina. It occasionally occurs on shingle or sandy beaches. The bird roosts mainly in mangroves, especially at night, but may sometimes rest on a beach (DotEE 2019).	Highly Unlikely. Coastal habitat is present however species is known to utilise offshore islands and atolls.	PMST
<i>Ardenna pacifica</i>	Wedge-tailed Shearwater	MI	MI	The Wedge-tailed Shearwater nests in burrows on offshore islands during November-April. Research has indicated more than one million shearwaters migrate to the Pilbara islands each year to nest (DBCA, 2017).	Known.	GHD (2023b)
<i>Calidris alba</i>	Sanderling	MI	MI	In Australia, the Sanderling is almost always found on the coast, mostly on open sandy beaches exposed to open sea-swell, and also on exposed sandbars and spits, and shingle banks, where they forage in the wave-wash zone and amongst rotting seaweed. Sanderlings also occur on beaches that may contain wave-washed rocky outcrops. Less often the species occurs on more sheltered sandy shorelines of estuaries, inlets and harbours. Rarely, they are recorded in near-coastal wetlands. There are rare inland records from sandy shores of ephemeral brackish lakes and brackish river-pools. They occur on most of the coast from Eyre to Derby, and also around Wyndham. They are more often recorded on the south and southwest coasts, north to around southern Shark Bay, with more sparsely scattered records further north in Gascoyne and Pilbara Regions and the Kimberley Division (DotEE 2019).	Known.	GHD (2023b)
<i>Calidris canutus</i>	Red Knot	EN	EN & MI	In Australasia the Red Knot mainly inhabits intertidal mudflats, sandflats and sandy beaches of sheltered coasts, in estuaries, bays, inlets, lagoons and harbours; sometimes on sandy ocean beaches or shallow pools on exposed wave-cut rock platforms or coral reefs. They are occasionally seen on terrestrial saline wetlands near the coast, such as lakes, lagoons, pools and pans, and recorded on sewage ponds and saltworks, but rarely use freshwater swamps. They rarely use inland lakes or swamps. In WA there are scattered records in the south, and it is occasionally seen around Peron Peninsula and Carnarvon. It is widespread on the coast from Ningaloo and Barrow Island to the south-west Kimberley Division (DotE 2016).	Likely. There is suitable habitat within the PAA.	PMST

Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR	CR & MI	Curlew Sandpipers mainly occur in areas with soft mud conditions, including intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. They are found inland less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand. They occur in both fresh and brackish waters. In WA, they are widespread around coastal and subcoastal plains from Cape Arid to south-west Kimberley Division, but are more sparsely distributed between Carnarvon and Dampier Archipelago (DotEE 2019).	Likely. The nearest record is at Chinaman's Rock Lookout 35 km south of the Survey Area.	DBCA, NatureMap & PMST
<i>Calidris ruficollis</i>	Red-necked stint	MI	MI	The Red-necked Stint can be found in fresh and saline water, but primarily in coastal regions (Nevill 2013). It is mostly found in areas including sheltered inlets, bays, lagoons and estuaries with intertidal mudflats, often near spits, islets and banks and, sometimes, on protected sandy or coralline shores. Occasionally they have been recorded on exposed or ocean beaches, and on stony or rocky shores, reefs or shoals. They also occur in saltworks and sewage farms; saltmarsh; ephemeral or permanent shallow wetlands near the coast or inland, including lagoons, lakes, swamps, riverbanks, waterholes, bore drains, dams, soaks and pools in salt flats. They have occasionally been recorded on dry gibber plains, with little or no perennial vegetation. It has been observed at the Nullarbor Plain, Reid, Stoke's Inlet, Grassmere Lake, Warden Lake, Dalyup and Yellilup Swamp, Swan River, Benger Swamp, Guraga Lake, Wittecarra, Harding River, coastal Gascoyne, the Pilbara and the Kimberley (DotEE 2019).	Known.	GHD (2023b).
<i>Charadrius leschenaultii</i>	Greater sand plover	VU	VU & MI	In Australasia the Greater Sand Plover is almost entirely coastal, inhabiting littoral and estuarine habitats. They mainly occur on sheltered sandy, shelly or muddy beaches with large intertidal mudflats or sandbanks, as well as sandy estuarine lagoons, and inshore reefs, rock platforms, small rocky islands or sand cays on coral reefs. They are occasionally recorded on near-coastal saltworks and salt lakes, including marginal saltmarsh, and on brackish swamps. They seldom occur at shallow freshwater wetlands (DotE 2016). Some come down the coast from Geraldton as far as Busselton, but numbers decrease from north to south (Nevill 2013).	Known.	GHD (2023b)

Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
<i>Diomedea amsterdamensis</i>	Amsterdam Albatross	CR	EN & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DoTEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events	PMST
<i>Diomedea exulans</i>	Wandering Albatross	VU	VU & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DoTE, 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events.	PMST
<i>Falco hypoleucos</i>	Grey Falcon	VU	VU	The Grey Falcon inhabits lightly timbered country, especially stony, inland plains and Acacia scrub, gibber deserts, sand ridges, pastoral lands, and timbered watercourses, but seldom in driest deserts. Its distribution is centred on inland drainage systems. It also hunts in treeless areas and frequents tussock grassland and open woodland, especially in winter (Morcombe 2004; Pizzey & Knight 2012). It can mostly be seen on the northwest coast from Shark Bay to east Kimberley, and in the Pilbara and desert regions (Nevill 2013; Pizzey & Knight 2012).	Unlikely. There are no nearby records of the species. Its distribution is Shark Bay, Pilbara and desert regions.	PMST
<i>Gelochelidon nilotica</i>	Gull-billed tern	MI	MI	The Gull-billed Tern is nomadic or migratory species in Australia. Gull-billed Terns are found in freshwater swamps, brackish and salt lakes, beaches and estuarine mudflats, floodwaters, sewage farms, irrigated croplands and grasslands, where resources are favourable. They are only rarely found over the ocean. The Gull-billed Tern. Although essentially an inland species, outside breeding season it shows a distinct preference for saltmarshes and lagoons near the coast. Movements are not fully understood but it is common and widespread in Australia (Morcombe 2014).	Known.	GHD (2023b)
<i>Leipoa ocellata</i>	Malleefowl	VU	VU	The Malleefowl generally occurs in semi-arid areas of WA, in shrublands and low woodlands that are dominated by mallee vegetation, as well as native pine Callitris woodlands, Acacia shrublands, paperbark, sheoak, Broom bush (Melaleuca uncinata) vegetation, eucalypt woodlands, or coastal heathlands. Mostly they are found where there are sandy or gravel soils. The nest is	Unlikely. Known from within DE however no known suitable habitat in PAA.	GHD (2023b)

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Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
				a large mound of sand or soil and organic matter (Jones & Goth 2008; Morcombe 2004; Nevill 2013). In WA they are found from the southwest Nullarbor to Albany, north, and then west from Moore River up to Shark Bay, past Cue, across to Wiluna and east to the northern Victoria Desert south of the Blackstone Ranges (Nevill 2013; Pizzey & Knight 2012).		
<i>Limosa lapponica</i>	Bar-tailed godwit	MI	MI	The Bar-tailed Godwit is found mainly in coastal habitats such as large intertidal sandflats, banks, mudflats, estuaries, inlets, harbours, coastal lagoons and bays. It is found often around beds of seagrass and, sometimes, in nearby saltmarsh. It has been sighted in coastal sewage farms and saltworks, saltlakes and brackish wetlands near coasts, sandy ocean beaches, rock platforms, and coral reef-flats (DoTE 2016). They are uncommon in the south west, but can be sighted from Geraldton to Bunbury, at Alfred Cove, and then at a few estuaries on the south coast including Kalgan River Mouth and Oyster Harbour (Nevill 2013).	Known. Recorded using coastal habitat.	GHD (2023b)
<i>Limosa lapponica menzbieri</i>	Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit	CR	CR	The bar-tailed godwit (both subspecies combined) has been recorded in the coastal areas of all Australian states. In Western Australia it is widespread around the coast, from Eyre to Derby. During the non-breeding period, the distribution of <i>L. l. menzbieri</i> is predominantly in the north and north-west of Western Australia and in south-eastern Asia (Bamford et al. 2008).	Likely. There is suitable habitat within the Survey Area on the coastal strip.	PMST
<i>Macronectes giganteus</i>	Southern Giant-Petrel	MI	EN & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DoTEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events.	PMST
<i>Macronectes halli</i>	Northern Giant Petrel	MI	VU & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DoTEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events.	PMST

Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
<i>Numenius madagascariensis</i>	Eastern curlew	CR	CR	The Eastern Curlew is most commonly associated with sheltered coasts, especially estuaries, bays, harbours, inlets and coastal lagoons, with large intertidal mudflats or sandflats, often with beds of seagrass. Occasionally the species occurs on ocean beaches (often near estuaries), and coral reefs, rock platforms, or rocky islets. The birds are often recorded among saltmarsh and on mudflats fringed by mangroves, sometimes within the mangroves, and in coastal saltworks and sewage farms (Marchant & Higgins 1993). They are found commonly along the north coast of WA, but rarely south of Shark Bay (Morcombe 2004). They are uncommon further south of Geraldton (Nevill 2013).	Likely. There is suitable habitat within the Survey Area on the coastal strip and the closest known record is 45 km east of the Survey Area.	DBCA & Naturemap
<i>Oceanites oceanicus</i>	Wilson's storm-petrel	MI	MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DotEE 2019).	Known.	GHD (2023b)
<i>Pandion haliaetus</i>	Eastern Osprey	MI	MI	Ospreys occur in littoral and coastal habitats and terrestrial wetlands of tropical and temperate Australia and offshore islands. They are mostly found in coastal areas but occasionally travel inland along major rivers, particularly in northern Australia. They require extensive areas of open fresh, brackish or saline water for foraging. They frequent a variety of wetland habitats including inshore waters, reefs, bays, coastal cliffs, beaches, estuaries, mangrove swamps, broad rivers, reservoirs and large lakes and waterholes. They exhibit a preference for coastal cliffs and elevated islands in some parts of their range but may also occur on low sandy, muddy or rocky shores and over coral cays. The distribution of the species around the northern coast (south-western WA to south-eastern NSW) appears continuous except for a possible gap at Eighty Mile Beach (DotEE 2019).	Known.	GHD (2023b)
<i>Pterodroma mollis</i>	Soft-plumaged Petrel	-	VU	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events.	PMST

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Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
<i>Rostratula australis</i>	Australian Painted Snipe	EN	EN	where most species spend the majority of their foraging time (DotEE 2019). The Australian Painted Snipe generally inhabits shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps and claypans. They also use inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms and bore drains. Typical sites include those with rank emergent tussocks of grass, sedges, rushes or reeds, or samphire; often with scattered clumps of lignum Muehlenbeckia, cane-grass, or sometimes tea-tree. It sometimes uses areas that are lined with trees, or that have some scattered fallen or washed-up timber (DotE 2019). In the south west it can be found around Carnarvon and wetlands north of Perth, particularly those west of Moora and Gingin (Nevill 2013).	Unlikely. There are no known records within or nearby the Survey Area. Claypan and dam habitat is present however these areas are impacted by goat grazing and lack fringing vegetation	PMST
<i>Sternula nereis nereis</i>	Australian Fairy Tern	VU	VU	The Fairy Tern occurs along the coast of WA as far north as the Dampier Archipelago near Karratha, but mostly in the southern part of Australia including most of the coastline in the south west. It nests on sheltered sandy beaches, coastal inlets, spits and banks above the high tide line and below vegetation. It has been found in embayments of a variety of habitats including offshore, estuarine or lacustrine (lake) islands, wetlands, and mainland coastline (DotE 2016; Nevill 2013). They can also be seen in saltfields, saline or brackish lakes, and sewage ponds near the coast (Pizzey & Knight 2012).	Likely. There is suitable habitat within the Survey Area on the coastal strip and the species has been identified from database searches as being in the Survey Area.	PMST
<i>Thalassarche carteri</i>	Indian Yellow-nosed Albatross	EN	VU & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DotEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events	PMST
<i>Thalassarche cauta</i>	Shy Albatross	VU	EN & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DotEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events	PMST

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Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
<i>Thalassarche impavida</i>	Campbell Albatross	VU	VU & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DotEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events	PMST
<i>Thalassarche melanophrys</i>	Black-browed Albatross	EN	VU & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DotEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events	PMST
<i>Thalassarche steadi</i>	White-capped Albatross	VU	VU & MI	Albatross and giant petrel species exhibit a broad range of diets and foraging behaviours, and hence their at-sea distributions are diverse. Combined with their ability to cover vast oceanic distances, all waters within Australian jurisdiction can be considered foraging habitat, however the most critical foraging habitat is considered to be those waters south of 25 degrees where most species spend the majority of their foraging time (DotEE 2019).	Unlikely. It is unlikely that the species occurs within the Survey Area but opportunistically it may occur within inland waters during extreme weather events	PMST
<i>Thalasseus bergii</i>	Crested tern	MI	MI	There are few stretches off the Australian coastline where the Crested Tern cannot be seen — it has been known as both the Bass Straits Tern and the Torres Straits Tern. They breed in colonies on small offshore islands where their nests are so densely packed together that adjacent owners can touch each other's bills. Though the Crested Tern is usually a strictly coastal species, there are occasional records in the arid interior of Australia, where birds were possibly blown by passing tropical cyclones (Birdlife Australia, 2021).	Known.	GHD (2023b)
Mammal						
<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll	VU	VU	The Chuditch inhabits eucalypt forest (especially Jarrah, E. marginata), dry woodland, mallee shrublands, heaths, and desert, particularly in the south coast of WA. They also occur at lower densities in drier woodland and mallee shrubland in the goldfields and wheatbelt, as well as in Kalbarri National Park (translocated).	Likely. There are known records of approximately 9 km south of the Survey Area within the Kalbarri gorge system. The species has also	Naturemap, DBCA and PMST

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Taxa	Common Name	Status		Description and habitat requirements	Likelihood of occurrence within the project area	Source
		BC Act	EPBC Act			
Reptile						
<i>Egernia stokesii subsp. badia</i>	Western Spiny-tailed Skink	VU	EN	The Western Spiny-tailed Skink is known to occur in a broad semi-arid area in south-west WA, between Shark Bay and Minnivale and east to Cue. Most records of the brown form Western Spiny-tailed Skink are in York Gum (<i>Eucalyptus loxophleba</i>) woodland with some records in Gimlet (<i>E. salubris</i>) and Salmon Gum (<i>E. salmonophloia</i>) woodland. Populations persist in woodland patches as small as one hectare and completely surrounded by wheatfields. Sites with the greatest number of individuals contain numerous fallen logs and were subjected to low-intensity grazing by domestic stock. Hollow logs are used as refuge sites in woodland habitat. Preferred refuges consist of piles of several, overlapping, hollow logs providing a combination of basking and shelter sites. An increasing number of skinks are being located in altered habitat under piles of wood, scrap metal or under buildings on private property (DotEE 2019).	been recorded from Eurady Station to the east and Hamelin Station to the north.	GHD (2023b)
<i>Lerista humphriesi</i>	Taper-tailed West Coast slider (Murchison River)	P3	-	The Taper-Tailed West-Coast Slider is known only from the Murchison River district. It occurs in Acacia-dominated sandplains and other habitats where the <i>Lerista</i> genus is found (Cogger 2014).	Known.	GHD (2023b)
Invertebrates						
<i>Idiosoma nigrum</i>	Shield-backed Trapdoor Spider	EN	VU	The Shield-backed Trapdoor Spider is endemic to semi-arid south-west Western Australia. It occurs in a number of severely fragmented populations in the central and northern Wheatbelt (e.g. Minnivale and East Yorkrakin). Further north, the species occurs in more arid areas in the Midwest (e.g. large isolated ranges at Jack Hills, Weld Range and Blue Hills) and coastal areas of the Midwest (e.g. Zuytdorp Station north of the Murchison River and Nanga Station south of Shark Bay). The arid	Highly Unlikely. The species has been recently reclassified and the species is now not known to occur in this region (Rix et al 2018).	Naturemap, (Rix et. al 2018), (T. Moulds pers. Comms)

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Taxa	Common Name	Status BC Act EPBC Act	Description and habitat requirements	Likelihood of occurrence within the project area	Source
<i>Idiosoma arenaceum</i>	Geraldton Sandplain shield-backed trapdoor spider	P3	- Midwest populations are naturally fragmented or isolated because they persist only on ranges, but the Wheatbelt and coastal Midwest populations are all severely fragmented as a result of land clearing (DotEE 2019). <i>Idiosoma arenaceum</i> has a moderately widespread distribution in the Geraldton Sandplains and far northern Wheatbelt bioregions of south-western Western Australia, from near Yandanooka, Canna, and Geraldton north to Zuytdorp. Burrows are adorned with a 'moustache-like' arrangement of twig-lines, sometimes under Casuarina, and male specimens have been collected wandering in search of females in late autumn and winter, with an outlying record from January (Rix <i>et al</i> 2018).	Likely. The species has been trapped previously in the northern portion of the DE. The species has a moderately widespread distribution in Geraldton north to Zuytdorp (Rix <i>et al</i> 2018)	DBCA, Naturemap, Rix <i>et. al</i> (2018), T.Moulds pers.comms

Term	Description
Study Area	a 40 km buffer around the GHD (2023b) Survey Area
Survey Area	the Development Envelope
Locality	the area within an approximate 40 km radius of the Survey Area
CR	Critically endangered
EN	Endangered
VU	Vulnerable
IA	International agreement
MI, MA	Migratory, Marine
CD	Conservation dependent
OS	Other specially protected fauna
P1 – P4	Priority 1 – Priority 4. Threatened and Priority fauna rankings
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
DBCA	Department of Biodiversity and Conservation Attractions
BC Act	<i>Biodiversity Conservation Act 2016</i>

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Appendix C

Aboriginal Heritage Inquiry System

Basemap Copyright

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Appendix C

Stakeholder Engagement Activities

Appendix C

Stakeholder Engagement Activities

Stakeholder/s	Quarter (Calendar Year)	Purpose
Minister for Regional Development, Agriculture and Food; Hydrogen Industry	2019 Q1	Informed the Minister of the Project, Proponent credentials and proposed pathway to development.
Department of Jobs, Tourism, Science and Innovation	2019 Q2	Introduced Project and sought advice on potential issues and Government consultation
Nanda Aboriginal Corporation		Meeting
Shire of Northampton		Introduced Project and sought advice on potential issues and local community consultation.
Mid West Development Commission		Introduced Project and sought advice on potential issues and local business opportunities
Nanda Aboriginal Corporation	2019 Q3	Meeting
Nanda Aboriginal Corporation	2019 Q4	Meeting
Department of Jobs, Tourism, Science and Innovation		Project update and sought advice on Government engagement.
Mid West Development Corporation		Project update and sought advice on potential issues and local business opportunities.
Shire of Northampton		Project update and sought advice on potential issues and local community consultation.
Kalbarri Community		Introduced Project, sought formal feedback via survey forms to understand potential areas of concern and opportunity. Outcomes published on website.
Western Power	2021 Q1	Grid connection and power supply
Department of Jobs, Tourism, Science and Innovation		Project update and sought input on a variety of regulatory issues and requirements
Office of the Minister for Regional Development, Agriculture and Food; Hydrogen Industry	2021 Q2	Hydrogen land tenure options
Department of Jobs, Tourism, Science and Innovation; Department Planning, Lands and Heritage		Project update
Office of the Minister for Regional Development, Agriculture and Food; Hydrogen Industry		Project update
Office of the Minister for Mines and Petroleum; Energy; Corrective Services; Industrial Relations	2021 Q3	Land access and tenure
Department of Jobs, Tourism, Science and Innovation		Land access and tenure
Department of Jobs, Tourism, Science and Innovation		Hydrogen land tenure
Nanda Aboriginal Corporation		Meeting
Western Power		Grid connection options.
Department of Jobs, Tourism, Science and Innovation		Discussed port location options and constraints
Department of Jobs, Tourism, Science and Innovation		Project infrastructure (power)
Mid West Development Commission		Project update and discussed hydrogen hubs
Mid West Port Authority		Discussed port location options and constraints
Mid West Development Commission		Discussed port location options and constraints

Department of Jobs, Tourism, Science and Innovation	2021 Q4	Discussed port location options and constraints
Minister for Regional Development, Agriculture and Food; Hydrogen Industry		Hydrogen land tenure
Mid West Development Commission		Project update
Nanda Aboriginal Corporation		Meeting
Office of the Minister for Regional Development, Agriculture and Food; Hydrogen Industry		Land tenure
Office of the Minister for Regional Development, Agriculture and Food; Hydrogen Industry		Land tenure
Nanda Aboriginal Corporation		Meeting
Austrade		Austrade survey
Department Planning, Lands and Heritage		Project update
Department of the Premier and Cabinet		Renewable Hydrogen Council Meeting.
Department Planning, Lands and Heritage		Murchison Hydrogen Project Discussion.
Department of Jobs, Tourism, Science and Innovation		Project update
Mid West Development Commission		Project update
Department of Jobs, Tourism, Science and Innovation		Project update
Recfishwest Shire of Northampton, Kalbarri Offshore and Angling Club Kalbarri Wilderness Cruises WA Fishing Industry Council Department of Transport (Marine)		Temporary Notice to Mariners
Department of Transport (Marine)		Follow up on Temporary Notice to Mariners
Department of Jobs, Tourism, Science and Innovation		Project update
Department of the Premier and Cabinet		Murchison Follow-up Meeting
Environmental Protection Authority (EPA Services)		Pre-Referral Briefing - Murchison Hydrogen Renewables Project
Shire of Northampton		Kalbarri Aerodrome Discussion
Department of Transport (Marine) Department of Planning, Lands and Heritage Development WA Department of Biodiversity, Conservation and Attractions Recfishwest Department of Mines, Industry Regulation and Safety Mid West Chamber of Commerce and Industry Mid West Development Commission Tourism WA (Geraldton Office) Shire of Northampton, Mid West Port Authority Department of Agriculture, Water and the Environment	2022 Q1	Pre-Referral Briefing - Murchison Hydrogen Renewables Project

Nanda Aboriginal Corporation	2022 Q2	Meeting
Department of Primary Industries and Regional Development - Fisheries		Request for Commercial Fisheries Information
Shire of Northampton		Murchison Scheme Amendment
City of Greater Geraldton		Project briefing
Board of Kalbarri Visitors Centre Kalbarri Development Association		Project briefing
Western Australia Fishing Industry Council		Briefing/update on project
Kalbarri Community		Community drop-in day
Western Rock Lobster Council		Project briefing
Office of the Minister for Environment		Ministerial briefing
WA Native Orchid Study and Conservation Group		Project briefing
Office of the Premier Hon Mark McGowan		Project briefing
Manager Industry Engagement at Tafe Central Region		Project briefing
Office of Minister Saffioti		Ministerial briefing
Kalbarri Community	2022 Q3	Community drop-in day
Department of Climate change, Energy, the Environment and Water		Project briefing
Nanda Aboriginal Corporation		Meeting
Mid-West Development Commission		Project update
Shark Bay World Heritage Advisory Committee		Project briefing
Recfish		Project update
Shire of Northampton		Project update
Northampton Fishing and Angling Club Inc.		Project briefing
Western Power	2022 Q4	Project briefing
Nanda Aboriginal Corporation		Meeting
Mid West Chamber of Commerce Industry		Project briefing
Deputy Premier of WA		Project briefing
Shadow Minister for the Environment		Informed the Shadow Minister of the Project, Proponent credentials and proposed pathway to development.
Deputy Premier; Minister for State Development, Jobs and Trade; Commerce; Science		Informed the Deputy Premier of the Project, Proponent credentials and proposed pathway to development.
Bush Heritage Australia		Briefing on project
Premier of Western Australia	2023 Q1	Project update
Deputy Premier of WA and Minister for Hydrogen Industry		Project update
Minister for Lands		Project update and land tenure
Western Rock Lobster Council		Project update and stakeholder input
Kalbarri Professional Fishermen's Association		Project update and stakeholder input
Kalbarri Community		Community drop-in day
Shire of Northampton		Project update
Department of Planning, Lands and Heritage		Project tenure

Mid West Ports Authority		Port planning
Central Regional TAFE	2023 Q2	Project update and discussion regarding opportunities for local training, development, and employment
Shire of Northampton Department of Planning, Lands and Heritage		Town Planning Scheme Amendment proposal
Shire of Northampton		Project briefing and overview of environmental approval processes
Environmental Protection Authority		Project briefing and update on status of environmental studies
Minister for Environment	2023 Q3	Project briefing
Member for North West Central, Merome Beard MLA		Project update
Northampton Community (and surrounds)		Northampton Show community event to provide general project update
Member for Mining and Pastoral Region, Peter Foster MLC		Project briefing
Mid West Development Commission	2023 Q4	Project update and discussion regarding community investment plan.
Shire of Northampton		Town Planning Scheme Amendment and community investment plan.
Kalbarri (and surrounds) business community		Mid-West Chamber of Commerce and Industry networking event to discuss local business opportunities.
Nanda Aboriginal Corporation		Meeting



ghd.com

➔ **The Power of Commitment**

Shire of Northampton

Local Planning Scheme No. 10

Amendment No. 9

Amendments to the Scheme Map to rezone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and apply site and development requirements in the Scheme Text.

Proposal to Amend a Local Planning Scheme

Local Authority	Shire of Northampton
Description of Local Planning Scheme	Local Planning Scheme No. 10
Type of Scheme	Local Planning Scheme
Serial No. of Amendment	9
Proposal	Amendments to the Scheme Map to rezone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and apply site and development requirements in the Scheme Text.

Planning and Development (Local Planning Schemes) Regulations 2015
Form 2A

Planning and Development Act 2005
Resolution to Adopt an Amendment to a Local Planning Scheme
Shire of Northampton Local Planning Scheme No. 10
Amendment No. 9

RESOLVED THAT the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending the Scheme Map to rezone Portion of Lot 1544 on Deposited Plan 74340 (Certificate of Title Volume LR3163 Folio 265), Portion of Lot 944 on Deposited Plan 74339 (Certificate of Title Volume LR3163 Folio 264) and Portion of Unallocated Crown Land (Land ID #3846146) from 'Rural' to 'General Industry' and designating the land as 'ASR1'.
2. Replacing clause 33 (Site specific development standards and requirements) with the following:
'33. Additional site and development requirements
 - (1) *Table 6 sets out requirements relating to development that are additional to those set out in this Scheme, the R-Codes, precinct structure plans, local development plans or State or local planning policies.*
 - (2) *To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in this Scheme, the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.*

Table 6 – Additional requirements that apply to land in Scheme area

No	Description of land	Requirement
ASR1	Portion of Lot 1544 on Deposited Plan 74340, Portion of Lot 944 on Deposited Plan 74339 and Portion of Unallocated Crown Land (Land ID #3846146)	<p>1. Despite anything contained in Table 2 (Zoning Table) or this Scheme, the land is permitted to be used for and may only be used for a land use that is for, ancillary to or associated with the production, conversion, storage and export of renewable energy, including green hydrogen and green ammonia.</p> <p>2. Development shall have a maximum footprint of 635 hectares.</p> <p>3. Development is to be in accordance with a Ministerial Statement authorisation granted under section 45 of Part IV of the Environmental Protection Act 1986 (WA) arising from EPA Assessment Number 2339, including any amendments or replacements to the Ministerial Statement, by or for Murchison Hydrogen Renewables Pty Ltd (or other proponent authorised under the Ministerial Statement).</p> <p>4. Clause 32(14) and clause 32(22)(b) of this Scheme do not apply.</p>

		<p>5. In considering an application for development approval, the local government shall consider the following matters as part of the matters which it may have regard to under the Scheme:</p> <p>a. A preliminary risk analysis for the production, conversion, storage and export of green hydrogen and/or green ammonia which examines:</p> <p>i. Security and safety measures.</p> <p>ii. Buffer distances between the development and surrounding sensitive uses.</p> <p>iii. Emergency response plans.</p> <p>b. Offsite impacts on public use of the coastline, including for fishing, tourism and recreational uses.</p> <p>c. The visual impact of the development on the amenity of the locality.</p> <p>d. Arrangements are to be made for legal and permanent vehicular access to the land, to the satisfaction of the local government.</p> <p>e. Development shall comply with any approved Bushfire Management Plan to the satisfaction of the local government.</p> <p>f. The potential social impacts of the development, as identified in a Social Impact Assessment. The Social Impact Assessment shall identify the potential impacts on the social conditions of the surrounding district. The Social Impact Assessment shall describe whether these impacts are acceptable, or how such impacts may be reduced or mitigated.</p> <p>6. Actions to reduce or mitigate impacts identified in a Social Impact Assessment shall be addressed in a Community Investment Plan accompanying the development application. The actions shall be implemented as part of the development.</p>
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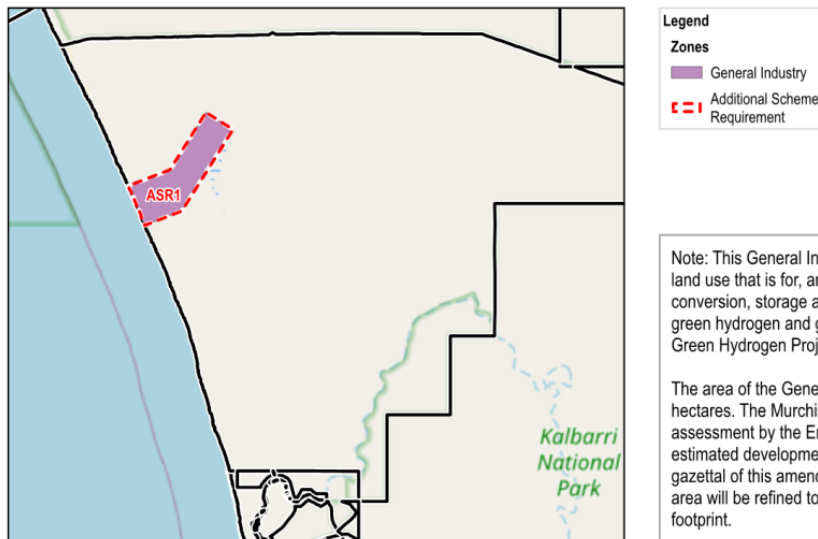
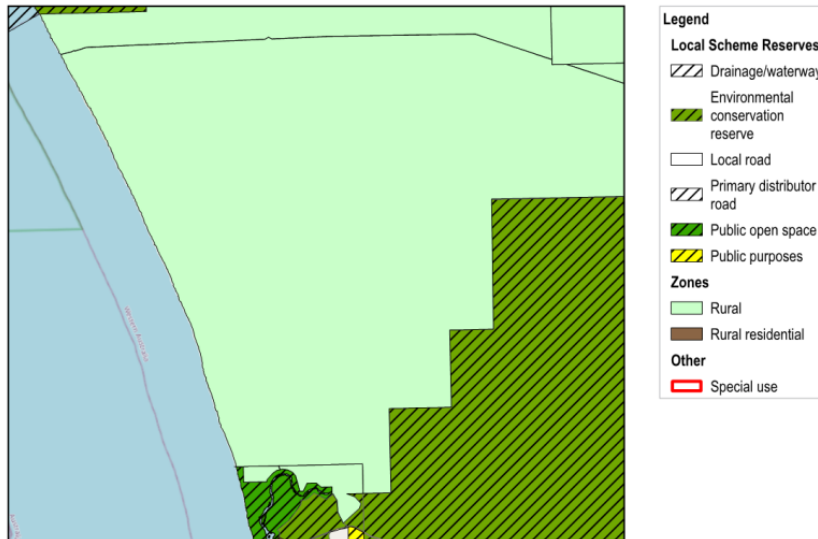
The Amendment is a **complex** amendment under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

- The amendment is not addressed by any local planning strategy.
- The amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

Dated this _____ day of _____

 Andrew Campbell
 Chief Executive Officer

Shire of Northampton Local Planning Scheme No.10 Scheme Amendment Request



Form 6A**Council Adoption**

This Complex Amendment was **ADOPTED** by resolution of the Council of the Shire of Northampton at the Council Meeting held on the _____ day of _____

Cr Liz Sudlow
Shire President

Andrew Campbell
Chief Executive Officer

Council Resolution to Advertise

By resolution of the Council of the Shire of Northampton at the Council Meeting held on the _____ day of _____, proceed to advertise this amendment.

Cr Liz Sudlow
Shire President

Andrew Campbell
Chief Executive Officer

Council Recommendation

This Amendment is recommended _____ by resolution of the Council of the Shire of Northampton at the Council Meeting held on the _____ day of _____ and the Common Seal of the Shire of Northampton hereunto affixed by the authority of a resolution of Council in the presence of:

SHIRE OF NORTHAMPTON SEAL

Cr Liz Sudlow

Shire President

Andrew Campbell

Chief Executive Officer

WAPC Endorsement (r. 63)

Delegated under s.16 of the PD Act 2005

Dated _____

Approval Granted

Minister for Planning

Dated _____

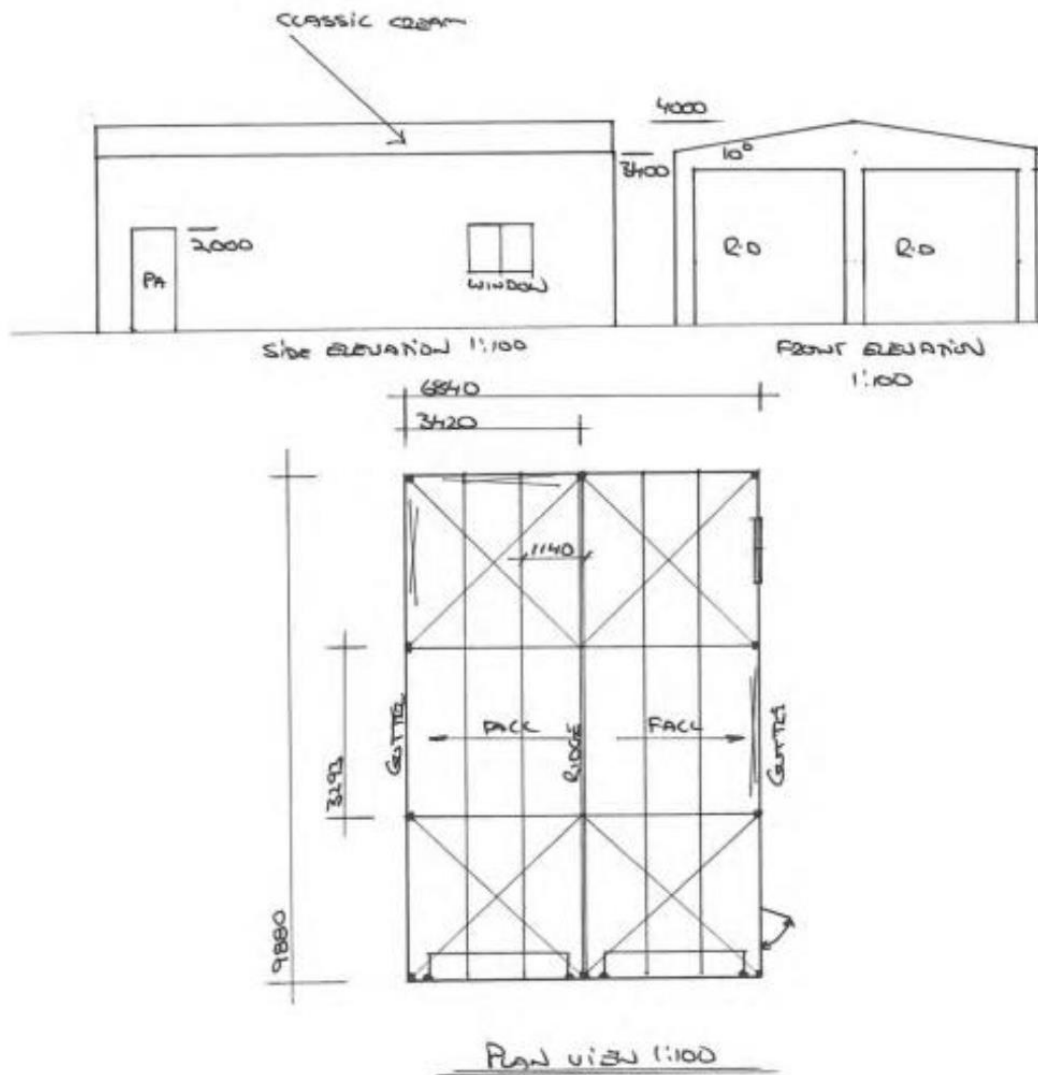
ATTACHMENT 9.4.2 (1)

LOT 806 (#22) GLASS ST KALBARRI
STEPHEN & RITA HANSEN



Shoreline Out Door World 66 Flores Road , Geraldton . WA 6530 PO Box 3223 , Bluff Point , Geraldton WA Tel. 99644447 Fax 99217119 leon@shorelineodw.com.au	Owner - Stephen and Rita Hansen Address - Lot 806 (#22) Glass Street , Kalbarri . Proposed - replacement cyclone destroyed shed Scale 1: 100 Block area 884 m ²
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All storm water run off is to be directed away from footings and boundaries by the owner



REF
10.6.1.1 / (A322) OCR 4/11/77 2-5

1. On the subject of increased wall height from 3m to 3.4m:

Our preference is a 3m height, reason being the elevated height of the property to our property & the fact that the Hansen's advised us & others that a double carport is going to be erected off the front of the shed. This would restrict light to our outdoor living area & garden. It would also be very imposing as the previous shed was less than 3m in height + 1.55m setback from our boundary on a 70mm slab which is still there and still looked high. Have photos of previous shed to support this.

- 2.A On subject of reduced side boundary setback on the eastern elevation from 1m to 0.6m:

We strongly Object to this as it is far too close to our boundary. It would be extremely imposing & light to our outdoor living area & plants too restricted. Also as stated previously the Hansen's advised there is to be a double carport to be constructed off the front of the shed. To our understanding approx 7m in length. We feel a 1m setback should be the very minimum considering they want to increase the height to 3.4m.

RGF

10.6.1.1/(A322) 3-5
OCR 4/177

2A.(Cont)

Although we did think the regulation on setback would be further than 1m if you exceeded 3m height.

The Hansens have ample room to move the shed towards the Western side if they wanted to.

2.B.

The other issue of a 0.6m setback is that a retainer wall was to be erected by the Hansens on their property along our boundary fence. This was advised by several fencing contractors & a number of RAC Insurance claims officers. RAC advised that it was obvious the fence had been used as a retainer wall as a result of the driveway & shed pad being raised. Have photos to support this.

Stephen Hansen was aware of this & in front of witnesses agreed a retainer wall was to be erected over 2yrs ago, and to this day has not done so.

RAC advised us if there was to be a fence claim in the future & a retainer wall was not in place the claim would be refused/rejected.

As the North East existing shed pad is 450mm above natural ground level the retainer wall needs to be erected

REF
10.6.1.1/(A322) OCR41177 4-5

2. B. (Cont)

and in place along our boundary before any earthworks for shed & driveway take place. Or the new fence will be used as a retaining wall once again.

The boundary between Lot 808 + 806 have recently been raised both sides to above natural ground level. Therefore not such an issue there. Have photo's to support.

Problems still exist from 3 way junction of fencing all along our boundary to the footpath.

Retainer wall needs to be slightly higher than the slab/driveway to stop sand drift & wash out of our fence

2. c

It has been suggested that all water be directed into yard via Bubbler by Owner.

This would exacerbate an existing problem as runoff from residence is dispensed via driveway & washes out the veg in front of lot 806 + 807. Runoff from Shed via Bubbler will add to this problem.

Wash out is visible on Landgate Photo provided with submission.

RGF

10.6.1.1/(A322)OCRA1177 5-5

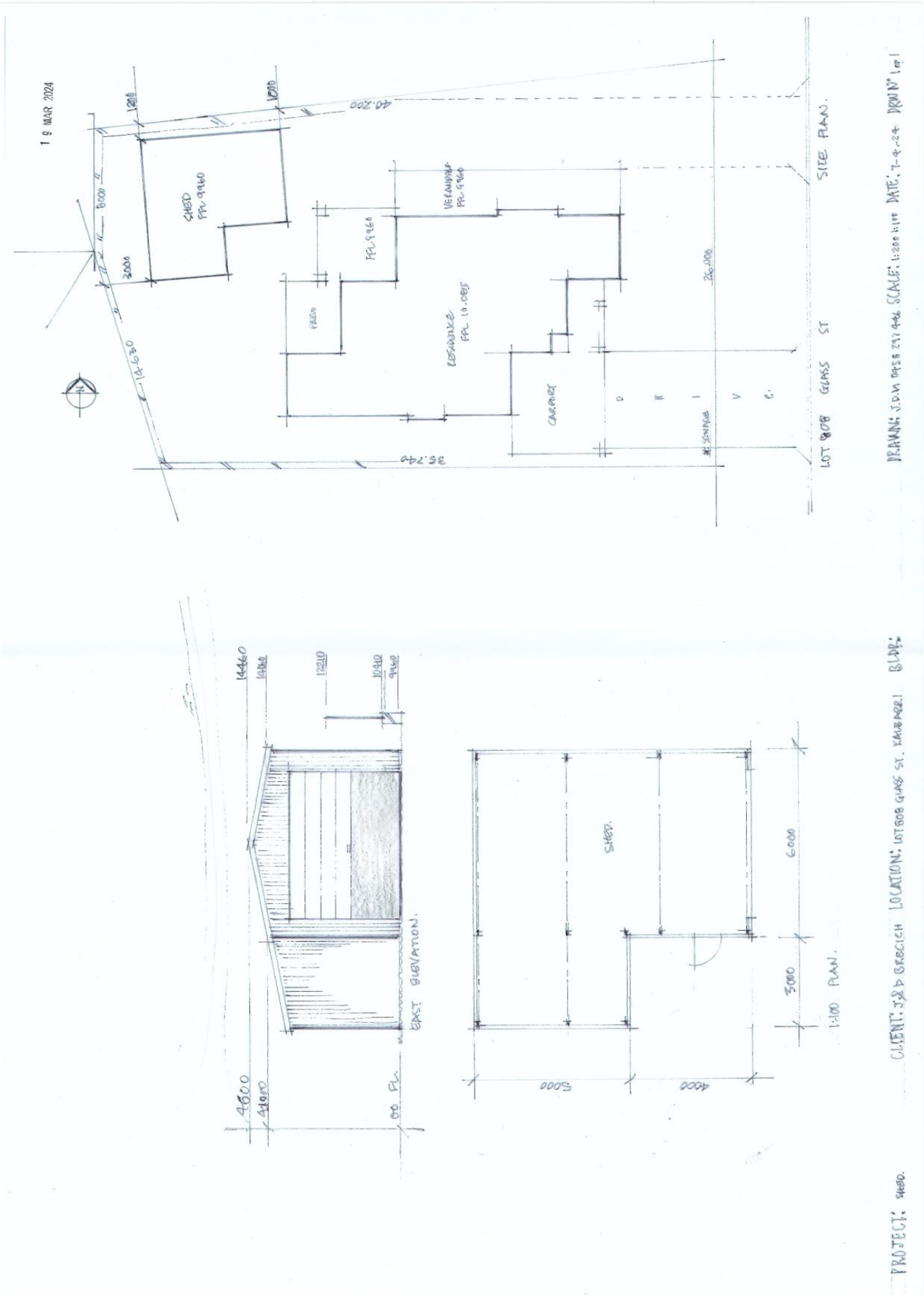
2.c (cont)

Shire Rep has spoken to Stephen Hansen in port to address this problem to no avail.

1m minimum setback with retaining wall would be required to fit soakwells to remedy the problem.

In conclusion

We feel that all matters we have brought forward are relevant to the submission. Apologise for the length.



2-5

REF 10.6.1.1/A636/CCR4/222.

1. On the Subject of Reduced side boundary setback on the eastern elevation from 1.1m to 1m:

1.A. Firstly just wanted to point out we are on the northern elevation not the eastern.

B. We strongly object as the 1.1m setback should be at the closest point to the boundary not the furthest point due to the tapered northern boundary of lot 808 + 807. With the increased wall height it would be far too close to the boundary.

C. Further the Plan supplied with the setback showing 1m at the front of the shed being the furthest from the boundary, with a 1.2m setback at the rear which is the closest point on the tapered boundary, is not possible.

The Plan given for the Proposed Shed lacks detail and accuracy at the least. The setback figures need to display clearly setbacks at the front and rear of the shed taking into account the taper on the block on the northern side boundary. The Residence

3-5

REF 10.6.1.1/CA636/OCR41222

1. C (cont)

and shed are displayed parallel to the southern boundary.

I also have reservations about the 500mm claim that the finished floor level will be lower than the original residence as I am familiar with the previous dwelling and property having dealt with numerous problems over a 10yr period on John Breck's behalf.

2. On the Subject of an Increased wall height from 3m to 4.1m

2A. We also strongly object as with recently to the shed proposal on Lot 806. Both shed proposals surround our outdoor living area, patio and garden which we use frequently, being retired. This would be overbearing and very very stressful to us.

A lower height shed is preferred so we can enjoy our outdoor living area without being totally enclosed by 2 high shed walls which would change our outdoor living environment from Residential to Industrial. With the two shed proposals before us on Lots 808 and 806 we are the only residence adversely impacted.

4-5

REF 10.6.1.1 / (A636) / OCR 41222

2B.

Whilst we understand that Proposal Plans don't have to be accurate to the millimeter they do need to convey integrity and honesty as far reaching decisions are made on them.

2C.

While knowing & supporting John & Debbie Brecich for many years since they bought the original demolished property. Fixing multiple maintenance problems in the residence & property to help them out at their request. This has continued with the New House & Property on a regular basis with John constantly knocking on our door for advice & help. Only recently I was approached by John to peg out a 5m x 9m with 2m lean to & a 6m x 9m with 2m lean to shed.

In conversation while doing this heights came up. John said the Shire had set a precedent by a shed built on Ralph St. being 5m. Also that Shire had advised him no planning approval was needed for shed wall heights up to 3.6m, which I rejected. He then commented that he knew how to work people and he always got what he wanted.

John also mentioned talking to Real Estate was advised a high shed would be an advantage for RESALE.

5-5

REF 10.6.1.1/(A636)/OCR4/222

In conclusion:

We feel that all matters we have brought forward are relevant to the submission.

We really hope that an outcome is possible to satisfy all parties.

Once again sorry for the & Apologies for the length.

We are happy to discuss any issues on either proposals before us and travel to Northampton if need be.

Although we will not be available from the 22nd April to 2nd May due to being overseas.

16 FEB 2024

APPLICATION INFORMATION

HOLIDAY HOUSE



Lot 194 (No. 3) Cassia Close, Kalbarri

CASSIA CLOSE HOUSE RULES

Bookings

Check in time - 3pm

Check out time - 10am

Low season minimum is 3 night bookings

High season minimum is 7 night bookings

Property will be listed on AirBnB as a 4 bedroom house

Bookings will be managed online

Host is available 24 hrs/day for guests to contact

On Arrival

Self Check-in with Key safe

Guests

10 guests maximum (All guests who intend to stay at the property must be added to the booking)

STRICTLY NO PARTIES

Open invitation gatherings are NOT PERMITTED

Visitors

Guests are responsible for ensuring the limits set on visitor numbers is complied with at all times. The number of guests must not exceed the number of ten (10) occupants. Guests are responsible for ensuring that Visitors comply with the Code of Conduct and these House Rules.

Gatherings or Functions

- a) The Property is not a "party house" and any such activities are strictly prohibited.
- b) All accommodation is for residential holiday purposes only.
- c) Functions, parties and extra guests are strictly not allowed. Occupation of premises which in the absolute discretion of the agent causes nuisance or annoyance to neighbouring occupiers will be terminated immediately with the full rental forfeited plus any cost incurred payable.

Obligations to Neighbours, Noise and Residential amenity

A guest must not at any time during the occupancy period:

- a.) create noise that because of its level, nature, character, or quality, or the time it is made, is likely to harm, offend, or unreasonably disrupt or interfere with the peace and comfort of neighbours and their animals. Offensive noise is prohibited and may result in termination of permission to occupy the property, loss of rental paid and extra charges for security and other expenses
- b.) Act in a violent or threatening manner towards neighbours and their animals.
- c.) Act in a manner that could reasonably be expected to cause alarm or distress to neighbours and their animals.

d.) Intentionally, recklessly, or negligently damage the personal property of neighbours.

e.) Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours, animals and local community

Quiet Hours

Guests must observe 'quiet hours' which are between 10-00pm and 6-00am.

Parking

2 small cars will fit in the garage lengthways, additional parking outside on the driveway

Smoking / Vaping

Smoking or vaping is not permitted on the property.

Garbage and Recycling

a) Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property in the allocated bin/s, and excess rubbish must not be left in public or common areas. Kalbarri does not have recycling bins however there are can and bottle collections in town if you wish to recycle them.

b) Please read the sign in your property for garbage collection. Excess garbage, boxes and bottles which are not placed in bins provided, will not be collected by Council. Removal / disposal must be organised by the guest or you will be charged (at cost) for such removal.

c) Place rubbish bin adjacent to the road kerb on departure.

Security

Whenever you are absent from the Property, close all windows and lock doors to maintain security and prevent weather damage.

Pets / Animals

Pets and animals are strictly not allowed under any circumstances. If unauthorised pets are found at the premises, the occupants will be automatically liable for fumigation and extra cleaning costs of the property and the tenancy will be terminated immediately.

BBQ

If the BBQ is used, you must ensure it is cleaned. A BBQ cleaning fee will be charged for unclean BBQs.

If a new gas bottle is required, please contact the host.

Damages and Breakages

The guest will be responsible for the cost of any damage to the property, or loss of, or damage to any items at the property, including but without limiting the generality of the foregoing, floor coverings, furniture and fittings, kitchen utensils, crockery, glassware, cutlery and the guest will pay for the full cost of replacement or repair of any such items damaged or lost. All damage, breakages or losses are to be reported to the host and paid for immediately. All furnishings and equipment must be left in the premises as originally found. Furniture is not to be moved.

Areas marked "Owner Use Only"

Any areas within the property marked "Owner Use Only" are to remain closed.

Heating/Cooling Airconditioner

Return keys to the lock box on departure and ensure code is scrambled

Power

Turn off all lights and appliances when not in use

WiFi

Wifi details and password are on the device in the kitchen - Do not move or turn off the WIFI router

All used dishes to be washed and put away prior to departure

On Departure Arrangements

- a) The premise is to be vacated by 10.00 am on the day of your departure. The property must be vacated on time (penalty fees per hour may apply without prior arrangements) and secured with windows and doors locked.
- b) All keys must be returned to the key safe and ensure code is scrambled.
- c) Ensure all doors are locked together with garage and window shutters closed.
- d) To avoid an extra cleaning fee guests are required to leave the premises neat and tidy. Fridge, kitchen benches and any spillages must be wiped, dishes washed dried and put away clean and all garbage must be wrapped and placed in the outside garbage bin provided.

Open Flame

The tenants agree not to allow any candles, open fires or similar to burn unsupervised within the premises. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

Emergency Contact

In the event of an Emergency relating to the Property, please telephone the host on XXXXXXXXXX

Emergency Contacts: Local Police: 08 9936 3000 SES: 132 500 Emergency Fire / Ambulance / Police 000 Snake Handlers; Ric 0429 341 203 Mike 0417 181 314 Ranger 0429 341 203

Complaints In the first instance, please notify the host with any complaints and we will use our best endeavours to resolve.

Holiday House Accommodation

Balcony	Living	* Stairs	Bed4
			Bathroom3

Holiday House Accommodation

FIRE AND EMERGENCY MANAGEMENT PLAN

Property address: 3 Cassia Close, Kalbarri

EMERGENCY CONTACT DETAILS

FOR EMERGENCIES DIAL 000

Property Manager	Laura Barker - 0405 434 256
Northampton / Kalbarri Police	Kalbarri - (08) 9936 3000
Northampton / Kalbarri Hospital	Kalbarri - (08) 9937 0100
Shire of Northampton	(08) 9934 1202

EMERGENCY INFORMATION

In the event of a fire or emergency, evacuation information may be broadcast or available from the following sources:

ABC Radio: 828AM

DFES: www.dfes.wa.gov.au

132 500 - SES emergency assistance

13 DFES (13 33 37) for emergency Information Shire of

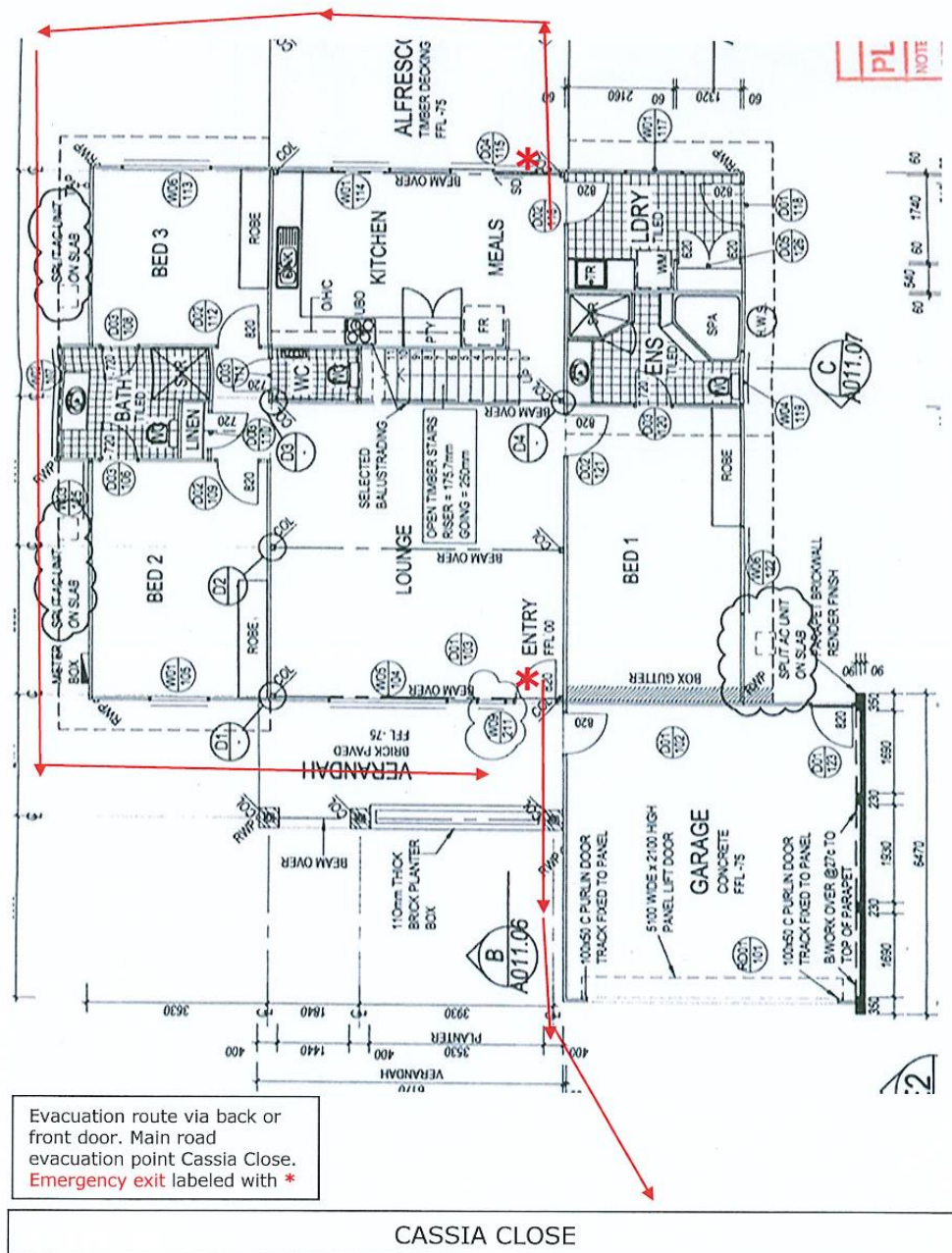
Northampton: www.northampton.wa.gov.au

Holiday House Accommodation

FIRE EVACUATION ROUTE

Property address: 3 Cassia Close, Kalbarri

Attach map of the locality clearly showing the nearest Emergency Evacuation Point for the property and the primary route for evacuating the area – noting that this route must lead to a **main arterial road**.



Delegated Planning Decisions for March 2024

D/A No	Applicant	Property	Purpose	Decision	Value
015	JM & TM Maher	Lot 169 (No. 6) Stemodia Street, Kalbarri	Permanent siting of shipping Container as Outbuilding	7 March 2024	\$8,000

** Includes administrative applications which are allocated no value and can include Commercial Vehicle Parking, Mobile Food Vehicle, Commercial Recreational Tourism License and Temporary and Exemption Approval Applications.



Kalbarri Wago Beach Quad Bike & Buggy Tour

 (08) 9936 6060
 wago1@westnet.com.au
 www.kalbarriquad.com
 4043 George Grey DR, Kalbarri 6536
 .WA

APPLICATION INFORMATION

We would like to seek permission from the Shire of Northampton (the Shire) to renew our current license agreement with the Department of Planning, Lands and Heritage (DPLH) for our quad bike and buggy tours along Wago Beach which is in Reserve 35206, Yallabatharra.

With Yamatji Southern Regional Corporation, the Shire and DPLH's permission we have been operating the fully guided Wago Beach Quad Bike Tours (WBQBT) since 1 July 2007 and operating our Wago Chalets and Camping area since 1983 and have been involved in Tourism in Kalbarri from 1978.

Nature of the Operation

WBQBT have two courtesy buses that pick our customers up from their accommodation in Kalbarri and transport them to Wago Farm where they are given an introduction on how to ride a 4WD quad bike or buggy and must sign an Indemnity Form. They are then fitted with a helmet and from there will ride their own quad bike/buggy in single file behind the lead tour guide in a controlled manner to the beach and along it.

Along the way there will be stops to take in the views, watch wildlife and take photos. They are also shown and told history of our area. There is complimentary refreshments of muffins and cordial supplied on every tour. The tour is designed for adults and families with the choice between quad bikes and buggies, from the novice to more experienced riders, we also have the ability to cater for disabled people to participate in our tour. We also can let customers do small scale sandboarding and have fishing for small groups of customers available on demand with weather permitting.

At the end of each tour the customers are transported back to their accommodation in Kalbarri in the courtesy buses. There is no charge for this service. They also have the choice to drive to our base which people prefer since Covid.

We are mainly conducting 2-hour tours, available every morning and afternoon and in the 'On Season' will conduct a lunchtime tour as well when demand is there. We also have a 4-hour tour available on demand. Currently our operating hours are 6am till 7pm with permission to allow for an earlier start for fishing only. The price of our tours has only changed slightly in our 17 years of operation.

The tours are all subject to demand and with our minimum numbers of 2 bikes/buggies it is not often we have to cancel a tour as it can be a minimum of 2 people participating in the tour. WBQBT have been accredited with the Australian Tourism Accreditation Program since July 2007 and in September 2012 we achieved Advanced Ecotourism Certification with Ecotourism Australia which we still currently hold. We are also a partner in Climate Action with Carbon

Neutral and annually contribute funds for the establishment of native trees and shrubs in the Yarra Yarra Biodiversity Corridor.

WBQBT also sponsors children's sporting teams and we contribute and donate to numerous volunteer organisations in Kalbarri and the Midwest region.

In the 2019 Perth Airport WA Tourism Awards we received a Bronze Award in the highly sort after Adventure category and in 2021 we were again a finalist in the Adventure category. Over the years we have also been a finalist in the Midwest Business Excellence Awards. We have received Certificates of Excellence from TripAdvisor for WBQBT for the last 10 years resulting from customers review of our tours.

WBQBT is committed to providing good customer service so they enjoy their experience and leave Kalbarri with positive memories and we believe repeat customers are the best recommendation we can have.

Current size of operation

Fishing, sandboarding and guided tours involve 14 all-terrain vehicles from a fleet consisting of:

- 12 x Can Am, Honda or CFMoto two seater quad bikes;
- 12 x Polaris, Can Am or Honda two seater buggy/side by side;
- 2 x Can Am, Honda or Polaris three-seater buggy/side by side;
- 6 x Polaris, Can Am or Honda four-seater buggies/side by side; and
- 1 x Can Am six seater buggy/side by side.

We are licensed to use 14 vehicles (bikes or buggies) for each tour but have a larger fleet to give our customers a bigger choice to choose from. We use 2 bikes/buggies for our two guides and then use the remaining 12 bikes/buggies for the tour. Each tour will have a guide as the lead bike and when we have more than 6 bikes/buggies booked on a tour we will have another guide at the rear. A tour guide is with customers at all times.

We also have two Toyota Commuter buses that each seat 14 people. We store the quad bikes, buggies and one bus at Wagoie Chalets and we store one bus in Kalbarri at either our property or at a staff members property. All vehicles are fuelled up on site at Wagoie Farm and the fuel is stored 1.5 kilometres away from the Quad Bike shed which was purpose built and is Shire approved. All tours depart and return to this shed at Wagoie Chalets. We have a toilet inside the shed and an ablution block at Wagoie Chalets.

Signage

Signage for WBQT is all within the boundaries of Wagoie Farm apart from a small 'A-frame' signed under the blue directional sign for 'Wagoie Chalets' at the farm gate. Both courtesy buses have signage displayed on them with our contact details.

Proposed Amendment to current Licence

WBQT would like to request permission to amend our current licence to increase our fleet to include one single seater Can Am quad bike and two additional Can Am, Honda or Polaris 3-seater buggies/side by side vehicles to accommodate customers/family requests.

Our guides would use 2 quad bike/buggies from our fleet.

Amendments to be included on our Permitted Use

Fishing, sandboarding and guided scenic tours involving 14 all-terrain vehicles (quad bikes/buggies) chosen from a fleet consisting of:

- 1 x Single seater Can Am quad bike;
- 12 x Can Am, Honda or CFMoto two-seater quad bikes;
- 12 x Polaris, Can Am or Honda two-seater buggy/side by side;

- 4 x Can Am, Honda or Polaris three-seater buggy/side by side;
- 6 x Polaris, Can Am or Honda four-seater buggies/side by side; and
- 1 x Can Am six-seater buggy/side by side.

Hours of operation between 6am to 7pm.

Safety aspects of the operation

The quad bikes and buggies are all factory made to carry 1, 2, 3, 4 or 6 people. The buggies all have certified roll bars and have no modifications on them. The quad bikes all have certified Quad Bars attached to them with no other modifications.

The customers are all given an introduction on how to operate the bikes/buggies including safety instructions on arrival and receive guidance throughout the tour.

Our Tour guides all have current First Aid Certificates and the appropriate drivers' licenses required. The tour guides carry a comprehensive first aid kit on their bikes/buggies including a fire extinguisher. Each guide's bike/buggy is fitted with a UHF two-way radio, and both carry a mobile phone and are in contact with the Wagoe Chalets office at all times whilst on tour.

Helmets are supplied and there is strictly no alcohol. All riders are asked to have a current full drivers' licence and must obey the Road Traffic Act 1972-82 (pertaining to driving under the influence of drugs and alcohol). All customers are requested to wear closed in shoes, suitable clothing and have a hat, sunscreen, sunglasses and water.

At no times will bikes/buggies traverse on a gazetted road.

We have individual/separate Public Liability Insurance cover for WBQBT, Wagoe Chalets and Wagoe Farm.

Management Plans

We have previously commissioned an Environmental Management Plan on the track to the beach in Reserve 35206 which was endorsed by the planning Commission and the Shire has a copy of this report.

Our tour respects and recognises the natural and cultural significance of our area and complies with the Aboriginal Heritage Act. We have attached our Cultural Heritage Management Plan with this application.

Conclusion

WBWBT has operated the tours for the past 17 years and has had no conflict with any other users of Reserve 35206. We keep the area in which we operate free from rubbish and have done so for the past 41 years.

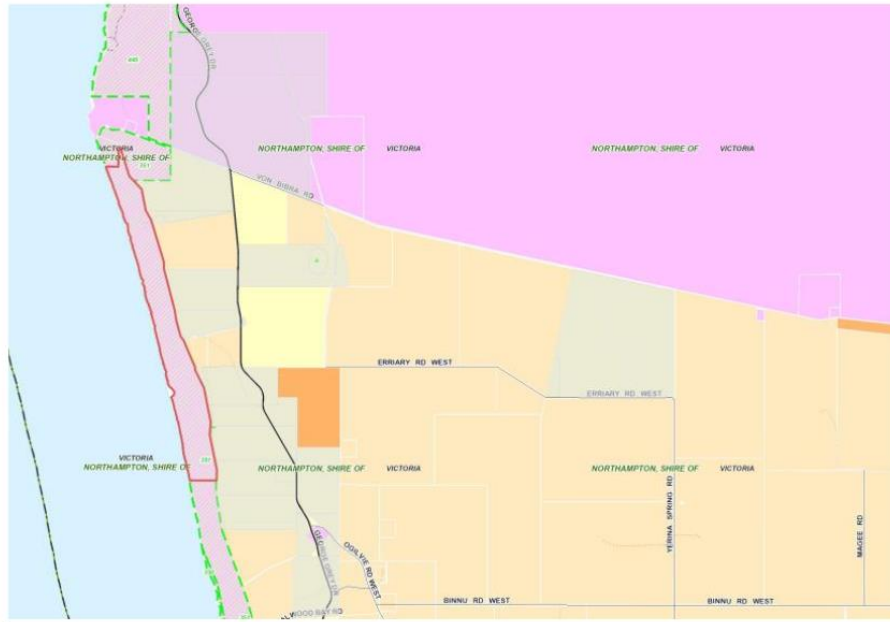
Many of our customers are repeat customers that keep coming back time after time. The tours are very popular with people of all ages and nationalities.

We have recorded some minor incidents in the past 17 years with the bikes and the Shire has always received full documentation of every incident.

Our tour is very popular and enables customers the chance to see a part of the coastline with limited access that is still in pristine condition and they learn the history of the area in which we operate.

We hope to be able to renew our licence with the proposed amendments with the approval of both the Shire and DPLH to continue making Kalbarri a desirable destination.

Ted, Jenny and Ashley McClintock

Maps

SHIRE OF NORTHAMPTON – BUILDING APPROVALS – MARCH 2024						
Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Value
27/03/2024	23071	Graham Morphett and Susan Ward	Starslate Investments Pty Ltd	18 (Lot 82) Fifth Avenue, Northampton	Construct steel-framed garage	\$ 67,000.00
27/03/2024	23080	Phillip Garth and Jenyco Lynn	Owner Builder	4 (Lot 812) Karina Mews, Kalbarri	Construct steel-framed shed	\$ 46,000.00
6/03/2024	24012	Tanya Spencer	Combay Pty Ltd T/as Adeco Design	8 (Lot 48) Banksia Street, Kalbarri	Construct two-bedroom EPS core panel dwelling and steel-framed shed	\$ 197,569.00
11/03/2024	24017	Dale and Barbara Mavor	Shoreline Outdoor World	4 (Lot 5) Thornton Street, Kalbarri	Construct steel-framed patio extension	\$ 13,025.00
11/03/2024	24018	Megan Davidson	Pique Mod Pty Ltd	7 (Lot 192) Cassia Close, Kalbarri	Construct new steel-framed, two-bedroom modular dwelling	\$ 227,032.00
11/03/2024	24019	Ron and Anne Box	Creative Landscapes	872 (Lot 11) Port Gregory Road, Northampton	Install fibreglass swimming pool and barrier fence	\$ 28,600.00
11/03/2024	24020	Daniel Dooley and Anna Dooley	Owner Builder	52 (Lot 258) Flora Boulevard, Kalbarri	Construct limestone retaining wall	\$ 6,000.00
20/03/2024	24025	James and Tracy Mather	Owner Builder	6 (Lot 169) Stenodia Street, Kalbarri	Permanent citing shipping container as an outbuilding	\$ 3,000.00
27/03/2024	24028	Mathew Wilson	Owner Builder	578 (Lot 2) Horrocks Road, Northampton	Installation of fibreglass pool and barrier fence	\$ 19,000.00
8/03/2024	23CS529	Shire of Northampton	Stateside Maintenance Pty Ltd	166 (Lot 130) Hampton Road, Northampton	Remediation repairs to machinery shelter	\$ 78,030.00

Wendy Dallywater

From: Fred Porter
Sent: Thursday, 14 March 2024 8:28 AM
To: Wendy Dallywater
Cc: ross@adventurethon.com.au; Brian Robinson; Michelle Allen; info@adventurethon.com.au; Ellen Nightingale; Bev Kemp; Merilynn Eastland
Subject: Re: Adventurethon Event Application 2024 - Proposed Kalbarri Lights Up Event in 2024
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Markets & Events

Thank you Wendy, and yes, those contacts are very helpful and we will also invite the local coffee vendors.

I will let Bev communicate to you about Markets. Typically it has been a Monday market on this long weekend, however this year, we are looking at no Monday market and running morning markets instead on Sat 1 and Sun 2 June. With the "lights up" program starting at 4pm each day, we also would like to run evening markets, where we expect most of the morning vendors would like to participate (after taking a break from lunchtime to reset). This Sat/Sun market has only just come together, so expect Bev will inform you more about that very soon as vendors confirm.

One thing that has just popped up, is a handful of market vendors have asked about being able to sleep with their stalls/equipment overnight on Sat 1 June on the Foreshore area. I understand provision has been made for this in the past (with rules in place so its not a free-for-all camp out), and it does suit out vendors who will be putting in long hours and means they can keep their equipment onsite without having to do the full packdown on Sat night and then setup again early on the Sun morning. Can you let Bev and myself know what may be required to get approval for this?

Note – this is not a request for show ride operators or "carnies" to camp out, simply a few market stall vendors who participate regularly.

Ellen is away currently but back next week, and will send through the cert of currency of PL as soon as she can. I've also cc'd Merilyn who may have the latest cert available now.

Cheers,

Kind regards,

Fred Porter - Chairperson
Kalbarri Town Talk Inc.
Phone,
Email
Web:

Wendy Dallywater

From: Bev Kemp
Sent: Thursday, 4 April 2024 11:30 AM
To: Wendy Dallywater
Cc: Fred Porter
Subject: Camping insitu on Foreshore Kalbarri Lights Up/Adventurethon

Follow Up Flag: Follow up
Due By: Monday, 8 April 2024 8:00 AM
Flag Status: Completed

Categories: Markets & Events

Morning Wendy,

I'm not sure if Fred has been in contact with you regarding offering our Stallholders 'Camping insitu' at the Kalbarri Lights Up/Adventurethon Event in June on the Saturday and Sunday nights?.

We have had a few stallholders/food vans asking about it.

Our Stallholders and Food vendors would have to pack up in the dark and then set up again for the next day Sunday and then pack up in the dark again.

Alternatively, we would only hold Markets on the Sunday and offer overnight camping on the Sunday night?

Food Vans would be set up both days and evenings.

I'm not anticipating caravans and a great circus, other events I've attended have allowed us to put up walls and sleep/camp in our stall area only with swags or tents with no fires allowed, no noise after 10pm and all rubbish taken away, all 'camping' gear is packed away before 8.30 each morning. There are cold water showers and toilets on the foreshore and most of the caravan parks offer showers for people if they pay, (I can get a list of which ones of them offer this beforehand)

Having people down there overnight would also be a good security measure for the 'Lights Up' displays also.

It would be great if we could offer this for our future Lights Up Events too as I'm sure it would encourage more Stallholders/Food Vendors to attend.

Regards,
 Bev



Bush Fire Advisory Committee

Terms of Reference

Status	Advisory Committee
Members:	<p>Voting Members (7)</p> <p>1 Councillor</p> <p>Chief Bush Fire Control Officer</p> <p>5 Bush Fire Brigade Representatives, being:</p> <ul style="list-style-type: none"> - 1 Ajana/Binnu - 1 Horrocks; - 1 Isseka; - 1 Port Gregory/Yalbatharra; - 1 Sandy Gully/Alma <p>Non Voting representatives (5)</p> <ul style="list-style-type: none"> - Executive Manager of Community, Development & Regulation; - Department of Biodiversity, Conservation and Attraction; - Department Fire and Emergency Services - Northampton Volunteer Fire and Rescue Service - Kalbarri Fire and Rescue Services
Proxies:	1 representative for each brigade and Councillor
Quorum:	At least 4 Members of the Committee
Term of Appointment:	Expires 18 October 2025
Office Responsible:	Executive Manager Community, Development and Regulation
Meetings	3 meeting per year. The Chairperson or Shire Chief Executive Officer may call supplementary meetings when required.

Functions of the Committee

To represent Volunteer Bush Fire Brigades within the Shire of Northampton and to make recommendations to Council on the following:

1. Advising the local government regarding all matters relating to the preventing, controlling and extinguishing of bush fires;
2. Annual bushfire budget and relevant financial matters;
3. Annual Review of the Shire's Annual Firebreak Notice;
4. Standards of equipment that should be provided and maintained under Brigade Control;
5. General Maintenance and capital works on Bushfire Brigade Stations;
6. Planning, setting standards and works program for fire prevention within the Shire;
7. Composition, formation, rationalisation or winding up of any Bush Fire Brigades within the Shire;
8. Preparation and periodical review of a Bush Fire Operational Procedure Manual to guide the management and co-ordination of Bush Fire Fighting resources within the Shire; and
9. Ensuring co-operation and co-ordination of bush fire brigades in their efforts and activities including training of brigade members.

MEMBERS UPDATED 24 OCTOBER 2023

Cr Karl Suckling	Councillor
Mr Rob McKenzie	Chief Bushfire Control Officer
Mr Kyle Carson	Ajana/Binnu BFB - Captain
Mr Lindsay Rowe	Horrocks BFB - Captain
TBC	Isseka BFB
Mr Joe Wood	Port Gregory/Yallabatharra – Captain
Mr Scott Bridgeman	Sandy Gully/Alama BFB - Captain

PROXIES

Cr -----	Councillor (proxy)
Mr Scott Bridgeman	Deputy CBFCO
Mr Len Simmons	Deputy CBFCO
Mr Damian Harris	Ajana/Binnu BFB – Deputy Captain
TBC	Horrocks BFB
TBC	Isseka BFB
TBC	Port Gregory/Yallabatharra
TBC	Sandy Gully/Alama BFB

Non Voting Members

Executive Manager Community, Development and Regulation
Department Biodiversity Conversation and Attractions
Department Fire & Emergency Services
Northampton Volunteer Fire and Rescue Service
Kalbarri Volunteer Fire and Rescue Service
Shire of Northampton – Kalbarri Ranger

SHIRE OF NORTHAMPTON

ATTACHMENT 9.8.1 (1)

WORKS CREW BUDGET - PROGRAM AND PROGRESS REPORT (2023/2024)
(April 2024)

2023/2024 Budget Works	Job No	Status	Comments
<u>REGIONAL ROAD GROUP PROJECTS - 150300</u>			
<u>Kalbarri Road</u> Reseal works 0.00 - 18.00 slk	RR17	COMPLETE	Revised to match budget 7.50 to 18.00 slk
<u>ROADS TO RECOVERY - 152100</u>			
<u>Balla Whellarra Road</u> Reseal 8.00 to 20.80 (Binnu East Road South)	RT42		Revised to match budget 10.00 to 20.80 slk. Start 17/4
<u>Northampton - Fifth Street</u> Install Stormwater	RT43		Survey and Design with Consultants
<u>LRCU GRANT - 152140</u>			
<u>Little Bay Road</u> Construct Road to Little Bay	R440		Clearing Permit request submitted Land Tenure, cadastral survey and native title study included as part of clearing permit application.
<u>MUNICIPAL FUND CONSTRUCTION - 150600</u> Carried Over from 2022/2023			
<u>Kalbarri</u>			
<u>Karina Mews</u> Reseal and replace concrete kerbing	R982		
<u>Gwalla and Brook Street</u> Install drainage, carry over works from 2022/2023	R326		
Cont.			

2023/2024 Budget Works		Job No	Status	Comments
<u>MUNICIPAL FUND CONSTRUCTION - 150600</u>				
New Projects				
<u>Northampton</u>				
Robinson Street		R338		
Surface Correction - 2 sections and kerbing				
Fifth Street (Council Contribution)		R345		Survey and Design with Consultants
Install Stormwater				
Bruce Road		R346		April 16th start
Reseal				
John Street		R347		April 16th start
Reseal				
<u>Kalbarri</u>				
Anchorage Lane		R348		
Engineering Works - Investigate and Design				
<u>Rural</u>				
Coolacalaya Road		R335		
Survey Road Reserve				
Binnu East Road		R341		Works Commenced, sealed 6/7 April 2024
Pavement Repair 12.6 to 13.6 slk				
Parker - Wundi Road/s		R336	COMPLETE	
Outstanding Culvert headwall works				
Kalbarri Road (Council Contribution)		R343	COMPLETE	
Reseal works 7.50 - 18.00 slk				Revised to match budget 7.50 to 18.00 slk
Balla Whelarra Road (Council Contribution)		R344		
Reseal 8.00 to 20.80 (Binnu East Road South)				Revised to match budget 10.00 to 20.80 slk. Start 17/4
Cont.				

2023/2024 Budget Works	Job No	Status	Comments
<u>MUNICIPAL FOOTPATHS - 150900</u> Carried Over from 2022/2023			
Northampton - Stephen Street Replace DUP from NWCH to West Street	F702		
Kalbarri - Grey Street Replace DUP at front of Allen Centre	F707		Works Commenced
<u>MUNICIPAL FOOTPATHS - 150900</u> New Projects			
Kalbarri - Malaluca Pathway Maintenance of existing	08 T379		
Kalbarri - Red Bluff Road - WABN Grant Red Bluff Road to Eco Flora	F716		
Cont.			

2023/2024 Budget Works		Job No	Status	Comments
OTHER WORKS - Depots/Foreshores/Ovals/Parks/Gardens/Cemeteries etc				
Northampton - Oval - New Toilet Block Install concrete DUP to adjacent pavilions.			COMPLETE	
Northampton - Oval renovation Undertake Verti mowing		F016	COMPLETE	
Northampton - Ram Pavillion Install window to pavillion office			COMPLETE	
Northampton - RSL Fabricate and install pump/relic cover			COMPLETE	
Northampton - Northampton Community Centre Install disabled ramp south end				
Northampton - Northampton Community Centre Treatment for rising damp - stadium wall				
Northampton - Northampton Community Centre Brick pave commentary box south to prevent moisture				
Northampton - Depot Supply and Install cooler/drink fountain			COMPLETE	
Northampton - Cemetery Install new niche wall under existing shelter		H001		
Northampton - Lions Park Install 3 x stone wall seating		F012		
Northampton - Lions Park Install stone wall to eastern side garden bed.		F012		
Northampton - Wannerenooka Tanks Supply and install filtration system				
Northampton - Main Street Heritage bin surrounds Supply heritage style bin surrounds				
Cont.				

2023/2024 Budget Works		Job No	Status	Comments
Kalbarri - Oval Renovation Undertake Verti Drain		F003	COMPLETE	
Kalbarri - Oval - Playground Replace 2x bridge/climbing sections			COMPLETE	
Kalbarri - Skate Park area Remove central surface and replace with coloured concrete.				April 17th start
Kalbarri - Foreshore grass removal Cut down grass height along DUP area/s				
Kalbarri - Depot Install one central aircon to depot office			COMPLETE	
Kalbarri - Depot Install septic and connect toilet			COMPLETE	
Kalbarri - Foreshore shelter Install Foreshore shelter.				
Horrocks - Foreshore grass removal Cut down grass height along DUP area/s				
Horrocks - Foreshore water supply holding tank Remove existing and place new				
Horrocks - Install shower Install shower at top of Jetty boardwalk		3664		
Horrocks - Jetty pylons Maintenance to jetty pylons - Remove rust/corrosion protection.		08 3684		works awarded to GHS - Start xxx
Horrocks - Caravan dump point Install additional tank to site - total 2		F017	COMPLETE	
Port Gregory - Carpark Construction/Renovations Foreshore carpark area		3714		
Port Gregory - New Community Storage Shed New shed		99 5414		Deferred to 2024/25
Port Gregory - Non Potable water supply holding tank Install new water supply holding tank Cont.		99 5414		

#REF!	Job No	Status	Comments
Northampton Tip Site Install new fence around green waste area		COMPLETE	
Kalbarri Tip Site Maintenance to fence	B020	COMPLETE	
Binnu Tip Site Install new fence	B022	COMPLETE	
Port Gregory Tip Site Install cover over 'Oil Reciprical'			
<u>PLANT ITEMS - Major</u>			
Northampton - New Truck (Construction) Purchase new - trade/sell existing P217 Mitsi	4214/99		
Northampton - New Truck Trailer (Construction) Purchase new - trade/sell existing P218 Trailer	4214/99		
Northampton - New Backhoe Purchase New - No trade	4214/99		New item Ordered - Delivery October 2023. Pending replacement due to non specification machine - \$0 trade
Northampton - Exe Manager of Works and Tech Services Purchase New - trade/sell P302 Toyota Prado	4214/99		Replacement vehicle ordered - Delivery end of April 2024
Northampton - Exe Manager Corporate Services Purchase New - trade/sell P295 Isuzu MUX		COMPLETE	
Northampton - Exe Manager Comm, Develop and Reg Purchase New - no trade		COMPLETE	
Kalbarri - New utility - Kalbarri Leading Hand Purchase new - trade/sell P242 Nissan Navara	4214/99		Replacement vehicle ordered - Delivery end of April 2024
Cont.			

Kalbarri	Job No	Status	Comments
<u>PLANT ITEMS - Minor/Other/Sundry tools</u> Northampton - 2 way radios Northampton - New Post hole digger Northampton - New Pole saw Northampton depot - New high pressure cleaner Northampton depot - New Vehicle mounted air compressor Northampton Gardeners- 1 x whipper snipper Northampton Gardeners- 1 x shredder/chipper Northampton Gardeners- 1 x Blower battery Northampton Maint Truck - Small fridge Kalbarri depot - New Air compressor. Kalbarri Gardeners - Mower Kalbarri Gardeners - Blower Kalbarri Gardeners - Whipper snipper	7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02 7362/02	COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE COMPLETE	

10.0 THOROUGHFARES/RESERVES UNDER THE CARE & CONTROL OF COUNCIL

10.1 Unless otherwise permitted in this Policy, no advertising sign or hoarding shall be permitted on thoroughfares/reserves under the care and control of the Council, unless approval is granted from the Shire.

10.2 Notwithstanding Clause 10.1 above an advertising sign shall not, without the written approval of the Council, be erected or displayed:

- (a) on or adjacent to a footpath which results in the pedestrian access being less than 2m in width;
- (b) over any footpath where the resulting vertical clearance between the sign and the footpath is less than 2.5m;
- (c) on or within 3m of a carriageway;
- (d) upon a dividing strip or traffic island;
- (e) so as to obstruct the passage, line of sight or create a hazard for vehicles or pedestrians;
- (f) on any landscaping feature on a thoroughfare/reserve, including street tree or furniture;
- (g) so as to significantly obstruct or impeded all or part of a view of a river, the sea or other place or feature which in Council's opinion is of significance to the district; or
- (h) in any other place that, in the opinion of the Shire, adversely affects the local amenity.


10.3 Where approval is given for the erection or display of a sign on thoroughfares/reserves under the care and control of the Council, the owner of the device shall, prior to the erection or display of a sign, complete and return to Council an undertaking that shall require the owner of the device:

- (a) to indemnify and keep indemnified the Shire, its servants and agents against any claim or proceeding (and any cost and expenses incurred as a result) that may be made or brought by any person or corporation against the Shire, its servants and agents arising out of the erection, existence or operation of the advertisement; or any negligence of the Shire, its servants and agents in granting approval to erect or display the advertisement or in setting or failing to set conditions or giving or failing to give directions for the erection, existence or display of the advertisement.
- (b) in respect of that device, effect and maintain a public liability insurance policy with a reputable insurer. The policy must include a Cross Liabilities Clause, and be in the joint names of the sign owner and the Shire. The sum insured for any single event shall be \$1M.
- (c) to obtain approval from Main Roads WA where relevant.

4.8.22 Advertisements

All advertisements shall -

- a) Be designed to be compatible with the proposed surroundings including buildings, landscaping and other advertisements; and
- b) Be erected or displayed in a position:
 - (i) so as to not obstruct the passage of or so as to create a hazard for vehicles or pedestrians;
 - (ii) such that in the opinion of the local government, they would not adversely affect the amenity of the locality;
 - (iii) so as to not significantly obstruct or impeded all or part of a view of a river, the sea or other place or feature which in the opinion of the local government is of significance to the district; and
 - (iv) where attached to a building, be incorporated into the architectural features of the building in placement, style, proportions, materials, colours and finish; and
- c) Only contain the following information:
 - (i) the name of the occupier;
 - (ii) the business carried on in the premises;
 - (iii) the occupier's telephone number;

		<h1>Renewable Energy Facility</h1> <h2>Local Planning Policy</h2>	
Version 1			
Scheme Provisions: LPS #11 3.2 Zoning Table LPS #10 4.1 Zoning and Development Table	Other References: Shire of Northampton Local Planning Scheme No. 10 Shire of Northampton Local Planning Scheme No. 11 Planning and Development Act 2005 Position Statement: Renewable energy facilities(WAPC 2020)	Special considerations:	procedural

RESPONSIBILITY	Chief Executive Officer as per the Delegations Policy and Register.		
ADOPTION	V1 15 September 2023	Advertising	
	V1 17 November 2023	Final Adoption	

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Renewable Energy Facility local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVE

- 2.1 Provide guidance around what forms part of the land use definition 'Renewable Energy Facility' in regard to resource processing and/or chemical manufacturing developments;
- 2.2 Provide guidance for the development of renewable energy facilities on land controlled under Local Planning Scheme No. 10 and Local Planning Scheme No. 11;
- 2.3 Provide for the protection of the quality of the surrounding landscape and amenity (particularly visual and acoustic amenity) of nearby properties and surrounding areas in the Shire of Northampton, including those areas afforded protection under Special Control Area provisions.
- 2.4 Ensure adequate protection of the region's built and cultural heritage features, including Aboriginal heritage;
- 2.5 Ensure the environmental, landscape, visual and amenity impacts of renewable energy facilities are adequately addressed by minimising disturbance to the environment (including landscape) and loss of public amenity in the establishment, operation, maintenance and decommissioning of the facility;
- 2.6 Ensure consideration of the wider environmental, economic and social impacts and benefits of the proposal for renewable energy.

3.0 POLICY STATEMENT

3.1 Definitions

'Renewable Energy Facility' means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource. It does not include solar panels or a wind turbine located on a lot with a single house where the energy produced only supplies that house or private rural use or anemometers.

'Total height' means the vertical distance from natural ground level to the highest point of a wind turbine system.

'Industry' means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes.

Social Impact Assessment' '(SIA)' – includes the processes of analysing, monitoring and managing the intended and unintended social consequences including impact on community wellbeing, both positive and negative, of a land use planning decision to be made in respect of a particular development proposal and any social change process that results from that decision.

‘Social Impact Statement’ ‘(SIS)’ – A statement prepared pursuant to the requirements of the provisions of the SIA Local Planning Policy that provides specific information relevant to the SIA of a proposal and consequential planning decision.

3.2 Application of Policy

- 3.2.1 This Policy applies to the ‘Rural’ zone of Local Planning Schemes 10 and 11, where ‘Renewable Energy Facility’ is listed as an ‘A’ use.
- 3.2.2 This policy does not apply to additional industrial land uses that may be associated with a ‘Renewable Energy Facility’ such as resource processing, chemical manufacture and/or transportation of the end product.

3.3 Policy Measures

The local government shall have regard to the following provisions when assessing proposals or renewable energy facilities.

- 3.3.1 Renewable energy facilities shall be designed in a manner that minimises adverse impacts upon flora and fauna, environmentally sensitive areas, or landscape character and amenity and encourages the use of existing cleared land.
- 3.3.2 Renewable energy facilities should be positioned so as not to significantly impact adjacent properties or the surrounding area in terms of noise, visual or traffic impacts. They should be located at, or as close as possible to, the land use requiring that particular technology.
- 3.3.3 Height restrictions in the LPS10 and LPS11 may be varied where wind energy systems are proposed to allow for these systems to function properly. The height and location of these systems will be determined through preparation of a detailed visual impact assessment, consultation with community and key stakeholders and compliance with relevant planning documents, including Local Planning Schemes No. 10 or 11 where relevant, the objectives of the Zone and the provision of this policy when considering any such height variation.
- 3.3.4 Some locations may have Aboriginal heritage, natural or built heritage significance which may impact site suitability and will require compliance with the relevant statutes.
- 3.3.5 Some locations may have biodiversity and conservation values, such as threatened ecological communities, environmentally sensitive areas and National Parks and will require compliance with the relevant statutes.
- 3.3.6 Setbacks and separation distances should be in keeping with existing Scheme requirements, and also be performance based such that the amenity of the neighbouring properties is maintained, and that development rights are not unduly affected.
- 3.3.7 Applications for wind energy development shall demonstrate the following:
 - Wind turbines are to be constructed of non-reflective materials so as to blend the structure with the surrounding environment;
 - Wind turbines shall be separated from any residential or other sensitive premises so as not to result in detrimental visual or amenity impacts;
 - There will be no unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency service communications or other telecommunication systems so as to comply with the relevant statutes.

- Wind turbines in bushfire prone areas shall be assessed in accordance with State Planning Policy 3.7 *Planning in Bushfire Prone Areas*;
- A management plan for visitors may be required if the wind farm is to be accessible or visible to the public detailing additional services for visitor facilities;
- That above-ground redundant plant (including turbines), buildings and associated infrastructure shall be removed, and the site restored to an agreed standard appropriate to its location within twelve months of the plant being decommissioned.

3.3.8 A Social Impact Statement is to be prepared for all development proposals which are subject to this policy. Refer to Local Planning Policy *Social Impact Assessment*.

Table 1: Wind energy systems – Design and locational criteria

Large Renewable Energy Systems	
Zone	Rural Zone
Planning Approval	Required for all proposals.
Large Renewable Energy Systems	
Development Standards	
Blade Diameter	Unrestricted.
Number of Systems	Unrestricted.
Total Height	Determined on a case-by-case basis.
Noise	Compliance with an approved noise impact study and any applicable statutory noise requirements
Setback	<p>a) Proposals involving development greater than 9 metres will be assessed having regard to the potential impact on the amenity of adjacent land and the locality in general.</p> <p>b) Notwithstanding compliance with minimum setback requirements, all applications will be considered having regard to the requirements of clause 67(20) of the Deemed to Apply provisions, including the compatibility of the development with its settings.</p>

Table 2: Solar energy systems – Design and locational criteria

Large Renewable Energy Systems	
Permitted zones	Rural zone
Planning Approval	Required for all proposals.
Setback	In accordance with the Local Planning Scheme setback requirements.

3.5 Application Requirements


3.5.1 In addition to standard application requirements as set out in the LPS 10 and LPS11, approval for a Renewable Energy Facility is required to include:

- a) Detailed specifications of the renewable energy system to be installed, including site plans detailing setbacks, access, floor plans and elevation plans for any building structures;
- b) A visual and landscape management assessment that includes but is not limited to photomontages and artist perspectives in accordance with *Visual Landscape Planning in Western Australia* (WAPC, 2007) that addresses:
 - Landscape significance and sensitivity to change, site earthworks, topography, extent of cut and fill, the extent and type of vegetation, clearing 1st and rehabilitation areas, land use patterns, built form character, public amenity and community values;
 - Likely impact on views including visibility of the facility using view shed analysis and simulations of views from significant viewing locations including residential areas, major scenic drives and lookouts;
 - Layout of the facility including the number, height, scale, spacing, colour, surface reflectivity and design of components, including any ancillary buildings, signage, access roads, power lines, substations and incidental facilities;
 - Details of the likely effects, if any, on the surrounding area including noise spills, light spill, shadow flicker or glare; and
 - Measures proposed to minimise unwanted, unacceptable or adverse visual and noise impacts.
- c) A Construction Management Plan;
- d) Preparation of specific environmental assessments, particularly where the proposal may result in potential impacts upon flora and fauna;
- e) Where the Renewable Energy Facility is located in an area at risk of being affected by coastal hazards, a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) may be required.
- f) A Noise impact assessment to be submitted, demonstrating compliance with applicable statutory noise requirements;
- g) If the facility is to be connected to the electric utility supply, a copy of the commercial agreement between the proponent/applicant and the Agency will be provided to the local government;

- h) A decommissioning and rehabilitation plan should be developed in relation to removal of the facility and include the following:
 - a detailed and costed closure plan with demonstration of funds required to enact the closure to be held in trust;
 - any rehabilitation requirements to be identified and include all above-ground redundant plant (including turbines);
 - buildings and associated infrastructure shall be removed and the site restored to an agreed standard appropriate to its location;
 - include reference to waste management over the operating life of the project.
- i) A detailed Traffic Assessment should be developed in accordance with the Western Australian Planning Commission's *Transport Assessment Guidelines*.

3.6 Advertising and Consultation Requirements

- 3.6.1 In accordance with the Scheme, where a "Renewable Energy Facility" is an 'A' use, applications are required to be advertised for public comment in accordance with cl. 64 of Schedule 2, Part 8 of the 'Deemed Provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) prior to being determined.
- 3.6.2 In accordance with the relevant provisions of the LPS Regulations, as a minimum all 'A' applications will be referred to the adjoining/nearby landowners located within buffer distance identified within the Noise Management Plan.
- 3.6.3 Where warranted by wider implications that a large renewable energy facility may have, the local government may refer a development application to adjacent local governments and relevant agencies and community groups for comment.
- 3.6.4 Some locations in the vicinity of airfields and flight paths shall require consultation with relevant government authorities and airport operators to minimise potential impact upon the safety of aircraft and the operation of airfields.

		<h1>Social Impact Assessment</h1> <p>Local Planning Policy</p>	
		Version 1	
Scheme Provisions: LPS #11 3.2 Zoning Table LPS #10 4.1 Zoning and Development Table	Other References: Shire of Northampton Local Planning Scheme No. 10 Shire of Northampton Local Planning Scheme No. 11 Planning and Development Act 2005 State Planning Policy 1 - State Planning Framework (Nov 2017) Shire of Northampton Local Planning Policy Renewable Energy Facility Shire of Northampton Local Planning Policy Workforce Accommodation	Special considerations:	procedural

RESPONSIBILITY	Chief Executive Officer as per the Delegations Policy and Register.		
ADOPTION	V1 15 September 2023	Advertising	
	V1 17 November 2023	Final Adoption	

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Social Impact Assessment local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVE

- 2.1 Facilitate a consistent and transparent approach to the consideration of local social impacts, both positive and negative, in land use planning decision-making.
- 2.2 Minimise adverse impacts and maximise beneficial impacts of proposed developments.
- 2.3 Provide clear guidance as to the specific development types and circumstances where a social impact assessment is required.
- 2.4 Encourage upfront and ongoing engagement with the community and other key stakeholders regarding potential impacts of a proposed development.
- 2.5 Assist agencies and proponents to minimise the amount of time taken to prepare social impact assessment plans for major projects.
- 2.6 Consider a wide range of issues that have social implications, including infrastructure, resource issues (and access to those resources), heritage impacts, landform impacts, economic and fiscal impacts, community impacts, indigenous rights impacts, demographic impacts, transport impacts and other relevant considerations.

3.0 POLICY STATEMENT

3.1 Definitions

Social Impact Assessment' '(SIA)' – includes the processes of analysing, monitoring and managing the intended and unintended social consequences including impact on community wellbeing, both positive and negative, of a land use planning decision to be made in respect of a particular development proposal and any social change process that results from that decision.

'Social Impact Statement' '(SIS)' – A SIS forms part of the SIA process and is a report that summarises findings of the SIA which includes the type and significance of impacts (temporary and permanent) and the Applicant's proposed response to mitigate negative impacts and enhance positive impacts.

3.2 Application of Policy

This Policy applies to the following:

- 3.2.1 All Standard and Complex scheme amendment proposals (including amendment to the Local Planning Scheme) under Local Planning Scheme No. 10 and/or Local Planning Scheme No. 11 of State or regional significance that would have a substantial impact on the Shire of Northampton.
- 3.2.2 All proposals for Structure Plans and Local Development Plans.

- 3.2.3 All proposals subject to a community consultation/advertising public notice process where the land or development or land use is considered by the Shire to result in significant social impact.
- 3.2.4 All proposals that consist of one or more of the following use classes being on land that is zoned 'Rural';
- Industry;
 - Mining Operations;
 - Renewable Energy Facility; and
 - Workforce Accommodation.
- 3.2.5 Applications for development approval that relate to existing development/land uses that fall within clause 3.2.4 and consist of one or more of the following:
- An extension of time in excess of 12 months; and/or
 - An extension to the scale of the project in excess of 10%, as determined by either the capacity of the development or the development value (whichever is the greater).
- 3.2.6 Where the Shire is consulted on uses of proposals listed below, a Social Impact Assessment shall be recommended:
- Proposals under the *Mining Act 1978*;
 - Proposals covered by a State Agreement; and
 - Proposed Development of State Significance under the *Planning and Development Act 2005*.

3.3 Policy Measures

The local government shall have regard to the following provisions when assessing Social Impact Assessments:

- 3.3.1 A SIA is to be prepared by a suitably qualified and experienced person with specific demonstrated expertise in the completion of SIAs.
- 3.3.2 The level of detail, consultation and investigation should relate directly to the scale of the development proposed and the extent of issues inherent in the consideration of the proposal.
- 3.3.3 Proposals that have the potential for social impacts will be required to be accompanied by a comprehensive SIA prepared on the basis of pre-lodgment consultation and liaison with the local community and stakeholder consultation.
- 3.3.4 A SIS may form part of the SIA process and is a statement that provides strategies and monitoring mechanisms for impacts identified in the SIA process. Where a SIS is prepared as a stand-alone document, the replication of information may be required to ensure that the proposal, its context, and its potential impacts are fully described in the SIS.
- 3.3.5 The following matters shall be addressed in a SIA/SIS, to the satisfaction of the local government:
- Economic Impact
 - Employment opportunities and estimate of number of jobs that will be created directly and indirectly as a result of the proposal;
 - Income generation (short and long term);

- Impact on the local economy; including the engagement of local labour, local goods and services in the proposal;
 - Provision of capital infrastructure; and
 - Provision of telecommunications and advanced technology.
- Social Impact
 - Benefits to existing community services;
 - Impact on existing community facilities;
 - Provision of affordable housing;
 - Impact on quality of life;
 - Provision of useable open space;
 - Identify stakeholders, the consultation level required and possible strategies to engage community and maximise the informed debate on the proposal including an outline of the process for approval;
 - Long term costs and benefits to the community;
 - Requirements for additional facilities;
 - Access to resources;
 - Impact on community safety, security and social amenity;
 - Noise and acoustic impacts (may require a separate technical report); and
 - Visual Impact assessment impacts (may require a separate technical report).
 - Transport Issues
 - Traffic Impact Statement.
 - Examination of pedestrian and cycle trips.
 - Ecological Impact
 - Environmental Impact Assessment where required to address potential impacts on the environment.
 - Sustainability principles to be used in development and ongoing operation of the proposal.
 - Cultural Impact
 - Impact on local character, amenity and 'sense of place';
 - Impact on historic built form and cultural landscapes;
 - Form partnerships with community;
 - Impact on attractions of the area; and
 - Impact on places of heritage significance, both indigenous and post European settlement.
 - Other relevant considerations
 - Construction impacts (short to medium term);
 - Operational impacts (long term); and
 - Likely flow on and cumulative impacts arising from the likely precedent a favourable planning decision may create.
 - Identify management and monitoring measures for all potentially significant adverse impacts and demonstrate hierarchy of avoidance and mitigation options.
 - Establish roles and responsibilities of the proponent, stakeholders and potential partnerships throughout life of a proposal.
- 3.3.7 The local government recognises that a SIA may be incorporated into other project assessment processes (ie. A State-level Infrastructure Assessment Framework). This policy is not intended to duplicate such processes but rather to assist in guiding, informing and streamlining them.

3.4 Approval Requirements

Where a SIA is to be completed for a development proposal or a Scheme Amendment in accordance with clause 3.3, the SIA shall be required to be lodged with, and form part of the formal application.

- 3.4.1 It is recommended that a SIA report is a standalone document that is appended to the balance of the development proposal. The SIA report shall include the following information:
- A brief description of the subject site and surrounds.
 - A description of the development project.
 - Likely direct and indirect impacts and the potential for cumulative impacts.
 - The significance of likely and potential impacts.
 - Completed SIA findings report (being the SIS) outlining the type and significance of impacts (temporary and permanent) and the Applicant's proposed response to mitigate negative impacts and enhance positive impacts.
- 3.4.2 The structure of a SIA should generally be in accordance with **Attachment 1** of this Policy.
- 3.4.3 In considering a SIA the local government will have regard to:
- The degree of change likely to arise from the proposed development, relative to existing circumstances and consideration of the alignment of the change with the long-term vision for the Shire.
 - The number and nature of people likely to be affected, both positively and negatively.
 - Whether the impact will be direct or indirect.
 - The potential for cumulative impacts as a result of the development.
- 3.4.4 In preparing a SIA, proponents may be required to undertake consultation with relevant stakeholders and/or the community as outlined in clause 3.5 of this Policy.
- 3.4.5 A SIA shall include a Social Impact Statement to provide strategies and monitoring mechanisms for impacts identified through the process generally set out under clause 3.4 of this Policy and in accordance with **Attachment 2** of this Policy. A Social Impact Statement is required to form part of the SIA to be provided as part of an application lodged with the Council and shall contain:
- Proposed measures to enhance positive impacts and mitigate negative impacts.
 - A monitoring program for assessing performance of the mitigation and enhancement measures.
 - Details of how the community will be involved in the monitoring and evaluation process, if appropriate.
 - Procedures for periodically reviewing and updating the SIS.

3.5 Advertising and Consultation Requirements

Consultation is required to meet the needs of the community based upon the principle that as the complexity and scale of a proposal increases so does the community's need for constructive engagement in the planning process. A SIA prepared in accordance with this policy shall address the following requirements:

- 3.5.1 Stakeholder and community consultation shall be the responsibility of the proponent in accordance with this policy, including the identification of key stakeholders and the expected methods of community consultation to be undertaken by the proponent.

- 3.5.2 The local government will be responsible for the statutory responsibility to advertise, inform and respond to submissions lodged during the formal advertising period. The local government acknowledges submissions and informs submitters of the relevant process in respect to a final decision on the proposal. The local government will make available a SIA prepared in support of a proposal and relevant associated documentation to whomever it is appropriate to consult in order to consider the proposal during the formal advertising.
- 3.5.3 Where warranted by wider implications of social impacts, the local government may refer a SIA to adjacent local governments and relevant agencies and community groups for comment.
- 3.5.4 Following the conclusion of the advertising period the local government may require further information or details to modify an SIA where any inconsistencies within the document have been highlighted, the accuracy of the original information is questionable or unclear or the statements made in the SIA are subjective and not verifiable based on acceptable technical or professional details. The local government may highlight issues of the proponent as a result of submissions received, to which the proponent may be invited to respond.
- 3.5.5 The local government strongly recommends that the proponent initiates constructive engagement between the applicant and the community/stakeholders before, during and after the formal advertising period for all levels of consultation.
- 3.5.6 In assessing the appropriateness of consultation methods for a proposal, due regard should be given to the likely social impacts and the methods to be adopted to reduce or resolve these social impacts including the level and type of consultation proposed by the applicant.
- 3.5.7 A record of consultation undertaken by the proponent is to be provided as part of any initial proposal and must form part of a SIA.

Attachment 1 – Potential Social Impacts and scoping questions

Impact	Baseline Information/Scoping Questions
Demographic and Population Change	<ul style="list-style-type: none"> - Would the development result in a change to the age structure, household structure or permanence of the resident population in the immediate/broader locality? - To what degree will the development increase the permanent and temporary population of the Shire of Northampton? - Would the development result in the displacement of current residents, visitors and/or workers? - Would the development increase the size of the population significantly in a short period of time?
Accommodation and Housing	<ul style="list-style-type: none"> - Would the development result in a mix of housing types and sizes? - Is the development targeted at specific groups in the community? - Would the development alter the availability of affordable housing in the community (either net increase or net loss)? - Would the development have a significant effect on the local housing market?
Accessibility to Community Services and Facilities	<ul style="list-style-type: none"> - Is the development appropriately located to maximise accessibility to existing towns/settlements, pedestrian/cycle networks? - Will the proposed development increase demand for community services and facilities? - Where an increased demand for services and facilities has been identified, how does this relate to existing capacity?
Social Infrastructure	<ul style="list-style-type: none"> - Will the development have implications on community and social infrastructure and services, either positively or negatively?
Cultural Values and Beliefs	<ul style="list-style-type: none"> - Will the development significantly affect cultural or community values and beliefs (positively or negatively)?
Community Values, Identity and Cohesion	<ul style="list-style-type: none"> - Would the development impact on an area/place/site/item of value or significance to the community? - Will the development promote integration with adjacent communities (eg. through design, facilities etc.). - Would the development affect the capacity for people to participate in community affairs or other social interactions?
Health and Wellbeing	<ul style="list-style-type: none"> - Will the development affect local health and wellbeing (either positively or negatively)? - Will the development contribute to the location's walkability (in terms of connectivity, density and land use mix)?
Crime and Public Safety	<ul style="list-style-type: none"> - Will the development and associated operations provide opportunities for criminal or anti-social behaviour? - Will the development significantly impact on perceived or actual public safety?
Economic Considerations	<ul style="list-style-type: none"> - Will the development have an impact on local businesses (positively or negatively)?
Employment and Local Benefits	<ul style="list-style-type: none"> - How will the community benefit from this project? - What benefits can be offered to offset any adverse effect of the development on increasing the permanent population of the Shire of Northampton. - Will the development provide diverse local employment opportunities?

Attachment 2 – Outline of Social Impact Assessment Process

Heading	Process/Scope
1. Context, Scoping and Profiling	<ul style="list-style-type: none"> - Define the study area. - Prepare a baseline demographic profile of the community. - Identification of key stakeholders (neighbours, stakeholder groups, community groups and organisations, Government stakeholders, industry). - Identify existing data relating to social conditions in the locality, existing community facilities and services etc. - Preparation of a community/stakeholder engagement plan.
2. Prediction	<ul style="list-style-type: none"> - Utilising the baseline data prepared in the section above, consider general community trends in the locality. - Facilitate a community/stakeholder engagement process. - Identify ways in which stakeholders are likely to be affected by the development. - Predict how the development will alter or influence existing trends, either positively or negatively.
3. Assessment and Evaluation	<ul style="list-style-type: none"> - Assess the significance of each predicted impact and the potential for cumulative impacts. - Identify possible alternatives and their advantages and disadvantages for different stakeholders. - Assess the alternatives. - Document outcomes of stakeholder and community consultation.
4. Recommendations	<ul style="list-style-type: none"> - Identify strategies that may enhance positive impacts and mitigate negative impacts. - Evaluate alternative enhancement and mitigation strategies, the likelihood of implementation and ongoing management, costs and benefits and effects on project viability. - Make recommendations about: <ul style="list-style-type: none"> - Whether positive social impacts outweigh negative social impacts. - Whether negative impacts and risks can be satisfactorily mitigated to acceptable levels. - The likely effectiveness of strategies to enhance positive impacts.
5. Social Impact Statement	<ul style="list-style-type: none"> - Develop a SIS which: <ul style="list-style-type: none"> - Detail strategies required to enhance positive impacts and mitigate negative impacts. - Develop contingency plans to identify and respond to future problems. - Develop monitoring and response plans. - Outline community/stakeholder consultation programs relevant to the proposed strategies. - Identify procedures for periodically reviewing and updating the SIS (if necessary).