



**File No:** 4.1.14

**NOTICE OF ORDINARY MEETING OF COUNCIL**

Dear Councillor,

The next Ordinary Meeting of the Northampton Shire Council will be held on Friday 23<sup>rd</sup> May 2014 in the Council Chambers, Northampton commencing at 1.00pm.

The agenda for the above-mentioned meeting is enclosed.

Lunch will be served from 12.00pm.

**GARRY L KEEFFE**  
**CHIEF EXECUTIVE OFFICER**

**16<sup>th</sup> May 2014**





# ~ Agenda ~

**23<sup>rd</sup> May 2014**

## **NOTICE OF MEETING**

Dear Elected Member

The next ordinary meeting of the Northampton Shire Council will be held on Friday 23<sup>rd</sup> May 2014, at The Council Chambers, Northampton commencing at 1.00pm.

**GARRY KEEFFE**  
**CHIEF EXECUTIVE OFFICER**

**16<sup>th</sup> May 2014**



## SHIRE OF NORTHAMPTON

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Signed  \_\_\_\_\_

Date 16<sup>th</sup> May 2014

**GARRY L KEEFFE**  
**CHIEF EXECUTIVE OFFICER**

**AGENDA**  
**ORDINARY MEETING OF COUNCIL**  
**23<sup>rd</sup> May 2014**

**1. OPENING**

**2. PRESENT**

- 2.1 Leave of Absence
- 2.2 Apologies

**3. QUESTION TIME**

**4. CONFIRMATION OF MINUTES**

- 4.1 Ordinary Meeting of Council – 16<sup>th</sup> May 2014

**5. RECEIVAL OF MINUTES -**

**6. REPORTS**

- 6.1 Works
- 6.2 Health & Building
- 6.3 Town Planning
- 6.4 Finance
- 6.5 Administration & Corporate

**7. COUNCILLORS & DELEGATES REPORTS**

- 7.1 Presidents Report
- 7.2 Deputy Presidents Report
- 7.3 Councillors' Reports

**8. INFORMATION BULLETIN**

**9. NEW ITEMS OF BUSINESS**

**10. NEXT MEETING**

**11. CLOSURE**



**SHIRE OF NORTHAMPTON**

**Minutes of Ordinary Meeting of Council held at the Council Chambers Hampton Road,  
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## SHIRE OF NORTHAMPTON

### Minutes of Ordinary Meeting of Council held at the Council Chambers Hampton Road, Northampton on 16 April 2014

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#### 4.1 OPENING

The President thanked all Councillors and members present for their attendance and declared the meeting open at 10.00am.

#### 4.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr T Carson		Northampton Ward
Cr D Stanich		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr M Scott		Kalbarri Ward
Cr M Holt		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager Works & Technical Services	

#### 4.2.1 LEAVE OF ABSENCE

Nil

#### 4.2.2 APOLOGIES

Cr C Simkin

#### 4.3 QUESTION TIME

##### 4.3.1 DELEGATION AND PRESENTATIONS

#### 4.4 CONFIRMATION OF MINUTES

##### 4.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 21<sup>st</sup> MARCH 2014

Moved Cr Gliddon, seconded Cr Stock-Standen

That the minutes of the Ordinary Meeting of Council held on the 21<sup>st</sup> March 2014  
be confirmed as a true and correct record.

CARRIED 8/0

**SHIRE OF NORTHAMPTON**  
**Minutes of Ordinary Meeting of Council held at the Council Chambers Hampton Road,**  
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<b>4.4.2 BUSINESS ARISING FROM MINUTES</b>
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Moved Cr CARSON, seconded Cr SCOTT

That a function be planned for the 2<sup>nd</sup> August 2014 for Freeman of the Shire George Parker.

CARRIED 8/0

<b>4.5 RECEIVAL OF MINUTES</b>
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Nil

<b>4.6 CORPORATE BUSINESS PLAN REVIEW (ITEM 6.5.1)</b>
--

Council adjourned as the President had an urgent phone call at 10.40am.

Meeting reconvened at 10.42pm with the following in attendance:

Cr Wilson, Cr Carson, Cr Scott, Cr Gliddon, Cr Stanich, Cr Holt, Cr Pike, Cr Stock-  
Standen, Chief Executive Officer Garry Keeffe, DCEO Grant Middleton, Mr Neil  
Broadhurst Manager Works & Technical Services

Moved Cr CARSON, seconded Cr HOLT

That Council utilise the equity payout from the Kalbarri Independent Living Units totalling \$205,925 to create a reserve titled "Kalbarri Aged Care Reserve fund.

CARRIED BY AN ABSOLUTE MAJORITY 5/3

Moved Cr GLIDDON, seconded Cr STOCK-STANDEN

That the following changes be made to the Corporate Business Plan including Asset Management Plans:

Transport Services

1. Include in the 2014/15 programme the following road works due to them not being undertaken in 2013/14:

Kalbarri Hotel Car Park	reseal works, cash cost \$11,650
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Ogilvie West Road	realign corner, still waiting on clearing, review of conditions from Dept of Environment cash cost \$13,950
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2. Remove White Cliffs Road and Binnu West Road projects from the AMP due to funding now not forthcoming through the Royalties for Regional Programme. This effects years 2014/15, 2015/16, 2016/17, 2017/18 and 2018/19.

If an appeal that has been lodged to the Mid West Development Commission for these above works is successful then the road projects be re-instated into the AMP.

3. Include the following project in 2014/15

Kalbarri Road Pavement repairs and culvert widening SLK 11.0, project is an approved Regional Road Project but omitted from AMP.

4. Include the following project in 2015/16

Kalbarri Road Reseal section SLK 46.0 to 52.0, total cost \$220,000, to be funded by Regional Road Group \$146,670 and Council \$73,330

#### Buildings

1. Remove the provision of \$30,000 for construction of Transfer Station at Port Gregory refuse site as now not required.
2. Construction of new ablutions at Hampton Gardens, year be changed from 2017/18 to 2014/15 as urgently required.
3. Relocation of Northampton Bowling Club to be deferred until 2020/21 as is a more realistic timeframe.
4. Cost for the proposed Horrocks Community Centre be amended to \$800,000.
5. Kalbarri Community Centre – be deferred until 2020/21 as is a more realistic time frame and cost is estimated at \$1.0m
6. That the following new projects be included within the plan:
  - Northampton RSL Hall – construct disabled toilets \$65,000 for 2015/16
  - Northampton RSL Hall – construct memorabilia room \$470,000 for 2017/18 and construction is subject to receipt of grants to cover costs.
  - Tourism Interpretive Signage – construct shelters for interpretive signage, four of at Northampton, Kalbarri, Horrocks and Port Gregory as per following:

2015/16	two structures	\$30,000
2016/17	two structures	\$30,000

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#### Recreation

1. Kalbarri Tennis Courts Relocation – transfer project to 2014/15 and project is subject to re-instatement of Royalties for Regions funding.
2. The provision of new playground at the Northampton Lions Park of \$20,000 be within the 2014/15 year
3. The provision for new shelters at Port Gregory to be deleted.

CARRIED 8/0

#### SITE VISIT/LUNCH ADJOURNMENT

Council adjourned for a site visit and lunch at 11.34am.

Meeting reconvened at 1.00pm with the following in attendance:

Cr Wilson, Cr Carson, Cr Scott, Cr Gliddon, Cr Stanich, Cr Holt, Cr Pike, Cr Stock-  
Standen, Chief Executive Officer Garry Keeffe, DCEO Grant Middleton, Mrs  
Hayley Williams Principal Planning Officer and Mr Neil Broadhurst Manager  
Works & Technical Services

#### **4.7 QUESTION TIME**

Mrs Noelene Drage addressed Council in relation to the works required at the Botanic Line and the timing of the works. The President advised Mrs Drage to liaise with the Manager of Works and Technical Services on this issue.

#### **4.8 WORKS REPORT**

4.8.1 6.1.1)	MAINTENANCE WORKS/CONSTRUCTION WORKS PROGRAM (ITEM
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Noted

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4.8.2 REQUEST FOR QUOTE – SUPPLY OF ONE (1) FOUR WHEEL TRUCK AND/OR SALE OF ONE SIX WHEEL TIP TRUCK AS A TRADE OR SALE ONLY BASIS (ITEM 6.1.2)
--

The Manager Works and Technical Services presented a late quote for the purchase of Councils truck from Midwest Kerbing.

Moved Cr CARSON, seconded Cr STOCK-STANDEN

That Council accepts the late quote from Midwest Kerbing.

CARRIED 7/1

Moved Cr SCOTT, seconded Cr STANICH

That Council accepts the equote submitted by Purcher International for the supply of one Fusio Fighter FM65FH2RFAK Manual 9 speed Synchro 4 Wheel Tip Truck with trade vehicle (NR8160) to be released to Purcher International. Total price to Council \$107,500 (exc. GST)).

CARRIED 8/0

Mr Broadhurst left the meeting at 1.21 pm.

<b>4.9 HEALTH/BUILDING REPORT</b>
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4.9.1 BUILDING STATISTICS (ITEM 6.2.1)
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Noted

4.9.2 CHEMICAL WASTE DUMP (ITEM 6.2.2)
--

The Officers recommendation was not accepted as Councillors did not support the re-location of the dump point to a location near holiday accommodation.

Moved Cr SCOTT, seconded Cr HOLT

That Council direct staff to relocate the existing chemical waste dump point to the light industrial area in Kalbarri, preferably near the Council Works Depot.

CARRIED 8/0

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### 4.10 TOWN PLANNING REPORT

#### 4.10.1 REVIEW OF MUNICIPAL INVENTORY & REVITALISATION PLAN FOR NORTHAMPTON TOWNSITE – APPOINTMENT OF CONSULTANT TEAM (ITEM 6.3.1)

Moved Cr STOCK-STANDEN, seconded Cr HOLT

That Council award the review of the Municipal Inventory & Revitalisation Plan works to TPG (The Planning Group).

CARRIED 8/0

#### 4.10.2 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.2)

Noted

Mrs Williams left the meeting at 1.40pm

### 4.11 FINANCE REPORT

#### 4.11.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr PIKE, seconded Cr STOCK-STANDEN

That Municipal Fund Cheques 20062 to 20091 inclusive, totalling \$119,619.21, Municipal EFT payments numbered EFT12179 to EFT12264 inclusive totalling \$231,373.38, Direct Debit payments GJ09-05 to GJ09-09 totalling \$1,770.21 Trust Fund Cheques 1941-1943, totalling \$920.00 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

#### 4.11.2 MONTHLY FINANCIAL STATEMENTS FEBRUARY 2014 (ITEM 6.4.2)

Moved Cr STOCK-STANDEN, seconded Cr GLIDDEN

That Council adopts the Monthly Financial Report for the period ending 31 March 2014.

CARRIED 8/0



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**Northampton on 16 April 2014**

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4.11.3 BUDGET VARIANCE PARAMETERS 2013-2014 (ITEM 6.4.3)
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Moved Cr STOCK-STANDEN, seconded Cr SCOTT

That the Budget Variance parameters for the 2013/2014 financial year be set at \$5,000 as per FM Reg 34 (5).

CARRIED 8/0

4.11.4 VALUATION CLASSIFICATION CHANGE (ITEM 6.4.4)
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Moved Cr SCOTT, seconded Cr STOCK-STANDEN

That Council approve the classification change for Lot 15 Assessment A1923 Red Bluff Road Kalbarri from Unimproved Value (UV) to Gross Rental Value (GRV).

CARRIED 7/1

4.11.5 BUDGET REVIEW (ITEM 6.4.5)
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Moved Cr GLIDDON, seconded Cr CARSON

That Council in accordance with regulation 33A of the Local Government (Financial Management) Regulations 1996 adopt the review of the 2013/2014 Budget and note any variances or recommendations.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

4.11.6 BUDGET SUBMISSIONS 2014-2015 6.4.6)
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Moved Cr PIKE, seconded Cr HOLT

That the following items be included in the draft 2014/2015 budget,

1. Operational Grant totaling \$30,000 funded by the Kalbarri Specified area Rate for the Kalbarri Visitor Centre's promotional campaign based on the theme "KALBARRI – NATURES PLAYGROUND". The total cost of this campaign is estimated at \$40,007, the balance of \$10,000 will be funded internally by the Visitor Centre via an allocation of 30% of membership funds towards the campaign.

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2. Operational Grant totaling \$2,000 for Kalbarri Occasional Child Care to be allocated towards the cost of updating the kitchen and employing a qualified early childhood teacher as part of implementing the National Quality Framework.
3. Operational Grant totaling \$25,000 for the Northampton Visitor Centre. No change from the 2013/2014 allocation, funds assist with the running costs for the Northampton Visitor Centre
4. Operational Grant totaling \$30,000 for the Kalbarri Visitor Centre. The increase of \$5,000 from the 2013/2014 allocation will assist the centre fund an extra staff member to increase efficiency and effectiveness which will allow more time for them to concentrate on marketing and business structure. Council
5. Operational Grant for the Northampton Botanic Line totaling \$10,000. The grant will be used to fund the following:  
Item 1 - \$7,000 - Development of Essex Street to Wannerenooka Street including a tank, 120 mature trees and road base.  
Item 2 - \$3,000 - Relocate road base from Holicim Quarries to site. The botanic Line Group will be responsible for spreading the road base.
6. Operational Grant for Airing of the Quilts totaling \$2,000. The 2014/2015 financial year was to be the 3<sup>rd</sup> and final year the event received \$2,000 sponsorship from Council to assist with the running of the event.
7. Capital Grant totaling \$13,000 for assistance with the installation 6 x 8kw split system air conditioners at the Kalbarri Sport & Rec Building. The total cost of the air conditioners is \$20,000 with Kalbarri Sport and Rec offering to contribute \$7,000.

CARRIED 8/0

Cr Stock-Standen left the meeting at 2.26 pm  
Cr Stock-Standen returned to the meeting at 2.28pm

#### **4.12 ADMINISTRATION & CORPORATE REPORT**

##### **4.12.1 CORPORATE BUSINESS PLAN REVIEW (ITEM 6.5.1)**

Refer to minute 4.6 for the Council Resolution pertaining to item 6.5.1.

4.12.2 SURPLUS CROWN RESERVES (ITEM 6.5.2)
--

Moved Cr SCOTT, seconded Cr HOLT

That Council adopts the following recommendations:

Request the Department of Lands to transfer ownership of reserve 21864 into neighbouring land property. Subject to neighbouring owners agreement.

Request the Department of Lands to transfer ownership of reserve 19541 into neighbouring land property. Subject to neighbouring owners agreement.

Request reserve 31003 be reverted to unallocated crown land and therefore be under the control of the Department of Lands.

Request the Department of Lands to transfer ownership of reserve 9573 into neighbouring land property. Subject to neighbouring owners agreement

Request the Department of Lands to transfer management of reserve 36642 to the Department of Environment and Regulation who is considered to be the appropriate authority to manage the reserve.

Request the Department of Lands to transfer management of reserve 9106 to the Department of Environment and Regulation who is considered to be the appropriate authority to manage the reserve and the two Departments to liaise with the neighbouring land owner to determine the portion that is being used for farming purposes.

Request the Department of Lands to transfer the reserve 43472 into the Hutt River reserve.

Request the Department of Lands to transfer the reserve 28750 into the Murchison River reserve.

Request the Department of Lands to transfer reserve 28750 to the Water Corporation for their future sewer purposes.

CARRIED 8/0

Cr Stock-Standen declared an interest in Reserve 15126 and left the meeting at 2.40pm.

Moved Cr SCOTT, seconded Cr HOLT

That Council request the Department of Lands to transfer management of reserve 15126 to the GMA Garnet Mining Company.

CARRIED 7/0

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Cr Stock-Standen returned to the meeting at 2.45pm

4.12.3 NORTHAMPTON NETBALL/TENNIS COURTS REDEVELOPMENT (ITEM 6.5.3)
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Moved Cr STANICH, seconded Cr CARSON

That Council approves the additional expenditure estimated at \$16,230 for the upgrade of lighting for the Northampton netball/tennis court redevelopment.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

#### AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 3.03pm.

Meeting reconvened at 3.25pm with the following in attendance:

Cr Wilson, Cr Carson, Cr Scott, Cr Gliddon, Cr Stanich, Cr Holt, Cr Pike, Cr Stock-Standen, Chief Executive Officer Garry Keeffe, DCEO Grant Middleton

4.12.4 PROPOSED RELOCATION OF VOLUNTEER SEA SEARCH & RESCUE (ITEM 6.5.4)
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Moved Cr HOLT, seconded Cr PIKE

That Council not proceed with the proposed lease of portion of Reserve 25307 to the Kalbarri Sea Search and Rescue Group for the relocation of their premises due to objections received from the Kalbarri Community.

CARRIED 8/0

4.12.5 SOUTHERN INFORMATION BAY - NORTHAMPTON (ITEM 6.5.5)
--

Moved Cr SCOTT, seconded Cr STANICH

That Council undertake works to make the existing structure safe and advise the Northampton Tourist Association that Council does not support the redevelopment of the information structure in its existing location and recommends that the structure be demolished and a new structure be placed on the western side of the parking area and the new structure to be at their cost.

CARRIED 8/0

## SHIRE OF NORTHAMPTON

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#### 4.12.6 NORTHAMPTON LIGHT INDUSTRIAL AREA (ITEM 6.5.6)

Moved Cr GLIDDON, seconded Cr STANICH

That Council approves the construction of light industrial units on Lot 83 Kitson Circuit and not Lot 80 as originally proposed.

CARRIED 8/0

#### 4.12.7 MAY COUNCIL MEETING (ITEM 6.5.7)

Moved Cr STOCK-STANDEN, seconded Cr SCOTT

That the meeting of Council scheduled for Friday 16 May 2014, be re-scheduled to Friday 23 May 2014.

CARRIED 8/0

#### 4.13 SHIRE PRESIDENTS REPORT

Since the last Council meeting Cr Wilson reported on his attendance at the following:

29/03/14	Zone Conference Dongara
02/04/14	Meeting with Melissa Price & CEO to discuss aged care
02/04/14	Regional Road Group Coastal Sub Group Meeting
04/04/14	Geraldton Universities Combined Scholarship to Rachael Clancy from Kalbarri
10/04/14	Service Delivery Meeting Dongara (WALGA Zone)
11/04/14	Regional Road Group Meeting & Workshop

#### 4.14 DEPUTY SHIRE PRESIDENTS REPORT

Nil

#### 4.15 COUNCILLORS REPORT

##### 4.15.1 CR GLIDDON

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

28/03/14	St John's Ambulance Centre Kalbarri Opening
02/04/14	Batavia Coast Tourism Workshop

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07/04/14	Zest Fest Planning Meeting
09/04/14	Kalbarri Visitor Centre Meeting and General Meeting
10/04/14	Canoe and Cray Meeting
10/04/14	Western Power Meeting

#### 4.15.2 CR HOLT

Since the last Council meeting Cr Holt reported on his attendance at the following:

- Canoe and Cray Meetings
- Meeting with Melissa Price in relation to communication issues in the Kalbarri National Park.

#### 4.15.3 CR STANICH

Since the last Council meeting Cr Stanich reported on his attendance at the following:

28/03/2014 WALGA Training/Conference day in Dongara.

#### 4.15.4 CR PIKE

Since the last Council meeting Cr Pike reported on his attendance at the following:

10/04/14 Western Power Meeting

### 4.16 INFORMATION BULLETIN

Noted

### 4.17 NEW ITEMS OF BUSINESS

Moved Cr PIKE, seconded Cr CARSON

That Council write a letter of support to main roads in relation to changing the speed limit from 110km to 80km on the section of George Grey Drive from Stiles Road to the current 80 km/h change.

CARRIED 8/0

## SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers Hampton Road,  
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### **4.18 NEXT MEETING OF COUNCIL**

The next Ordinary Meeting of Council will be held on the 23<sup>rd</sup> May 2014 commencing at 1.00pm at the Council Chambers, Hampton Road, Northampton.

### **4.19 CLOSURE**

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 4.29pm.

## **WORKS & ENGINEERING REPORT CONTENTS**

6.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
6.1.2	REPLACEMENT OF NORTHAMPTON MOWER	4



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**6.1.1 INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM**

<b>REPORTING OFFICER:</b>	<b>Neil Broadhurst - MWTS</b>
<b>DATE OF REPORT:</b>	<b>14<sup>th</sup> May 2014</b>
<b>APPENDICES:</b>	<b>1. Nil.</b>

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

**Specific Road Works**

- Maintenance grading carried out on Mitchell, Rosehill, Larrard, Olivier, Coolacalaya, Ajana East, Eastough, Hulme, Ajana Back, Sand Plain, Isseka East, Normans Well, Frosty Gully, Bowes Springs, Horry, Harvey, Blue Wells, Swamps, Yallabarharra, Bishop Gully, Yerina Springs, White Cliffs, Bowes River, Horan and Mongeragarry Roads.
- General gravel road patching works and gravel sheeting carried out on Little Bay Roads.

**Maintenance Items**

- Various street signage works. – General and bus stop locations.
- Various chemical spraying applications.
- Completion of heavy rubbish pickup.
- Oil reciprocal locations emptied and tidied up.
- Extensive tree lopping works around Northampton.
- Ajana to Kalbarri Road – Minor flood debris cleared, some future maintenance works required when conditions suitable and plant available.
- Northampton office – Front garden bed preparation works.

**Other Items (Budget)**

- Kalbarri – Grey Street works continuing.
- Kalbarri – Atkinson Crescent stormwater works continuing.
- Northampton – Forrest Street works complete.
- Northampton – LIA earthworks being undertaken.
- Northampton – Third Avenue solar powered light installed.

**Plant Items**

- Budget item. – Kalbarri Truck – Order for truck forwarded – Mid June delivery.
- Northampton mower replacement. – To replace existing (See item 6.1.2)

**Staff/Personnel Items**

- Nil.

**OFFICER RECOMMENDATION – ITEM 6.1.1**

**For Council information.**

**6.1.2 REPLACEMENT OF NORTHAMPTON MOWER**

<b>REPORTING OFFICER:</b>	<b>Neil Broadhurst - MWTS</b>
<b>DATE OF REPORT:</b>	<b>15<sup>th</sup> May 2014</b>
<b>APPENDICES:</b>	<b>Nil.</b>

**BACKGROUND:**

Within Councils mower fleet, Northampton have a 2007 John Deere zero turn mower for use at the Northampton oval and associated town parks and gardens plus the Horrocks foreshore area. Recent mechanical works to the plant item identified extensive works being required with significant cost involved. Quotes were requested from a local provider for repair cost/s required verses replacement cost for a new mower. Quotes for a new mower (differing from existing) included an upgrade in the machine specifications to include a manufactured deck as opposed to a pressed deck which has been the only real maintenance issue with the machine over the last 7 years.

Preliminary planning for the draft 2014/2015 budget was to list this mower for replacement with the specified deck upgrade.

Management sought approval via email for the purchase of the new mower to all councilors (dated Friday 9<sup>th</sup> May 2014) and management now seeks formal approval from Council for the unauthorized expenditure.

**FINANCIAL & BUDGET IMPLICATIONS:**

Cost to repair unit only - Approximately \$3000.00 plus GST. (Motor only)  
(Motor worn out requiring replacement and control levers worn requiring imminent works.)

Cost of new unit – Toro timecutter ZS 4200TF with catcher unit. - \$7,694.00 plus GST.

There is no provision within the 2013/14 Budget for this expenditure.

Funds are available from road projects that have had relatively large savings in materials costs

**COMMENT:**

Management seek approval for actions undertaken and Council to approve as authorised expenditure the purchase 1 x Toro timecutter ZS 4200TF with catcher unit. - \$7,694.00 plus GST

**STATUTORY IMPLICATIONS:**

*Local Government Act 1995 – Section 6.8, authorizing unbudgeted expenditure.*

**VOTING REQUIREMENT:**

*Absolute Majority Required: - As there is no provision for this expenditure within the 2013/2014 Budget.*

**OFFICER RECOMMENDATION – ITEM 6.1.2**

**That Council approve as authorised expenditure the purchase of 1 x Toro timecutter ZS 4200TF with catcher unit. - \$7,694.00 plus GST**

# SHIRE OF NORTHAMPTON

## WORKS CREW 12 MONTHLY PROGRAM AND PROGRESS REPORT (2013/2014)

(May 2014)

2013/2014 Budget Works	Status	Comments
<b><u>Regional Road Group Projects</u></b>		
<b>George Grey Drive</b> Reconstruct Shoulders - Eco Flora	COMPLETE	Pending minor tidy up works
<b>Ajana Kalbarri Road</b> Bitumen edge reinstatement	COMMENCED	Main Roads / Edi Downer completed scheduled works, waiting for invoice
<b>Northampton to Nabawa Road</b> Reseal corner and pavement repairs	COMPLETE	
<b><u>Roads To Recovery</u></b>		
<b>Mary Street - Northampton</b> NWCH to Barlow - Street improvements		
<b>Grey Street - Kalbarri (inc B/Spot funding)</b> Reconstruct from Clotworthy Street north	COMMENCED	Design Drawings available Commenced preliminary works 7th April 2014
<b>Forrest Street - Northampton</b> Reconstruction and drainage - Stephen to floodway	COMPLETE	
<b><u>Royalties for Regions Funding</u></b>		
<b>Ogilvie East Road - Stage 1</b> Reseal 2012/2013 works	COMPLETE	
<b>Ogilvie East Road - Stage 2</b> Reseal 2012/2013 works	COMPLETE	
<b>Ogilvie East Road - Stage 3A</b> Construct to: primerseal (corners - 1.4km's)	COMPLETE	
<b>Ogilvie East Road - Stage 3B</b> Construct to: primerseal (2.2km's)	COMPLETE	Completed to gravel finish only
Cont.		

2013/2014 Budget Works	Status	Comments
<b><u>Black Spot Funding</u></b>		
<b>Grey Street - Kalbarri (inc RTR funding)</b> Reconstruct from Clotworthy Street north	COMMENCED	Design Drawings available Commenced preliminary works 7th April 2014
<b><u>Regional Development</u></b>		
<b>Northampton</b> Northampton Light Industrial Area - 5 Lots	COMPLETE	
<b><u>Recreational Boating Facility Fund</u></b> Kalbarri Northern Boatramp Car park area	COMPLETE	
<b><u>MUNICIPAL FUND CONSTRUCTION</u></b>		
<b><u>2012/2013 Carry Over Works</u></b>		
<b>Kalbarri - Hotel Car Park</b> Reseal 2011/2012 works	DEFER	Defer for relisting 2014/2015
<b>Kalbarri - Boat Hire Carpark</b> Reseal 2011/2012 works	COMPLETE	
<b>Kalbarri - Maggee Crescent</b> Reseal and replace kerb	DEFER	South end kerbed for St Johns opening Defer for relisting 2014/2015
<b>Ogilvie West Road</b> Realign corner and install culvert	DEFER	Clearing permit with DOER - Management have asked for reconsideration of conditions Culvert materials onsite
<b><u>New Works (2012/2013 Budget)</u></b>		
<b><u>Kalbarri</u></b>		
<b>Auger Street</b> Reseal - Smith to Mallard (220m)	COMPLETE	Not all complete, list remainder for 2014/2015
<b>Batavia Circle</b> Reseal - Orabanda to Glass (xxxm)	DEFER	Defer for relisting 2014/2015
<b>Hasleby Street</b> Reseal - (335m)	COMPLETE	
Cont.		

2013/2014 Budget Works	Status	Comments
<b><u>Northampton</u></b>		
<b>Bateman Street</b> Reseal - 2012/2013 works - Essex to Shea	COMPLETE	
<b>Essex Street</b> Reseal - (0.5 - 0.8) replace kerb north side	COMPLETE	
<b>Fifth Avenue</b> Reseal - (0.0 - 0.2)	COMPLETE	
<b>Fourth Avenue</b> Reseal - (0.0 - 0.2)	COMPLETE	
<b>Gwalla Avenue</b> Reseal - (0.38 - 0.73)	COMPLETE	
<b>Harney Street</b> Install kerb from Bruce to Barron south side	COMPLETE	
<b>Third Avenue</b> Install solar street light	COMPLETE	
<b><u>Rural</u></b>		
<b>Harvey Road</b> Pavement repairs - various	DEFER	Defer for relisting 2014/2015
<b><u>MUNICIPAL FOOTPATHS</u></b>		
<b><u>Kalbarri Townsite</u></b>		
<b>Kalbarri - Malaluca trail</b> Repairs to existing (Provisional Sum)		
<b>Northampton - Bicentennial Park</b> Asphalt internal footpaths - Red asphalt	COMPLETE	Additional area to be listed for consideration 2014/2015 budget
<b>Northampton - Stephen Street</b> Forrest to Brook - Continue existing	COMMENCED	Backfill and infill works outstanding pending Western Power and Forrest Street works
Cont.		

2013/2014 Budget Works	Status	Comments
<b><u>OTHER WORKS - SPECIFIC / MAINTENANCE</u></b>		
Ogilvie West Road - Staged works for bus route Hatch Road - West of cross roads Ogilvie West Road - Chilimony Road to Teakles corner Yerina Springs Road - 2 areas Harvey Road - Staged works		
<b><u>OTHER WORKS - Foreshores/Parks/Gardens</u></b>		
<b>Horrocks foreshore lawns</b> Install upgraded reticulation system	COMPLETE	
<b>Horrocks foreshore - Jetty</b> Replace 4 x ladders; Repairs to lower platform	COMPLETE	
<b>Northampton - Hampton Road (general)</b> Street bins x 8	COMPLETE	Bins recieved and to be placed out
<b>Binnu - Community Hall area</b> Supply bollards	COMPLETE	Product received - community to install
<b><u>OTHER WORKS - Depots</u></b>		
Nil.		
Cont.		



2013/2014 Budget Works	Status	Comments
<b><u>PLANT ITEMS - Major</u></b>		
<b>Northampton - Construction Loader</b> Purchase: new - trade/sell P197 Volvo L90E	COMPLETE	
<b>Kalbarri - 6 Wheel tipper</b> Purchase Second Hand - trade/sell P044 Mitsi Truck	AWARDED	April 2014 - Purchase 1 x FUSO single axle tip truck Delivery - Approx mid June
<b>Kalbarri - Ranger's Vehicle</b> Purchase: New - trade/sell P216 Ford Ranger	COMPLETE	
<b>Manager of Works and Technical Services</b> Purchase: New - trade/sell P223 Nissan Patrol	COMPLETE	
<b>Northampton - Zero turn mower or similar</b> Purchase: new - trade/sell P170 Gianni	COMPLETE	
<b><u>PLANT ITEMS - Minor/Other/Sundry tools</u></b>		
Kalbarri Depot - Compressor	COMPLETE	
Northampton - Cable locator (Manager of Works)	COMPLETE	
Northampton - GPS trip meter (Manager of Works)		
Northampton - Concrete Saw	COMPLETE	
Northampton - Gardeners Shed - fuel cabinet	COMPLETE	
Kalbarri - Motorised hedge trimmer	COMPLETE	
Kalbarri - Ranger Bar light	COMPLETE	
Kalbarri - Field tool box and kit	COMPLETE	
Kalbarri - 20lt Spray tow along	COMPLETE	
Kalbarri - Utility 8m boom spray		

## HEALTH AND BUILDING REPORT CONTENTS

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<b>6.2.1</b>	<b>INFORMATION ITEM: BUILDING STATISTICS</b>
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<b>DATE OF REPORT:</b>	<b>16<sup>th</sup> May 2014</b>
<b>RESPONSIBLE OFFICER:</b>	<b>Glenn Bangay – Principal EHO/Building Surveyor</b>

**1. BUILDING STATISTICS**

Attached for Councils' information are the Building Statistics for March 2014.

<b>OFFICER RECOMMENDATION – ITEM 6.2.1</b>
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<b>For Council information.</b>
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**SHIRE OF NORTHAMPTON - BUILDING APPROVALS - APRIL 2014**

Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials 1. Floor 2. Wall 3. Roof	Area m2	Value	Fees 1. App Fee 2. BCITF 3. BRB 4. Other
8/04/2014	1227	Pioneer Lodge Inc PO Box 37 NORTHAMPTON	Chester & Son PO Box 65 GERALDTON	Lot 7 Robinson St NORTHAMPTON	Additions	1. Concrete 2. Brick 3. C/Bond	72	\$363,121	1. 326.80 2. 726.24 3. 326.80 4. 0.00
30/04/2014	1228	R Sackman 88 Oats St KEWDALE	Leo Ledger PO Box 204 KALBARRI	Lot 47 Hackney St KALBARRI	Demolition	1. n/a 2. n/a 3. n/a 4. n/a	n/a	\$880	1. 90.00 2. 0.00 3. 0.00 4. 0.00
30/04/2014	1229	K & J Keenan PO Box 307 KALBARRI	Leo Ledger PO Box 204 KALBARRI	Lot 183 Glass St KALBARRI	Demolition	1. n/a 2. n/a 3. n/a 4. n/a	n/a	\$2,800	1. 90.00 2. 0.00 3. 0.00 4. 0.00
30/04/2014	1235	T Nairn PO Box 46 NORTHAMPTON	Hosey's Contracting PO Box 364 KALBARRI	Lot 86 Port St PORT GREGORY	Demolition	1. n/a 2. n/a 3. n/a 4. n/a	n/a	\$6,000	1. 90.00 2. 0.00 3. 0.00 4. 0.00
30/04/2014	1231	P Lemon PO Box 113 KALBARRI	Owner/Builder	Lot 198 Balaam St KALBARRI	Patio	1. Concrete 2. n/a 3. C/Bond	50	\$7,000	1. 90.00 2. 0.00 3. 40.50 4. 0.00

## TOWN PLANNING CONTENTS

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<b>6.3.1</b>	<b>PROPOSED AMENDMENTS TO KALBARRI TOWNSITE LOCAL PLANNING STRATEGY</b>
	<p><b>LOCATION:</b> Kalbarri Townsite</p> <p><b>FILE REFERENCE:</b> 10.6.3</p> <p><b>DATE OF REPORT:</b> 2 April 2014</p> <p><b>REPORTING OFFICER:</b> Hayley Williams – Principal Planner</p> <p><b>APPENDICES:</b></p> <p>1. Kalbarri Townsite Local Planning Strategy – Townsite Plan</p>

**AUTHORITY / DISCRETION:**

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

**SUMMARY:**

Recent decisions of Council have highlighted the need for amendments to be made to the *Kalbarri Townsite Local Planning Strategy* (2012). As such a report is presented to Council in order to clarify the increase in height limits along Grey Street and ensure a uniform approach is applied.

**BACKGROUND:**

Council at their meeting held on 18 December 2013 resolved:

*“That Council progress with amending the Kalbarri Townsite Planning Strategy to have the area of Land from Kaiber to Rushton that faces Grey Street and noted as Block C1 in the Strategy, to allow three storey developments to a maximum height of 12 metres.”*

Additional research has been undertaken into the review of these provisions within the *Kalbarri Townsite Strategy* and it is recommended that Council consider extending the maximum height limit of 12 metres/3 storeys to also include the “Retail” area.

**COMMUNITY & GOVERNMENT CONSULTATION:**

Community and Government consultation will occur as part of the statutory advertising period outlined for modifications to the Local Planning Strategy.

**FINANCIAL & BUDGET IMPLICATIONS:**

Nil. However, costs will be incurred as part of statutory advertising procedures.

**STATUTORY IMPLICATIONS:**

*State: Planning and Development Act 2005*

*Local: Shire of Northampton Town Planning Scheme No. 9 – Kalbarri Townsite*

Scheme No. 9 is presently under review. The Draft Scheme will incorporate a range of new zones and development standards which will be important for the redevelopment of key sites.

**POLICY IMPLICATIONS:**

*Local: Kalbarri Townsite Local Planning Strategy*

**COMMENT:**

The proposed changes to the *Kalbarri Townsite Local Planning Strategy* are considered to be reflective of current Council sentiment. In order to gauge community sentiment public advertising of any proposed changes will be undertaken with any comments received being returned for Council for consideration.

**VOTING REQUIREMENT:**

*Absolute Majority Required: No.*

**CONCLUSION:****OFFICER RECOMMENDATION – ITEM 6.3.1****RESOLVE TO AMEND****That Council:**

1. Resolve to amend the *Kalbarri Townsite Local Planning Strategy (2012)* by increasing the height limit to twelve (12) metres / three (3) storeys for lots fronting Grey Street from Kaiber to Rushton Street, Kalbarri (C1) and the area noted as “Retail”; and
2. Forward notification of this resolution to the Western Australian Planning Commission seeking consent to advertise the proposed amendment in accordance with Clause 12C of the *Town Planning Regulations 1967*.

**APPENDIX 1 – EXTRACT FROM KALBARRI TOWNSITE LOCAL PLANNING STRATEGY**



**Proposed Height Limits under KTLPS**



<b>6.3.2</b>	<b>SHIRE OF NORTHAMPTON - MUNICIPAL INVENTORY REVIEW</b>
<b>FILE REFERENCE:</b>	10.3.3
<b>DATE OF REPORT:</b>	10 May 2014
<b>RESPONSIBLE OFFICER:</b>	Hayley R Williams - Principal Planner

**AUTHORITY / DISCRETION:**

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

**SUMMARY:**

Council has recently appointed The Planning Group to undertake a review of the Shire of Northampton's Municipal Inventory. In order to begin the process it is recommended Council formally initiate the project.

**BACKGROUND:**

Review of Municipal Inventory and mapping of heritage sites

The current Shire of Northampton's Municipal Inventory (MI) was commissioned in September 2003 and Council has identified that the Inventory requires review to update the 193 Heritage sites and buildings contained within. The scope of work will comprise a review of the existing listings, assessment of new places for inclusion, mapping of heritage places and integration with Shire IT systems. Including mapping of the heritage places in this project (with the aim of integrating this heritage mapping with existing digital maps and linked functions) will allow a fully integrated, efficient and functional system that effectively meets the needs of Shire staff, management and Council.

A new Municipal Inventory is required to ensure that planning and Council decisions are made using current and up-to-date information. A reliable Municipal Inventory is especially important for our Shire, being one of only three towns in Western Australia that has been declared a historic townsite by the National Trust of Australia. The town is celebrating its 150th anniversary in 2014, and has many historical assets to control and maintain. Many of these assets are over 100 years old, and due to the age of this infrastructure, it is vitally important that management, recommendations and information be kept as current as possible. An updated MI will greatly assist Shire planning and building decisions, guide funding and maintenance schedules, and support and guide recommendations for tourism

and business development. The town of Northampton in particular acquires much of its tourism income from the historical status and attraction of its heritage buildings and places, and therefore the importance of a comprehensive, current and accurate MI is paramount.

### **COMMUNITY & GOVERNMENT CONSULTATION:**

Consultation with the community and property owners will occur in accordance with Council's *Local Planning Policy – Consultation for Planning Proposals* and other statutory mechanisms.

### **FINANCIAL & BUDGET IMPLICATIONS:**

The Municipal Inventory Review and Revitalisation Plan have been set a budget of \$65,000 exclusive of GST. The Shire of Northampton has set aside an additional \$20,000.00 to go towards the integration of the mapping with Council's Synergy Soft System.

An additional amount of approximately \$8,000.00 is required to cover GST.

### **STATUTORY IMPLICATIONS:**

*State: Planning and Development Act 2005*

*Heritage of Western Australia Act 1990*

*Local: Shire of Northampton Local Planning Scheme No. 10*

Section 45 of the Heritage of Western Australia Act states:

- (1) *A local government shall compile and maintain an inventory of buildings within its district which in its opinion are, or may become, of cultural heritage significance.*
- (2) *The inventory required by subsection (1) shall be compiled no later than 4 years from the commencement of this Act and shall be —*
  - (a) updated annually; and*
  - (b) reviewed every 4 years after compilation.*
- (3) *A local government shall provide the Council with a copy of the inventory compiled pursuant to this section.*
- (4) *A local government shall ensure that the inventory required by this section is compiled with proper public consultation.*

**POLICY IMPLICATIONS:**

Nil.

**STRATEGIC IMPLICATIONS:**

*Local: Shire of Northampton Planning for the Future 2013-2023*

The objectives of this project are supported by the Shire of Northampton's Community Strategic Plan, "Planning for the Future 2013-2023", with key strategies including:

- Increased support of tourism across the region- the Municipal Inventory Review and Revitalisation Plan will provide guidance to further develop and enhance the places of cultural heritage significance, wider tourism precincts and Northampton streetscapes, and prioritise revitalisation projects that will enhance the tourism potential of the town and wider area.
- Comprehensive community education initiatives- the publication of a newly revised Municipal Inventory and database will allow better access to accurate heritage information and listings, therefore improving the decision making of community and owners of the buildings and sites. It will also allow researchers and historians to access quality information that is relevant and accurate.
- Increased recognition of Indigenous and European heritage- a Municipal Inventory Review will encompass a review of the historical information contained within, with additions and changes made where required. The Revitalisation Plan will take into consideration the town's significant cultural heritage to ensure that projects complement and enhance the heritage of the town.
- Increased celebration and promotion of local heritage- The Municipal Inventory Review will act to promote the heritage of the buildings and sites of the area, and promote the protection, preservation and conservation of these buildings and sites. The Revitalisation Plan will also support the planning and project development of our rich local heritage through a process of extensive community and stakeholder engagement.
- Economic, environmental and social leadership within the Shire- the Shire has a responsibility to be leaders in the above areas of management. A review of the MI will assist the Shire to act with social responsibility (such as protecting and preserving the culturally significant places, stories and

history of the area). The Municipal Inventory and Revitalisation Plan will also assist and encourage the community to preserve the heritage places, which will support the tourism industry and, in turn, the local economy. The Revitalisation Plan will also support environmental, social and economic initiatives and development.

A Municipal Inventory Review and Revitalisation Plan also support a Shire of Northampton key imperative to:

- Achieve sustainable development in new land and residential projects- being a Shire with hundreds of historical sites and buildings, it is vital that documentation and management of these sites is current, regularly reviewed and improved, and the information, buildings and sites are preserved to ensure their longevity, access and condition. Townscape revitalisation is a key aspect in addressing sustainability and by reviewing the MI and developing a Revitalisation Plan, the Shire of Northampton would be providing the platform from which decisions can be made to enhance the Townsite and preserve its heritage.

#### **COMMENT:**

The *Heritage of Western Australia Act* requires that Local Governments review the Municipal Inventory every four years. The review of the Shire of Northampton Municipal Inventory is now required in accordance with legislation.

The current Municipal Inventory (MI) is a well functioning document and contains 193 places. It is not considered necessary to review all 193 places given that a large number of these places are mining heritage with little to no change occurring during the time the MI has been operational. It is however considered important to review the majority of the built heritage within and around the Northampton Townsite and this will be the focus of the review.

#### **VOTING REQUIREMENT:**

*Absolute Majority Required:* No.

#### **CONCLUSION:**

It is recommended that Council initiate the review of the Shire of Northampton Municipal Inventory.

OFFICER RECOMMENDATION – ITEM 6.3.2	INITIATION
That Council resolve to initiate the review of the Shire of Northampton Municipal Inventory.	

<b>6.3.3</b>	<b>REVIEW OF HORROCKS COASTAL PLAN (1993) AND KALBARRI FORESHORE &amp; COASTAL MANAGEMENT PLAN (2003)</b>
<b>FILE REFERENCE:</b>	10.5.6 / 10.6.11
<b>DATE OF REPORT:</b>	10 May 2014
<b>RESPONSIBLE OFFICER:</b>	Hayley R Williams - Principal Planner

**AUTHORITY / DISCRETION:**

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

**SUMMARY:**

Council has recently appointed Essential Environmental to undertake a review of the Coastal Management Plans for Horrocks and Kalbarri. In order to formally begin the process it is recommended Council resolve to initiate the project.

**BACKGROUND:**

The current *Kalbarri Foreshore and Coastal Management Plan* was completed in January 2003 and Council has identified that the Management Plan requires review to reflect the growing and changing management requirements of the foreshore, river and coastline. Given the extent of changes required, it is considered more practical for Council to prepare and adopt a new Coastal Management Plan for the Kalbarri region rather than seek to amend the current plan.

Kalbarri is experiencing management pressures from an expanding number and range of tourism operations and an increasing population, particularly those looking for a “seachange” lifestyle. Kalbarri has also experienced pressures due to native title claims on unallocated crown land and pastoral lease land along the Murchison River conflicting with this growing tourism industry.

The current *Horrocks Beach Coastal Plan* was completed in 1993 and Council has identified that the Plan’s contents is outdated and requires significant adjustments for it to be a useful guiding document for Council planning. Given the extent of changes required, it is considered more practical for Council to prepare and adopt a new Coastal Plan for Horrocks Beach (that encompasses the coastline area

between Little Bay and Bowes River mouth) rather than seek to amend the current plan.

Horrocks Beach has a growing tourism industry and significant changes, (including the foreshore redevelopment and provision of the Little Bay camping area), have been completed since the 1993 Coastal Plan. It has been identified in the Status of Coastal Planning in Western Australia 2012 that a review of the 1993 plan is outstanding, and is “required to ensure consistency with Shire’s land use planning objectives”. Of particular note is the progression of the Draft Horrocks Beach Local Planning Strategy which examines the potential for increased residential and rural lifestyle development in the expansion area to the south of the existing townsite and east of the escarpment.

The main objectives of this project are to prepare a Kalbarri Foreshore and Coastal Management Plan Review and a Horrocks Beach Coastal Review, for adoption by the Northampton Shire Council and endorsement by the Western Australian Planning Commission. The main objectives of these Reviews include:

- To enhance and protect (Kalbarri’s and Horrocks Beach’s) natural environment and identify on-ground management activities that will assist with long-term sustainable use of coastal and foreshore areas.
- To provide planning direction for the Northampton Shire Council that considers the needs of the various stakeholders of the coastal, foreshore and river systems within the boundaries of the Management Plan reviews.
- To update existing planning and management arrangements in the project area (ie the 2003 Kalbarri Foreshore and Coastal Management Plan and the 1993 Horrocks Beach Coastal Plan), and extend the value of other planning documents including the Kalbarri Townsite Strategy, the Kalbarri Local Planning Scheme Review, the Northampton Local Planning Strategy, the Batavia Coast Strategy, the Northampton Coastal Strategy and the Draft Horrocks Beach Local Planning Strategy.

#### **COMMUNITY & GOVERNMENT CONSULTATION:**

The Coastal Management Strategies will follow the procedure for the adoption of a Local Planning Strategy and will therefore involve a high level of community and stakeholder consultation along with the statutory advertising measures.

### **FINANCIAL & BUDGET IMPLICATIONS:**

The Coastal Management Plan review has been set a budget of \$84,000 exclusive of GST. \$59,000.00 is being provided through a grant. Council has budgeted for an additional \$25,000.00 during the 2013/2014 Financial Year.

An additional amount of approximately \$8,400.00 is required to cover GST.

### **STATUTORY IMPLICATIONS:**

*State: Planning and Development Act 2005*

*SPP 2.6 - Coastal Planning*

*Local: Shire of Northampton Local Planning Scheme No. 10 and Scheme No. 9*

### **POLICY IMPLICATIONS:**

Nil.

### **STRATEGIC IMPLICATIONS:**

*Local: Shire of Northampton Planning for the Future 2013-2023*

The objectives of the Management Plan Reviews are supported by the Shire of Northampton's Community Strategic Plan, "Planning for the Future 2013-2023", with key strategies including;

- Increased support of tourism across the region- the Coastal Management Plan Reviews will allow improved management of coastal, foreshore and river tourism, and provide for future tourist growth that will contribute to the overall attraction and activities within the townsites of Kalbarri and Horrocks Beach.
- Better protection of coastal Precincts/areas- the Coastal Management Plan Reviews will guide the sustainable use of the coastal, foreshore and river systems in order to protect the natural environment and cultural heritage of the area.
- Provide environmental leadership throughout the shire- a review of the Coastal Management Plans will improve planning and the protection of the natural environment that will be both relevant and current.
- Functionality of marine/boating facilities- the Kalbarri Coastal Management Plan Review will allow the coordinated management of the marine environment and provide for future developments based around Kalbarri's traditional industry.



- Increased recognition of Indigenous and European heritage - a review of the Kalbarri Coastal Management Plan will consider the increasing use of the area by Aboriginal user groups for cultural purposes.
- Continue to review local government reform for the betterment and sustainability of the Shire of Northampton- new and current Coastal Management Plans to replace the outdated existing plans will provide direction for sustainable management of the coastal, foreshore and river environs and consider the recommendations of the BROOC Climate Change Risk Assessment and Adaption Plan.

**COMMENT:**

The review of coastal management plans for Horrocks and Kalbarri is considered to be overdue. Whilst both documents have functioned well it is considered necessary to provide updated strategies that examine the current and future changes in planning and land use in these coastal locations.

**VOTING REQUIREMENT:**

*Absolute Majority Required:*      No.

**CONCLUSION:**

It is recommended that Council initiate the review of the *Horrocks Beach Coastal Plan* (1993) and the *Kalbarri Foreshore and Coastal Management Plan* (2003).

**OFFICER RECOMMENDATION – ITEM 6.3.3**

**INITIATION**

**That Council resolve to initiate the review of the Horrocks Beach Coastal Plan (1993) and the Kalbarri Foreshore and Coastal Management Plan (2003).**

**6.3.4 SHIRE OF NORTHAMPTON - DRAFT LOCAL PLANNING SCHEME NO. 11 (KALBARRI TOWNSITE) – CONSENT TO ADVERTISE**

<b>LOCATION:</b>	Kalbarri Townsite
<b>FILE REFERENCE:</b>	10.6.16
<b>APPLICANT:</b>	N/A
<b>OWNER:</b>	N/A
<b>DATE OF REPORT:</b>	10 May 2014
<b>RESPONSIBLE OFFICER:</b>	Hayley Williams – Principal Planner
<b>APPENDICES:</b>	
1.	Local Planning Scheme Maps – Draft
3.	Kalbarri Townsite Local Planning Strategy Plan

**AUTHORITY / DISCRETION:**

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

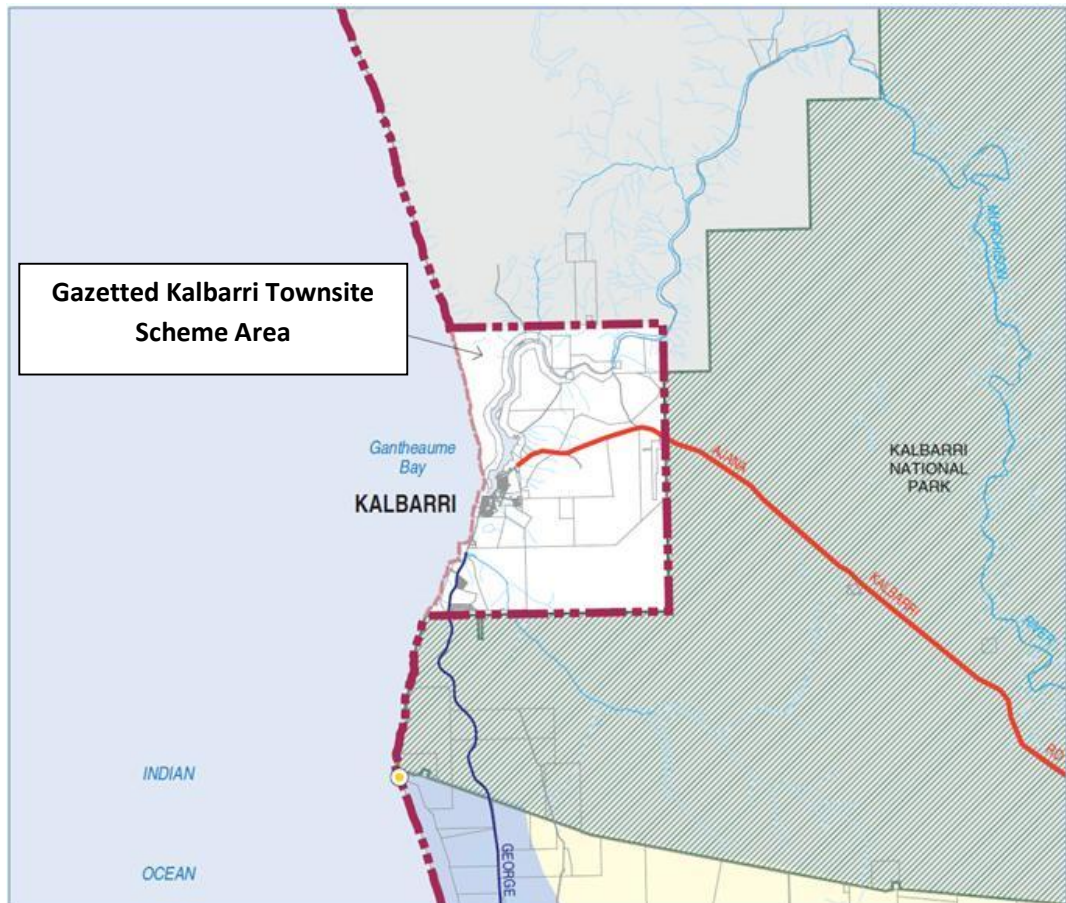
**SUMMARY:**

The Western Australian Planning Commission (WAPC) endorsed the *Kalbarri Townsite Local Planning Strategy* (LPS) in February, 2012. Local Planning Scheme No 11 (LPS No 11) has been prepared to reflect the strategic proposals contained within the *Kalbarri Townsite Local Planning Strategy*.

LPS No. 11 includes a range of statutory measures to incorporate the strategic recommendations of the *Kalbarri Townsite Local Planning Strategy*. The Draft Scheme will also preserve existing land use rights and public comment processes identified in the Strategy.

This report recommends Council endorse and adopt the *Draft Local Planning Scheme No. 11 Scheme Text* and *Scheme Maps* and refer the documentation to the Western Australian Planning Commission for approval to advertise for public comment.

## LOCALITY PLAN:



## BACKGROUND:

The Shire of Northampton currently has two operative Local Planning Schemes:

- Town Planning Scheme No. 10 (Northampton District Planning Scheme) gazetted in 6 January 2012; and
- Town Planning Scheme No 9 (Kalbarri Townsite Scheme) gazetted in January 2005.

The WAPC endorsed the *Local Planning Strategy* (LPS) for the Kalbarri Townsite in February 2012. The LPS was prepared as a precursor to reviewing TPS No 9.

LPS No. 11 includes a range of statutory measures to incorporate the strategic recommendations of the Kalbarri Townsite Local Planning Strategy to address the planning and development of the following precincts:

1. Anchorage Fisherman's Wharf Precinct;

2. Nanda Drive Realignment;
3. Town Centre Precinct (between Wood and Porter Street);
4. Enterprise Development Area; and
5. Jakes Point Tourism Precinct.

Other initiatives of the Strategy which are also addressed by the Draft Scheme are:

1. Old Kalbarri (Residential) Split Coding Precinct;
2. Mixed Residential Precincts;
3. Tourist Commercial Precincts;
4. River Residential Precinct; and
5. Southern Residential Precinct.

It has been an important consideration in drafting the scheme that the provisions and particularly zones proposed do not result in the Scheme being required to be formally assessed by the Environmental Protection Authority. As a result, in order to give effect to the shorter and medium term objectives of the Scheme there will need to be a predisposition towards special control areas. These areas while providing guidance do not facilitate development without due physical and environmental investigations and assessment processes.

### **Process of Preparing Town Planning Scheme No. 11**

The following actions have been taken during the preparation of the Draft Scheme Text:

- The Local Planning Strategy was reviewed to ensure that LPS No. 11 reflects the strategic intent of the strategy and reflects any specific matters identified e.g. strategic development sites.
- The provisions in TPS 9 were reviewed to determine which matters were still relevant and required to be incorporated in LPS No 11.
- Local Planning Policies were reviewed to determine whether the content of the policies should be incorporated into the scheme provisions or more appropriately retained as local planning policies.
- A list of issues that required consideration were identified by the Council planning staff.
- DoP and other relevant government agencies were consulted in relation to specific issues.

It is also important to note that LPS No. 11 has been prepared in accordance with the Model Scheme Text.

**Appendix 1** includes copies of the Draft Scheme Maps. Due to a delay in drafting the plans they will be provided under a separate cover. A copy of the Draft

Scheme Text will be made available for Councillors via Council's dropbox system and will also be tabled at the meeting.

**COMMUNITY CONSULTATION:**

Should Draft Local Planning Scheme No. 11 be initiated by Council, the Draft Scheme will be firstly referred to the WAPC for consent to advertise.

Once the Draft Scheme has been through the appropriate legislative channels then advertising will occur in accordance with the *Town Planning Regulations (1967)* and the Shire's *Local Planning Policy – Consultation for Planning Proposals*.

It is also suggested that Council take the opportunity, when sending out the rates notices for 2014/15, to include an information brochure explaining the Local Planning Scheme review and the anticipated advertising date.

**GOVERNMENT CONSULTATION:**

Once the Draft Scheme has been through the appropriate legislative channels then advertising will occur in accordance with the *Town Planning Regulations (1967)* and the Shire's *Local Planning Policy – Consultation for Planning Proposals*, wherein the Draft Scheme will be referred to all affected government departments for their comment.

**FINANCIAL & BUDGET IMPLICATIONS:**

The Northern Planning Program operated through the Department of Planning allocated \$44,000.00 to the preparation of the Draft Scheme Text during 2013/14.

A budget allocation was also set by Council for the 2013/14 financial year. Part of this has been used to engage DoP's mapping section to prepare all of the Scheme Maps.

It is also proposed during the 2014/15 financial year a budget allocation of \$10,000.00 be requested to facilitate advertising and review of the Draft Text and Maps once advertising is completed.

**STATUTORY IMPLICATIONS:**

State: *Planning and Development Act 2005 & Town Planning Regulations 1967*

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

**POLICY IMPLICATIONS:**

*Local: Kalbarri Townsite Local Planning Strategy (2012)*

The aims of the Scheme are summarised in the strategic proposals in the Local Planning Strategy:

- To enhance Kalbarri's position as a premier family holiday destination within Western Australia while recognising the continuing value and importance of non-family Intrastate, Interstate and International visitors.
- To broaden Kalbarri's economic and employment base by furthering Kalbarri's position as a desirable alternative residential and employment location within the Mid-West.
- To protect and enhance Kalbarri's unique urban values and particularly its connectivity to the surrounding natural environment together with its compactness and high level of walkability.

**STRATEGIC IMPLICATIONS:**

*Local: Shire of Northampton Plan for the Future 2013-2023*

The Draft Strategy contains a number of key imperatives that are reflected in the preparation of LPS No. 11. These are:

- To provide for a range of short term and long term affordable accommodation types for tourists and professionals in regional centres- the Scheme Review will allow for the provision of an additional 1,200 to 1,500 tourist accommodation units across all accommodation types and additional land for commercially based visitor activities and attractions, and provide limited permanent and short stay residential opportunities adjacent to the golf course.
- Increased support of tourism across the region- the Scheme Review will allow the enhancement of the Tourist Precinct immediately north of Wittecarra Creek, provide for affordable, family based, future tourist accommodation requirements in the vicinity of Red Bluff, and provide for future tourist attractions that have larger land requirements and contribute to the overall attraction and activities within the townsite of Kalbarri.

- Promote the development of light industrial land- the Scheme Review will maintain and maximise the opportunities for service and industrial activities to locate economically and effectively, so as to maximise tourist service and alternative employment choices in Kalbarri.
- Better protection of coastal Precincts/areas- the Scheme Review will provide allowance for the enhancement of strong green links and faunal corridors within the existing and expanded townsite.
- Increased residential and industrial blocks available to support development- the Scheme Review will enable provision for an additional 2,000 to 2,500 new, permanent, residential dwellings and facilitate the subdivision and development of a mixed density residential estate.
- Land zones to provide for diverse community needs- the Scheme Review will enable the development of a distinctive Town Centre that can provide for the broad range of needs of both residents and visitors, as well as allow a managed, mixed residential environment within close proximity of the Town Centre and River Foreshore.
- Improved foot and cycle paths in towns across the Shire needs- the Scheme Review will assist in the development of a safe and pedestrian friendly, family oriented environment.
- Functionality of Marina facilities- the Scheme Review will allow the enhancement of the marine environment and provide for the development of a major tourist node based around Kalbarri's traditional industry.

**COMMENT:**

An overview of the Draft Scheme is provided below.

Zones and Objectives

*Residential Zone*

- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a range of densities and in a manner that retains the compactness and high level of walkability of the Kalbarri Townsite.
- To accommodate a range of uses compatible with a residential environment.



- To retain the landscape ambience of existing residential areas and in new residential areas ensure continuing connectivity to the surrounding natural environment.

#### *Mixed Residential Zone*

- To provide a range of medium density residential accommodation for either short stay or permanent occupation in a managed, mixed residential environment within close proximity of the Town Centre and River Foreshore so as to maintain the compactness and walkability of the Kalbarri Townsite.
- To protect the amenity of existing residential areas from the intrusive impacts of unmanaged, random short stay accommodation.

#### *Town Centre Zone*

- To develop a distinctive Town Centre that provides for the broad range of needs of both residents and visitors in a safe and pedestrian friendly, family oriented environment.
- To promote a mix of commercial, short stay residential and permanent multi-residential uses in order to foster a sense of community and strong local identity.

#### *District Centre Zone*

- To develop a dedicated and integrated main street styled district level retail precinct providing for a broad range of convenience and comparison shopping requirements so as to minimise retail leakage.
- To ensure the vibrancy of the retail precinct through integration of low cost short stay residential and permanent residential accommodation.

#### *Local Centre Zone*

- To facilitate the development of local convenience retail facilities while ensuring the primacy of the District Centre.
- To provide for the inclusion of locally based community services and facilities.

#### *Enterprise Development Zone*

- To provide an area for the accommodation of a range of non-industrial, commercial enterprises and service activities that will afford the opportunity for broadening the economic and employment base of Kalbarri.



*General Industry Zone*

- To provide and maximise the opportunities for the full range of service and light industrial activities to locate economically and effectively to meet the industrial needs of Kalbarri, whilst protecting the amenity of adjacent land uses, where necessary, from the effects of industrial development.

*Tourist Park Zone*

- To provide for a variety of affordable, low key tourist accommodation in a parkland setting including caravan parks, camping grounds, cabin and chalet developments and associated uses.

*Tourist Resort Zone*

- To provide for a variety of higher quality tourist accommodation and associated commercial, entertainment and service activities in a resort setting.

*Tourist Attractions Zone*

- To provide and maximise the opportunities for a broad range of tourist oriented attractions, activities and entertainment to locate economically and effectively.

*Rural Residential Zone*

- To provide for alternative residential opportunities in a rural setting which provides for an alternative residential lifestyle including minor rural pursuits, hobby farms and small scale tourist oriented rural enterprises.

*Rural & Bushland Zone*

- To provide for the continuation of appropriate rural uses on cleared lands.
- To facilitate the retention of bushland within areas not identified for future urban uses within the Kalbarri Townsite Local planning Strategy including providing a limited subdivision incentive, through the creation of conservation lots, to protect that bushland in perpetuity.

Additional Uses

An additional use is a land use that is permitted on a specific portion of the land in addition to the uses already permissible in that zone that applies to that land.

Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated, subject to the conditions set out in Schedule 2 with respect to that land.

The additional use zone under TPS No 9 relating to the Big River Ranch Tourism Accommodation site, has been carried over and the inclusion of two other additional use sites have been included. AU1 relates to land on the corner of Grey and Auger streets whereby redevelopment is encouraged to provide for a convenience store and short term accommodation up to R60 density with potential for three storeys. AU2 relates to land along Grey Street which will have a combined tourism commercial and short term accommodation function.

### Special Control Areas (SCA)

#### *Foreshore Planning and Management (SCA 1)*

The Foreshore Planning and Management Area relates to land adjacent to the Murchison River and Coastal Foreshore.

#### **Purpose and Intent**

- To protect and enhance the environmental, cultural, recreational and/or scenic values of the Murchison River and Coastal Foreshore; and
- Give priority to foreshore dependent land uses and development that by their very nature require coastal sites.

#### *Nanda Drive (SCA 2)*

The Nanda Drive special control area relates to securing the use of the outer route adjacent to the National Park whilst also preserve the existing road reserve.

#### **Purpose and Intent**

- To preserve the existing road reserve of Nanda Drive north of Porter Street until such time as the reserve for the Nanda Drive Outer Route as depicted on the Kalbarri Townsite Local Planning Strategy is reserved;
- To preserve the lands forming and adjoining the alignment of the Nanda Drive Outer Route as depicted on the Kalbarri Townsite Local Planning Strategy pending subdivision and dedication of the road reserve;
- To facilitate the planning, design, reservation and construction of the Nanda Drive Outer Route; and
- To preserve the lands forming and adjoining the alignment of Nanda Drive south of the existing Kalbarri Townsite, including a 20m vegetated buffer to all new development, as depicted on the Kalbarri Townsite Local Planning Strategy pending subdivision and dedication of the road reserve.

#### *Groundwater Protection (SCA 3)*

##### **Purpose and Intent**

- To identify a Groundwater Protection Area adjoining the Kalbarri Groundwater Scheme Area within the undeveloped southern portions of the Kalbarri Townsite; and
- To ensure that land use and development within or adjacent to the Area is compatible with the protection and long term management of groundwater resources for public water supply.

#### *Town Centre (SCA 4)*

The Town Centre special control area relates to the land between Porter Street and Wood Street that fronts onto Grey Street. The recommendations of the Kalbarri Townsite Local Planning Strategy were to create a more pedestrian friendly environment in this location by diverting Grey Street and bring commercial and tourism uses closer to the foreshore.

##### **Purpose and Intent**

- To facilitate the redevelopment of the Kalbarri Town Centre to provide for the broad needs of visitors and residents in safe and pedestrian friendly, family oriented environment;
- To facilitate the potential re-development of Grey Street between Porter Street and Wood Street as a predominantly pedestrian precinct;
- To facilitate the release of surplus land within the Grey Street road reserve into adjoining development sites;
- To facilitate the reservation of Gabba Gabba Creek for Recreation and Conservation;
- To facilitate the reservation and construction of the Grey Street diversion; and
- To ensure all development will accord with the objectives and guidelines established for the Special Control Area in the Kalbarri Townsite Local Planning Strategy.

#### *Jakes Point Mixed Tourism Precinct (SCA 5)*

The Jakes Point Mixed Tourism Precinct special control area relates to the land contained within Bridgeman Road and George Grey Drive.

**Purpose and Intent**

- To facilitate the co-ordinated redevelopment of the precinct for Mixed Use Tourism purposes to provide for the broad accommodation and recreational needs of visitors and the recreational needs of residents;
- To facilitate shared vehicular and pedestrian access between access sites;
- To facilitate shared parking between sites; and
- To facilitate the release of surplus land within the George Grey Drive road reserve for visitor and coach parking.

*Anchorage Mixed Use Precinct (SCA 6)*

The Anchorage Mixed Use Precinct special control area is the land located adjacent to River Road which presently contains a mix of commercial and tourism uses.

**Purpose and Intent**

- To facilitate the redevelopment of the River Road retail area as a Mixed Use precinct including retail, food and beverage services, permanent residential opportunities and tourist short stay residential in a family oriented environment;
- To facilitate the potential re-development of River Road forward of the precinct as a pedestrian friendly street; and
- To ensure all development will accord with the objectives and guidelines established for the Special Control Area in the Kalbarri Townsite Local Planning Strategy.

*Old Kalbarri Residential Precinct (SCA 7)*

The Old Kalbarri Residential Precinct special control area relates to existing residential areas to the northern part of the townsite where there is a large number of older frame construction housing.

**Purpose and Intent**

- To facilitate the sensitive, broad scale redevelopment of the Old Kalbarri residential precinct;
- To encourage the progressive removal and replacement of the existing framed construction housing and provide a broader range of housing choices; and
- To facilitate the retention of advanced and mature vegetation of the area so as to retain the ambience and residential amenity of the location; and
- To ensure all development will accord with the objectives and guidelines established for the Special Control Area in the Kalbarri Townsite Local Planning Strategy.

A number of the Special Control Areas listed above contain a unique set of advertising procedures over and above those contained in Clause 9.4 of the Draft Scheme. Where a SCA incorporates significant development in excess of the usual two storeys additional advertising measures will be undertaken such as:

- the placement in prominent public locations as determined by the local government of a display clearly showing the details of the proposed development; and
- hold a Community Information Day at a location nominated by the local government to enable residents to view and discuss the proposed development with the applicant and consultants.

Furthermore, for these strategic development sites the Scheme will also require advertising of longer duration of 42 days.

#### Other Issues

##### *Tree Preservation*

A key recommendation of the Kalbarri Townsite Local Planning Strategy related to the redevelopment of existing residential areas and the importance of retaining mature vegetation.

The Scheme provisions aim to preserve existing vegetation where possible and also to create additional incentives through varying various provisions of the Residential Design Codes (with the exception of density).

##### *Use of Caravans for Temporary Accommodation*

This ongoing issue has been addressed by including provisions in the Scheme which limit this activity to those areas zoned Rural Residential and Rural and Bushland. The provisions contained within the Scheme have been transferred from the previously adopted Local Planning Policy

#### **VOTING REQUIREMENT:**

*Absolute Majority Required:*      No

#### **CONCLUSION:**

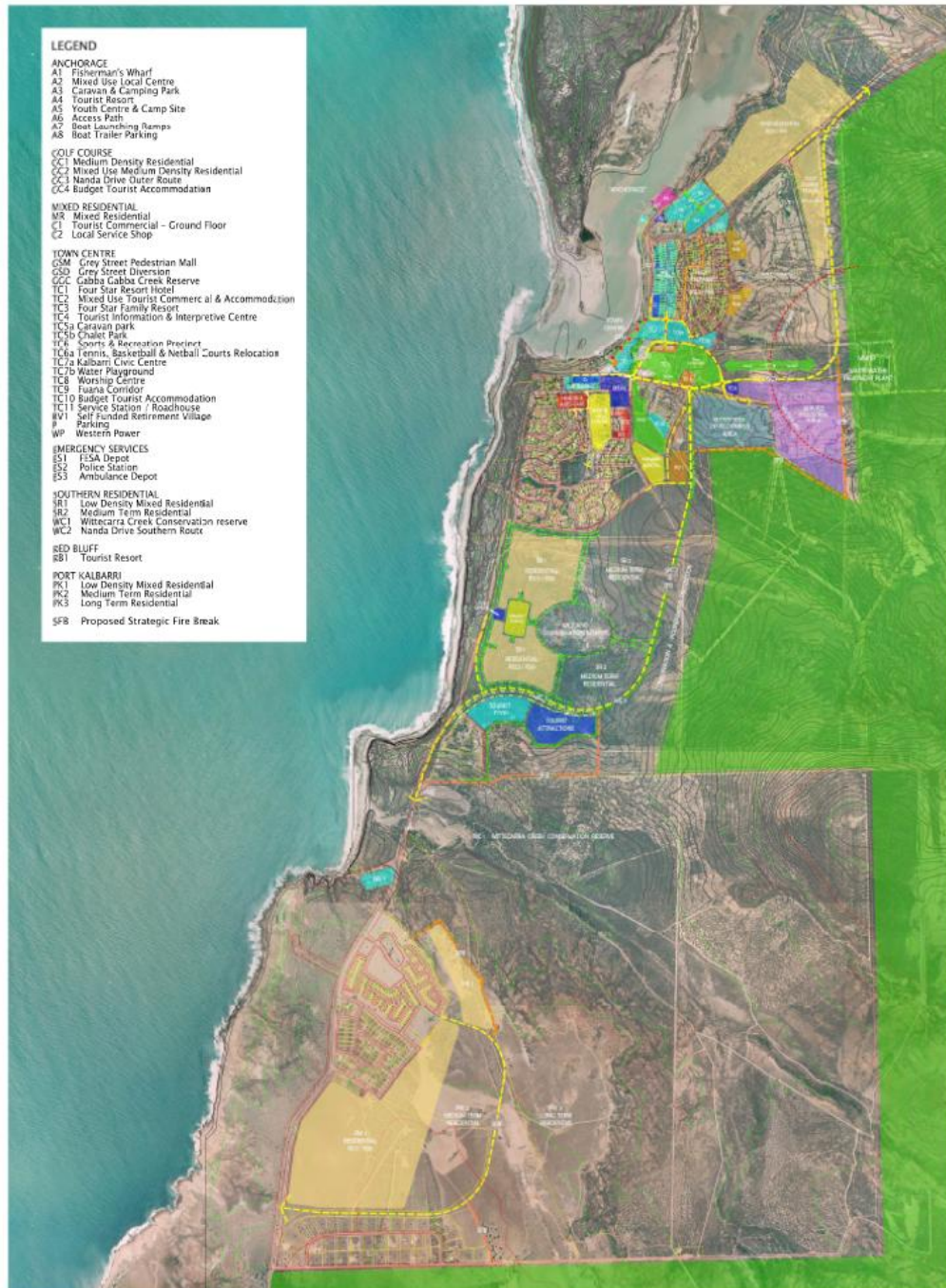
It is recommended that Council endorse and adopt the Draft Local Planning Scheme No. 11 for consent to advertise and forward all documentation to the WA Planning Commission for approval to advertise for public comment.

OFFICER RECOMMENDATION – ITEM 6.3.4	CONSENT TO ADVERTISE
<b>That Council:</b>	
<ol style="list-style-type: none"> <li>1. <b>Endorse and adopt the <i>Draft Local Planning Scheme No. 11 Scheme Text and Scheme Maps</i> for consent to advertise;</b></li> <li>2.. <b>Grant authority to the Shire President and Chief Executive Officer of the Shire of Northampton to affix the Common Seal to <i>Draft Local Planning Scheme No. 11's Scheme Text and Scheme Maps</i>;</b></li> <li>3. <b>Submit <i>Draft Local Planning Scheme No. 11</i> and all documents in support and forming part thereof to the Western Australian Planning Commission for approval to be advertised for public comment in accordance with Regulation 13 of the <i>Town Planning Regulations 1967</i>(as amended); and</b></li> <li>4. <b>In accordance with Clause 81 of the <i>Planning and Development Act 2005</i> (as amended) refer <i>Draft Local Planning Scheme No. 11</i> to the Environmental Protection Authority.</b></li> </ol>	

**APPENDIX 1 – SCHEME MAPS – TO BE PROVIDED UNDER SEPARATE COVER**



## APPENDIX 2 – KALBARRI TOWNSITE LOCAL PLANNING STRATEGY PLAN





<b>6.3.5</b>	<b>SUMMARY OF PLANNING INFORMATION ITEMS</b>
	<b>DATE OF REPORT:</b> 4 May 2014 <b>REPORTING OFFICER:</b> Hayley Williams - Principal Planner

**COMMENT:**

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

<b>DEVELOPMENT APPLICATIONS</b>				
<b>REF.</b>	<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROPOSED DEVELOPMENT / USE</b>	<b>DATE</b>
017	H Waite	Lot 7 (No. 16) Ranch Court, Kalbarri	Single Dwelling and Outbuilding	22 April 2014

<b>OFFICER RECOMMENDATION – ITEM 6.3.5</b>	<b>For Council Information</b>
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# **SHIRE OF NORTHAMPTON**

## **LOCAL PLANNING SCHEME NO. 11**

### **KALBARRI TOWNSITE**

## **PREAMBLE**

This Local Planning Scheme of the Kalbarri Townsite within the Shire of Northampton consists of this Scheme Text and the Scheme Maps. The Scheme Text should be read with the Local Planning Strategy for the Kalbarri Townsite by the local government.

Part 2 of the Scheme Text sets out the Local Planning Framework. At the core of this Framework is the Local Planning Strategy which sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Framework provides for Local Planning Policies which set out the general policies of the local government on matters within the Scheme.

The Scheme divides the local government district into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones. There are particular controls included for heritage and special control areas. The Scheme Text also sets out the requirements for planning approval, enforcement of the Scheme provisions and non-conforming uses.

## **SCHEME DETAILS**

The Shire of Northampton  
Local Planning Scheme No. 11 – Kalbarri Townsite Scheme

The Shire of Northampton under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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**PART 1 : PRELIMINARY**

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**1.1 CITATION**

1.1.1 The Shire of Northampton Scheme No. 11 ("**the Scheme**") comes into operation on its Gazettal date.

1.1.2 The Shire of Northampton Town Planning Scheme No. 9 – Kalbarri Townsite Gazetted on the 14 January 2005 is revoked.

**1.2 RESPONSIBLE AUTHORITY**

The Shire of Northampton ("**the local government**") is the responsible authority for implementing the Scheme.

**1.3 SCHEME AREA**

The Scheme applies to the Scheme Area ("**the Scheme Area**") which covers that part of the local government district of the Shire of Northampton as shown on the Scheme Map.

**1.4 CONTENTS OF SCHEME**

The Scheme comprises:

- (a) the Scheme Text; and
- (b) the Scheme Map (Sheets 1 to 5).

The Scheme is to be read in conjunction with the Kalbarri Townsite Local Planning Strategy.

**1.5 PURPOSES OF THE SCHEME**

The purposes of the Scheme are to:

- (a) set out the local government's planning aims and intentions for the Scheme Area;
- (b) set aside land as reserves for public purposes;
- (c) zone land within the Scheme Area for the purposes defined in the Scheme;
- (d) control and guide land use and development;
- (e) set out procedures for the assessment and determination of planning applications;
- (f) make provision for the administration and enforcement of the Scheme; and
- (g) address other matters set out in Schedule Seven to the *Planning and Development Act 2005*.

**1.6 THE AIMS OF THE SCHEME**

The aims of the Scheme are:

- (a) to provide a planning framework for the future development and enhancement of Kalbarri that recognises, builds upon and promotes the tourism and residential values of the location in an environmentally and economically sustainable manner;
- (b) to enhance Kalbarri's position as a premier family holiday destination within Western Australia while recognising the continuing value and importance of non-family Intrastate, Interstate and International visitors;

- (c) to broaden Kalbarri's economic and employment base by furthering Kalbarri's position as a desirable alternative residential and employment location within the Mid-West; and
- (d) to protect and enhance Kalbarri's unique urban values and particularly its connectivity to the surrounding natural environment together with its compactness and high level of walkability.

## **1.7 DEFINITIONS**

1.7.1 Unless the context otherwise requires, words and expressions used in the Scheme shall have the same meaning as they have:

- (a) in the *Planning and Development Act 2005*; or
- (b) if they are not defined in that Act:
  - (i) in the Dictionary of defined words and expressions in Schedule 1; or
  - (ii) in the Residential Design Codes.

1.7.2 If there is a conflict between the meaning of a word or expression in the Dictionary of defined words and expressions in Schedule 1 and the meaning of that word or expression in the Residential Design Codes:

- (a) in the case of a residential development, the definition in the Residential Design Codes prevails; and
- (b) in any other case the definition in the Dictionary prevails.

1.7.3 Notes and instructions printed in italics, are not part of the Scheme.

## **1.8 RELATIONSHIP WITH LOCAL LAWS**

Where a provision of the Scheme is inconsistent with a local law, the provision of the Scheme prevails.

## **1.9 RELATIONSHIP WITH OTHER SCHEMES**

There are no other Schemes of the Shire of Northampton which apply to the Scheme Area.

## **1.10 RELATIONSHIP WITH A REGION SCHEME**

There are no Region Schemes which apply to the Scheme Area.



## **PART 2 : LOCAL PLANNING POLICY FRAMEWORK**

### **2.1 SCHEME DETERMINATIONS TO CONFORM WITH LOCAL PLANNING STRATEGY**

Except to the extent that the Local Planning Strategy is inconsistent with the Scheme, determinations of the local government under the Scheme are to be consistent with the Kalbarri Townsite Local Planning Strategy.

### **2.2 LOCAL PLANNING POLICIES**

The local government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme Area so as to apply:

- (a) generally or for a particular class or classes of matters; and
- (b) throughout the Scheme Area or in one or more parts of the Scheme Area.

and may amend or add to or rescind the policy.

### **2.3 RELATIONSHIP OF LOCAL PLANNING POLICIES TO SCHEME**

2.3.1 If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.

2.3.2 A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

*Note: Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2.*

### **2.4 PROCEDURE FOR MAKING OR AMENDING A LOCAL PLANNING POLICY**

2.4.1 If the local government resolves to prepare a Local Planning Policy, the local government:

- (a) is to publish a notice of the proposed policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area, giving details of:
  - (i) where the draft policy may be inspected;
  - (ii) the subject and nature of the draft policy; and
  - (iii) in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;
- (b) may publish a notice of the proposed policy in such other manner and carry out such other consultation as the local government considers appropriate.

2.4.2 After the expiry of the period within which submissions may be made, the local government is to:

- (a) review the proposed policy in light of any submissions made; and
- (b) resolve to adopt the policy with or without modification, or not to proceed with the policy.

2.4.3 If the local government resolves to adopt the policy, the local government is to:

- (a) publish notice of the policy once in a newspaper circulating in the Scheme Area; and
- (b) if, in the opinion of the local government, the policy affects the interests of the Commission, forward a copy of the policy to the Commission.

2.4.4 A policy has effect on publication of a notice under clause 2.4.3 (a).

2.4.5 A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.

2.4.6 Clause 2.4.1 to 2.4.5, with any necessary changes, apply to the amendment of a Local Planning Policy.

## **2.5 REVOCATION OF LOCAL PLANNING POLICY**

A Local Planning Policy may be revoked by:

- (a) the adoption by the local government of a new policy under clause 2.4 that is expressed to supersede the existing Local Planning Policy; or
- (b) publication of a notice of revocation by the local government once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area.

## **2.6 LOCAL PLANNING POLICIES MADE UNDER PREVIOUS SCHEME**

Where pursuant to the requirements of the former local government of Northampton Town Planning Scheme No.9 (**the “previous scheme”**), a Local Planning Policy had been adopted and was operative at the date of the gazettal of this Scheme, the Local Planning Policy shall continue to have effect and may be amended or revoked as if it were a Local Planning Policy under this Scheme.

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**PART 3 : RESERVES**

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**3.1 RESERVES**

Certain lands within the Scheme Area are classified as Local Reserves.

**3.2 REGIONAL RESERVES**

There are no regional reserves in the Scheme Area.

**3.3 LOCAL RESERVES**

“Local Reserves” are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

**3.4 USE AND DEVELOPMENT OF LOCAL RESERVES****3.4.1** A person must not:

- (a) use a Local Reserve; or
- (b) commence or carry out development on a Local Reserve, without first having obtained planning approval under Part 9 of the Scheme.

**3.4.2** In determining an application for planning approval the local government is to have due regard to:

- (a) the matters set out in clause 10.2; and
- (b) the ultimate purpose intended for the Reserve.

**3.4.3** In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.**3.5 LAND ABUTTING RESERVES****3.5.1** When considering applications for the use and development of land affected by or abutting a reserve, the local government is to have due regard to the purpose, integrity and operation of the reserve, and to any policy or operational matter affecting the reserve.**3.5.2** In determining an application for planning approval for land adjacent to a Major Road reserve, that in the opinion of the local government may have an impact upon the adjacent Major Road reserve, the local government is to consult with Main Roads WA before making its determination.

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## **PART 4 : ZONES AND THE USE OF LAND**

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### **4.1 ZONES**

4.1.1 The Scheme Area is classified into the zones shown on the Scheme Map.

4.1.2 The zones are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

### **4.2 OBJECTIVES OF THE ZONES**

The objectives of the zones are as follows:

#### **4.2.1 Residential Zone**

- a) To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a range of densities and in a manner that retains the compactness and high level of walkability of the Kalbarri Townsite.
- b) To accommodate a range of uses compatible with a residential environment.
- c) To retain the landscape ambience of existing residential areas and in new residential areas ensure continuing connectivity to the surrounding natural environment.

#### **4.2.2 Mixed Residential Zone**

- a) To provide a range of medium density residential accommodation for either short stay or permanent occupation in a managed, mixed residential environment within close proximity of the Town Centre and River Foreshore so as to maintain the compactness and walkability of the Kalbarri Townsite.
- b) To protect the amenity of existing residential areas from the intrusive impacts of unmanaged, random short stay accommodation.

#### **4.2.3 Town Centre Zone**

- a) To develop a distinctive Town Centre that provides for the broad range of needs of both residents and visitors in a safe and pedestrian friendly, family oriented environment.
- b) To promote a mix of commercial, short stay residential and permanent multi-residential uses in order to foster a sense of community and strong local identity.

#### **4.2.4 District Centre Zone**

- a) To develop a dedicated and integrated main street styled district level retail precinct providing for a broad range of convenience and comparison shopping requirements so as to minimise retail leakage.
- b) To ensure the vibrancy of the retail precinct through integration of low cost short stay residential and permanent residential accommodation.

#### **4.2.5 Local Centre Zone**

- a) To facilitate the development of local convenience retail facilities while ensuring the primacy of the District Centre.
- b) To provide for the inclusion of locally based community services and facilities.

**4.2.6 Enterprise Development Zone**

To provide an area for the accommodation of a range of non-industrial, commercial enterprises and service activities that will afford the opportunity for broadening the economic and employment base of Kalbarri.

**4.2.7 General Industry Zone**

To provide and maximise the opportunities for the full range of service and light industrial activities to locate economically and effectively to meet the industrial needs of Kalbarri, whilst protecting the amenity of adjacent land uses, where necessary, from the effects of industrial development.

**4.2.8 Tourist Park Zone**

To provide for a variety of affordable, low key tourist accommodation in a parkland setting including caravan parks, camping grounds, cabin and chalet developments and associated uses.

**4.2.9 Tourist Resort Zone**

To provide for a variety of higher quality tourist accommodation and associated commercial, entertainment and service activities in a resort setting.

**4.2.10 Tourist Attractions Zone**

To provide and maximise the opportunities for a broad range of tourist oriented attractions, activities and entertainment to locate economically and effectively.

**4.2.11 Rural Residential Zone**

To provide for alternative residential opportunities in a rural setting which provides for an alternative residential lifestyle including minor rural pursuits, hobby farms and small scale tourist oriented rural enterprises.

**4.2.12 Rural & Bushland Zone**

- a) To provide for the continuation of appropriate rural uses on cleared lands.
- b) To facilitate the retention of bushland within areas not identified for future urban uses within the Kalbarri Townsite Local planning Strategy including providing a limited subdivision incentive, through the creation of conservation lots, to protect that bushland in perpetuity.

**4.3 ZONING TABLE**

4.3.1 Table 1 – Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme Area in the various zones. The permissibility of any uses is determined by cross reference between the list of use classes on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

4.3.2 The symbols used in the cross reference in the Zoning Table have the following meanings:

- ‘P’ means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- ‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;
- ‘A’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;
- ‘X’ means a use that is not permitted;

#### 4.3.3 A change in the use of land from one use to another is permitted if:

- (a) the local government has exercised its discretion by granting planning approval;
- (b) the change is to a use which is designated with the symbol 'P' in the cross reference to that zone in the Zoning Table and the proposed use complies with all relevant development standards and any requirements of the Scheme;
- (c) the change is an extension of a use within the boundary of the lot which does not change the predominant use of the lot; or
- (d) the change is to an incidental use that does not change the predominant use of the land.

- Note:*
- 1. *The planning approval of the local government is required for the development of land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the use and development of the land.*
  - 2. *The local government will not refuse a 'P' use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse or impose conditions on any development of the land.*
  - 3. *In considering a 'D' or 'A' use, the local government will have regard to the matters set out in clause 10.2.*
  - 4. *The local government must refuse to approve any 'X' use of land. Approval to an 'X' use of land may only proceed by way of an amendment to the Scheme.*

#### 4.4 INTERPRETATION OF THE ZONING TABLE

##### 4.4.1 Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from the general terms used to describe any other use.

##### 4.4.2 If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may:

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;
- (b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.

#### 4.5 ADDITIONAL USES

Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.

- Note:* *An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land.*

#### 4.6 RESTRICTED USES

Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land.

- Note:* *A restricted use is the only use or uses that is permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted.*

#### **4.7 SPECIAL USE ZONES**

4.7.1 “Special Use” zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.

4.7.2 A person must not use land, or any structure or buildings on land, in a “Special Use” zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

*Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.*

#### **4.8 NON-CONFORMING USES**

Except as otherwise provided in the Scheme, no provision of the Scheme is to be taken to prevent:

- (a) the continued use of any land for the purpose for which it was being lawfully used immediately prior to the Gazettal date;
- (b) the carrying out of any development on that land for which, immediately prior to the Gazettal date, an approval or approvals, lawfully required to authorize the development to be carried out, were duly obtained and are current; or
- (c) subject to clause 11.2.1, the continued display of advertisements which were lawfully erected, placed or displayed prior to the Gazettal date.

*Note: “Land” has the same meaning as in the Planning and Development Act and includes houses, buildings and other works and structures.*

#### **4.9 EXTENSIONS AND CHANGES TO A NON-CONFORMING USE**

4.9.1 A person must not:

- (a) alter or extend a non-conforming use;
- (b) erect, alter or extend a building used in conjunction with or in furtherance of a non-conforming use; or
- (c) change the use of land from a non-conforming use to another non-conforming use,

without first having applied for and obtained planning approval under the Scheme.

4.9.2 An application for planning approval under this clause is to be advertised in accordance with clause 9.4.

4.9.3 Where an application is for a change of use from an existing non-conforming use to another non-conforming use, the local government is not to grant its planning approval unless the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use and is, in the opinion of the local government, closer to the intended purpose of the zone.

#### **4.10 DISCONTINUANCE OF NON-CONFORMING USE**

Where a non-conforming use of any land has been discontinued for a period of 6 months the land must not be used after that period otherwise than in conformity with the provisions of the Scheme.

#### **4.11 TERMINATION OF A NON-CONFORMING USE**

The local government may effect the discontinuance of a non-conforming use by the purchaser of the land, or by the payment of compensation to the owner or occupier or to both the owner and occupier of that land, and may enter into an agreement with the owner for that purpose.

*Note: Sections 190 and 191 of the Planning and Development Act 2005 enables the local government to purchase, or, with the consent of the Governor, compulsorily acquire land for the purpose of a town planning scheme, subject to Part 9 of the Land Administration Act 1997, that section and the Scheme.*

#### **4.12 DESTRUCTION OF NON-CONFORMING USE BUILDINGS**

If a building used for a non-conforming use is destroyed to 75% or more of its value, the building is not to be repaired, rebuilt, altered or added to for the purpose of being used for a non-conforming use or in a manner not permitted by the Scheme, except with the planning approval of the local government.



**TABLE 1 : ZONING TABLE**

Zone Use Class	Residential	Mixed Residential	Town Centre	District Centre	Local Centre	Enterprise Development	Mixed Business	General Industry	Tourist Park	Tourist Resort	Tourist Attractions	Rural Residential	Rural & Bushland
Aged or Dependent Persons Dwelling	P	X	X	D	A	X	X	X	X	X	X	X	A
Agriculture – Extensive	X	X	X	X	X	X	X	X	X	X	X	X	P
Agriculture – Intensive	X	X	X	X	X	D	X	D	X	X	X	A	D
Agroforestry	X	X	X	X	X	X	X	X	X	X	X	X	A
Amusement Facility	X	X	P	P	X	X	X	X	D	D	P	X	X
Amusement Parlour	X	X	P	P	X	X	X	X	D	D	P	X	X
Animal Establishment	X	X	X	X	X	X	X	A	X	X	X	X	A
Animal Husbandry - Intensive	X	X	X	X	X	X	X	X	X	X	X	X	X
Bed & Breakfast	A	P	X	X	X	X	X	X	X	X	X	A	A
Betting Agency	X	X	X	P	X	X	X	X	X	X	X	X	X
Builder's Storage Yard	X	X	X	X	X	X	X	P	X	X	X	X	X
Cabin	X	X	X	X	X	X	X	X	P	P	X	A	A
Caravan Park	X	X	X	X	X	X	X	X	P	P	X	X	X
Caretaker's Dwelling	X	D	D	D	X	X	X	X	D	D	D	X	X
Carpark	X	X	P	P	P	P	P	P	D	D	D	X	X
Chalet	X	X	X	X	X	X	X	X	P	P	X	A	A
Child Care Premises	A	X	X	D	D	D	D	X	X	X	X	X	X
Cinema/Theatre	X	X	P	D	X	X	X	X	X	X	P	X	X
Civic Use	X	X	D	D	D	D	D	D	D	D	D	X	X
Club Premises	X	X	A	A	X	X	X	X	D	D	D	X	X
Community Purpose	A	A	D	D	D	D	D	D	D	D	D	X	X
Community Services Depot	X	X	X	D	D	D	D	P	X	X	X	X	D
Consulting Rooms	A	X	X	P	P	D	D	D	X	X	X	X	X
Convenience Store	X	X	D	X	X	D	X	D	D	D	D	X	X
Corrective Institution	X	X	X	X	X	X	X	X	X	X	X	X	X
Cultural Use	X	X	D	D	X	X	X	X	D	D	P	X	X
Display Home Centre	D	X	X	X	X	D	X	D	X	X	X	D	D
Dry Cleaning Premises	X	X	X	P	X	X	X	P	X	X	X	X	X
Eco-Tourist Facility	X	X	X	X	X	X	X	X	P	P	X	X	A
Education Establishment	A	X	X	X	X	D	X	D	X	X	X	A	A
Equestrian Centre	X	X	X	X	X	X	X	X	X	X	D	X	D
Exhibition Centre	X	X	D	D	X	D	X	D	X	X	D	X	X
Factory Unit Building	X	X	X	X	X	X	X	P	X	X	X	X	X
Family Day Care	D	X	X	X	X	X	X	X	X	X	X	D	D
Farm Stay	X	X	X	X	X	X	X	X	X	X	X	X	A
Farmworkers' Accommodation	X	X	X	X	X	X	X	X	X	X	X	X	D
Fast Food Outlet	X	X	P	P	P	X	X	X	D	D	P	X	X
Fuel Depot	X	X	X	X	X	X	X	P	X	X	X	X	X

Zone Use Class	Residential	Mixed Residential	Town Centre	District Centre	Local Centre	Enterprise Development	Mixed Business	General Industry	Tourist Park	Tourist Resort	Tourist Attractions	Rural Residential	Rural & Bushland
Funeral Parlour	X	X	X	D	X	D	D	P	X	X	X	X	X
Garden Centre	X	X	X	D	X	D	D	P	X	X	X	A	D
Grouped Dwelling	D	P	D	P	X	X	X	X	X	X	X	X	X
Guesthouse	X	P	X	X	X	X	X	X	X	X	X	A	A
Hire Service	X	X	X	X	X	P	P	P	X	X	D	X	X
Holiday Home	A	P	X	X	X	X	X	X	X	X	X	A	A
Home Business	A	A	X	X	X	X	X	X	X	X	X	A	A
Home Business – Hire	X	X	X	X	X	X	X	X	X	X	X	X	X
Home Occupation	D	D	X	X	X	X	X	X	X	X	X	D	D
Home Office	P	P	X	X	X	X	X	X	X	X	X	P	P
Home Store	A	A	X	X	X	X	X	X	X	X	X	A	A
Hospital	X	X	X	X	X	X	X	X	X	X	X	X	X
Hotel	X	X	P	X	X	X	X	X	X	X	X	X	X
Industry – Cottage	A	A	X	X	X	P	X	P	X	X	D	A	A
Industry – Extractive	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	P	X	X	X	X	X
Industry – Hazardous	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry – Light	X	X	X	X	X	D	X	P	X	X	X	X	X
Industry – Mining	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry – Noxious	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry – Rural	X	X	X	X	X	X	X	X	X	X	X	X	D
Industry – Service	X	X	X	D	X	P	P	P	X	X	X	X	X
Lodging House	X	P	X	X	X	X	X	X	D	D	X	X	X
Lunch Bar	X	X	X	X	X	D	X	D	X	X	X	X	X
Marine Filling Station	X	X	X	X	X	X	X	P	X	X	X	X	X
Market	X	X	D	P	P	X	X	X	X	X	D	X	X
Medical Centre	X	X	X	P	X	D	D	D	X	X	X	X	X
Motel	X	X	D	A	X	X	X	X	X	X	X	X	X
Motor Vehicle, Boat or Caravan Sales/Hire	X	X	X	X	X	P	X	P	X	X	X	X	X
Motor Vehicle Repair	X	X	X	X	X	X	X	P	X	X	X	X	X
Motor Vehicle Wash	X	X	X	X	X	D	X	P	X	X	X	X	X
Multiple Dwelling	X	P	P	P	X	X	X	X	X	X	X	X	X
Night Club	X	X	P	X	X	X	X	X	X	A	D	X	X
Nursing Home	A	X	X	X	X	X	X	X	X	X	X	X	X
Office	X	X	D	P	D	P	P	P	X	X	X	X	X
Open Air Display	X	X	X	X	X	P	X	P	X	X	X	X	X
Petrol Filling Station	X	X	X	X	X	X	X	P	D	D	X	X	X
Place of Worship	A	X	X	X	X	D	D	D	X	X	X	X	X
Produce Store	X	X	X	X	X	D	X	P	X	X	X	X	D
Public Amusement	X	X	P	D	X	X	X	X	D	D	P	X	X
Public Recreation	D	D	D	D	D	X	X	X	D	D	P	X	X
Public Utility	D	D	D	D	D	D	D	D	D	D	D	D	D
Radio and TV Installation	X	X	X	X	X	D	X	D	X	X	X	X	X

Zone Use Class	Residential	Mixed Residential	Town Centre	District Centre	Local Centre	Enterprise Development	Mixed Business	General Industry	Tourist Park	Tourist Resort	Tourist Attractions	Rural Residential	Rural & Bushland
Reception Centre	X	X	P	X	X	X	X	X	X	A	A	X	X
Recreation – Private	X	A	D	D	X	D	X	D	A	A	P	X	X
Residential Building	A	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant	X	X	P	P	D	A	A	X	D	P	P	X	A
Restricted Premises	X	X	A	A	X	A	X	D	X	X	X	X	X
Retirement Village	A	X	X	X	X	X	X	X	X	X	X	X	A
Roadhouse	X	X	X	X	X	D	X	P	X	X	X	X	A
Rural Pursuit	X	X	X	X	X	X	X	X	X	X	X	X	D
Salvage Yard	X	X	X	X	X	X	X	P	X	X	X	X	X
Service Station	X	X	X	D	D	D	X	P	X	X	X	X	X
Serviced Apartment	X	P	P	P	X	X	X	X	X	P	X	X	X
Shop	X	X	P	P	P	D	X	X	X	D	D	X	X
Showroom	X	X	X	X	X	P	P	P	X	X	X	X	X
Single Bedroom Dwelling	D	D	X	D	X	X	X	X	X	X	X	X	X
Single House	P	P	X	X	X	X	X	X	X	X	X	P	P
Tavern	X	X	P	P	X	X	X	X	X	A	D	X	X
Telecommunications Infrastructure	A	A	A	A	A	A	A	P	A	A	A	A	A
Temporary Accommodation Camp	X	X	X	X	X	X	X	X	A	X	X	X	A
Tourism Development	X	P	P	X	X	X	X	X	P	P	X	X	X
Tourist Resort	X	D	P	X	X	X	X	X	X	P	X	X	X
Trade Display	X	X	X	X	X	P	X	P	X	X	X	X	X
Transport Depot	X	X	X	X	X	D	X	P	X	X	X	X	X
Veterinary Centre	X	X	X	X	X	P	P	P	X	X	X	X	D
Veterinary Hospital	X	X	X	X	X	D	D	P	X	X	X	X	D
Warehouse	X	X	X	X	X	P	P	P	X	X	X	X	X
Waste Transfer Facility	X	X	X	X	X	X	X	P	X	X	X	X	D
Waste Disposal Facility	X	X	X	X	X	X	X	X	X	X	X	X	A
Wayside Stall	X	X	X	X	X	X	X	X	X	X	D	D	P
Wind Farm or Wind Energy Facility	X	X	X	X	X	X	X	X	X	X	X	X	A
Winery	X	X	X	X	X	D	X	D	X	X	D	X	D

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**PART 5 : GENERAL DEVELOPMENT REQUIREMENTS**

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**5.1 COMPLIANCE WITH DEVELOPMENT STANDARDS AND REQUIREMENTS**

Any development of land is to comply with the provisions of the Scheme.

**5.2 RESIDENTIAL DESIGN CODES**

5.2.1 A copy of the Residential Design Codes is to be kept and made available for public inspection at the offices of the local government.

5.2.2 Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes.

5.2.3 The Residential Design Codes density applicable to land within the Scheme Area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre-line of those borders.

**5.3 SPECIAL APPLICATION OF RESIDENTIAL DESIGN CODES**

5.3.1 The general site requirements are set out in Table 1 of the Residential Design Codes. Notwithstanding Table 1, Multiple Dwellings are not permitted on land with a density coding below R30.

5.3.2 For any land with a residential coding in excess of R10, the State Government's requirements pertaining to wastewater disposal apply.

**5.4 RESTRICTIVE COVENANTS**

5.4.1 Subject to clause 5.4.2, a restrictive covenant affecting any land in the Scheme Area by which, or the effect of which is that, the number of residential dwellings which may be constructed on the land is limited or restricted to less than that permitted by the Scheme, is hereby extinguished or varied to the extent that it is inconsistent with the provisions of the Residential Design Codes which apply under the Scheme.

5.4.2 Where clause 5.4.1 operates to extinguish or vary a restrictive covenant the local government is not to grant planning approval to the development of the land which would, but for the operation of clause 5.4.1, have been prohibited unless the application has been dealt with as an 'A' use and has complied with all of the advertising requirements of clause 9.4.

**5.5 VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS**

5.5.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

5.5.2 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration of the variation, the local government is to:

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and

- (b) have regard to any expressed views prior to making its determination to grant the variation.

5.5.3 The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

## **5.6 TREE PRESERVATION AND VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS**

5.6.1 Except where a tree is demonstrably diseased or dangerous, no person shall cut down a tree of three metres height or greater without the prior written consent of the local government.

5.6.2 The local government may vary a standard or requirement prescribed under the Residential Design Codes to facilitate the retention of an existing tree on the site of a proposed development, notwithstanding that, by retaining the tree, the development would not comply with the Residential Design Codes. The local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit. The power conferred by this clause does not extend to varying the density provisions of the Residential Design Codes.

5.6.3 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration of the variation, the local government is to:

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and
- (b) have regard to any expressed views prior to making its determination to grant the variation.

5.6.4 The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

5.6.5 If the local government approves an application under clause 5.6, the local government shall cause a Memorial to be lodged against the title of the land requiring the on-going preservation of the tree and for the written approval of the local government to be obtained before any substantive pruning or arboreal works are undertaken on the tree.

## **5.7 ENVIRONMENTAL CONDITIONS**

There are no environmental conditions imposed by the Minister for Environment which apply to the Scheme.

## **5.8 STRUCTURE PLANS**

### **5.8.1 Interpretation**

In this part, unless the context otherwise requires:

‘Commission’ means the Western Australian Planning Commission

‘Detailed Area Plan’ means a plan prepared and adopted pursuant to clause 5.8.15 of this Part;

‘owner’ means an owner or owners of land in the Structure Planning Area; and

‘structure plan’ means a structure plan that has come into effect in accordance with clause 5.8.12 and includes any Outline Development Plan or Subdivision Guide Plan prepared and approved under the previous local planning scheme of the local government, where applicable to a structure planning area.

‘structure planning area’ is an area that requires structure planning and may be required in any zone.

### **5.8.2 Purpose of Structure Plan**

The purpose of a structure plan is to:

- (a) facilitate comprehensive planning; and
- (b) coordinate subdivision and development in areas requiring comprehensive planning.

### **5.8.3 Subdivision and Development under Structure Plan**

The subdivision and development of land the subject of a structure plan is generally to be in accordance with any structure plan that applies to that land.

### **5.8.4 Structure Plan Required**

5.8.4.1 A structure plan may be required by the:

- (a) local government; or
- (b) Western Australian Planning Commission

A proposed structure plan may be required and prepared for all, or part of, a zone or development area.

5.8.4.2 The local government is not to:

- (a) consider recommending subdivision; or
- (b) approve development of land within a Development Area or an area where it has been determined under clause 5.8.4.1 that a structure is required unless there is a structure plan for the area or for the relevant part of that area that adequately defines the comprehensive planning detail required to guide orderly subdivision and development for urban land use.

5.8.4.3 Notwithstanding clause 5.8.4.2 the local government may recommend subdivision or approve the development of land except within a Development Area prior to a structure plan coming into effect in relation to that land, if the local government is satisfied that this will not prejudice the specific purposes and requirements for the structure plan.

5.8.4.4 A proposed structure plan may impose classifications on the land included in it by reference to reserves or zones of the Scheme or the Residential Design Codes and such classifications shall apply as though the land was so classified by the Scheme.

5.8.4.5 Where building envelopes are depicted on a structure plan, all buildings and effluent disposal facilities shall be located within the building envelopes shown on those plans.

5.8.4.6 Notwithstanding the provisions of sub-clause 5.8.4.6, Council may approve the construction of the following structures outside of the building envelopes;

- (a) water tanks
- (b) windmills
- (c) stock watering and feed troughs; and
- (d) roofed structure open on all sides for the purpose of providing shelter to animals.

## **5.8.5 Submission to local government and Commission**

5.8.5.1 A proposed structure plan prepared by an owner is to be submitted to the local government.

5.8.5.2 Within 7 days of preparing or receiving a proposed structure plan which proposes the subdivision of land, the local government is to forward a copy of the proposed structure plan to the Western Australian Planning Commission.

5.8.5.3 The Commission may provide comments to the local government as to whether it is prepared to endorse the proposed structure plan with or without modifications.

## **5.8.6 Details of Proposed Structure Plan**

5.8.6.1 A proposed structure plan should include the following details where deemed relevant:

- (a) a map showing the area to which the proposed structure plan is to apply;
- (b) a site analysis map showing the characteristics of the site including:
  - (i) landform, topography and land capability;
  - (ii) conservation and environmental values including bushland, wetlands, damp lands, streams and water courses, foreshore reserves and any environmental policy areas;
  - (iii) hydrogeological conditions, including approximate depth to water table;
  - (iv) sites and features of Aboriginal and European heritage value;
- (c) a context analysis map of the immediate surrounds to the site including:
  - (i) the pattern of neighbourhoods, and existing and planned neighbourhood, town and regional centres;
  - (ii) transport routes, including freeways, arterial routes and neighbourhood connector alignments, public transport routes, strategic cycle routes, bus stops and rail stations;
  - (iii) existing and future land use;
- (d) for district structure plans a map showing proposals for:
  - (i) the pattern of neighbourhoods around town and neighbourhood centres;
  - (ii) arterial routes and neighbourhood connector streets;
  - (iii) the protection of natural features such as water courses and vegetation;
  - (iv) major open spaces and parklands;
  - (v) major public transport routes and facilities;
  - (vi) the pattern and disposition of land uses; and
  - (vii) schools and community facilities;

- (e) for local structure plans a map showing proposals for:
  - (i) neighbourhoods around proposed neighbourhoods and town centres;
  - (ii) existing and proposed commercial centres;
  - (iii) natural features to be retained;
  - (iv) street block layouts;
  - (v) the street network including street types;
  - (vi) transportation corridors, public transport network, and cycle and pedestrian networks;
  - (vii) land uses including residential densities and estimates of population;
  - (viii) schools and community facilities;
  - (ix) public parklands; and
  - (x) urban water management areas;
- (f) a written report to explain the mapping and to address the following:
  - (i) the planning framework for the structure plan including any applicable regional or district structure plans, and any policies, strategies and scheme provisions which apply to the land, and any environmental conditions which apply under the Scheme;
  - (ii) the site analysis including reference to the matters listed in clause 5.8.6.1 (b) above, and, in particular, the significance of the conservation, environmental and heritage values of the site;
  - (iii) the context analysis including reference to the matters listed in clause 5.8.6.1 (c) above;
  - (iv) how planning for the structure plan area is to be integrated with the surrounding land;
  - (v) the design rationale for the proposed pattern of subdivision, land use and development;
  - (vi) traffic management and safety;
  - (vii) parkland provision and management;
  - (viii) urban water management;
  - (ix) proposals for public utilities including sewerage, water supply, drainage, gas, electricity and communication services; and
  - (x) the proposed method of implementation including any cost sharing arrangements and details of any staging of subdivision and development; and
- (g) any other matter that is required for orderly and proper planning.

5.8.6.2 The maps referred to in clause 5.8.6.1 are to:

- (a) be drawn to a scale that clearly illustrates the details referred to in clause 5.8.6.1; and
- (b) include a north point, visual bar scale, key street names and a drawing title and number.

5.8.6.3 A proposed structure plan may, to the extent that it does not conflict with the Scheme, impose a classification on the land included in it by reference to reserves, zones or the



*Residential Design Codes*, and where the proposed structure plan becomes a structure plan, the local government is to have due regard to such reserves, zones or *Residential Design Codes* when recommending subdivision or approving development of land within a Development Area.

- 5.8.6.4 A proposed structure plan must, in the opinion of the local government, be consistent with orderly and proper planning.

#### **5.8.7 Advertising of structure plan**

- 5.8.7.1 Where the local government has received a proposed structure plan that conforms with clause 5.8.6 and complies with the Scheme and the local government has received the advice of the Commission pursuant to clause 5.8.5, the local government is to:

- (a) advertise, or require the owner who submitted the proposed structure plan to advertise, the proposed structure plan for public inspection by one or more of the following ways:
  - (i) notice of the proposed structure plan published in a newspaper circulating in the Scheme Area;
  - (ii) a sign or signs displaying notice of the proposed structure plan to be erected in a conspicuous place or places in the Development Zone, or part of the Development Zone, to which the proposed structure plan applies; and
- (b) give notice or require the owner who submitted the proposed structure plan to give notice, in writing to:
  - (i) all owners whose land is included in the proposed structure plan;
  - (ii) all owners and occupiers who, in the opinion of the local government, are likely to be affected by the adoption of the proposed structure plan; and
  - (iii) such public authorities and other persons as the local government nominates.

- 5.8.7.2 The advertisement and notice are to:

- (a) explain the scope and purpose of the proposed structure plan;
- (b) specify when and where the proposed structure plan may be inspected; and
- (c) invite submissions to the local government by a specified date being not less than 21 days after the giving or erection of the notice or publication of the advertisement, as the case requires.

#### **5.8.8 Adoption of Proposed Structure Plan**

- 5.8.8.1 The local government is to consider all submissions received and within 60 days of the latest date specified in the notice or advertisement for the making of submissions is to:

- (a) adopt the proposed structure plan, with or without modifications; or
- (b) refuse to adopt the proposed structure plan and, where the proposed structure plan was submitted by an owner, give reasons for this to the owner.

- 5.8.8.2 In making a determination under clause 5.8.8.1, the local government is to have due regard to the comments and advice received from the Commission in relation to the proposed structure plan.

- 5.8.8.3 If the Commission requires modifications to the proposed structure plan, the local government is to consult with the Commission prior to making a determination under clause 5.8.8.1.
- 5.8.8.4 If the local government, after consultation with the Commission, is of the opinion that a modification to the proposed structure plan is substantial, the local government may:
- (a) readvertise the proposed structure plan; or
  - (b) require the owner who submitted the proposed structure plan to readvertise the proposed structure plan;
- and thereafter, the procedures set out in clause 5.8.7.1 onwards are to apply.
- 5.8.8.5 If within the period referred to in clause 5.8.8.1, or such further time as may be agreed in writing between the owner who submitted the proposed structure plan and the local government, the local government has not made a determination under clause 5.8.8.1, the local government is deemed to have refused to adopt the proposed structure plan.
- 5.8.9 Endorsement by Commission**
- 5.8.9.1 The local government shall within 7 days of making its determination under clause 5.8.8.1 forward the proposed structure plan to the Commission for its endorsement.
- 5.8.9.2 As soon as practicable after receiving the proposed structure plan, the Commission is to determine whether to endorse the proposed structure plan.
- 5.8.9.3 The Commission is to notify the local government of its determination under clause 5.8.9.2.
- 5.8.10 Notification of Structure Plan**
- As soon as practicable after adopting a proposed structure plan under clause 5.8.8.1 and if clause 5.8.9 applies, as soon as practicable after being notified of the Commission's decision under clause 5.8.9.3, the local government is to forward a copy of the structure plan to:
- (a) any public authority or person that the local government thinks fit; and
  - (b) where the structure plan was submitted by an owner, to the owner.
- 5.8.12 Operation of Structure Plan**
- 5.8.12.1 A structure plan comes into effect:
- (a) where the structure plan proposes the subdivision of land, on the day on which it is endorsed by the Commission pursuant to clause 5.8.9.2; or
  - (b) on the day on which it is adopted by the local government under clause 5.8.9.1 in all other cases.
- 5.8.12.2 If a provision of a structure plan is inconsistent with a provision of the Scheme, then the provision of the Scheme prevails to the extent of the inconsistency.
- 5.8.13 Inspection of Structure Plan**
- 5.8.13.1 The structure plan and the Commission's notification under clause 5.8.9.3 are to be kept at the local government's administrative offices, and is to be made available for inspection by any member of the public during office hours.
- 5.8.14 Variation to Structure Plan**
- 5.8.14.1 The local government may vary a structure plan except within a Development Area:
- (a) by resolution if, in the opinion of the local government, the variation is minor and does not materially alter the intent of the structure plan;

- (b) otherwise, in accordance with the procedures set out in clause 5.8.7 onwards.
- 5.8.14.2 If the local government varies a structure plan by resolution the local government is to forward a copy of the variation to the Commission within 10 days of making the resolution.
- 5.8.14.3 As soon as practicable after receiving the copy of the variation referred to in clause 5.8.14.2, the Commission is to determine whether to endorse the proposed variation.
- 5.8.14.4 The Commission is to notify the local government of its determination under clause 5.8.14.3.
- 5.8.14.5 A variation to a structure plan by resolution comes into effect:
  - (a) on the day on which it is endorsed by the Authority and Commission pursuant to clause 5.8.14.4; or
  - (b) on the day on which the local government resolves to make the variation under clause 5.8.14.1 (a).
- 5.8.15 Detailed Area Plan**
- 5.8.15.1 A detailed area plan only applies to the determination of development applications and is required where:
  - (a) it has been identified on a structure plan;
  - (b) the local government considers that it is desirable to enhance, elaborate or expand the details or provisions contained in a structure plan for a particular lot or lots; or
  - (c) the local government is of the opinion that any particular lot or lots within the Scheme Area requires coordinated planning.
- 5.8.15.2 A detailed area plan may include details as to:
  - (a) building envelopes;
  - (b) distribution of land uses within a lot;
  - (c) private open space;
  - (d) services;
  - (e) vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
  - (f) the location, orientation and design of buildings and the space between buildings;
  - (g) advertising signs, lighting and fencing;
  - (h) landscaping, finished site levels and drainage;
  - (i) protection of sites of heritage, conservation or environmental significance;
  - (j) special development controls and guidelines; and
  - (k) such other information considered relevant by the local government.
- 5.8.15.3 When a proposed detailed area plan is prepared under clause 5.8.15.1, the local government is to:
  - (a) advertise, or require the owner who submitted the proposed detailed area plan to advertise, the proposed detailed area plan for public inspection by one or more of the following ways:

- (i) notice of the proposed detailed area plan published in a newspaper circulating in the Scheme Area;
    - (ii) a sign or signs displaying notice of the proposed detailed area plan to be erected in a conspicuous place or places in the Development Area, or part of the Development Area, to which the proposed detailed area plan applies; and
  - (b) give notice or require the owner who submitted the proposed detailed area plan to give notice, in writing to:
    - (i) all owners whose land is included in the proposed detailed area plan;
    - (ii) all owners and occupiers who, in the opinion of the local government, are likely to be affected by the adoption of the proposed detailed area plan; and
    - (iii) such public authorities and other persons as the local government nominates.
- 5.8.15.4 The advertisement and notice are to:
- (a) explain the scope and purpose of the proposed detailed area plan;
  - (b) specify when and where the proposed detailed plan may be inspected; and
  - (c) invite submissions to the local government by a specified date being not less than 21 days after the giving or erection of the notice or publication of the advertisement, as the case requires.
- 5.8.15.5 The local government is to consider all submissions received and:
- (a) approve the detailed area plan with or without conditions; or
  - (b) refuse to approve the detailed area plan and, where the proposed detailed area plan was submitted by an owner, give reasons for this to the owner.
- 5.8.15.6 If within 60 days of receiving a detailed area plan prepared under clause 5.8.15.1(b), or such longer period as may be agreed in writing between the owner and the local government, the local government has not made one of the determinations referred to in clause 5.8.15.5, the local government is deemed to have refused to approve the detailed area plan.
- 5.8.15.7 Where a structure plan is in place, an approved detailed area plan constitutes a variation of the structure plan in regard to determining development matters under this Scheme.
- 5.8.15.8 The local government may vary a detailed area plan in accordance with the procedures set out in clause 5.8.15 onwards provided such variations do not prejudice the intention of any related structure plan.
- 5.8.16 Appeal**
- 5.8.16.1 An owner who has submitted a proposed structure plan under clause 5.8 may appeal, in accordance with the *Planning and Development Act 2005*:
- (a) any failure of the local government to advertise, or require the owner to advertise, a proposed structure plan within the required time period under clause 5.8.8.1, except where the Authority or the Minister for the Environment has determined that the structure plan cannot proceed;
  - (b) any determination of the local government:

- (i) to refuse to adopt a proposed structure plan (including a deemed refusal); or
- (ii) to require modifications to a proposed structure plan that are unacceptable to that owner.

5.8.16.2 An owner who has submitted a detailed area plan in accordance with clause 5.8.15 may appeal, in accordance with Part 14 of the *Planning and Development Act 2005*, any discretionary decision made by the local government under clause 5.8.15.

#### 5.8.17 **Structure Plans and Other Instruments Adopted or Initiated Under Previous Scheme**

5.8.17.1 Where pursuant to the requirements of the former Town Planning Scheme No 9 (Kalbarri Scheme), a Structure Plan, Outline Development Plan, Subdivision Guide Plan, Detailed Area Plan or any similar instrument (a “planning instrument”) had been adopted and was operative at the date of gazettal of this Scheme, the planning instrument shall continue to have effect and may be amended or revoked as if it were a Structure Plan under this Scheme.

5.8.17.2 Where under the previous Scheme the process of adopting a planning instrument had been commenced but was not complete at the date gazettal of the Scheme, the steps in the process undertaken pursuant to the previous scheme shall be effective as if those steps were undertaken pursuant to this Scheme and the remaining steps or steps in the process necessary for the adoption of the planning instrument may be completed pursuant to this Scheme, as if the planning instrument were a Structure Plan under this Scheme.

### 5.9 **GENERAL SITE REQUIREMENTS**

#### 5.9.1 **Water Resources**

To achieve development consistent with water sensitive urban design principles including implementation of current best management practises and best planning practices for the sustainable management and use of water resources the provisions set out below apply.

##### 5.9.1.1 *Waterways, Wetlands and Estuaries*

In considering any development which may have an impact on any waterway including waterways, estuaries, creeks, streams, drainage lines, lakes, soaks, swamps and other wetlands, the local government is to have regard to;

- (a) managing water balance;
- (b) maintaining and where possible enhancing water quality;
- (c) encouraging water conservation;
- (d) maintaining and where possible enhancing water related environmental values; and
- (e) maintaining and where possible enhancing recreational and cultural values.

##### 5.9.1.2 *Foreshore Reserves*

The local government must seek advice from relevant agencies with regard to appropriate setbacks for development adjacent to the coast or watercourses.

##### 5.9.1.3 *Setbacks from Watercourses*

Within the Scheme Area, Council shall not permit the erection of any building or effluent disposal system on any land within 50 metres of the nearest definable bank of any watercourse with permanent water, or within 40 metres of the nearest definable bank of any seasonally flowing watercourse or within 75 metres of the nearest

definable bank of a river or estuary unless specific approval to vary this requirement is granted by Council.

#### **5.9.1.4 *Development of Land Subject to Dampness or Flood Risk***

- (a) There is a general presumption against development below the high water mark and in flood prone areas.
- (b) Where in the opinion of Council, the dampness of the site on which a building is proposed to be constructed so warrants, Council may require that one or all of the following measures shall be carried out:
  - i) the subsoil shall be effectively drained;
  - ii) the surface of the ground beneath the building shall be regraded or filled and provided with adequate outlets to prevent any accumulation or water beneath the building;
  - iii) the surface of the ground beneath the building shall be covered with an approved damp-resisting material.
- (c) Where a development is proposed on a site such that, in the opinion of Council, that development may be impacted upon by flooding, Council may require the proponents to provide technical advice from an appropriately qualified person to demonstrate that the development will not be adversely impacted on by flooding.
- (d) In the event of a dispute as to the position of the flood line, the decision of the local government, shall have due regard for the advice of the Western Australian Planning Commission, the State Coastal Planning Policy SPP 2.6 or other relevant state policies.
- (e) All developments need to demonstrate that adequate flood protection from a 100 year ARI flood is in place and that development does not detrimentally impact on the existing flood regime of the general area and applications should be referred to the Department of Water for assessment.

#### **5.9.2 Development on Steep Slopes**

The local government shall not permit the erection of any building on land, which in its opinion is too steep, or of such grade or location as to comprise a potential to create adverse effects on the land, such as erosion or the excessive removal of trees.

#### **5.9.3 Development on Land Abutting Unconstructed Roads**

Where an application for planning approval is made in respect of land abutting an unconstructed road or not having access by means of a constructed road, the local government may either:

- (a) refuse the application until the road has been constructed or access by means of a constructed road provided as the case may be; or
- (b) grant the application approval subject to a condition requiring the applicant to pay a sum of money towards payment of the cost or estimated cost of the road or part thereof and any other condition it thinks fit to impose.

#### **5.9.4 Domestic Water Supply**

- 5.9.4.1 No new dwelling house or tourist accommodation unit shall be constructed within the Scheme Area unless it is connected to a reticulated water supply to the satisfaction of the local government unless the dwelling house or tourist accommodation unit is located within a "Rural Residential" zone or "Rural and Bushland" zone.

- 5.9.4.2 Within a “Rural Residential” zone or “Rural and Bushland” zone, where a reticulated water supply is not available, the local government will require the provision of an adequate, sustainable potable water supply:
- a) To the dwelling of not less than 135 kilolitres connected to a minimum 450m<sup>2</sup> roof catchment for domestic use and the provision of a separate water supply for gardens, land management and firefighting purposes, of a minimum capacity as determined by the local government; and
  - b) To a tourist accommodation unit of not less than 50 kilolitres connected to a minimum 150m<sup>2</sup> roof catchment for the domestic use of each unit or as otherwise determined by the local government.

## **5.10 GENERAL LAND USE REQUIREMENTS**

### **5.10.1 Home Businesses, Home Occupations and Cottage Industries**

- 5.10.1.1 An approval to conduct a home business, home occupation or industry-cottage is issued on an annual basis only to a specific occupier of a particular parcel of land. It shall not be transferred or assigned to any other person and shall not be transferred from the land in respect of which it was granted. Should there be a change of the occupier on the land in respect of which a planning approval is issued, the approval is cancelled.
- 5.10.1.4 If, in the opinion of the local government, any activities the subject of clause 5.10.1.1 is causing a nuisance or annoyance to owners or occupiers of land in the locality, the local government may not re-issue an approval.

### **5.10.2 Use of Caravans for Temporary Accommodation**

- 5.10.2.1 The local government may permit the placement of a caravan as temporary accommodation for up to 12 months on a lot within the Rural Residential zone or the Rural and Bushland zone only providing it is satisfied that:
- a) A building permit has been issued for the construction of the residence on the property with written evidence of a signed building contract with a registered builder for the construction of the residence, and a commitment date that is within 6 months by that builder for the commencement of construction of the residence; or
  - b) In the case of an owner builder, a building permit for a residence has been issued by the local government and a Statutory Declaration has been provided by the owner providing a commitment to construct a residence and an accompanying commencement date that is within 6 months;
  - c) The owner has lodged a bond of \$10,000.00 with the local government which shall be refundable to the owner only on completion of the dwelling to the satisfaction of the local government;
  - d) A Statutory Declaration has been provided by the owner acknowledging the use of a caravan on-site is for temporary accommodation purposes only in accordance with regulation 11(2)(c) of the Caravan Parks and Camping Grounds Regulations 1997;
  - e) Adequate provision for ablution and washing facilities connected to an approved water supply and effluent disposal system to the satisfaction of the local government; and
  - f) The caravan is to be located within an outbuilding.
- 5.10.2.2 The local government may extend the time for which approval for temporary occupation of a caravan is granted. In determining an application for the extension of a

temporary approval, the local government must be satisfied that there has been a genuine effort to complete the approved habitable building on the lot, pursuant to the original temporary occupation approval.

### **5.10.3 Kalbarri Wastewater Treatment Plant Buffer**

In considering any application for planning consent for development or land use within the Wastewater Treatment Plant Buffer (as shown in the Scheme Map, or as varied from time to time), Council shall have regard to:

- (a) whether the proposed development or use is compatible with the existing and future use of the Kalbarri Wastewater Treatment Plant;
- (b) relevant policies of the Commission, Statements of Planning Policy, and the Department of Environment Regulation guidelines with respect to land use in close proximity to wastewater treatment plants;
- (c) where the nature of the proposal warrants referral to these agencies, the recommendations of the Department of Environment Regulation, the Department of Health and the public authority responsible for control and management of the Wastewater Treatment Plant.

## **5.11 GENERAL DEVELOPMENT REQUIREMENTS**

### **5.11.1 Outbuildings**

5.11.1.1 No outbuilding shall be erected on any land zoned “Residential” where there is no dwelling located on the lot.

5.11.1.2 Outbuildings appurtenant to any dwelling shall be of single storey construction and shall be located behind the setback to the street or streets of any existing or proposed dwelling on a lot.

5.11.1.3 The following acceptable development provisions apply in relation to the size of outbuildings:

- (a) Within the R10 code and above – 120m<sup>2</sup> in area, or 20% in aggregate of the site area, whichever is the lesser, with a maximum wall height of 3.0m and a total maximum height of 4.5m measured from natural ground level.
- (b) Within the R5 code for lots 2,000 m<sup>2</sup> or less in area - 180m<sup>2</sup> in aggregate area, with a maximum wall height of 3.5m and a total maximum height of 5.0m measured from natural ground level.
- (c) Within the R5 code for lots greater than 2,000 m<sup>2</sup> in area - 240m<sup>2</sup> in aggregate area, with a maximum wall height of 4.0m and a total maximum height of 6.5m measured from natural ground level.

In considering applications for outbuildings, due regard will be given to protect the future amenity of the lots once subdivided, and the local government may impose a condition of approval requiring that a legal agreement be entered into with the local government requiring that in the event of further subdivision of that property, the outbuilding must be removed or reduced in size, to conform with the size limits prescribed in (b) above.

### **5.11.2 Transportable, Prefabricated or Relocated Buildings**

5.11.2.1 The local government may permit the erection or placement of a transportable, prefabricated or relocated building on a lot providing it is satisfied that the building:

- (a) is in a satisfactory condition;



- (b) will not detrimentally affect the amenity of the area having regard to the zoning of the lot and the use proposed for the building;
- (c) is permanently affixed to the ground; and
- (d) the façades, colours and materials and design features of the building are appropriate to that prevailing or proposed in the vicinity.

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

- (a) the proximity to and the visibility of the building from a street or other public place;
- (b) the intention to prevent box-shaped structures, regardless of the use of the building, where they are visible from a street or other public place; and
- (c) for lots in a Residential or Rural Residential zone, the impact on the existing or proposed streetscape.

5.11.2.3 Where the local government permits the erection or placement of a transportable, prefabricated or relocated building on a lot, the local government may require the owner to lodge a bond of \$10,000 with the local government prior to the issue of a building permit which shall be refundable to the owner only on completion of the transportable, prefabricated or relocated building to the satisfaction of the local government

### **5.11.3 Outdoor Storage**

5.11.3.1 Outdoor storage shall not be permitted except in the Enterprise Development and General Industry zones.

5.11.3.1 All outdoor areas used for the storage of motor vehicle bodies, timber, steel products or any other materials in connection with a commercial or industrial use shall be screened from view from any public place by such means as determined by, and to the satisfaction of, the local government.

### **5.11.4 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;

iv) a description of the goods sold or offered for sale in the premises to which the advertisement is affixed or to which it relates; and

v) any other matter specifically approved by the local government.

#### **5.11.5 Building Height**

Except as otherwise provided under the Scheme, no building is permitted to exceed two storeys and 9 metres in height measured from the natural ground level immediately below the relevant point on the roof or wall, including freestanding structures such as masts, tanks and signage; with the exception of minor projections such as chimneys, TV aerials, satellite dishes and vent pipes.

### **5.12 GENERAL PARKING AND ACCESS REQUIREMENTS**

#### **5.12.1 Car Parking**

5.12.1.1 Car parking spaces are to be provided in accordance with the Table 2 – Car Parking Requirements, unless determined otherwise by the local government and shall be designed, constructed and maintained to the satisfaction of the local government.

5.12.1.2 Where a particular use of land is not specified in Table 2, the local government shall determine the number of car parking spaces to be provided on the site having regard to the nature of the proposed development, the number of employees likely to be on the site, the need to keep roads and streets free of obstructions and the amenity of the area.

5.12.1.3 Where land is developed to accommodate a range of uses, the number of car parking spaces to be provided is to be calculated separately for each part of the land or building used for each use. In calculating the number of car parking spaces to be provided, the local government may consider reciprocal parking having regard for the differing operating times of various uses on the site.

5.12.1.4 Where the number of car parking spaces proposed to be provided on land, or in a building, the subject of an application for planning approval is less than the number required under Table 2, the local government may approve the application if the applicant can demonstrate to the satisfaction of the local government that:

- (a) off street parking facilities in the near vicinity are adequate to cater for the parking requirements of the land use and/or development; and
- (b) a legal mechanism, to the satisfaction of the local government, is in place to enable those facilities to be used for that purpose on a permanent basis.

5.12.1.5 When considering an application for planning approval, the local government may impose conditions regarding the required number and/or method of provision of car parking spaces. In particular, the local government may impose conditions relating to:

- (a) the proportion of car parking spaces to be roofed or covered;
- (b) the means of access to each car parking space and the adequacy of any vehicular manoeuvring area;
- (c) the design and location of the car parking spaces on the site and their effect on the existing streetscape and the amenity of adjoining development and the locality generally, including the potential effect if those spaces should later be roofed or covered;
- (d) the extent to which car parking spaces are located within required building setback areas; and

- (e) the location of proposed public footpaths, vehicular crossings of private footpaths within the lot and the effect of both pedestrian and vehicular traffic movement and safety.

5.12.1.6 The dimensions of car parking spaces, parking angle and driveway widths are to be in accordance with Schedule 13, in determining the layout of car parking areas. The local government may vary the dimensions specified for some bays which are affected by retention of existing shade trees or landscaped areas.

5.12.1.7 All car parking areas with 10 or more car parking bays shall include landscaped areas equal to 10% of the area of the car park. Landscaped areas are to include shade trees at a rate of one tree for per eight bays, and the perimeter of all parking areas are to have planting strips of a minimum width of 1.5 m.

#### **5.12.2 Cash In Lieu of Car Parking**

If the local government is satisfied that adequate car parking exists, or is to be provided in close proximity to a proposed development, notwithstanding Table 2, it may accept a cash payment in lieu of the provision of car parking spaces subject to the following:

- (a) a cash-in-lieu payment shall not be less than the estimated cost of constructing the car parking spaces otherwise required by the Scheme plus the value as estimated by the local government of that area of land which would have been occupied by the car parking spaces based on an area of 25m<sup>2</sup> per parking bay;
- (b) the local government shall have already provided a public car park nearby or have firm proposals for providing a public car park area within the near future; and
- (c) payments under this clause shall be deposited into a special fund to be used exclusively to provide and/or maintain car parks in the near vicinity.

#### **5.12.3 Tourist Bus and Coach Parking**

The local government may, where it considers necessary, require an area in addition to the car parking spaces required in accordance with the Table 2, for the loading/unloading and parking of tourist buses and coaches associated with any tourist use, with such parking to be provided on-site.

#### **5.12.4 Rear Access and Loading**

In considering any application for planning approval the local government may require the provision of loading docks and/or rear access and may impose conditions concerning:

- (a) the size of loading docks; and
- (b) the means of providing rear access of adequate width and design so as to ensure that transport vehicles shall be able to exit the lot in forward gear.

#### **5.12.5 Parking of Boats and Commercial Vehicles**

5.12.5.1 The local government may permit the parking of only one commercial vehicle on a lot in the "Residential", Rural Residential" or "Rural and Bushland" zone provided:

- (a) the amenity of the neighbourhood in the opinion of the local government is not adversely affected;
- (b) the vehicle forms an essential part of the occupation of an occupant of the dwelling;
- (c) the vehicle does not exceed either 3 metres in height or 12 metres in length;
- (d) any vehicle exceeding 8 metres in length is screened from public view; and

- (e) no major repairs to the vehicle is undertaken and any minor repairs, maintenance, service or cleaning of any commercial vehicle or truck is undertaken in an area screened from public view.
- 5.12.5.2 Approval shall be issued on an annual basis only and if, in the opinion of the local government, the commercial vehicle is causing a nuisance or annoyance to owners or occupiers of land in the locality, the local government may not re-issue an approval.
- 5.12.5.3 A vehicle shall be considered to be parked on a lot for the purposes of these provisions if it remains on that lot for more than one hour in aggregate over any period of twenty four hours, unless the vehicle is being used bona fide in connection with ongoing construction work legally being carried out on the lot.
- 5.12.5.4 Commercial vehicles which are parked temporarily on a property for the purpose of delivering or loading goods associated with domestic residential use are exempt from clause 5.12.5.1.
- 5.12.5.5 No person shall on any lot within the Residential Zone keep, park, repair or store any boat, trailer, caravan or any associated material not specifically for the immediate use by the occupant in front of the building setback line.

**TABLE 2 : CAR PARKING REQUIREMENTS**

<b>Use Class</b>	<b>Car Parking spaces required</b>
Aged or Dependent Persons Dwelling	As per Residential Design Codes
Agriculture – Extensive	1 / employee
Agriculture – Intensive	1 / employee
Agroforestry	1 / employee
Amusement Facility	1 / 4 seats or 1 / 4 persons the building is designed to accommodate
Amusement Parlour	1 / 20m <sup>2</sup> of GLA
Animal Establishment	1 / employee
Animal Husbandry - Intensive	1 / employee
Bank, Building Society, Post Office	1 / 20m <sup>2</sup> of GLA
Bed & Breakfast	1 / bedroom in addition to Residential Design Codes requirement for dwelling
Betting Agency	1 / 20m <sup>2</sup> of GLA
Builder's Storage Yard	1 / 200m <sup>2</sup> of GLA and outdoor storage area
Cabin	1.5 / cabin
Caravan Park	1 to each caravan site + 1 visitor bay / 5 caravan sites + 1 staff bay / 10 caravan sites
Caretaker's Dwelling	1 / dwelling
Chalet	2 / chalet
Child Care Premises	1 / 5 children
Cinema/Theatre	1 / 4 seats
Civic Use	1 / 4 seats or 1 / 4 persons the building is designed to accommodate, whichever is the greater or as determined by the local government
Club Premises	1 / 4 seats or 1 / 4 persons the building is designed to accommodate, whichever is the greater
Community Purpose	1 / 4 seats or 1 / 4 persons the building is designed to accommodate, whichever is the greater or as determined by the local government
Community Services Depot	1 / employee
Consulting Rooms	4 / practitioner up to two practitioners + 2 / practitioner for each practitioner in excess of two.
Convenience Store	1 / 20m <sup>2</sup> of GLA
Corrective Institution	Determined by the local government
Cultural Use	Determined by the local government
Display Home Centre	2 / display dwelling
Dry Cleaning Premises	1 / 50m <sup>2</sup> of GLA
Eco-Tourist Facility	Determined by the local government
Education Establishment	Primary – 1 / classroom Secondary - 1 / classroom + 1/ 15 of year 12 students Other – 1 / classroom or teaching room + 1/ 4 students
Equestrian Centre	Determined by the local government
Exhibition Centre	Determined by the local government
Factory Unit Building	1 / 50m <sup>2</sup> of GLA
Family Day Care	Determined by the local government
Farm Stay	2 / accommodation unit

Farmworkers' Accommodation	1 / bedroom
Fast Food Outlet	1 / 10m <sup>2</sup> of GLA
Fuel Depot	1 / 200m <sup>2</sup> of GLA and outdoor storage area
Funeral Parlour	1/ 40 m <sup>2</sup> of GLA administration areas + 1/ 4 seats for public seating area.
Garden Centre	1 / 100m <sup>2</sup> of sales and display area
Grouped Dwelling	As per Residential Design Codes
Guesthouse	1.5 / bedroom
Hire Service	1 / 100m <sup>2</sup> of sales and display area
Holiday Home	2 / accommodation unit
Home Business	1 / employee not members of the occupier's household
Home Business - Hire	1 / employee not members of the occupier's household + 2 for customers
Home Occupation	Nil
Home Office	Nil
Home Store	1 / 20m <sup>2</sup> of GLA
Hospital	1 / 4 beds + 1/ employee
Hotel	1 / bedroom + 1/ 4m <sup>2</sup> of lounge and bar area
Industry – Cottage	1 visitor bay in addition to Residential Design Codes requirement for dwelling
Industry – Extractive	1 / employee
Industry – General	1 / 100m <sup>2</sup> of GLA
Industry - Hazardous	1 / 100m <sup>2</sup> of GLA
Industry – Light	1 / 50m <sup>2</sup> of GLA
Industry - Noxious	1 / 100m <sup>2</sup> of GLA
Industry – Mining	1 / employee
Industry – Rural	1 / employee
Industry – Service	1 / 50m <sup>2</sup> of GLA for service area + 1/ 20m <sup>2</sup> of GLA for commercial area
Lodging House	1 / bedroom
Lunch Bar	1 / 10m <sup>2</sup> of GLA
Marine Filling Station	1 / 200m <sup>2</sup> of GLA and outdoor storage area
Market	3 / stall or 1/ 20m <sup>2</sup> of stall areas, whichever is the greater
Medical Centre	4 / practitioner up to two practitioners + 2 / practitioner for each practitioner in excess of two.
Motel	1 / unit + 1 / 4m <sup>2</sup> of bar and eating area
Motor Vehicle and Marine Sales	1 / 100m <sup>2</sup> of sales and display area
Motor Vehicle Repair	1 / workshop bay + 1 / employee
Motor Vehicle Wash	1 / wash bay
Multiple Dwelling	As per Residential Design Codes
Night Club	1 / 4m <sup>2</sup> of lounge and bar area
Nursing Home	1 / 4 beds + 1/ employee
Office	1/ 30m <sup>2</sup> of GFA (excludes bank, building society, post office)
Open Air Display	1 / 100m <sup>2</sup> of sales and display area
Park Home Park	1 to each Park Home site + 1 visitor bay/ 5 sites
Petrol Filling Station	1 / employee
Produce Store	1 / 200m <sup>2</sup> of GLA and outdoor storage area
Place of Worship	1 / 4 seats

Public Amusement	1 / 4 seats or 1 / 4 persons the building is designed to accommodate, whichever is the greater
Public Recreation	1 / 4 seats or 1 / 4 persons the building is designed to accommodate, whichever is the greater
Public Utility	Determined by the local government
Radio and TV Installation	Determined by the local government
Reception Centre	1/ 4 seats
Recreation – Private	1 / 4 seats or 1 / 4 persons the building is designed to accommodate, whichever is the greater
Residential Building	1 / bedroom
Restaurant	1 / 4m <sup>2</sup> of bar and eating area
Restricted Premises	1 / 20m <sup>2</sup> of GLA
Retirement Village	1 / dwelling unit + 1 / 4 dwelling units for visitors
Roadhouse	1 / workshop bay + 1 / employee + 1 / 4 m <sup>2</sup> of eating area
Rural Pursuit	1 / employee
Salvage Yard	1 / 200m <sup>2</sup> of GLA and outdoor storage area
Service Station	1 / workshop bay + 1/ employee
Serviced Apartment	2 / accommodation unit up to 10 units + 1.5 / accommodation unit in excess of 10.
Shop	1 / 20m <sup>2</sup> of GLA
Showroom	1 / 50m <sup>2</sup> of GLA
Single Bedroom Dwelling	As per Residential Design Codes
Single House	As per Residential Design Codes
Tavern	1 / 4m <sup>2</sup> of lounge and bar area
Telecommunications Infrastructure	Determined by the local government
Temporary Accommodation Camp	Determined by the local government
Tourism Development	2 / accommodation unit up to 10 units + 1.5/ accommodation unit in excess of 10.
Tourist Resort	2 / accommodation unit up to 10 units + 1.5/ accommodation unit in excess of 10 + parking for other non-accommodation uses as per Table 2.
Trade Display	1 / 100m <sup>2</sup> of sales and display area
Transport Depot	1 / 200m <sup>2</sup> of GLA and outdoor storage area
Veterinary Centre	4 / practitioner up to two practitioners + 2 / practitioner for each practitioner in excess of two
Veterinary Hospital	Determined by the local government
Warehouse	1 / 200m <sup>2</sup> of GLA and outdoor storage area.
Wayside Stall	Determined by the local government
Wind Farm or Wind Energy Facility	Determined by the local government
Winery	1/ 4 m <sup>2</sup> of bar and eating area

**NOTES:**

- (a) *GLA - Gross Leasable Area: means, in relation to a building, the area of all floors capable of being occupied by a tenant for his exclusive use, which area is measured from the centre lines of joint partitions or walls and from the outside faces of external walls or the building alignment, including shop fronts, basements, mezzanines and storage areas.*
- (b) *In addition to car parking spaces the local government may require tourist bus and coach parking in accordance with clause 5.12.3.*

## 5.13 SPECIFIC SITE AND DEVELOPMENT REQUIREMENTS FOR PARTICULAR ZONES

### 5.13.1 Development Requirements

The development requirements relating to setbacks and open space/ landscaping are set out in Table 3.

**TABLE 3 : DEVELOPMENT REQUIREMENTS**

Zone	Minimum Setbacks <sup>1</sup>	Open Space/ Landscaping (% of site)
Residential and Mixed Residential	As per Residential Design Codes	As per Residential Design Codes
Town Centre, District Centre and Local Centre	Front/ Street – Nil Side – Nil Rear – Nil or as determined by the local government	5% Town Centre 10% District Centre and Local Centre
Enterprise Development, General Industry, Tourist Park, Tourist Resort and Tourist Attractions	Front/Street – 9m Side & Rear – Nil for Enterprise Development & General Industry. Tourist Park, Tourist Resort and Tourist Attractions – Nil or as determined by the local government	10%
Rural Residential	Front/ Street – 10m Side – 5m Rear – 10m	Not Applicable
Rural and Bushland	Front/ Street – 20m Side – 10m Rear – 20m	Not Applicable

5.13.1.1 Development standards for zones not included in Table 3 will be subject to relevant provisions outlined elsewhere in this Scheme (including any Local Planning Policies adopted under the Scheme), or in the absence of any such provisions, they will be determined by the local government in each particular case.

5.13.1.2 For non-residential development in the Residential zone, the standards shall be as determined by the local government in each particular case.

5.13.1.3 Minimum lot sizes for subdivision are determined having regard to the relevant policies and standards of the Western Australian Planning Commission, the adopted Local Planning Strategy, and the feasibility of development of lots based on their intended use and relevant development requirements under this Scheme.

### 5.13.2 Residential Zone

#### 5.13.2.1 Overall Planning

In order to ensure the subdivision and development of land is done so in an orderly and proper manner and not on an ad-hoc basis, the local government, prior to determining applications for subdivision or planning approval, may require the preparation and approval of a structure plan in accordance with clause 5.8 for all or part of the land.

#### 5.13.2.2 Use of Front/ Street Setback Area

The approval of the local government is required for the keeping, parking, repair or storing any boat, trailer, caravan or any material not specifically for the immediate use by the occupant in any front/ street setback.



**5.13.3 Mixed Residential Zone**

- 5.13.3.1 The density and standards for the development within the Mixed Residential Zone shall be as for the R50 code.
- 5.13.3.2 The local government may permit an increase in the density for short term tourist only accommodation to R60 provided that the local government is satisfied that:
- a) the site has a minimum area of 2,000m<sup>2</sup>;
  - b) the development will include an office and residential accommodation for an on-site manager. The Manager's dwelling shall not be included in the calculation of lot density under the R60 code; and
  - c) adequate facilities are provided for guests and as a minimum a swimming pool and covered BBQ area and table.

**5.13.4 District Centre Zone****5.13.4.1 Mixed-Use Development**

The local government may permit mixed-use development within the District Centre zone, provided the residential component is built above or behind the commercial component, to ensure that a commercial or non-residential component is at ground floor level fronting the street or public place, for the full width of the building.

**5.13.4.2 Plot Ratio**

The maximum residential plot ratio shall be in accordance with the provisions of the Residential Design Codes for the R60 Code, but the local government may permit a further increase of up to 50% if the proposed development:

- (a) includes a community or other facility or amenity which the local government considers justifies an increase in the permissible plot ratio; and
- (b) the local government is satisfied that the design, standard and nature of the development as a whole is such as to constitute a significant improvement to the amenities or environment of the Retail area.

**5.13.5 Town Centre Zone****5.13.5.1 Mixed-Use Development – Short Stay Residential**

- 5.13.5.1.1 Except as otherwise provided under Clause 5.13.5.4, the local government may permit mixed-use development within the Town Centre zone, provided that:

- a) the residential component is for short stay tourist accommodation and built above the commercial component; and
- b) the development presents a commercial or non-residential frontage to Grey Street and Porter Street, where relevant, including food and beverage facilities and tourist retail for the full width of the building.

- 5.13.5.1.2 The density and standards for the short stay residential component of a mixed-use development shall be determined by the local government.

**5.13.5.2 Plot Ratio**

The maximum residential plot ratio shall be in accordance with the provisions of the Residential Design Codes, but the local government may permit a further increase of up to 50% if the proposed development:

- a) includes a community or other facility or amenity which the local government considers justifies an increase in the permissible plot ratio; and

- b) the local government is satisfied that the design, standard and nature of the development as a whole is such as to constitute a significant improvement to the amenities or environment of the Town Centre.

#### **5.13.5.3 Building Height**

Notwithstanding Clause 5.11.5, the local government may permit development up to four storeys and 20 metres in height, excluding lift towers, within the “Town Centre” zone where the development proposed is consistent with the objectives and provisions of the Local Planning Strategy for the Kalbarri Townsite and the local government is satisfied that:

- a) Provision has been made for incorporation of the surplus Grey Street road reserve into the site;
- b) Provision has been made for the ceding to the local government free of charge the land required for the Gabba Gabba Creek reserve;
- c) The proposed development provides for high level of tourist facilities including tourist retail, food and beverage, entertainment and function facilities and outdoor recreation facilities including a swimming pool;
- d) The proposed development provides a main street frontage to Grey Street and Porter Street, where relevant, including food and beverage facilities and tourist retail;
- e) Parking for short stay guests and key staff is provided on-site and provision made for the payment of cash-in-lieu of parking to the local government for the balance of the parking requirement for the development as determined under Table 2 – Car Parking Requirements.

#### **5.13.5.4 Permanent Residential Occupation**

The local government may permit up to 25% of the residential component of the proposed development to be occupied as permanent residential accommodation where it is satisfied that:

- a) permitting the permanent residential component would assist in facilitating financing and completion of the proposed development; and
- b) adequate provision is made in the design of the development to minimise interference between short stay and permanent residents and that adequate provision is made for facilities for the sole use of permanent residents.

### **5.13.6 General Industry Zone**

#### **5.13.6.1 Use of Primary Street Setback Area for Trade Display**

A person may display finished goods for sale that have been produced or manufactured on a subject site, subject to the display area being limited to a maximum area of 25% of any street setback area; and excluding the following:

- (a) the dumping or storage of waste or raw materials; or
- (b) the wrecking or storage of wrecked vehicles or parts thereof.

#### **5.13.6.2 Buffer Areas**

The local government may not permit any use or development which, in the opinion of the local government, would require a buffer area, other physical device or special restrictions to apply outside the boundary of the site, containing the use or development, in order to make it environmentally acceptable.

#### **5.13.6.3 Factory Units**

All factory unit buildings shall:

- (a) be constructed so that no occupancy has a floor area less than 100m<sup>2</sup> or either its width or length is less than 8 metres;
- (b) have an adjacent open yard no smaller than one-third of the floor area of the occupancy; and
- (c) together with its open yard, have direct access to a service road not less than 6 metres in width;

#### **5.13.7 Rural Residential and Rural & Bushland Zone**

##### **5.13.7.1 Zoning and Subdivision**

Requirements for the zoning and subdivision of land in the “Rural Residential” zone are set out in Schedule 11.

##### **5.13.7.2 Residential Development on Land Without Reticulated Sewer**

In assessing applications for building approval on land not connected to reticulated sewer, the local government is to be satisfied that the land is capable of on-site effluent disposal. In accordance with clause 9.2 (d), this may require additional information such as:

- (a) a “Proposed Development Site Plan” (as referred to in clause 2.4.5 of the Residential Design Codes) including the location of areas for on-site effluent disposal; and
- (b) a report on the soil permeability of the site.

##### **5.13.7.3 Nutrient Run-off**

In considering applications for planning approval, the local government shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, water course or underground aquifer, and may require no further clearing of vegetation. No stormwater will be permitted to drain directly into existing waterbodies or watercourses, and is to be disposed of on-site.

##### **5.13.7.4 Development**

The following provisions apply to development:

- a) Only one Single House and Ancillary Dwelling will be permitted per lot;
- b) Notwithstanding any other provision of the Scheme, an application for planning approval is required for all development;
- c) All development shall be contained within the designated building envelope on the approved structure plan;
- d) All development and ongoing use and management of land is to be in accordance with the structure plan approved in accordance with clause 5.8 of the Scheme, including any approved environmental management plan;
- e) Where a reticulated water supply is not provided to a lot, a potable water supply in accordance with Clause 5.9.4 shall be provided in addition to a water supply for firefighting as determined by the local government;
- f) No bushland shall be felled, removed, damaged or grazed except for:
  - (i) clearing associated with approved development within the endorsed building envelope;

- (ii) maintenance of firebreaks, building protection zones or hazard separation zones as identified in the endorsed fire management plan and/or subdivision and development guide plan;
- (iii) establishment and maintenance of approved accessways to approved buildings; or
- (iv) removal of dangerous or diseased vegetation with the written consent of the local government;
- g) No wetland shall be cleared, drained, filled or grazed; and
- h) Outbuildings are limited to 240m<sup>2</sup> in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m, measured from natural ground level.

#### 5.13.7.5 *Development in Specific Rural Residential Zones*

The provisions for controlling subdivision, land uses and development relating to specific Rural Residential Zones shown on the Scheme Maps shall be as set out in Schedule 12. These provisions apply in addition to those contained elsewhere in the Scheme. To the extent of any inconsistency, the provisions in Schedule 12 shall apply.

## **PART 6 : SPECIAL PLANNING AREAS**

### **6.1 DEVELOPMENT AREA**

#### **6.1.1 Purpose of Development Areas**

The purpose of a Development Area is:

- a) to facilitate the subdivision and development of land in a timely and responsive manner;
- b) to ensure that identified areas are the subject of comprehensive physical, environmental, cultural and social assessment and planning prior to subdivision and development;
- c) to set down a process for the physical, environmental, cultural and social assessment of identified areas; and
- d) to guide and coordinate subdivision, land use and development in areas requiring comprehensive planning through the preparation and adoption of a Structure Plan.

The Development Areas are shown on the Scheme Maps.

#### **6.1.2 Structure Plan Required**

- 6.1.2.1 The local government requires the preparation of structure plan for land or for any particular part within a Development Zone, before recommending subdivision or approving development of land within the Development Zone.
- 6.1.2.2 Except as otherwise provided for in this Part, preparation, assessment and adoption of the structure plan shall be in accordance with Clause 5.8.
- 6.1.2.3 Where a structure plan has been approved under this Part, the subdivision and development of land is to generally be in accordance with the structure plan and any associated provisions.
- 6.1.2.4 The local government or the Commission may, as a condition of adopting or approving a proposed structure plan, require a more detailed structure plan in the future if the local government or the Commission considers that it will be necessary to provide additional detail to the proposals contained in the proposed structure plan.

#### **6.1.3 Submission to Environmental Protection Authority**

- 6.1.3.1 In addition to the requirements of clause 5.8.5, within 7 days of preparing or receiving a proposed structure plan within a Development Area which proposes the subdivision or development of land, the local government is to forward a copy of the proposed structure plan to the Environmental Protection Authority for assessment under Part IV of the Environmental Protection Act 1986.
- 6.1.3.2 The local government shall not make any decision in respect of a proposed structure plan within a Development Area until such time as it is informed by the Environmental Protection Authority or the Minister for the Environment that the structure plan may proceed and thereafter only in accordance with such modifications and conditions that the Environmental Protection Authority or the Minister for the Environment specifies.

#### **6.1.4 Variation to Structure Plan**

- 6.1.4.2 In addition to the requirements of clause 5.8.5, within 7 days of preparing or receiving a variation to a structure plan within a Development Area which proposes the subdivision

or development of land, the local government is to forward a copy of the proposed structure plan to the Environmental Protection Authority for assessment under Part IV of the Environmental Protection Act 1986.

- 6.1.4.2 The local government shall not make any decision in respect of a variation to a structure plan within a Development Area until such time as it is informed by the Environmental Protection Authority or the Minister for the Environment that the structure plan may proceed and thereafter only in accordance with such modifications and conditions that the Environmental Protection Authority or the Minister for the Environment specifies.

## **6.2 SPECIAL CONTROL AREA**

### **6.2.1 Operation of Special Control Areas**

- 6.2.1.1 The following Special Control Areas are shown on the Scheme Maps as a SCA with a number:

- a) Foreshore Planning and Management (SCA 1)
- b) Nanda Drive (SCA 2)
- c) Public Drinking Water Source Protection (SCA 3)
- d) Town Centre (SCA4)
- e) Jakes Point Mixed Tourism Precinct (SCA5)
- f) Anchorage Mixed Use Precinct (SCA 6)
- g) Old Kalbarri Residential Precinct (SCA 7)

- 6.2.1.2 In respect of a special control area shown on the Scheme Map, the provisions applying to the special control area apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme.

### **6.2.2 Foreshore Planning and Management (SCA 1)**

#### **6.2.2.1 Purpose and Intent**

- a) To protect and enhance the environmental, cultural, recreational and/or scenic values of the Murchison River and Coastal Foreshore; and
- b) Give priority to foreshore dependent land uses and development that by their very nature require coastal sites.

#### **6.2.2.2 Relevant Considerations**

- a) In determining land uses and development proposals the local government will have due regard to relevant State Government policies and any relevant coastal management policies and plans.
- b) All use and development of land requires application for planning approval. In considering any application for planning approval, local government shall:
  - (i) Ensure that the development proposed will not result in any net export of nutrients from the land into the nearshore waters and may require that no vegetation be cleared or removed from the site and require that all stormwater be retained on-site;
  - (ii) Ensure that the proposed development is adequately set back from visually prominent or unstable features of the coastline such as headlands, ridgelines, cliffs, beaches and other locations which are the focus of attention, unless such a location is essential;

- (iii) Determine the coastal setback based on the stability of the shoreline and the ability of the proposed development to harmonise with the landscape elements in relation to scale, height, colours and materials;
  - (iv) Assess the impact on any area within or adjacent to the subject land that contains an unstable landform, which may impact on the proposed development and/or any foreshore area will be subjected to additional use generated as a result of the proposed development; and
  - (v) Apply a 100 year planning timeframe where it is determined that a proposed development may be impacted by an unstable landform that is located on private freehold land or of a magnitude that stabilisation is unlikely to be achieved.
- c) In considering any application for planning approval, the local government may impose conditions which require:
- (i) Services along a beachfront to be underground;
  - (ii) The proponent to enter into an agreement with the local government for the reconstruction or stabilisation of dunes either located on the subject land or adjoining foreshore areas such agreement shall include the planning and maintenance of native or locally acceptable species of vegetation as determined by local government and should be limited to a defined area of impact
  - (iii) Reconstruction and stabilisation works as part of the implementation of an adopted management or strategy plan; and
  - (iv) Preparation and implementation of a foreshore and reserve management strategy.
- d) Where warranted by wider implications that a proposed development may have, the local government may refer a development application to adjacent local governments and relevant agencies and community groups for comment.

### **6.2.3 Nanda Drive (SCA 2)**

#### **6.2.3.1 Purpose and Intent**

- (a) To preserve the existing road reserve of Nanda Drive north of Porter Street until such time as the reserve for the Nanda Drive Outer Route as depicted on the Kalbarri Townsite Local Planning Strategy is reserved;
- (b) To preserve the lands forming and adjoining the alignment of the Nanda Drive Outer Route as depicted on the Kalbarri Townsite Local Planning Strategy pending subdivision and dedication of the road reserve;
- (c) To facilitate the planning, design, reservation and construction of the Nanda Drive Outer Route; and
- (d) To preserve the lands forming and adjoining the alignment of Nanda Drive south of the existing Kalbarri Townsite, including a 20m vegetated buffer to all new development, as depicted on the Kalbarri Townsite Local Planning Strategy pending subdivision and dedication of the road reserve.

#### **6.2.3.2 Prohibition of Development**

- a) The local government shall not approve any development within the existing road reserve of Nanda Drive north of Porter Street until such time as the reserve for the Nanda Drive Outer Route as depicted on the Kalbarri Local Planning Strategy is reserved.

- b) The local government shall not approve any development within the Special Control Area for the Nanda Drive Outer Route as depicted on the Kalbarri Local Planning Strategy until the Nanda Drive Outer Route is reserved.
- c) Following reservation of the Nanda Drive Outer Route, the local government shall undertake all steps necessary to repeal that portion of the Special Control Area and this Clause.
- d) The local government shall not approve any development within the road reserve of Nanda Drive south of the existing Kalbarri Townsite until such time as the reserve for Nanda Drive as depicted on the Kalbarri Local Planning Strategy is reserved.
- e) Following reservation of the Nanda Drive south of the existing Kalbarri Townsite, the local government shall undertake all steps necessary to repeal that portion of the Special Control Area and this Clause.

## **6.2.4 Groundwater Protection (SCA 3)**

### **6.2.4.1 Purpose and Intent**

- a) To identify a Groundwater Protection Area adjoining the Kalbarri Groundwater Scheme Area within the undeveloped southern portions of the Kalbarri Townsite; and
- b) To ensure that land use and development within or adjacent to the Area is compatible with the protection and long term management of groundwater resources for public water supply.

### **6.2.4.2 Relevant Considerations**

- a) The local government shall not permit any use of land within the Groundwater Protection Area that may compromise the groundwater resource.
- b) The local government shall not permit any development within a 500m radius of a production water bore.
- c) In determining land uses and development proposals adjacent to the Groundwater Protection Area, the local government will have due regard to relevant State Government policies and the most recent Department of Water, Land Use Compatibility Tables for Public Drinking Water Source Areas (PDWSA).
- d) In determining proposals, the local government may confer with the Department of Environment and Conservation and the Department of Water. The local government is to have due regard to any comments or recommendations from Department of Environment and Conservation and Department of Water and may impose relevant conditions to prevent or minimise the potential risk of groundwater contamination.

### **6.2.4.3 Application Requirements for Development**

Planning approval is required for all development within the Groundwater Protection Area.

## **6.2.5 Town Centre (SCA 4)**

### **6.2.5.1 Purpose and Intent**

- (a) To facilitate the redevelopment of the Kalbarri Town Centre to provide for the broad needs of visitors and residents in safe and pedestrian friendly, family oriented environment;
- (b) To facilitate the potential re-development of Grey Street between Porter Street and Wood Street as a predominantly pedestrian precinct;



- (c) To facilitate the release of surplus land within the Grey Street road reserve into adjoining development sites;
- (d) To facilitate the reservation of Gabba Gabba Creek for Recreation and Conservation;
- (e) To facilitate the reservation and construction of the Grey Street diversion; and
- (f) To ensure all development will accord with the objectives and guidelines established for the Special Control Area in the Kalbarri Townsite Local Planning Strategy.

#### **6.2.5.2**     *Application Requirements for Development*

Planning approval is required to construct or extend any building, or to carry out any other form of development.

#### **6.2.5.3**     *Relevant Considerations*

- a) In considering any subdivision or development application, the local government is to have regard to the objectives and guidelines set out in the Kalbarri Townsite Local Planning Strategy.
- b) In determining the extent of surplus land within the Grey Street Road reserve between Porter Street and Wood Street, the local government shall maintain a minimum road reserve width along Grey Street of 20 metres.
- c) In acquiring land through exchange of surplus road reserve the local government shall seek to establish a Recreation and Conservation Reserve along Gabba Gabba Creek of a general width of 40 metres. Land the subject of an exchange for surplus road reserve shall be transferred free of cost to the local government.

#### **6.2.5.4**     *Advertising of Application*

- a) In addition to the provisions of Clause 9.4, where an application is made for planning approval to commence or carry out development which is greater than two storeys in height, the local government shall require the applicant to undertake the following additional forms of notice at the cost of the applicant:
  - (i) the placement in prominent public locations as determined by the local government of a display clearly showing the details of the proposed development; and
  - (ii) hold a Community Information Day at a location nominated by the local government to enable residents to view and discuss the proposed development with the applicant and consultants.
- b) Notwithstanding Clause 9.4, where an application is made for a development greater than two storeys in height, the minimum period for which the local government shall give notice shall be 28 days for a development of three storeys in whole or in part, and 42 days for a development of four storeys in whole or in part.

### **6.2.6**     **Jakes Point Mixed Tourism Precinct (SCA 5)**

#### **6.2.6.1**     *Purpose and Intent*

- a) To facilitate the co-ordinated redevelopment of the precinct for Mixed Use Tourism purposes to provide for the broad accommodation and recreational needs of visitors and the recreational needs of residents;
- b) To facilitate shared vehicular and pedestrian access between access sites;
- c) To facilitate shared parking between sites; and

- d) To facilitate the release of surplus land within the George Grey Drive road reserve for visitor and coach parking.

#### 6.2.6.2 *Application Requirements for Development*

Planning approval is required to construct or extend any building, or to carry out any other form of development.

#### 6.2.6.3 *Relevant Considerations*

- a) Subdivision within the precinct will be supported where it is demonstrated that the subdivision is required to give effect to development consistent with the purpose and intent of the precinct.
- b) The minimum lot area within the precinct shall be 1 ha.
- c) In considering any development application, the local government is to have regard to the appropriateness of the uses proposed, the provision made for integration and sharing of vehicular access and parking with adjacent sites and pedestrian connectivity with adjacent sites;
- d) The local government shall not permit more than two access points to George Grey Drive for the whole of the precinct and such access points shall be positioned to benefit the whole of the precinct and shall be linked to facilitate two way access to George Grey Drive from the western portions of the precinct.
- e) The local government shall require a minimum 6 metre wide public road along the western boundaries of lots 582 and 830 George Grey Drive.
- f) In determining the extent of surplus land within the George Grey Drive road reserve forward of the precinct, the local government shall maintain a minimum vegetated buffer along George Grey Drive of 10 metres.
- g) The cost of providing reticulated sewer and water supply to the lots within the precinct shall be borne by the owners and the costs shared pro-rate between the owners based on the area of each lot.
- h) The local government may enter into agreements with owners and applicants to facilitate the co-ordinated development of the precinct.

#### 6.2.6.4 *Advertising of Application*

The provisions of Clause 9.4 shall apply to any application for planning approval within the precinct.

### 6.2.7 **Anchorage Mixed Use Precinct (SCA 6)**

#### 6.2.7.1 *Purpose and Intent*

- a) To facilitate the redevelopment of the River Road retail area as a Mixed Use precinct including retail, food and beverage services, permanent residential opportunities and tourist short stay residential in a family oriented environment;
- b) To facilitate the potential re-development of River Road forward of the precinct as a pedestrian friendly street; and
- c) To ensure all development will accord with the objectives and guidelines established for the Special Control Area in the Kalbarri Townsite Local Planning Strategy.

#### 6.2.7.2 *Application Requirements for Development*

Planning approval is required to construct or extend any building, or to carry out any other form of development.

#### **6.2.7.3**     *Relevant Considerations*

- a) In considering any subdivision or development application, the local government is to have regard to the objectives and guidelines set out in the Kalbarri Townsite Local Planning Strategy.
- b) The local government shall ensure that any development presents a “main street” frontage to River Road.
- c) Permanent and short stay residential development shall be limited to the provisions of the R80 Code and shall not be greater than three storeys or 12m in height. Permanent and short stay tourist residential shall not be permitted at ground floor level.
- d) On-site parking shall not be permitted on-site other than for the permanent and short stay residential units. The local government shall require the payment of cash-in-lieu of parking for all commercial development.

#### **6.2.7.4**     *Advertising of Application*

- a) In addition to the provisions of Clause 9.4, where an application is made for planning approval to commence or carry out development which is three storeys in part or in whole, the local government shall require the applicant to undertake the following additional forms of notice at the cost of the applicant:
  - (i) the placement in prominent public locations as determined by the local government of a display clearly showing the details of the proposed development; and
  - (ii) hold a Community Information Day at a location nominated by the local government to enable residents to view and discuss the proposed development with the applicant and consultants.
- b) Notwithstanding Clause 9.4, where an application is made for a development which is three storeys in part or in whole, the minimum period for which the local government shall give notice shall be 42 days.

### **6.2.8**     **Old Kalbarri Residential Precinct (SCA 7)**

#### **6.2.8.1**     *Purpose and Intent*

- (a) To facilitate the sensitive, broad scale redevelopment of the Old Kalbarri residential precinct;
- (b) To encourage the progressive removal and replacement of the existing framed construction housing and provide a broader range of housing choices; and
- (c) To facilitate the retention of advanced and mature vegetation of the area so as to retain the ambience and residential amenity of the location.; and
- (d) To ensure all development will accord with the objectives and guidelines established for the Special Control Area in the Kalbarri Townsite Local Planning Strategy.

#### **6.2.8.2**     *Application Requirements for Development*

- (a) Planning approval is required to construct more than a single house; and
- (b) Planning approval is required to construct or extend any building including a single house, or to carry out any other form of development that requires the removal of any tree of three metres in height or greater.

### 6.2.8.3 *Relevant Considerations*

The local government may permit a residential development at a density greater than R12.5 provided that the local government is satisfied that:

- (a) All existing fibro, framed construction buildings on the lot are to be demolished as part of the proposed development;
- (b) Existing trees and vegetation as specified by the local government are retained in the proposed development;
- (c) The development is connected to the sewer to the satisfaction of the local government; and
- (d) The proposed development does not exceed the provisions of the R30 Code.

## PART 7 : HERITAGE PROTECTION

### 7.1 HERITAGE LIST

- 7.1.1 The local government is to establish and maintain a Heritage List to identify those places within the Scheme Area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.
- 7.1.2 In the preparation of the Heritage List the local government is to:
- (a) have regard to the municipal inventory prepared by the local government under section 45 of the *Heritage of Western Australia Act 1990 (as amended)*; and
  - (b) include on the Heritage List such of the entries on the municipal inventory as it considers to be appropriate.
- 7.1.3 The Heritage List includes those places which are included in Schedule 15, which were identified as *Places of Heritage Value* under the former local government of Northampton Town Planning Scheme No.6.
- 7.1.4 In considering a proposal to include a place on the Heritage List the local government is to:
- (a) notify in writing the owner and occupier of the place and provide them with a copy of the description proposed to be used under clause 7.1.1 and the reasons for the proposed entry;
  - (b) invite submissions on the proposal from the owner and occupier of the place within 21 days of the day the notice is served;
  - (c) carry out such other consultations as it thinks fit; and
  - (d) consider any submissions made and resolve to enter the place on the Heritage List with or without modification or reject the proposal after considering submissions.
- 7.1.5 Where a place is included on the Heritage List, the local government is to give notice of the inclusion to the Commission, the Heritage Council of Western Australia and the owner and occupier of the place.
- 7.1.6 The local government is to keep a copy of the Heritage List with the Scheme documents for public inspection.
- 7.1.7 The local government may remove or modify the entry of a place in the Heritage List by following the procedures set out in clause 7.1.4 and in addition, where the place is also included in Schedule 15, amending the Scheme.

- Note:*
1. *The purpose and intent of heritage provisions are:*
    - a) *to facilitate the conservation of places of heritage value; and*
    - b) *to ensure as far as possible that development occurs with due regard to heritage values.*
  2. *A "place" is defined in Schedule 1 and may include works, buildings and contents of buildings.*

### 7.2 DESIGNATION OF A HERITAGE AREA

- 7.2.1 If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, designate the area as a heritage area.

- 7.2.2 The local government is to:
- (a) adopt for each heritage area a Local Planning Policy which is to comprise:
    - (i) a map showing the boundaries of the heritage area;
    - (ii) a record of places of heritage significance; and
    - (iii) objectives and guidelines for the conservation of the heritage area;and
  - (b) keep a copy of the Local Planning Policy for any designated heritage area with the Scheme documents for public inspection.
- 7.2.3 If a local government proposes to designate an area as a heritage area, the local government is to:
- (a) notify in writing each owner of land affected by the proposed designation and provide the owner with a copy of the proposed Local Planning Policy for the heritage area;
  - (b) advertise the proposal by:
    - (i) publishing a notice of the proposed designation once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area;
    - (ii) erecting a sign giving notice of the proposed designation in a prominent location in the area that would be affected by the designation; and
    - (iii) such other methods as the local government considers appropriate to ensure widespread notice of the proposal;and
  - (c) carry out such other consultation as the local government considers appropriate.
- 7.2.4 Notice of a proposal under clause 7.2.3 (b) (i) is to specify:
- (a) the area subject of the proposed designation;
  - (b) where the proposed Local Planning Policy which will apply to the proposed heritage area may be inspected; and
  - (c) in what form and in what period (not being less than 21 days from the day the notice is published or the sign is erected, as the case requires) submissions may be made.
- 7.2.5 After the expiry of the period within which submissions may be made, the local government is to:
- (a) review the proposed designation in the light of any submissions made; and
  - (b) resolve to adopt the designation with or without modification, or not to proceed with the designation.
- 7.2.6 If the local government resolves to adopt the designation, the local government is to forward a copy of the designation to the Heritage Council of Western Australia, the Commission and each owner of land affected by the designation.
- 7.2.7 The local government may modify or revoke a designation of a heritage area.
- 7.2.8 Clauses 7.2.3 to 7.2.6 apply, with any necessary changes, to the amendment of a designation of a heritage area.

### 7.3 HERITAGE AGREEMENTS

The local government may, in accordance with the *Heritage of Western Australia Act 1990*, enter into a heritage agreement with an owner or occupier of land or a building for the purpose of binding the land or affecting the use of the land or building insofar as the interest of that owner or occupier permits.

- Note:*
1. *A heritage agreement may include a covenant intended to run with the land relating to the development or use of the land or any part of the land.*
  2. *Detailed provisions relating to heritage agreements are set out in the Heritage of Western Australia Act 1990.*

### 7.4 HERITAGE ASSESSMENT

Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a heritage place listed on the Heritage List.

### 7.5 VARIATIONS TO SCHEME PROVISIONS FOR A HERITAGE PLACE OR HERITAGE AREA

Where desirable to:

- (a) facilitate the conservation of a heritage place entered in the Register of Places under the *Heritage of Western Australia Act 1990* or listed in the Heritage List under clause 7.1.1; or
- (b) enhance or preserve heritage values in a heritage area designated under clause 7.2.1,

the local government may vary any site or development requirement specified in the Scheme or the Residential Design Codes by following the procedures set out in clause 5.5.2.

## PART 8 : DEVELOPMENT OF LAND

### 8.1 REQUIREMENT FOR APPROVAL TO COMMENCE DEVELOPMENT

Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development, including a change in use of the land, without first having applied for and obtained the planning approval of the local government under Part 9.

- Note:*
1. *The planning approval of the local government is required for both the development of land (subject to this Part) and the use of land (subject to Part 4).*
  2. *Development includes the erection, placement and display of any advertisements.*

### 8.2 PERMITTED DEVELOPMENT

Except as otherwise provided in the Scheme, for the purposes of the Scheme the following development does not require the planning approval of the local government:

- (a) the carrying out of any building or work which affects only the interior of a building and which does not materially affect the external appearance of the building except where the building is:
  - (i) located in a place that has been entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*;
  - (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or
  - (iii) included on the Heritage List under clause 7.1 of the Scheme.
- (b) the erection on a lot of a single house including any extension, ancillary dwelling, ancillary outbuildings and swimming pools, except where:
  - (i) the proposal is on land coded R30 or greater;
  - (ii) the proposal is on land that will have an extreme bushfire hazard level, or requires the dwelling to be constructed to standards BAL-40 or BAL-FZ under State Planning Policy 3.7: Planning for Bushfire Risk Management;
  - (iii) the proposal requires the exercise of a discretion by the local government under the Scheme to vary any relevant development standards and requirements of the Scheme or Local Planning Policy adopted pursuant to clause 2.4 or vary the provisions of the Residential Design Codes;
  - (iv) the development will be located in a heritage area designated under the Scheme;
  - (v) the development will be located in a special control area designated under the Scheme;
  - (vi) the proposal is for a transportable, prefabricated or relocated building; or
  - (vii) the development will be located in the "Rural Residential" or "Rural and Bushland" zone.
- (c) the demolition of any building or structure except where the building or structure is:
  - (i) located in a place that has been entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*;



- (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*;
- (iii) included on the Heritage List under clause 7.1 of the Scheme; or
- (iv) located in a heritage area designated under the Scheme;
- (d) a home office;
- (e) any works which are temporary and in existence for less than 48 hours or such longer time as the local government agrees; and
- (f) any of the exempted classes of advertisements listed in Schedule 5 except in respect of a place included in the Heritage List or in a heritage area or within the Town Centre Special Control Area.

*Note: Development carried out in accordance with a subdivision approval granted by the Commission is exempt under section 157 of the Planning and Development Act 2005.*

### **8.3 AMENDING OR REVOKING A PLANNING APPROVAL**

The local government may, on written application from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval.

### **8.4 UNAUTHORIZED EXISTING DEVELOPMENTS**

8.4.1 The local government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme.

8.4.2 Development which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful upon the grant of planning approval.

*Note:*

1. *Applications for approval to an existing development are made under Part 9.*
2. *The approval by the local government of an existing development does not affect the power of the local government to take appropriate action for a breach of the Scheme or the Act in respect of the commencement or carrying out of development without planning approval.*

## **PART 9 : APPLICATIONS FOR PLANNING APPROVAL**

### **9.1 FORM OF APPLICATION**

9.1.1 An application for approval for one or more of the following:

- (a) a use or commencement of development on a Local Reserve under clause 3.4;
- (b) commencement of a 'P' use which is not exempt from the planning approval of the local government under Part 8;
- (c) commencement of a 'P' use which does not comply with all relevant development standards and requirements of the Scheme as referred to in clause 4.3.2;
- (d) commencement of a 'D' use or an 'A' use as referred to in clause 4.3.2;
- (e) commencement of a use not listed in the Zoning Table under clause 4.4.2 (b);
- (f) alteration or extension of a non-conforming use under clause 4.9;
- (g) a change of a non-conforming use under clause 4.9;
- (h) continuation of a non-conforming use clause 4.8;
- (i) variation of a site or development requirement under clauses 5.5 and 5.6;
- (j) commencement of development under clause 8.1;
- (k) continuation of development already commenced or carried out under clause 8.4;
- (l) a subsequent planning approval pursuant to an approval under clause 10.8.1; and
- (m) the erection, placement or display of an advertisement in addition to the requirements of clause 9.1.2;

is to be made in the form prescribed in Schedule 6 and is to be signed by the owner, and accompanied by such plans and other information as is required under the Scheme.

9.1.2 An application for the erection, placement or display of an advertisement is to be accompanied by the additional information set out in the form prescribed in Schedule 7.

### **9.2 ACCOMPANYING MATERIAL**

Unless the local government waives any particular requirement every application for planning approval is to be accompanied by:

- (a) a plan or plans to a scale of not less than 1:500 showing:
  - (i) the location of the site including street names, lot numbers, north point and the dimensions of the site;
  - (ii) the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed;
  - (iii) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
  - (iv) the existing and proposed means of access for pedestrians and vehicles to and from the site;
  - (v) the location, number, dimensions and layout of all car parking spaces intended to be provided;

- (vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
- (vii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same; and
- (viii) the nature and extent of any open space and landscaping proposed for the site;
- (b) plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain;
- (c) any specialist studies that the local government may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering and urban design studies; and
- (d) any other plan or information that the local government may require to enable the application to be determined.

### **9.3 ADDITIONAL MATERIAL FOR HERITAGE MATTERS**

Where an application relates to a place entered on the Heritage List or within a heritage area, the local government may require an applicant to provide one or more of the following to assist the local government in its determination of the application:

- (a) street elevations drawn to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application, and drawn as one continuous elevation;
- (b) a detailed schedule of all finishes, including materials and colours of the proposed development and, unless the local government exempts the applicant from the requirement or any part of it, the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject lot.

### **9.4 ADVERTISING OF APPLICATIONS**

9.4.1 Where an application is made for planning approval to commence a use or commence or carry out development which involves a use which is:

- (a) an 'A' use as referred to in clause 4.3.2; or
- (b) a use not listed in the Zoning Table,

the local government is not to grant approval to that application unless notice is given in accordance with clause 9.4.3.

9.4.2 Despite clause 9.4.1, where application is made for a purpose other than a purpose referred to in that clause, the local government may require notice to be given in accordance with clause 9.4.3.

9.4.3 The local government may give notice, or require the applicant to give notice, of an application for planning approval in one or more of the following ways:

- (a) notice of the proposed use or development served on nearby owners and occupiers who, in the opinion of the local government, are likely to be affected by the granting of planning approval, stating that submissions may be made to the local government by a specific date being not less than 14 days from the day the notice is served;

- (b) notice of the proposed use or development published in a newspaper circulating in the Scheme Area stating that submissions may be made to the local government by a specific date being not less than 14 days from the day the notice is published;
  - (c) a sign or signs displaying notice of the proposed use or development to be erected in a conspicuous position on the land for a period of not less than 14 days from the day the notice is erected.
- 9.4.4 The notice referred to in clause 9.4.3 (a) and (b) is to be in the form prescribed in Schedule 8 with such modifications as are considered appropriate by the local government.
- 9.4.5 Any person may inspect the application for planning approval referred to in the notice and the material accompanying at the offices of the local government.
- 9.4.6 After the expiration of the specified period from the serving of notice of the application for planning approval, the publication of the notice or the erection of a sign or signs, whichever is the later, the local government is to consider and determine the application.

## PART 10 : PROCEDURE FOR DEALING WITH APPLICATIONS

### 10.1 CONSULTATION WITH OTHER AUTHORITIES

- 10.1.1 In considering an application for planning approval the local government may consult with any other statutory, public or planning authority it considers appropriate.
- 10.1.2 In the case of land reserved under the Scheme for the purposes of a public authority, the local government is to consult that authority before making its determination.
- 10.1.3 In the case of Coastal and Foreshore reserves the local government may consult with the departments of Water, Environment and Conservation and Transport before making its determination.
- 10.1.4 In the case of existing and potential Major Road alignments shown on the Scheme Map and/ or Local Planning Strategy Map, the local government shall consult with Main Roads WA before making its determination.

### 10.2 MATTERS TO BE CONSIDERED BY LOCAL GOVERNMENT

- 10.2.1 The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application:
- (a) the aims and provisions of the Scheme;
  - (b) the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;
  - (c) any approved statement of planning policy from the Commission;
  - (d) any approved environmental protection policy under the *Environmental Protection Act 1986*;
  - (e) any relevant policy or strategy of the Commission and any relevant policy adopted by Government of the State;
  - (f) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;
  - (g) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;
  - (h) the conservation of any place that has been entered in the Register within the meaning of the *Heritage of Western Australia Act 1990*, or which is included in the Heritage List under clause 7.1, and the effect of the proposal on the character or appearance of a heritage area;
  - (i) the compatibility of a use or development with its setting;
  - (j) any social issues that have an effect on the amenity of the locality;
  - (k) the cultural significance of any place or area affected by the development;
  - (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;

- (m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;
- (n) the preservation of the amenity of the locality;
- (o) the relationship of the proposed development on adjoining land or on other land in the locality including but not limited to, the likely effect of height, bulk, scale, orientation and appearance of the proposal;
- (p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;
- (q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
- (r) whether public utility services are available and adequate for the proposal;
- (s) whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
- (t) whether adequate provision has been made for access by disabled persons;
- (u) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
- (v) whether the proposal is likely to cause soil erosion or land degradation;
- (w) the potential loss of any community service or benefit resulting from the planning approval;
- (x) any relevant submissions received on the application;
- (y) any comments or submissions received from any authority consulted under clause 10.1.1;
- (z) any other planning consideration the local government considers relevant.

### **10.3 DETERMINATION OF APPLICATIONS**

In determining an application for planning approval the local government may:

- (a) grant its approval with or without conditions; or
- (b) refuse to grant its approval.

### **10.4 FORM AND DATE OF DETERMINATION**

10.4.1 As soon as practicable after making a determination in relation to the application, the local government is to convey its determination to the applicant in the form prescribed in Schedule 9 and the date of the determination is to be the date given in the notice of the local government's determination.

10.4.2 Where the local government refuses an application for planning approval the local government is to give reasons for its refusal.

### **10.5 TERM OF PLANNING APPROVAL**

10.5.1 Where the local government grants planning approval for the development of land:

- (a) the development approved is to be substantially commenced within 2 years, or such other period as specified in the approval, after the date of the determination; and

- (b) the approval lapses if the development has not substantially commenced before the expiration of that period.

10.5.2 A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1.

## **10.6 TEMPORARY PLANNING APPROVAL**

Where the local government grants planning approval, the local government may impose conditions limiting the period of time for which the approval is granted.

*Note: A temporary planning approval is where the local government grants approval for a limited period, for example, where the land may be required for some other purpose in the future, and is different to the term of the planning approval which is the period within which the development must commence.*

## **10.7 SCOPE OF PLANNING APPROVAL**

Planning approval may be granted:

- (a) for the use or development which the approval is sought;
- (b) for that use or development, except for a specified part or aspect of that use or development; or
- (c) for a specified part or aspect of that use or development.

## **10.8 APPROVAL SUBJECT TO LATER APPROVAL DETAILS**

10.8.1 Where an application is for development that includes the carrying out of any building works, the local government may grant approval subject to matters requiring the subsequent planning approval of the local government. These matters may include the siting, design, external appearance of the buildings, means of access, landscaping and such other matters as the local government thinks fit.

10.8.2 In respect of an approval requiring subsequent planning approval, the local government may require such further details as it thinks fit prior to considering the application.

10.8.3 Where the local government has granted approval subject to matters requiring the later planning approval of the local government, an application for approval of those matters must be made not later than 2 years after the date of the determination of the first approval, or such other period as is specified in the approval.

## **10.9 DEEMED REFUSAL**

10.9.1 Subject to clause 10.9.2, an application for planning approval is deemed to have been refused if a determination in respect of that application is not conveyed to the applicant by the local government within 60 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.

10.9.2 An application for planning approval which is the subject of a notice under clause 9.4 is deemed to be refused where a determination in respect of that application is not conveyed to the applicant by the local government within 90 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.

10.9.3 Despite an application for planning approval being deemed to have been refused, the local government may issue a determination in respect of the application at any time after the expiry of the period specified in clause 10.9.1 or 10.9.2, as the case requires, and that determination is as valid and effective from the date of determination as if it had been made before the period expired.

**10.10 APPEALS**

An applicant aggrieved by a determination of the local government in respect of the exercise of a discretionary power under the Scheme may apply to review that determination under Part 14 of the *Planning and Development Act 2005*.



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## **PART 11 : ENFORCEMENT AND ADMINISTRATION**

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### **11.1 POWERS OF THE LOCAL GOVERNMENT**

11.1.1 The local government in implementing the Scheme has the power to:

- (a) enter into an agreement with any owner, occupier or other person having an interest in land affected by the provisions of the Scheme in respect of any matter pertaining to the Scheme;
- (b) acquire any land or buildings within the Scheme Area under the provisions of the Scheme or the *Planning and Development Act 2005*; and
- (c) deal with or dispose of any land which it has acquired under the provisions of the Scheme or the *Planning and Development Act 2005* in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

11.1.2 An employee of the local government authorized by the local government may, at all reasonable times and with such assistance as may be required, enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed.

### **11.2 REMOVAL AND REPAIR OF EXISTING ADVERTISEMENTS**

11.2.1 Where an existing advertisement at, or at any time after, the coming into force of the Scheme, is, in the opinion of the local government, in conflict with the amenity of the locality, the local government may by written notice (giving clear reasons) require the advertiser to remove, relocate, repair, adapt or otherwise modify the advertisement.

11.2.2 Where, in the opinion of the local government, an advertisement has deteriorated to a point where it is in conflict with the aims of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, the local government may by written notice require the advertiser to:

- (a) repair, repaint or otherwise restore the advertisement to a standard specified by the local government in the notice; or
- (b) remove the advertisement.

11.2.3 For the purpose of clauses 11.2.1 and 11.2.2 any notice is to be served to the advertiser and is to specify:

- (a) the advertisement the subject of the notice;
- (b) full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and
- (c) the period, being not less than 60 days from the date of the local government's determination, within which the action specified is to be completed by the advertiser.

11.2.4 A person whom notice is served under this clause may make application for review under the *Planning and Development Act 2005* against the determination of the local government.

### **11.3 AMENITY CONTROL**

Where in the opinion of the local government a property is not being maintained in a clean and tidy condition or an activity is being undertaken that results in the appearance of the property having a deleterious effect on the amenity of the area in

which it is located, the local government shall require the owner or occupier to restore or upgrade the conditions of that property to a standard commensurate with those generally prevailing in the vicinity.

#### **11.4 DELEGATION OF FUNCTIONS**

- 11.4.1 The local government may, in writing and either generally or as otherwise provided by the instrument of delegation, delegate to a committee or the CEO, within the meaning of those expressions under the *Local Government Act 1995*, the exercise of any of its powers or the discharge of any of its duties under the Scheme, other than this power of delegation.
- 11.4.2 The CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under clause 11.3.1.
- 11.4.3 The exercise of the power of delegation under clause 11.3.1 requires a decision of an absolute majority as if the power had been exercised under the *Local Government Act 1995*.
- 11.4.4 Sections 5.45 and 5.46 of the *Local Government Act 1995* and the regulations referred to in section 5.46 apply to a delegation made under this clause as if the delegation were a delegation under Division 4 of Part 5 of that Act.

#### **11.3 PERSON MUST COMPLY WITH PROVISIONS OF SCHEME**

A person must not:

- (a) contravene or fail to comply with the provisions of the Scheme;
- (b) use any land or commence or continue to carry out any development within the Scheme Area:
  - (i) otherwise than in accordance with the Scheme;
  - (ii) unless all approvals required by the Scheme have been granted and issued;
  - (iii) otherwise than in accordance with any conditions imposed upon the grant and the issue of any approval required by the Scheme; and
  - (iv) otherwise than in accordance with any requirements prescribed by the Scheme or determined by the local government under the Scheme with respect to that building or that use.

*Note: Section 218 of the Planning and Development Act 2005 provides that a person who:*

- (a) contravenes or fails to comply with the provisions of a town planning scheme; or*
- (b) commences or continues to carry out any development which is required to comply with a town planning scheme otherwise than in accordance with that scheme or otherwise than in accordance with any condition imposed with respect to the development by the responsible authority pursuant to its powers under that scheme;*

*is guilty of an offence. Penalty \$50,000, and a daily penalty of \$5,000.*

#### **11.4 COMPENSATION**

- 11.6.1 A person whose land or property is injuriously affected by the making or amendment of the Scheme may make a claim for compensation under section 173 of the *Planning and Development Act 2005*:
- (a) in any case, within 6 months of the date of the publication of the notice of the approval of the Scheme or the amendment, as the case requires, in accordance with the *Town Planning Regulations 1967*; or
  - (b) where the land has been reserved for a public purpose and:

- (i) an application made under the Scheme for approval to carry out development on the land is refused; or
- (ii) an application made under the Scheme for approval to carry out development on the land is granted subject to conditions that have the effect of permitting the land to be used or developed for no purpose other than a public purpose,

not later than 6 months after the application is refused or the permission granted.

- 11.6.2 A person whose land or property is injuriously affected by the making of a Scheme may not claim for compensation for that injurious affection more than once under clause 11.5.1.

*Note: A claim for compensation under section 11(1) of the Planning and Development Act 2005 may be made in the Form No. 7 in Appendix A of the Town Planning Regulations 1967.*

## **11.5 PURCHASE OR TAKING OF LAND**

- 11.7.1 If, where compensation or injurious affection is claimed under the *Planning and Development Act 2005*, the local government elects to purchase or take the land compulsorily the local government is to give written notice of that election to the claimant within 3 months of the claim for compensation being made.

- 11.7.2 The local government may deal with or dispose of land acquired by it for the purpose of a Local Reserve upon such terms and conditions as it thinks fit but the land must be used, and preserved, for a use compatible with the purpose for which it is reserved.

*Note: Sections 190 and 191 of the Planning and Development Act 2005 empowers the local government to purchase or compulsorily acquire land comprised in a scheme.*

## **11.6 NOTICE FOR REMOVAL OF CERTAIN BUILDINGS**

- 11.8.1 Under section 214 of the *Planning and Development Act 2005*, 28 days written notice is prescribed as the notice to be given for the removal of a building or other work referred to in that subsection.

- 11.8.2 The local government may recover expenses under section 214 of the *Planning and Development Act 2005* in a court of competent jurisdiction.

## SCHEDULES

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Schedule 1	Dictionary of defined words and expressions: <ul style="list-style-type: none"><li>□ General Definitions</li><li>□ Land Use Definitions</li></ul>
Schedule 2	Additional Uses
Schedule 3	Restricted Uses
Schedule 4	Special Use Zones
Schedule 5	Exempted Advertisements
Schedule 6	Form of Application for Planning Approval
Schedule 7	Additional Information For Advertisements
Schedule 8	Notice of Public Advertisement of Planning Proposal
Schedule 9	Notice of Determination on Application for Planning Approval
Schedule 10	Environmental Conditions
Schedule 11	Requirements for the Zoning or Subdivision of “Rural Residential” land.
Schedule 12	Rural Residential Zones
Schedule 13	Standards for Car Parking Spaces
Schedule 14	Requirements for the Zoning of Land to “Bushland Protection”
Schedule 15	Heritage List

*Note: Schedule 10 may not apply to the Scheme*

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**SCHEDULE 1 :     DICTIONARY OF DEFINED WORDS AND EXPRESSIONS**

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[Clause 1.7]

**GENERAL DEFINITIONS :**

In the Scheme –

**Advertisement:** means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising;

**Amenity:** means all those factors which combine to form the character of an area and include the present and likely future amenity;

**Amusement Machine:** means a machine, device or games table, mechanically or electronically powered, that releases or makes available balls, discs or other items for projection in or on the machine by the use of springs, flippers, paddles or cues, or electronic devices which are controlled or partly controlled by computer associated with electronic screen(s) operated by one or more players for amusement or recreation;

**Ancillary Use:** means a use which is incidental to the predominant use of land and buildings;

**Building Envelope:** means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained;

**Bushland:** means land on which there is vegetation which is either a remainder of the natural vegetation of the land and or, if altered, is still representative of the structure and floristics of the natural vegetation, and provides the necessary habitat for fauna;

**Caravan:** means a vehicle as defined under the *Road Traffic Act 1974 (as amended)* maintained in condition suitable for licence under that Act all times and being designed or fitted or capable of use as a habitation or for dwelling or sleeping purposes;

**Commercial Vehicle:** means a vehicle whether licensed or not and which is used in conjunction with a trade or profession and shall include trailers, tractors and their attachments, buses and earthmoving machines whether self-propelled or not but shall not include a passenger car derivative as defined by the *Vehicle Sales Regulations 1976 (as amended)*, a van, utility or light truck which is rated by the manufacturer as being suitable to carry loads of up to 1.5 tonnes;

**Conservation:** has the same meaning as in the *Heritage of Western Australia Act 1990*;

**Cultural heritage significance:** has the same meaning as in the *Heritage of Western Australia Act 1990*;

**Development:** shall have the same meaning given it in and for the purposes of the *Planning and Development Act 2005*;

**Dwelling:** has the same meaning given to it in the *Residential Design Codes*;

**Environmental Harm:** means the direct or indirect alteration of the environment, or any aspect of the environment, to its detriment or degradation;

**Facade:** means the exposed faces of a building towards roads or open space or the frontal outward appearance of the building;

**Floor Area:** has the same meaning as in the *Building Code of Australia 1996* published by the Australian Building Codes Board;

**Frontage:** when used in relation to a building that is used for —

- (a) residential purposes, has the same meaning as in the Residential Design Codes; and
- (b) purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces;

**Gazettal date:** in relation to a Scheme, means the date on which the Scheme is published in the *Gazette* under section 87(3) of the *Planning and Development Act 2005*;

**Gross Leasable Area:** means, in relation to a building, the area of all floors capable of being occupied by a tenant for his exclusive use, which area is measured from the centre lines of joint partitions or walls and from the outside faces of external walls or the building alignment, including shop fronts, basements, mezzanines and storage areas;

**Height:** when used in relation to a building that is used for —

- (a) residential purposes, has the same meaning as in the Residential Design Codes; or
- (b) purposes other than residential purposes, means the maximum vertical distance between the ground level and the finished roof height directly above;

**Incidental Use:** means the use of premises which is ancillary and subordinate to the predominant or primary use;

**local government:** means the local government of Northampton;

**Local Planning Strategy:** means the Local Planning Strategy in respect of the Scheme, as endorsed by the Commission under regulation 12B of the *Town Planning Regulations 1967* and amended from time to time;

**Lot:** has the same meaning as in the *Planning and Development Act 2005*, but does not include a strata or survey strata lot;

**Minerals:** has the same meaning as in the *Mining Act 1978*;

**Net lettable area (nla):** means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas —

- (a) all stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;
- (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- (d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building;

**Non-conforming Use:** has the same meaning as it has in Section 172 of the *Planning and Development Act 2005*;

**Owner:** in relation to any land, includes the Crown and every person who jointly or severally whether at law or in equity —

- (a) is entitled to the land for an estate in fee simple in possession;
- (b) is a person to whom the Crown has lawfully contracted to grant the fee simple of that land;
- (c) is a lessor or licensee from the Crown; or
- (d) is entitled to receive or is in receipt of, or if the land were let to a tenant, would be entitled to receive, the rents and profits from the land, whether as beneficial owner, trustee, mortgagee in possession or otherwise;

**Park Home:** means a movable dwelling, not being a vehicle as defined under the *Road Traffic Act 1974 (as amended)*, but constructed and maintained on its own chassis and wheels and capable of mobility at all times although stabilised by jacks and provided with skirtings and so designed and constructed as to permit independent occupancy for dwelling purposes;

**Place:** in Part 7 (Heritage Protection) has the same meaning as it has in the *Heritage of Western Australia Act 1990*.

**Planning and Development Act:** means the *Planning and Development Act 2005*;

**Plot Ratio:** shall have the same meaning given to the term in the *Building Code of Australia* except for residential dwellings where the term shall have the same meaning given to it in the *Residential Design Codes*;

**Potable Water:** means water in which levels of physical, chemical and bacteriological constituents do not exceed the maximum permissible levels set out in 'International Standards for Drinking Water' published by the World Health Organisation (1971);

**Precinct:** means a definable area where particular planning policies, guidelines or standards apply;

**Predominant use:** means the primary use of premises to which all other uses carried out on the premises are subordinate, incidental or ancillary;

**Premises:** means land or buildings;

**Reflective Material:** has the following meaning:

- a) low reflective building material means any building materials that have a solar radiation or reflective value of 50% or less; and
- b) high reflective building material means any building materials that have a solar radiation or reflective value greater than 50%;

**Residential Design Codes:** means the Residential Design Codes in Appendix 2 to the Western Australian Planning Commission Statement of Planning Policy No. 1, as amended from time to time;

**Retail:** means the sale or hire of goods or services to the public;

**Substantially commenced:** means that work or development the subject of planning approval has been begun by the performance of some substantial part of that work or development;

**Transportable, Prefabricated or Relocated Building:** means any building, whether or not designed for human habitation or use, and:

- (a) is a new building designed to be transported as a whole building or in parts; or
- (b) most or all of the components of the building are prefabricated off site for assembly on site; or
- (c) is a previously used building which is to be disassembled and/or removed from one location to be assembled and/or affixed in another location;

**Wholesale:** means the sale of goods or materials to be sold by others;

**Zone:** means a portion of the Scheme Area shown on the map by distinctive colouring, patterns, symbols, hatching or edging for the purpose of indicating the restrictions imposed by the Scheme on the use and development of land, but does not include a reserve or special control area;

## LAND USE DEFINITIONS :

**Aged and Dependent Person's Dwellings:** has the same meaning given to it in the *Residential Design Codes*;

**Agriculture – extensive:** means premises used for the raising of stock or crops but does not include agriculture – intensive or animal husbandry – intensive;

**Agriculture – intensive:** means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following —

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
- (d) aquaculture;

**Agroforestry:** means land used commercially for tree production and agriculture where trees are planted in blocks of more than one hectare;

**Amusement Facility:** means any land or buildings, open to the public, used for not more than two amusement machines where such use is incidental to the predominant use;

**Amusement Parlour:** means any land or building, open to the public, where the predominant use is amusement by amusement machines, and where there are more than two amusement machines operating within the premises;

**Animal establishment:** means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre;

**Animal husbandry – intensive:** means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots;

**Bed and Breakfast:** means a portion of a dwelling in which provision is made for short term occupation by no more than four (4) persons exclusive of family members of the keeper thereof, for hire or reward;



**Betting Agency:** means a building operated in accordance with the *Totalisator Agency Board Betting Act 1960* (as amended);

**Builder's Storage Yard:** means any land or buildings used for the storage of building material, pipes, or other similar items related to any trade; and may include manufacture, assembly and dismantling processes incidental to the predominant use;

**Cabin:** means an individual self-contained unit similar to a chalet but may lack ensuite facilities and may comprise only one room and is designed for short-stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12-month period;

**Caravan park** has the same meaning as in the *Caravan Parks and Camping Grounds Act 1995*;

**Caretaker's Dwelling:** means a building used as a residence by the proprietor or manager having the care of the building, plant, equipment or grounds associated with an industry or business, carried on upon the same site;

**Car Park:** means any land or buildings used primarily for parking private cars or taxis whether open to the public or not, and whether for reward or not, but does not include any part of a public road used for parking or for a taxi rank, or any land or buildings in which cars are displayed for sale;

**Chalet :** means an individual self-contained unit usually comprising cooking facilities, ensuite, living area and one or more bedrooms designed to accommodate short-stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12-month period;

**Child Care Premises:** means any land or buildings used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations (as amended);

**Cinema/Theatre:** means any land or building where the public may view a motion picture or theatrical production;

**Civic Use:** means land or buildings used by a Government Department, an instrumentality of the Crown, or the Council, for administrative, recreational or other purpose;

**Club Premises:** means any land or buildings used or designed for use by a legally constituted club or association or other body of persons united by a common interest whether such building or premises be licensed under the provisions of the *Liquor Licensing Act, 1988* (as amended) or not and which building or premises are not otherwise classified under the provisions of the Scheme;

**Community Purpose:** means those uses, in a particular locality, which provide services or facilities, such as health or social services or meeting facilities, to those who live or work in that locality;

**Community Services Depot:** means land and buildings used for the garaging of vehicles and equipment used to provide a community service such as a fire brigade, ambulance and the like and includes all related services thereto;

**Consulting Rooms:** means a building (other than a hospital or medical centre) used by no more than two practitioners who are legally qualified medical practitioners or dentists, physiotherapists, occupational therapists, chiropractors, podiatrists, and persons ordinarily associated with a practitioner, in the prevention or treatment of physical or mental injuries or ailments, and the two practitioners may be of the one profession or any combination of professions or practices;

**Convenience Store:** means any land and/or buildings used for the retail sale of convenience goods being those goods commonly sold in delicatessens and newsagents but does not include the sale of petrol and operated during hours which include but which may extend beyond normal trading hours and providing associated parking. The buildings associated with a convenience store shall not exceed 300 m<sup>2</sup> gross leasable area;

**Corrective institution:** means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;

**Cultural Use:** means any use aimed at the improvement or refinement of people by entertainment and/or education;

**Display Home Centre:** means a group of two or more dwellings which are intended to be open for public inspection;

**Dry Cleaning Premises:** means any land or buildings used for the cleaning of garments and other fabrics by chemical processes;

**Eco-Tourist Facility:** means a form of tourist accommodation that is designed, constructed, operated and of a scale so as not to destroy the natural resources and qualities that attract tourists to the location. The development should utilise sustainable power, have a low energy demand through incorporation of passive solar design, provide for low water consumption, ecologically sensitive waste processing and disposal with no pollutant product;

**Educational Establishment:** means a school, college, university, technical institute, academy or other educational centre, but does not include a reformatory;

**Equestrian Centre:** means land and buildings used for a riding school and includes the stabling and exercise of horses, camels and the like including facilities for events of a competitive nature or associated tourist purposes;

**Exhibition Centre:** means premises used for the display, or display and sale of materials of an artistic, cultural or historical nature, and includes a museum or art gallery;

**Factory Unit Building:** means an industrial building or structure, or group of buildings or structures designed, used or adapted for use as two or more separately occupied production or storage areas;

**Family Day Care:** means premises used to provide family day care within the meaning of the *Community Services (Child Care) Regulations 1988*;

**Farm Stay:** means a residential building, bed and breakfast, chalet or similar accommodation unit used to accommodate short-stay guests on a farm or rural property and where occupation by any person is limited to a maximum of three months in any 12-month period, and where the number of accommodation units is limited to 6 per lot;

**Farmworker's Dwelling:** means a single house or residential building providing accommodation for workers employed for agricultural activities on that lot (including accommodation for family members involved in the operation of the agricultural enterprise);

**Fast Food Outlet:** means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a lunch bar;

**Fuel Depot:** means any land or buildings used for the storage and sale in bulk of solid or liquid gaseous fuel, but does not include a service station and specifically excludes the sale by retail into the final user's vehicle of such fuel from the premises;

**Funeral Parlour:** means any land or buildings occupied by an undertaker where bodies are stored and prepared for burial or cremation;

**Garden Centre:** means any land or buildings used for the sale and display of garden products, including garden ornaments, plants, seeds, motorised domestic garden implements and the display but not manufacture of pre-fabricated garden buildings;

**Grouped Dwelling:** has the same meaning given to it in the *Residential Design Codes*;

**Guesthouse:** means integrated premises for short-stay guests comprising serviced accommodation units and on-site tourism facilities such as reception, centralised dining, and management, and where occupation by any person is limited to a maximum of three months in any 12 month period;

**Hire Service:** means land and buildings used for the storage and hire of machinery and other bulky equipment;

**Holiday Home:** means one or more residential buildings used to provide accommodation for short-stay guests and where occupation by any person is limited to a maximum of three months of any 12-month period and excludes those uses more specifically defined elsewhere;

**Home Business:** means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which:

- (a) does not employ more than 2 people not members of the occupier's household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 50m<sup>2</sup>;
- (d) does not involve the retail sale, display or hire of goods of any nature;
- (e) does not involve the use of an essential service of greater capacity than normally required in the zone; and
- (f) in relation to vehicles and parking:
  - (i) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
  - (ii) does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight;

**Home Business – Hire:** means a business, service or profession involved in hiring goods carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which:

- (a) does not employ more than two people not members of the occupier's household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 50m<sup>2</sup> (inclusive of any administrative areas of the business within the dwelling);
- (d) does not involve the retail sale or display of goods of any nature;
- (e) does not involve the use of an essential service of greater capacity than normally required in the zone; and
- (f) in relation to vehicles and parking:
  - (i) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood;
  - (ii) does not involve the presence, use or calling of a vehicle or vessel more than 3.5 tonnes tare weight or in excess of 8 metres in length; and

- (iii) provides an area behind the street setback line for the storage of vehicles or vessels associated with the business that is fully screened from view from the primary or secondary street;

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

- a) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interferences, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding or the land on which the business is conducted;
- b) does not entail employment of any person not a member of the occupier's family;
- c) does not occupy an area greater than 20m<sup>2</sup>;
- d) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located.
- e) does not display a sign exceeding 0.2m<sup>2</sup> in area;
- f) in the opinion of the Council it is compatible with the principal uses to which land in the zone in which it is located may be put, and will not generate a volume of traffic that would prejudice the amenity of the area or require a greater number of parking facilities than normally reserved for a single dwelling;
- g) does not entail the presence, parking, garaging, use or calling of a vehicle of more than 2 tonnes tare weight; and
- h) entails the conduct of a business, office or workshop only, and does not entail the retail sale of goods of any nature so as to conflict with part f) above;

**Home office:** means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not —

- (a) entail clients or customers travelling to and from the dwelling;
- (b) involve any advertising signs on the premises; or
- (c) require any external change to the appearance of the dwelling;

**Home store:** means any shop with a net lettable area not exceeding 100 square metres attached to a dwelling and which is operated by a person resident in the dwelling;

**Hospital:** means a building in which persons are received and lodged for medical treatment or care and includes a maternity hospital;

**Hotel:** means any land or buildings providing accommodation for the public the subject of a hotel licence granted under the provisions of the *Liquor Licensing Act 1988 (as amended)* and may include a betting agency operated in accordance with the *Totalisator Agency Betting Board Act 1960 (as amended)*, but does not include a motel, tavern or boarding house;

**Industry:** means the carrying out of any process in the course of trade or business for gain, for and incidental to one or more of the following:

- a) the winning, processing or treatment of minerals; or
- b) the making, altering, repairing, or ornamentation, painting, finishing, cleaning, packing or canning or adapting for sale, or the breaking up or demolition of any article or part of an article;
- c) the generation of electricity or the production of gas; or
- d) the manufacture of edible goods for human or animal consumption;

and includes, when carried out on land upon which the process is carried out and in connection with that process, the storage of goods, any work of administration or accounting, or the wholesaling of or the incidental sale of goods resulting from the process, and the use of land for the amenity of persons engaged in the process; but does not include;

- (i) the carrying out of agriculture,
- (ii) on-site work on buildings or land; or
- (iii) in the case of edible goods the preparation of food for retail sale from the premises;

**Industry – Cottage:** means a business or trade industry which produces goods which cannot be carried out under the provisions relating to a “home occupation” and which, in the opinion of Council:

- a) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection, due to the emission of light, noise, vibration, steam, soot, ash, dust, grit, oil, liquid wastes or waste products;
- b) where operated in a Residential Zone, does not entail the employment of any person not a member of the occupier’s family, or any person not a permanent resident on the premises;
- c) is conducted in an outbuilding which is compatible to the zone and its amenity and does not occupy an area in excess of 50m<sup>2</sup>;
- d) does not require the provision of any essential service main of a greater capacity than normally required in the zone in which it is located;
- e) does not display a sign exceeding 0.2m<sup>2</sup> in area; and
- f) does not offer or present for sale any goods or artefacts not wholly produced or provided on the premises;

**Industry – Extractive** means the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals, or similar substances from the land and also the storage, treatment or manufacture of products from those materials on the land from which those materials are extracted or on land adjacent thereto;

**Industry – General:** means an industry other than a cottage, extractive, hazardous, light, noxious, rural or service industry;

**Industry – Hazardous:** means an industry which, when in operation and when all measures proposed to minimise its impact on the locality have been employed (including measures to isolate the industry from existing or likely future development on other land in the locality), would pose a significant risk in relation to the locality, to human health, life or property, or to the biophysical environment such as oil refineries and chemical production plants;

**Industry – Light:** means an industry:

- a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products, and
- b) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services;

**Industry – Mining:** means land used commercially to extract minerals from the land;

**Industry – Noxious:** means an industry which is subject to licensing as “Prescribed Premises” under the *Environmental Protection Act 1986 (as amended)*;

**Industry – Rural:** means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality;

**Industry – Service:** means a light industry carried out on land or in buildings which may have a retail shop front and from which goods manufactured on the premises may be sold; or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced;

**Lodging House:** means a residence or building in which provision is made for boarding or lodging of more than four (4) persons for holiday accommodation purposes, exclusive of family members of the keeper thereof, for reward but does not include motel, boarding school or building containing flats;

**Lunch Bar:** means premises or part of a premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas;

**Marine Filling Station:** means any land or buildings used for the storage and supply of liquid fuels and lubricants for marine craft, but in which no industry is carried on; but does not include a service station;

**Market:** means any land or buildings used for a fair, a farmers' or producers' market, or a swap-meet in which the business or selling carried on or the entertainment provided is by independent operators or stallholders carrying on their business or activities independently of the market operator save for the payment where appropriate of a fee or rental;

**Medical Centre:** means a building (other than a hospital) that contains or is designed to contain facilities not only for the practitioner or practitioners mentioned under the interpretation of consulting rooms but also for ancillary services such as chemists, pathologists and radiologists;

**Motel:** means any land or buildings used or intended to be used to accommodate patrons in a manner similar to a hotel, but in which special provision is made for the accommodation of patrons with motor vehicles and to which a licence under the *Liquor Licensing Act 1988 (as amended)* has been granted;

**Motor Vehicle and Marine Sales:** means any land or buildings used for the display and sale of new or second hand motorcycles, cars, trucks, caravans and boats or any one or more of them and may include the servicing of motor vehicles sold from the site and sale of accessories and spare parts;

**Motor Vehicle Repairs:** means any land or buildings used for the mechanical repair and overhaul of motor vehicles including tyre recapping, retreading, panel beating, spray painting and chassis reshaping and includes the sale of motor vehicle accessories and spare parts;

**Motor Vehicle Wash:** means any land or buildings where vehicles are washed and cleaned by, or primarily by, mechanical means;

**Multiple Dwelling:** has the same meaning given to it in the *Residential Design Codes*;

**Nursing Home:** means any building used for the medical treatment or care of sick persons, whether resident or not, but does not include consulting rooms;

**Office:** means a building or part of a building used for the conduct of administration, the practice of a profession, the carrying on of agencies, a post office, bank, building society, insurance office, estate agency, typist and secretarial services, or services of a similar nature, and where not

conducted on the site thereof, the administration of or the accounting in connection with a commercial or industrial undertaking;

**Open Air Display:** means the use of land as a site for the display and/or sale of goods and equipment;

**Petrol Filling Station:** means any land or buildings used for the retail sale of petroleum products and motor vehicle accessories; but does not include a service station, transport depot, or panel beating, spray painting or motor vehicles repairs or wrecking;

**Produce Store:** means any land or buildings wherein fodders, fertilisers and grain are displayed and offered for sale;

**Public Amusement:** means any land or buildings used for the amusement or entertainment of the public, with or without charge;

**Public Recreation:** means land used for a public park, public gardens, foreshore reserve, playground or other grounds for recreation which are normally open to the public without charge;

**Public Utility:** means any work or undertaking constructed or maintained by a public authority or the Council as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services;

**Place of Worship:** means any land or buildings used primarily for religious activities but does not include an institution for primary, secondary, or higher education or a residential training institution;

**Radio and TV Installation:** means any land or buildings used for the transmission, relay and reception of signals and pictures, both commercial and domestic, but does not include domestic radio and television receivers;

**Reception Centre:** means any land or buildings used by parties for functions on formal or ceremonial occasions, but not for unhosted use for general entertainment purposes;

**Recreation – Private** means premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge;

**Recreation- Public:** means land used for a public park, public gardens, foreshore reserve, playground or other grounds for recreation which are normally open to the public without charge;

**Residential Building:** has the same meaning given to it in the *Residential Design Codes*;

**Restaurant:** means a building wherein food is prepared for sale and consumption on the premises and the expression shall include both a licensed or unlicensed restaurant; but does not include a kiosk or fast food outlet;

**Restricted premises** means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of

- (a) publications that are classified as restricted under the *Censorship Act 1996*;
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity;

**Retirement Village:** means a development containing permanent accommodation for aged persons only together with the necessary ancillary facilities such as dining room, library and recreation facilities;

**Roadhouse:** means land and buildings used for the predominant purpose of a service station but incidentally including a cafe, restaurant and/or shop associated with the service station;

**Rural pursuit:** means any premises used for —

- (a) the rearing or agistment of animals;
  - (b) the stabling, agistment or training of horses;
  - (c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or
  - (d) the sale of produce grown solely on the lot,
- but does not include agriculture – extensive or agriculture – intensive;

**Salvage Yard:** means any land or buildings used for the storage and sale of materials salvaged from the erection, demolition, dismantling or renovating of, or fire or flood damage to structures including (but without limiting the generality of the foregoing) buildings, machinery, vehicles and boats;

**Service station:** means premises used for —

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience retail nature; and
  - (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles,
- but does not include premises used for a transport depot, panel beating, spray painting, major repairs or wrecking;

**Serviced Apartment:** means a complex where all units or apartments provide for self-contained accommodation for short-stay guests, where integrated reception and recreation facilities may be provided, and where occupation by any person is limited to a maximum of three months in any 12-month period;

**Shop:** means any building wherein goods are kept, exposed or offered for sale by retail or hire, or within which services of a personal nature are provided (including a hairdresser, masseuse, beauty therapist or manicurist) but does not include a showroom, fast food outlet, liquor store or any other premises specifically defined elsewhere in this part;

**Showroom:** means any building or part of a building used or intended for use for the purpose of displaying or offering for sale by wholesale or retail, carpets, large electrical appliances, furniture, hardware or goods of a bulky nature but does not include the sale by retail of foodstuffs, liquor or beverages, items of clothing or apparel, magazines, videos, newspapers, books or paper products, china, glassware or domestic hardware; or items of personal adornment;

**Single Bedroom Dwelling:** has the same meaning given to it in the *Residential Design Codes*;

**Single House:** has the same meaning given to it in the *Residential Design Codes*;

**Tavern:** means any land or buildings the subject of a Tavern Licence granted under the provisions of the *Liquor Licensing Act 1988* (as amended);

**Telecommunications Infrastructure:** means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower,



antennae, tunnel, duct, hole, pit, or other structure used, or for use in or in connection with, a telecommunications network;

**Temporary Accommodation Camp:** means building/s or dwellings, and may include caravans and dongas, used for exclusive accommodation for staff engaged in temporary construction, mining activities or other seasonal or temporary work, and may include incidental facilities such as catering, sporting and recreational facilities for the exclusive use of the staff, and is removed upon completion of work/s, but does not include a dwelling or residential building as defined in the Residential Design Codes, a motel or hotel;

**Tourism Development:** means a building, or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three months of any 12-month period and excludes those uses more specifically defined elsewhere;

**Tourist Resort:** means integrated purpose-built luxury or experiential premises for short stay guests comprising accommodation units and on-site tourism facilities such as reception, restaurant, and leisure facilities like swimming pool, gymnasium, tennis courts, and where occupation by any person is limited to a maximum of three months in any 12-month period;

**Trade Display:** means any land and/or buildings used for the display of trade goods and equipment for the purposes of advertisement;

**Transport Depot:** means any land or buildings used for the garaging of motor vehicles used or intended to be used for carrying goods or persons for hire or reward or for any consideration, or for the transfer of goods or persons from one motor vehicle to another of such motor vehicle and includes maintenance, management and repair of the vehicles used, but not of other vehicles;

**Veterinary Centre:** means a building in which a veterinary surgeon or veterinarian treats the minor ailments of domestic animals and household pets as patients but in which animals or pets do not remain overnight, and may include a dispensary of medications incidental thereto;

**Veterinary Hospital:** means a building used in connection with the treatment of animal injuries and ailments, and includes the care and accommodation of animals during and after such treatment;

**Warehouse:** means a building wherein goods are stored and may be offered for sale by wholesale only;

**Waste Disposal Facility:** means any land or buildings used for the disposal of waste by landfill, incineration or other means and includes energy generation and resource recovery, recycling and other resource management activities;

**Waste Transfer Facility:** means any land or buildings used for the temporary collection, receipt and transfer of waste to a waste disposal facility and includes the sorting, compacting and temporary storage of recovered and recycled waste for transfer to a waste disposal facility;

**Wayside Stall:** means a building situated on private land which offers for sale to the general public, rural produce or any commodity which is produced solely on the land upon which the building is located;

**Wind Farm or Wind Energy Facility:** means premises used to generate electricity by wind force and includes any turbine, building or other structure used in, or in conjunction with, the generation of

electricity by wind force but does not include turbines used principally to supply electricity for a domestic property, rural use of the land or anemometers;

**Winery:** means premises used for the production of viticultural produce and may include sale of the produce;

**SCHEDULE 2 : ADDITIONAL USES**

[Clause. 4.5]

No	Description of Land	Additional Use	Conditions
AU 1	Lot 1, Cnr Grey Street and Auger Street	Convenience Store	<p>1. The local government encourages the re-development of the lot to provide for a Convenience Store and short term tourist accommodation</p> <p>2. The density for short term tourist only accommodation shall be as for the R60 Code provided that the local government is satisfied that:</p> <p>a) the development will include an office and residential accommodation for an on-site manager. The Manager's dwelling shall not be included in the calculation of lot density under the R60 code; and</p> <p>b) adequate facilities are provided for guests and as a minimum a swimming pool and covered BBQ area and table.</p> <p>3. On-site parking shall be required only for the accommodation units. The local government shall require a cash-in-lieu contribution for the Convenience Store for public car parks in the vicinity.</p> <p>4. A two storey building height limit shall apply to the lot except for buildings within the western half of the lot fronting Grey Street which may increase to three storeys over 50% of the frontage but only if a Convenience Store is included in the development proposal.</p>
AU 2	<p>(a) Lots 1, 3, 4, 51, 53, 54 &amp; 55 Grey Street between Coles Street and Woods Street; and</p> <p>(b) Lots 2, 3, 20, 21, 22, 33 &amp; 36 Grey Street east of Kaiber Street.</p>	Amusement Facility Fast Food Outlet Restaurant Shop	<p>1. In addition to the provisions of clause 5.13.3, the local government encourages ground floor tourist commercial activities and particularly tourist retail, tourist services, tourist entertainment, cafés, coffee shops, fast food outlets and family restaurants.</p> <p>2. The plot ratio of tourist commercial floorspace shall not be included in the calculation of short stay tourist accommodation plot ratio.</p> <p>3. On-site parking shall be required only for the accommodation units. The local government shall require a cash-in-lieu contribution for the commercial floorspace for public car parks in the vicinity.</p>
AU 3	Lot 14 Ranch Court	Bed & Breakfast Cabin Chalet Caretakers Dwelling	As determined by the local government in accordance with the requirements of the Scheme.

**SCHEDULE 3 : RESTRICTED USES**

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[Clause. 4.6]

<b>No.</b>	<b>Description of Land</b>	<b>Restricted Use</b>	<b>Conditions</b>

**SCHEDULE 4 : SPECIAL USE ZONES**

[Clause. 4.7]

No.	Description of Land	Special Use	Conditions
SU 1	Lot 13 Clotworthy Street, Kalbarri.	<ul style="list-style-type: none"> <li>• Roadhouse</li> <li>• Shop</li> <li>• Office</li> <li>• Caretaker's Dwelling</li> </ul>	<p><u>Objective</u> To permit use of the land that provides facilities to support and promote tourism in association with the roadhouse facility.</p> <p>(1) The Caretaker's Dwelling approval is restricted to the upper storey of the service station building.</p> <p>(2) All development shall comply with the requirements of the Scheme.</p>
SU 2	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri.	<p>The following uses are Permitted "P" as defined within Clause 4.3.2:</p> <ul style="list-style-type: none"> <li>• Equestrian Centre</li> <li>• Caretaker's Dwelling</li> <li>• Staff Accommodation</li> <li>• Car Park</li> </ul> <p>The following uses require the discretionary consent of Council as "D" uses as defined within Clause 4.3.2 and may only be approved by Council if they are, in the opinion of Council, incidental to the use of the property as an Equestrian Centre:</p> <ul style="list-style-type: none"> <li>• Shop</li> <li>• Recreation Facilities</li> </ul>	<p><u>Objective</u> To permit the development of an equestrian centre for the stabling and agistment of horses for hiring to the general public and development of associated tourist accommodation and recreation facilities.</p> <p><u>Subdivision</u> 1) Subdivision shall be generally in accordance with the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.</p> <p><u>Building</u> 2) All building on the lot shall be erected within the building envelope defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.</p>

No.	Description of Land	Special Use	Conditions
SU 2	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri. (Cont'd)	<ul style="list-style-type: none"> <li>• Open Air Display</li> <li>• Holiday Accommodation</li> <li>• Restaurant</li> <li>• Kiosk</li> <li>• Any other uses determined by Council to be incidental to the use of the property as an Equestrian Centre</li> </ul> <p>The following uses require the discretionary approval of Council as "A" uses as defined within Clause 4.3.2, and may only be approved by Council if they are, in the opinion of Council, incidental to the use of the property as an Equestrian Centre:</p> <ul style="list-style-type: none"> <li>• Motel</li> </ul>	<p>3) The building envelope shall not exceed 8,000m<sup>2</sup> in area.</p> <p>4) Notwithstanding (2), Council may permit a variation to the location of the defined building envelope on the lot if it is shown to the satisfaction of Council that the proposed location of the building envelope will not be detrimental to the landscape or environment and satisfies the minimum setbacks:</p> <ul style="list-style-type: none"> <li>- Front Boundary 30 metres</li> <li>- Rear Boundary 20 metres</li> <li>- Side Boundaries 15 metres</li> </ul> <p>(5) Notwithstanding (2), Council may permit the construction of stables outside the defined building envelope on the lot if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the Zone or neighbouring properties.</p> <p>(6) No stable is permitted within 15 metres of a habitable building on the lot.</p> <p>(7) All buildings (including stables) shall be sympathetic to existing landscape elements, namely landform and vegetation, in terms of their design, building height, materials and cladding colours.</p> <p>(8) All buildings shall be constructed utilising roof and external wall materials comprising natural earth or green vegetation colours.</p>

No.	Description of Land	Special Use	Conditions
SU 2.	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri. (Cont'd)		<p>(9) The use of zincalume, galvanised iron and other coloured (including white or off-white) roof and wall materials which, in the opinion of Council, prejudice the landscape amenity of the adjacent Kalbarri National Park and surrounding area, are not permitted.</p> <p>(10) All stormwater and runoff shall be disposed of within each lot and shall not be directed into the Landscape Protection Area.</p> <p>(11) No building shall exceed two storeys in height.</p> <p><u>Stock Control</u></p> <p>(12) No more than 45 horses shall be kept and/or agisted on the lot.</p> <p>(13) Notwithstanding (12), Council may reduce or vary the limit on stocking or place any other conditions in the light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the amenity of the Zone or neighbouring properties.</p> <p><u>Vegetation Protection</u></p> <p>(14) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to construct 'rural style' perimeter fencing (seven line ringlock and single strand top wire with posts at appropriate separations) for the lot.</p>

No.	Description of Land	Special Use	Conditions
SU 2	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri. (Cont'd)		<p><u>Servicing</u></p> <p>(15) Council shall require that the subdivider ensure prospective purchasers are advised in writing that no building intended for habitable purposes shall be constructed or approved for construction unless an approved method of on-site effluent disposal suitable for long-term usage has been incorporated into the approved plans to the satisfaction of Council in consultation with the Department of Health.</p> <p>(16) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to prepare a Fire Management Plan and undertake appropriate fire control measures within the Zone to the satisfaction of Council in consultation with the Fire and Emergency Services Authority of WA.</p> <p>(17) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to connect the lot to a potable reticulated water supply.</p> <p>(18) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to design and construct a sealed subdivisional road incorporating a suitable cul-de-sac head and drainage to the satisfaction of Council in consultation with Main Roads WA.</p>



No.	Description of Land	Special Use	Conditions
SU 2	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri. (Cont'd)		<p>(19) Upon any subdivision of Victoria Location 11493 Ajana-Kalbarri Road, Council shall require that access/egress from the Equestrian Centre is restricted to the proposed subdivisional road only and that the existing access/egress point onto the Ajana-Kalbarri Road is removed and rehabilitated to the satisfaction of Council in consultation with Main Roads WA.</p> <p><u>Surrounding Land Uses and Conflict</u></p> <p>(20) Council shall require that the subdivider ensure prospective purchasers, and successors in title, are advised in writing that special rural living, keeping of horses, equestrian centre, tourist accommodation and associated and incidental activities are undertaken within the immediate vicinity of the Zone and landowners shall ensure that land use and development is designed and conducted in such a manner so as to not create conflict with these other land uses.</p> <p>(21) Council shall require that the proprietors and/or managers of the Equestrian Centre implement an appropriate system of management strategies and controls to ensure that the activities conducted on the lot will not adversely affect the amenity of the Zone, adjacent Kalbarri National Park and surrounding area by reasons of emissions of noise, dust, odour or fly and weed infestation.</p>

No.	Description of Land	Special Use	Conditions
SU 2	Portion of Victoria Location 11493 Ajana-Kalbarri Road, Kalbarri. (Cont'd)		<p>(22) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to prepare a Management Plan for the whole of the Scheme Amendment area as defined on the Subdivision Guide Plan (Map 3) to the satisfaction of Council in consultation with the Department of Conservation and Land Management and the Department of Environment to address the possible impacts on the Kalbarri National Park, Murchison River, and designated Landscape Protection Area. The Plan shall include, but not be limited to; stormwater management, fire prevention and control, rehabilitation and revegetation, and continued monitoring of environmental values of the area.</p> <p>(23) Access/egress from any lot into the adjoining Nature Reserve or National Park is not permitted without the written authority of the Department of Conservation and Land Management.</p>
SU 3	Portion of Lot 901 George Grey Drive, Kalbarri.	<p>The following uses are Permitted "p" uses as defined within Clause 4.3.2:</p> <ul style="list-style-type: none"> <li>• Hotel</li> <li>• Motel</li> <li>• Chalet Park</li> <li>• Holiday Accommodation</li> </ul>	<ol style="list-style-type: none"> <li>1) 20% of individual sites shall be landscaped in accordance with a landscaping plan approved by Council.</li> <li>2) A two-storey height restriction and plot ratio of 0.5 apply.</li> <li>3) Variations to the above standards may apply at Council discretion.</li> </ol>

SU 3	Portion of Lot 901 George Grey Drive, Kalbarri.(cont'd)	<p>The following uses require the discretionary consent of Council as "D" uses as defined within Clause 4.3.2:</p> <ul style="list-style-type: none"> <li>• Amusement Parlour</li> <li>• Club Premises</li> <li>• Private Recreation</li> <li>• Recreational Facilities</li> <li>• Restaurant</li> </ul> <p>The following uses require the discretionary consent of Council after giving notice as "A" uses defined within Clause 4.3.2:</p> <ul style="list-style-type: none"> <li>• Micro-Brewery</li> <li>• Night Club</li> <li>• Tavern</li> </ul> <p>The following uses are not permitted, and require the discretionary consent of Council after giving notice as "A" uses defined within Clause 4.3.2:</p> <ul style="list-style-type: none"> <li>• Office</li> <li>• Shop</li> <li>• Other uses incidental to the predominant use of the land as determined by the local government.</li> </ul> <p>The following uses are not permitted:</p> <ul style="list-style-type: none"> <li>• Residential Use</li> <li>• Camping Area</li> <li>• Caravan Park</li> </ul>	<p>4) Prior to any planning approval for a micro-brewery being granted by Council, the proponent shall prepare and submit for Council's consideration a site plan and a management plan demonstrating that the proposed use will be able to operate without unacceptable impacts on the residential amenity of existing or future adjacent residential properties. These plans shall address landscaping, car parking and vehicular access, visual amenity, relationship to adjacent uses, noise, odours, hours of operation and any other matter required to be addressed by Council. Council may impose conditions on any planning approval for a micro-brewery to ensure that any of the issues addressed by the site plan and management plan are to Council's satisfaction. Car parking provision, setbacks and landscaping shall be as determined by Council.</p> <p>5) All development shall be connected to reticulated sewer.</p> <p>6) No direct vehicular access from the site to George Grey Drive shall be allowed.</p>
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No.	Description of Land	Special Use	Conditions
SU 4	Lot 856 (Reserve 41755) Harvey Place, Kalbarri.	<ul style="list-style-type: none"> <li>Church</li> </ul>	As determined by Council in consultation with the Department for Planning & Infrastructure
SU 5	Lots 12569 & 12570 (Reserve 45881) Ajana-Kalbarri Road, Kalbarri.	Aerial Landing Ground and associated facilities	As determined by Council in accordance with the Scheme.
SU 6	Lot 834 Porter Street, Kalbarri.	<ul style="list-style-type: none"> <li>Church</li> <li>Caretaker's Dwelling</li> </ul>	<ol style="list-style-type: none"> <li>1) The Caretaker's Dwelling approval is restricted for the use of the Minister/Parson or Authorised Representatives of the Church.</li> <li>2) All development shall comply with the requirements of the Scheme as determined by Council.</li> <li>3) A 5 metre wide buffer of native vegetation shall be maintained along the Porter Street and Nanda Drive frontages of the land.</li> </ol>
SU 7	Lots 194 and 839 Clotworthy Street, Kalbarri.	<ul style="list-style-type: none"> <li>Service Industry</li> <li>Office</li> <li>Shop</li> <li>Showroom</li> </ul>	<p><u>Objective</u> To permit the use of the land for commercial/service industry purposes and encourage the development of attractive buildings and facilities.</p> <p><u>Development Standards</u></p> <ol style="list-style-type: none"> <li>1) The building surrounds and parking areas shall be landscaped in accordance with an overall landscape plan approved by Council.</li> <li>2) All building materials, finishes and colour schemes shall be to the satisfaction of Council.</li> <li>3) Access/egress to/from the lots shall be located in a position approved by Main Roads WA.</li> <li>4) Council encourages the use of a shared crossover and parking</li> </ol>

No.	Description of Land	Special Use	Conditions
			area for the whole Special Use Zone.
SU 8	Lots 317 and 318 (Reserve 32330) Hasleby Street/ Cornell Place, Kalbarri.	<ul style="list-style-type: none"> <li>Church</li> </ul>	As determined by Council in consultation with the Department of Land Administration.
SU 9	Lot 247 Flora Boulevard – tourist site under TPS 9 in Port Kalbarri Pelican Road on nth side of Jacques Boulevarde.	Tourist Development	As determined by the local government in accordance with the requirements of the Scheme.
SU 10	Lot 188 Corner of Grey Street and Porter Street.	Tavern Motel	As determined by the local government in accordance with the requirements of the Scheme.
SU 11	Lots 174, 175 & UCL, Kabech Street between Hackney Street and Glass Street.	Consulting Rooms Hospital Medical Centre Veterinary Centre	As determined by the local government in accordance with the requirements of the Scheme.
SU 12	Portion of UCL on the eastern side of Nanda Drive south of Reserve 43170 as identified on the Scheme Maps.	Retirement Village Nursing Home	As determined by the local government in accordance with the requirements of the Scheme.
SU 13	Lot 582 Red Bluff Road and Lots 830, 831 & 832 Bridgeman Road.	Cabin Caravan Park Chalet Cinema / Theatre Educational Establishment Fast Food Outlet Guesthouse Industry – Cottage Public Amusement Recreation – Private Restaurant Serviced Apartment Shop Tourist Development	As determined by the local government in accordance with the requirements of the Scheme and in particular Special Control Area 5 [clause 6.2.6].

**SCHEDULE 5 : EXEMPTED ADVERTISEMENTS**

[Clause. 8.2(f)]

<b>Land Use, Development or Activity</b>	<b>Exempted Advertisement Type and Number</b> (All non-illuminated unless otherwise stated)	<b>Maximum Area of Exempted Advertisement</b>
All types of Residential Dwellings Home Occupation	One professional name-plate as appropriate. One advertisement describing the nature of the home occupation.	0.2m <sup>2</sup>  0.2m <sup>2</sup>
Place of Worship, Club Premises, or Community Purpose.	One advertisement detailing in the function and/or the activities of the institution concerned.	0.2m <sup>2</sup>
Cinema/ Theatre advertisement	Two advertisements (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the advertisements are displayed.	Each advertisement not to exceed 5m <sup>2</sup>
Shop, Showroom, Office, Medical Centre, or Hotel.	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building.	Not Applicable
All types of Industry use classes, or Warehouse.	A maximum of 4 advertisements applied to or affixed to the walls of the building but not including advertisements which project above the eaves of the ridge of the roof of the building and excluding advertisements projecting from a building whether or not those advertisements are connected to a pole, wall or other building.  A maximum of two free-standing advertisements not exceeding 5m in height above ground level.	Total area of any such advertisements shall not exceed 15m <sup>2</sup>  Maximum permissible total area shall not exceed 10m <sup>2</sup> and individual advertisements shall not exceed 6m <sup>2</sup>
Recreation – Private, Public Recreation, or Public Amusement.	All advertisements provided that, in each case, the advertisement is not visible from outside the complex or facility	Not Applicable

	concerned, either from private land or from public places and streets.	
Council or Government land uses and activities not covered by other land uses in this schedule.	<ol style="list-style-type: none"> <li>1. Advertisements (illuminated and non-illuminated) relating to the functions of Government, a public authority or Council of a municipality excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and</li> <li>2. Advertisements (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such an advertisement has been constructed or exhibited by, or at the direction of a Government department, public authority or the local government of a municipality, and</li> <li>3. Advertisements (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within the Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</li> <li>4.</li> </ol>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
All land uses.	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	Not Applicable
All buildings other than residential dwellings	One advertisement, containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m <sup>2</sup>
<p>Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows:</p> <p>Single Houses and Grouped Dwellings</p> <p>Multiple Dwellings, Shop, Showroom, Office, Medical Centre, Hotel, Warehouse or</p>	<p>One advertisement per street frontage containing details of the project and the contractors undertaking the construction work.</p> <p>One advertisement as above</p>	<p>2m<sup>2</sup></p> <p>5m<sup>2</sup></p>

<p>all types of Industry use classes where all of the buildings are a maximum of three storeys in height.</p> <p>Multiple Dwellings, Shop, Showroom, Office, Medical Centre, Hotel, Warehouse or all types of Industry use classes where any of the buildings are in excess of three storeys in height.</p>	<p>One advertisement as above; and one additional advertisement showing the name of the project builder.</p>	<p>5m<sup>2</sup></p>
<p>Sales of Goods or Livestock</p>	<p>One advertisement per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the advertisement is exhibited provided that the land is not normally used for that purpose.</p>	<p>2m<sup>2</sup></p>
<p>Property Transactions.</p> <p>All types of Residential Dwellings</p> <p>Multiple Dwellings, Shop, Showroom, Office, Medical Centre, Hotel, Warehouse or all types of Industry use classes where all of the buildings are a maximum of three storeys in height.</p> <p>Multiple Dwellings, Shop, Showroom, Office, Medical Centre, Hotel, Warehouse or all types of Industry use classes where any of the buildings are in excess of three storeys in height, or rural properties in excess of 5ha.</p>	<p>Advertisements displayed for the duration or a period over which property transactions are offered and negotiated as follows:</p> <p>One advertisement per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the advertisement is or the advertisements are displayed.</p> <p>One advertisement as above.</p> <p>One advertisement as above.</p>	<p>Each advertisement shall not exceed an area of 2m<sup>2</sup>.</p> <p>Each advertisement shall not exceed an area of 5m<sup>2</sup></p> <p>Each advertisement shall not exceed an area of 10m<sup>2</sup></p>



Display Home Centre	<p>Advertisements displayed for the period over which homes are on display for public inspection as follows:</p> <ol style="list-style-type: none"> <li>1. One advertisement for each dwelling on display.</li> <li>2. In addition to (i) above one advertisement for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</li> </ol>	<p>2m<sup>2</sup></p> <p>5m<sup>2</sup></p>
All buildings other than Residential Dwellings.	One portable A frame type advertisement per building.	1m <sup>2</sup> on each side.

**SCHEDULE 6 : FORM OF APPLICATION FOR PLANNING APPROVAL****FORM OF APPLICATION FOR PLANNING APPROVAL  
Shire of Northampton Local Planning Scheme No 11**

Application No: \_\_\_\_\_

(PLEASE USE BLOCK LETTERS &amp; COMPLETE ALL SHADED SECTIONS)

**OWNER DETAILS:**

Name(s): \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_. Postcode: \_\_\_\_\_

Contact Person: (CP) \_\_\_\_\_

CP Phone: \_\_\_\_\_ CP Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE: The signatures of ALL the owner(s) is required to process this application.****APPLICANT DETAILS: (if different from owner)**

Name(s): \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_. Postcode: \_\_\_\_\_

Contact Person: (CP) \_\_\_\_\_

CP Phone: \_\_\_\_\_ CP Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Copy of all correspondence to Owner as well as Applicant (X) : Yes : \_\_\_\_ No : \_\_\_\_

**NOTE: All correspondence will be sent to the Applicant unless otherwise advised.***Continued over .....*

**Application No:** \_\_\_\_\_

**PROPERTY DETAILS:**

Lot/Location No: \_\_\_\_\_ House/Street No: \_\_\_\_\_

Street Name: \_\_\_\_\_ Locality/Suburb: \_\_\_\_\_

Diagram/Plan No: \_\_\_\_\_ Volume No: \_\_\_\_\_ Folio No: \_\_\_\_\_

Lot/Location No: \_\_\_\_\_ House/Street No: \_\_\_\_\_

Street Name: \_\_\_\_\_ Locality/Suburb: \_\_\_\_\_

Diagram/Plan No: \_\_\_\_\_ Volume No: \_\_\_\_\_ Folio No: \_\_\_\_\_

**EXISTING DEVELOPMENT/LAND USE:**

Nature of any Existing Development: \_\_\_\_\_

\_\_\_\_\_

Nature of any Existing Land Use: \_\_\_\_\_

\_\_\_\_\_

**PROPOSED DEVELOPMENT/LAND USE:**

Description of Proposed Development/Land Use: \_\_\_\_\_

\_\_\_\_\_

Approximate Cost: \_\_\_\_\_

Estimated Time of Completion: \_\_\_\_\_

**REQUIRED INFORMATION & FEES:**

Please refer over for the information required to be submitted with this application and the schedule of fees. This application will not be processed without all required information including payment of the appropriate fee.

**OFFICE USE ONLY:**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Accepting Officer's Initials: \_\_\_\_\_ File Number: \_\_\_\_\_

LG Fee: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

DAP Status : Exempt \_\_\_\_\_ Optional \_\_\_\_\_ Mandatory \_\_\_\_\_

DAP Fee: \$\_\_\_\_\_ Date Paid: \_\_\_\_\_ Receipt No.: \_\_\_\_\_  
DAP Referral Date : \_\_\_\_\_

**SCHEDULE 7 : ADDITIONAL INFORMATION FOR ADVERTISEMENTS**

[Clause. 9.1.2]

**FORM OF APPLICATION FOR APPROVAL OF ADVERTISEMENT**  
**Shire of Northampton Local Planning Scheme No 11**

(TO BE COMPLETED IN ADDITION TO THE APPLICATION FOR PLANNING APPROVAL FORM)

1.	Description of property upon which advertisement is to be displayed including full details of its proposed position within that property: ..... .....
2.	Details of proposed sign: (a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other): ..... ..... (b) Height: ..... Width: ..... Depth: ..... (c) Colours to be used: ..... (d) Height above ground level — • (to top of advertisement): ..... • (to underside of advertisement): ..... (e) Materials to be used: ..... ..... Illuminated: Yes / No If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source: ..... .....
3.	Period of time for which advertisement is required: ..... .....
4.	Details of signs (if any) to be removed if this application is approved: ..... ..... ..... .....

*Note: This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above.*

Signature of advertiser(s): .....  
 (if different from land owners) .....  
 Date: .....

**SCHEDULE 8 : NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

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[Clause 9.4.4]

*Planning and Development Act 2005*

**Shire of Northampton****Notice of public advertisement of planning proposal**

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Lot No(s): \_\_\_\_\_ Street(s): \_\_\_\_\_

\_\_\_\_\_ Suburb/Locality: \_\_\_\_\_

Proposal: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Details of the proposal are available for inspection at the Local Government of Northampton office at \_\_\_\_\_. Comments on the proposal may be submitted to the Local Government of Northampton in writing on or before \_\_\_\_\_ day of \_\_\_\_\_

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

for and on behalf of the Shire of Northampton.

**SCHEDULE 9 : NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING APPROVAL**

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[Clause 10.4.1]

**Shire of Northampton  
Determination on Application for Planning Approval**

Applicant(s): \_\_\_\_\_

Owner(s): \_\_\_\_\_

Lot/Location No(s): \_\_\_\_\_

House/Street No(s): \_\_\_\_\_

Diagram/Plan No(s): \_\_\_\_\_

Title No(s) Volume/Folio: \_\_\_\_\_

Street Name(s): \_\_\_\_\_

Suburb/Locality: \_\_\_\_\_

Application date: \_\_\_\_\_ Received on: \_\_\_\_\_ Date of Determination: \_\_\_\_\_

Description of proposed development/use: \_\_\_\_\_

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The Application for Planning Approval is:

- ☐ Granted subject to the following conditions:
- ☐ Refused for the following reasons:

Conditions of Approval / Reasons for Refusal:

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*Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.*

*Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.*

*Note 3: If an applicant is aggrieved by this determination there is a right of review under Part 14 of the Planning and Development Act 2005. An application for review must be lodged within 28 days of the determination.*

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_  
for and on behalf of the Shire of Northampton.

**SCHEDULE 10 : ENVIRONMENTAL CONDITIONS**

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[Clause 5.7.]

<b>Scheme or Amendment No.</b>	<b>Gazettal Date</b>	<b>Environmental Conditions</b>



## **SCHEDULE 11 : REQUIREMENTS FOR THE ZONING OR SUBDIVISION OF “RURAL RESIDENTIAL” LAND**

When considering proposals to zone or subdivide “Rural Residential” land, the local government shall require the preparation of a structure plan in accordance with clause 5.8, which is to include:

- (a) a plan and accompanying report assessing the existence of basic raw materials in the locality and the impact of the proposal on existing and potential extractive operations in the locality;
- (b) where the land is within or adjacent to the Northampton Townsite, a report on the outcome of consultation with, and the requirements of the Department for Mines and Petroleum as to whether:
  - a geotechnical study is required to ensure that there are no hidden underground workings; and/or
  - an environmental geological study should be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode from mining activities;
- (c) the restrictions on the type and scale of any agricultural land uses or rural pursuits;
- (d) the identification of clearing, land management controls and environmental repair requirements including the retention of areas of bushland or regeneration of degraded areas;
- (e) the identification of either a building envelope, or building exclusion area, on each lot to which all development is restricted;
- (f) the restriction of development to only one dwelling per lot;
- (g) the control over the location of development (including the siting of dwellings, ancillary buildings, service roads and firebreaks) so that it does not significantly detract from any scenic landscape and/or conservation attributes;
- (h) the compliance with State and local government environmental and health standards in respect of dwellings and ancillary buildings and the associated services (ie drainage and wastewater disposal);
- (i) the disposal of stormwater on-site such that it will not drain directly into existing waterbodies or watercourses, or result in any net export of nutrients from the land to any wetland, water course or underground aquifer;
- (j) provisions for structures in high bushfire risk areas to be constructed to Australian Standard AS3959;
- (k) the road design to allow for safe access and egress in the event of an emergency; and
- (l) the preparation and implementation of a bushfire management plan; and
- (m) provisions relating to stocking rates, where livestock are proposed to be permitted as part of the use of the land.

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**SCHEDULE 12 : RURAL RESIDENTIAL ZONES**

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[Clause 5.13.7.5]

**1. Browne's Farm/Port Kalbarri Rural Residential Zone***Particulars of the Land:*

Pt Victoria Location 10791 Stiles Road and Explorer Avenue, Kalbarri.

*Special Provisions:*

- (i) Subdivision: Subdivision shall be generally in accordance with the Superlot 2 Structure Plan Port Kalbarri, as endorsed by the Commission.
- (ii) Minimum Lot Size and Reticulated Water: The minimum lot size shall be 1.0ha and reticulated water shall be provided to all lots.
- (iii) Notwithstanding anything on Table 1 – Zoning Table, no horses may be kept on any lot unless the landowner satisfies Council that they will be stabled and hand fed and that this provision warrants relaxation.
- (iv) Fencing: The minimum provisions for fencing along any boundary fronting a public street shall be unpainted post and wire, (including ringlock) and shall be of standard rural design and construction. Council may request the Commission place a condition at the time of subdivision approval requiring the subdivider to provide this fencing to a uniform standard. Fibre reinforced fencing is not permitted on any boundary.
- (v) Dwellings – Minimum Size and Materials:
  - (a) floor – no dwelling shall be constructed with an overall floor area (including walls) of less than 140m<sup>2</sup>.
  - (b) materials – all external cladding materials shall be of earthy or vegetation colours and all roofs shall be constructed in a material to the satisfaction of Council.
- (vi) Outbuildings: All outbuildings shall be constructed of external cladding materials in earthy or vegetation colours and all roofs shall be constructed in a material to the satisfaction of Council.
- (vii) Roads: All public roads, public accessways and battle-axe accessways shall be constructed to Council's specifications and satisfaction.
- (viii) Stormwater Disposal: Any stormwater runoff created by the development shall be contained and disposed of within the site to the satisfaction of Council.
- (ix) Indigenous trees, declared rare flora, scrub or other substantial vegetation may not be felled, cleared or removed without the written approval of Council except for:
  - (a) approved development and required building protection zones or hazard separation zones thereto for fire safety purposes;
  - (b) trees which are dead, diseased or dangerous;
  - (c) approved or required firebreaks, with the exception that Council may at its discretion vary the position of any firebreak to avoid destruction of any vegetation or due to the physical features of the subject land; or
  - (d) vehicular access to approved development.

- (x) Land Management: Land within the building envelope is to be managed in such a manner as to avoid the land being laid bare in vegetation resulting in loose, wind erodible conditions. Land outside the building envelopes is to be managed in such a manner that there will be no extensive clearing of the land save for vegetation that has to be removed for housing, firebreaks, outbuildings and accessway construction.
- (xi) Tree Retention: The Council may specify that groups of trees are required to retain the rural character of the locality. No person shall remove without the prior written consent of Council any of those trees.
- (xii) Effluent Disposal:
  - (a) All buildings and effluent disposal areas shall be constructed within the building envelope as defined on the approved Plan of Subdivision.
  - (b) All on-site effluent disposal systems shall be constructed so as to achieve a minimum vertical separation of 2.0 metres between the system and the highest known groundwater level.
  - (c) Notwithstanding the foregoing requirements, where the Subdivision Guide Plan defines an effluent disposal area within a building envelope, this area shall not be varied and the effluent disposal system shall be built within it.
- (xiii) Stocking Rates: Applications for keeping stock on any of the properties shall be accompanied by advice from Department of Agriculture regarding maximum acceptable stocking rates and associated land care controls.
- (xiv) Tree Planting: Council may require planting of additional trees as a condition of development approval and may request the Commission to impose a condition of subdivision approval requiring the provision of landscaping and tree planting to enhance the landscape quality of the locality. The tree species to be selected are to be endorsed by Council.
- (xv) Chlorine Buffer – Lots 288 & 291 Stiles Road: An Application for Planning Consent is required for development of a Single House, including ancillary outbuildings, on these lots. In considering any such application, Council will have regard to the chlorine buffer for the water tank on Lot 289 Stiles Road, and whether the proposed development will be appropriately located with respect to this buffer. Council may consult with the Water Corporation prior to determining any such application.

## **2. Big River Ranch Rural Residential Zone**

### *Particulars of the Land:*

Lots 1-14 Ranch Court, Kalbarri

### *Special Provisions:*

#### Uses Not Permitted

- (1) Notwithstanding anything contained within the Zoning Table, the following uses are not permitted within Special Rural Zone No 2:
  - Educational Establishment

- Equestrian Centre
- Plant Nursery
- Veterinary Consulting Rooms
- Veterinary Hospital
- Zoological Gardens

#### Subdivision

- (2) Subdivision shall be generally in accordance with the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment. Variations to the Subdivision Guide Plan may only be made subject to endorsement by Council and the Commission, and in consultation with other relevant government agencies.
- (3) The minimum lot size shall be 1.0 hectare.

#### Building

- (4) (a) All building on a lot shall be erected within the building envelope defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.
- (b) No building envelope or effluent disposal system shall be located within the Landscape Protection Area defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment.
- (c) Notwithstanding (4 a), Council may permit a variation to the location of a defined building envelope on a lot if it is shown to the satisfaction of Council that the proposed location of the building envelope will not be detrimental to the landscape or environment and satisfies the following minimum setbacks:
- Front Boundary 30 metres
  - Rear Boundary 15 metres
  - Side Boundaries 15 metres
- (d) Notwithstanding (4 a), Council may permit the construction of stables (maximum area of 24m<sup>2</sup>) outside the defined building envelope on a lot if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the Zone or neighbouring properties.
- (e) No stable is permitted within the Landscape Protection Area defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment or within 15 metres of a habitable building on a lot.
- (f) All buildings (including stables) shall be sympathetic to existing landscape elements, namely landform and vegetation, in terms of their design, building height, materials and cladding colours.
- (g) All buildings shall be constructed utilising roof and external wall materials comprising natural earth or green vegetation colours.

- (h) The use of zincalume, galvanised iron and other coloured (including white or off-white) roof and wall materials which, in the opinion of Council, prejudice the landscape amenity of the adjacent Kalbarri National Park and surrounding area, are not permitted.
- (i) All stormwater and runoff shall be disposed of within each lot and shall not be directed into the Landscape Protection Area.
- (j) No building shall exceed two (2) storeys in height.

#### Stock Control

- (5) (a) No more than two (2) horses shall be kept and/or agisted on a lot.
- (b) Notwithstanding (5 a), Council may reduce or vary the limit on stocking or place any other conditions in the light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the amenity of the Zone or neighbouring properties.

#### Vegetation Protection

- (6) All remnant vegetation (excluding areas required for fire control, driveway access and servicing) within the Landscape Protection Area defined on the Subdivision Guide Plan (Map 3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment shall be protected from the horses by means of fencing to the satisfaction of Council.
- (7) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to construct 'rural style' perimeter fencing (seven line ringlock and single strand top wire with posts at appropriate separations) for each lot.
- (8) At the time of subdivision the Council will require the subdivider to prepare and implement a revegetation plan in order to minimise visual impact and to address the potential for wind erosion on the subject land. Thereafter, the landowner(s) shall be responsible for the maintenance and, where necessary, replacement of that vegetation.

#### Servicing

- (9) Council shall require that the subdivider ensure prospective purchasers are advised in writing that no dwelling shall be constructed or approved for construction unless an approved method of on-site effluent disposal suitable for long-term usage has been incorporated into the approved plans to the satisfaction of Council in consultation with the Department of Health.

For proposed Lots 9, 10, 11, and 12 on the Subdivision Guide Plan (Map3) contained within the Amendment documents for Amendment No 37 to Town Planning Scheme No 4 upon gazettal of that Amendment (or for lots on any subsequently endorsed subdivision guide plan over the same land), the tops of the leach drains are to be installed at ground level, and houses to be sufficiently elevated to achieve gravity discharge to drains or pumps used to achieve such discharge. This requirement for proposed Lots 9, 10, 11 and 12 may be varied if it is demonstrated to the satisfaction of Council that there is sufficient depth of sand over rock to allow adequate soakage of effluent.

- (10) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to prepare a Fire Management Plan and undertake appropriate fire control measures within the Zone to the

satisfaction of Council in consultation with Fire and Emergency Services Authority of WA.

- (11) All lots created within the Zone shall connect to a potable reticulated water supply.
- (12) Council may request the Commission to impose a condition at the time of subdivision that requires the subdivider to design and construct a sealed subdivisional road incorporating a suitable cul-de-sac head and drainage to the satisfaction of Council in consultation with Main Roads WA.

#### Surrounding Land Uses and Conflict

- (13) Council shall require that the subdivider ensure prospective purchasers are advised in writing that the keeping of horses, equestrian centre, tourist accommodation and associated and incidental activities are undertaken within the immediate vicinity of the Zone and landowners shall ensure that land use and development is designed and conducted in such a manner so as to not create conflict with these other land uses.

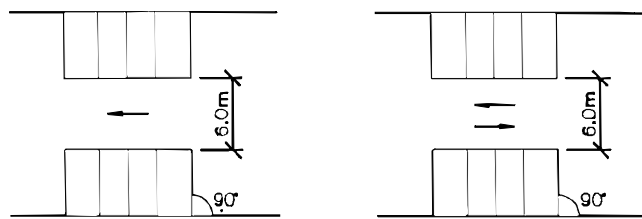
### **3. Ajana- Kalbarri Road Rural Residential Zone**

#### *Particulars of the Land:*

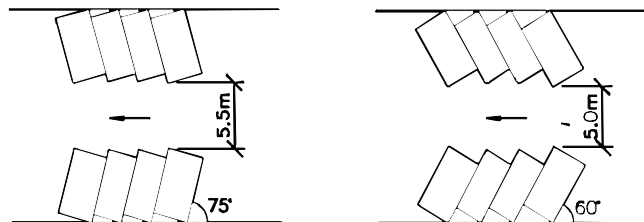
Victoria Locations 17, 18, 11673 & 11716 (portion of Reserve No 26591) Ajana-Kalbarri Road, Kalbarri.

#### *Special Provisions:*

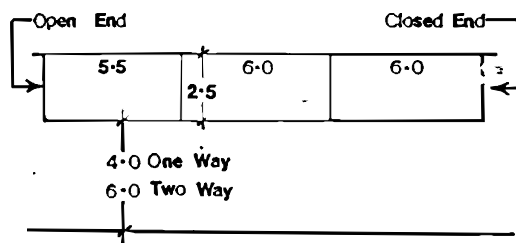
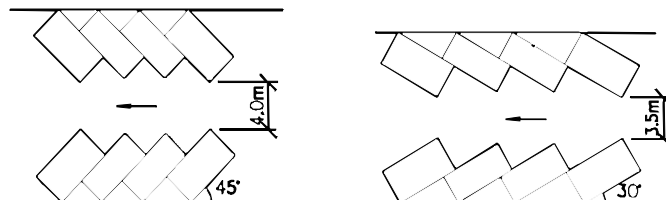
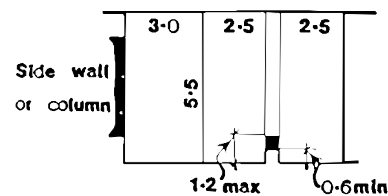
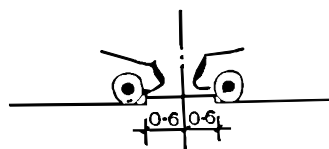
- (i) **Minimum Lot Size:** The minimum lot size shall be in accordance with the present subdivision pattern for the land.
- (ii) **Development Standards:** Site requirements shall be in accordance with Table 2 – Development Standards for the Special Rural Zone with any variation subject to Council approval.
- (iii) **No horses may be kept on any lot unless the landowner satisfies Council that they will be stabled and hand fed and that this provision warrants relaxation.**
- (iv) **Water Supply Provision:** Where reticulated water supply is not available to a lot, a dwelling shall not be permitted unless a roof catchment water supply and storage of a minimum of 92,000 litres is provided for domestic purposes is incorporated into the Application for a Building Licence.
- (v) **Stormwater Disposal:** Any stormwater runoff created by the development shall be contained and disposed of within the site to the satisfaction of Council.
- (vi) **Land Management:** All land is to be managed in such a manner as to avoid the land being laid bare in vegetation resulting in loose, wind erodible conditions. All land shall be managed in such a manner that there will be no extensive clearing of the land save for vegetation that has to be removed for building, servicing, firebreaks or accessway construction.
- (vii) **Effluent Disposal:** All on-site effluent disposal systems shall be constructed so as to achieve a minimum vertical separation of 2.0 metres between the system and the highest known groundwater level.
- (viii) **Stocking Rates:** Applications for keeping stock on any of the properties shall be accompanied by advice from the Department of Agriculture regarding maximum acceptable stocking rates and associated land care controls.

**SCHEDULE 13 : STANDARDS FOR CAR PARKING SPACES****90° Parking**

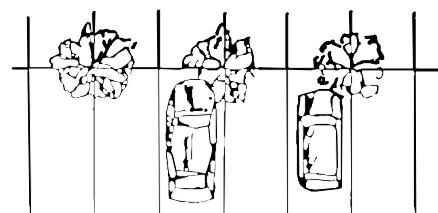
All intermediate Bays: 5.5m x 2.5m min.  
End Bays: 5.5m x 3.0m

**Angle Parking**

All intermediate Bays: 5.5m x 2.5m min.  
End Bays: 5.5m x 3.0m

**Parallel Parking****Obstructions****Wheel Stop Modifications**

Not to affect drainage

**Shade Tree Landscaping**

Kerb ring not to exceed 900mm diam.

## **SCHEDULE 14 : REQUIREMENTS FOR THE ZONING OF LAND TO “BUSHLAND PROTECTION” ZONE**

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Prior to the local government considering the inclusion of land as “Special Use - Bushland Protection”, the following needs to be provided by the proponent to the satisfaction of the local government:

- (a) A structure plan in accordance with Clause 5.8 of the Scheme, which is to be incorporated into the rezoning documentation, that meets all the following requirements in relation to lot characteristics and sizes:
- i. The proposed conservation lots are to be covered by a minimum of 85% bushland and that bushland must:
    - be identified and agreed worthy of protection in an approved strategy, catchment plan, or a specific assessment carried out by an appropriate expert on behalf of the proponent/ owner taking into consideration the Principles for Clearing Native Vegetation contained in Schedule 5 of the *Environmental Protection Act 1986*; or
    - be considered worthy of protection based on the assessment or adoption of a document or documents outlined above, by the Department of Conservation and Environment; and
    - be considered worthy of protection by the local government;
  - ii. Where the majority of the parent lot falls within 20 kilometres of the town site boundaries of Northampton, Horrocks, Port Gregory or Binu, the following minimum lot sizes will apply:
    - 1 lot per 40 ha. Where innovative cluster style survey strata subdivision is proposed; or
    - 80 ha. Where green titled subdivision is proposed;
  - iii. Where the majority of the parent lot falls outside 20 kilometres of the townsite boundaries outlined in ii, the following minimum lot sizes will apply:
    - 1 lot per 80 ha. Where innovative cluster style survey strata subdivision is proposed; or
    - 160 ha. Where green titled subdivision is proposed;
  - iv. Where a survey strata subdivision is proposed the bushland must be contained within one common lot;
  - v. The creation of only one viable agricultural lot will be supported as a result of a subdivision to create conservation lots, unless further subdivision complies with the minimum lot size requirements for agricultural lots within that locality. This agricultural lot does not need to be rezoned to ‘Bushland Protection’ and will not be considered a lot for the purpose of calculating the lot yield under ii or iii above; and
- (b) A structure plan in accordance with Clause 5.8 of the Scheme, that includes an Environmental Management Plan, which is to be incorporated into the rezoning documentation, and meets all the following requirements to protect the bushland within the proposed conservation lots by proposing:



- (i) A revegetation/ rehabilitation plan for any bushland where that vegetation has been destroyed/ degraded or generally in poor condition;
  - (ii) A fire management plan prepared in accordance with relevant state and local government fire protection policies to the satisfaction of the local government and the Fire and Emergency Services Authority. Consultation will also be required with the Department of Environment and Conservation where the subject land abuts a State Forest or National Park or other land managed by the Department of Environment and Conservation;
  - (iii) A weed and pest management plan prepared to the satisfaction of the local government;
  - (iv) Building envelopes which shall:
    - be clustered, where possible, to reduce the overall development and fire management footprint on the bushland;
    - be located so as not to have a detrimental impact on the landscape value of the locality;
    - be a maximum of 1500m<sup>2</sup> or, at the discretion of the local government, may be larger to accommodate an existing dwelling and associated outbuilding(s) or where it can be demonstrated that a larger building envelope would have no greater impact on the bushland;
    - be located in cleared areas or where this is not possible, located so as to maximise bushland preservation and ensure that there is no impact on any poorly represented vegetation and rare flora or fauna;
    - be located to ensure no adverse impact on watercourses, wetlands, estuaries or any other area or feature of environmental significance on the subject land or adjoining land;
    - minimise fragmentation and disturbance of bushland taking into account vehicle access; and
    - minimise bush fire risk and address bush fire hazard reduction requirements;
  - (v) Fencing to protect areas of bushland and/or to separate bushland and any cleared land including the building envelopes. The fencing is to be of a sufficient standard to contain any domestic pets where a lot includes cleared land;
  - (vi) Prohibition of the keeping of any livestock;
  - (vii) Demonstrating that the objectives of the zone have been satisfied; and
  - (viii) Any other matter deemed relevant by the local government.
- (c) A structure plan in accordance with Clause 5.8 of the Scheme, which is to be incorporated into the rezoning documentation, and meets all the following requirements to ensure development and use of the land is compatible with the bushland within the proposed conservation lots by proposing:
- (i) Design guidelines in relation to all buildings, structures and earthworks. The guidelines must address siting, building scale and form and colours and materials;
  - (ii) Minimum essential services of electricity, telephone and a either connection of each lot to a reticulated water supply or each lot to have an onsite potable water

- supply for domestic use and water supply for firefighting use of combined minimum capacity as determined by the local government;
- (iii) All lots having frontage to a constructed public road;
- (iv) Memorials on the titles of each conservation lot advising that the lot has been created for the purposes of conservation and that no further subdivision of the lot is permitted;
- (d) A plan and accompanying report assessing the existence of basic raw materials in the locality and the impact of the proposal on existing and potential extractive operations in the locality; and
- (e) Where the land is within or adjacent to the Northampton Townsite, a report on the outcome of consultation with, and the requirements of the Department for Mines and Petroleum as to whether:
- a geotechnical study is required to ensure that there are no hidden underground workings; and/or
  - an environmental geological study should be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode from mining activities.

**SCHEDULE 15 : HERITAGE LIST**

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No.	Place	Address	Description
K 1	Kalbarri National Park	Reserve 27004	Reserve containing natural landscape Park, flora, fauna and the river course and the rock formation
K2	Murchison House	Murchison Location 13	Stone homestead, outbuildings and graveyard
K3	Grey's Spring	Kalbarri Lions Park Walker Street	Water well

*Note: The Heritage List may also include additional places which have been included after gazettal of the Scheme by following the procedures set out in clause 7.1.4.*

## ADOPTION

Adopted by Resolution of the Council of the Shire of Northampton at the meeting of the Council held on the            day of            20    .

.....  
 SHIRE PRESIDENT DATE

.....

CHIEF EXECUTIVE OFFICER	DATE
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## FINAL APPROVAL

Adopted for final approval by Resolution of the Council of the Shire of Northampton at the meeting of the Council held on the       day of       20    , and the seal of the Municipality was pursuant to that Resolution hereunto affixed in the presence of:

.....  
 SHIRE PRESIDENT DATE

.....

CHIEF EXECUTIVE OFFICER	DATE
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Submitted and recommended for final approval by the Western Australian Planning Commission.

.....

DELEGATED UNDER s.16 OF THE PD ACT 2005	DATE
--	------

Final approval granted.

.....  
 MINISTER FOR PLANNING DATE

6.4.1	ACCOUNTS FOR PAYMENT	2
6.4.2	MONTHLY FINANCIAL STATEMENTS APRIL 2014	13

**6.4.1 ACCOUNTS FOR PAYMENT**

<b>FILE REFERENCE:</b>	<b>1.1.1</b>
<b>DATE OF REPORT:</b>	<b>11 May 2014</b>
<b>DISCLOSURE OF INTEREST:</b>	<b>Nil</b>
<b>REPORTING OFFICER:</b>	<b>Leanne Rowe/Grant Middleton</b>
<b>APPENDICES:</b>	<b>1. List of Accounts</b>

**SUMMARY**

Council to authorise the payments as presented.

**BACKGROUND:**

A list of payments submitted to Council on 23rd May 2014, for confirmation in respect of accounts already paid or for the authority to those unpaid.

**FINANCIAL & BUDGET IMPLICATIONS:**

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

**POLICY IMPLICATIONS:**

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

**VOTING REQUIREMENT:**

Absolute Majority Required:

**OFFICER RECOMMENDATION – ITEM 6.4.1**

**That Municipal Fund Cheques 20092 to 20137 inclusive, totalling \$74,481.65, Municipal EFT payments numbered EFT12265 to EFT12402 inclusive totalling \$584,279.97, Direct Debit payments GJ10-06 to GJ10-11 totalling \$4,545.76 Trust Fund Cheques 1944-1949, totalling \$6,494.89 be passed for payment and the items therein be declared authorised expenditure.**

**SHIRE OF NORTHAMPTON**  
**FINANCE REPORT – 23 MAY 2014**

<b>Chq #</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
20092	10-04-2014	PETTY CASH - NORTHAMPTON	RECOUP	152.60
20093	10-04-2014	TELSTRA	TELEPHONE CHARGES	3265.37
20094	10-04-2014	SYNERGY	ELECTRICITY CHARGES	17131.20
20095	10-04-2014	WATER CORPORATION	WATER CHARGES	11662.70
20096	10-04-2014	AUSTRALIAN TAXATION OFFICE	FEB 2014 BAS	980.00
20097	15-04-2014	NORMAN REYNOLDS	RATE REFUND	300.00
20098	16-04-2014	PETTY CASH - NCCA	NCCA RECOUP	146.45
20099	24-04-2014	PETTY CASH - KALBARRI	RECOUP	98.50
20100	29-04-2014	LANDGATE	LEASE - NCC	320.00
20101	30-04-2014	PETTY CASH - NORTHAMPTON	RECOUP	154.85
20102	01-05-2014	KALBARRI IGA	REFRESHMENTS/GOODS	34.21
20103	01-05-2014	AUSTRALIA POST	POSTAGE	272.89
20104	01-05-2014	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	250.00
20105	01-05-2014	REG BATTERSBY	CLEAR SAND & PATHWAY	680.00
20106	01-05-2014	B P ROADHOUSE NORTHAMPTON	CONCERT - ICE & PLATTERS	432.00
20107	01-05-2014	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS	448.75
20108	01-05-2014	MIDWEST CHEMICAL & PAPER	SANIFRESH BIN GRANULES	319.28
20109	01-05-2014	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	7827.61
20110	01-05-2014	COVS PARTS PTY LTD	WORKBOOTS/PARTS	466.25
20111	01-05-2014	GERALDTON MOWER & REPAIR SPECIALISTS	SERVICE STIHL QUICK START	228.25
20112	01-05-2014	KALBARRI OCCASIONAL CHILD CARE CENTRE	13/14 ANNUAL GRANT	2000.00
20113	01-05-2014	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	953.25
20114	01-05-2014	NORTHAMPTON COMMUNITY CENTRE	REIMB MAINTENANCE	2023.19
20115	01-05-2014	DEPARTMENT OF PREMIER AND CABINET	ADVERTISING	68.00
20116	01-05-2014	ONESTEEL DISTRIBUTION	POLE (BASKETBALL)	285.67
20117	01-05-2014	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	378.98

SHIRE OF NORTHAMPTON  
FINANCE REPORT – 23 MAY 2014

Chq #	Date	Name	Description	Amount
20118	01-05-2014	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	211.72
20119	01-05-2014	STEWART & HEATON CLOTHING CO PTY LTD	PPE AJANA/BINNU BFB	6353.69
20120	01-05-2014	WATER CORPORATION	WATER CHARGES	294.14
20121	13-05-2014	KALBARRI IGA	CLEANING/GOODS	17.94
20122	13-05-2014	AUSTRALIA POST	POSTAGE	164.50
20123	13-05-2014	B P ROADHOUSE NORTHAMPTON	REFRESHMENTS/FUEL	474.00
20124	13-05-2014	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	6105.04
20125	13-05-2014	COVS PARTS PTY LTD	RAGS, ARMOUR, DEGREASER	292.77
20126	13-05-2014	GARVON CONSTRUCTIONS	HOUSE REPAIR DAMAGE	1966.69
20127	13-05-2014	GERALDTON MOWER & REPAIR SPECIALISTS	STIHL 039 - SERVICE, SPARE CHAINS	341.80
20128	13-05-2014	R GREEN	BOBCAT WORKS	245.00
20129	13-05-2014	KALBARRI GAS	GAS	140.00
20130	13-05-2014	LITTLE BAY SUPER FUND	PAYROLL DEDUCTIONS	164.36
20131	13-05-2014	SANFORD VETERINARY CLINIC	STERILISATION SUBSIDY	20.00
20132	13-05-2014	SYNERGY	ELECTRICITY CHARGES	2139.10
20133	13-05-2014	STEWART & HEATON CLOTHING CO PTY LTD	PPE	476.56
20134	13-05-2014	TELSTRA	TELEPHONE CHARGES	3328.56
20135	13-05-2014	TUDOR HOUSE	BANNER	121.00
20136	13-05-2014	WRIGHT-WAY GLASS & MIRRORS	REPLACE BROKEN WINDOW (TRANSPORTABLE)	357.50
20137	13-05-2014	YOUNG MOTORS P/L	VEHICLE SERVICE	387.28
				<b><u>\$74,481.65</u></b>



SHIRE OF NORTHAMPTON  
FINANCE REPORT – 23 MAY 2014

**ELECTRONIC FUND TRANSFERS – MUNICIPAL ACCOUNT**

EFT #	Date	Name	Description	Amount
EFT12265	10-04-2014	HAYLEY BAIKIE	NCCA REIMB STAFF REG - CHILD AUSTRALIA	66.00
EFT12266	10-04-2014	CRISTINE BARTON	CLEANING	250.00
EFT12267	10-04-2014	KEVIN BROWN	TELSTRA LINE RENTAL REIMBURSEMENT	46.95
EFT12268	10-04-2014	NEIL BROADHURST	REIMB SYNERGY	714.04
EFT12269	10-04-2014	E & S KOPPENSTEINER	REIMB TELSTRA	144.00
EFT12270	10-04-2014	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13004.26
EFT12271	10-04-2014	T & J NEWMAN	CONTRACT CLEANER - KALBARRI	1082.30
EFT12272	10-04-2014	WAGNERS CFT MANUFACTURING PTY LTD	ENCAPS DISABLED FISHING JETTY	21.85
EFT12273	10-04-2014	STEVE WILLIAMS	TELSTRA LINE RENTAL REIMBURSE	73.40
EFT12274	10-04-2014	WILLIAMS & HUGHES	LEGAL - REFUSE COLLECTION CONTRACT	1584.00
EFT12275	17-04-2014	AUSTRALIAN TAXATION OFFICE	MARCH 2014 BAS	46826.00
EFT12276	24-04-2014	KEVIN BROWN	REIMB TELSTRA LINE RENTAL	46.95
EFT12277	24-04-2014	BRIAN S HUTCHINSON	REIMB TELSTRA LINE RENTAL	206.55
EFT12278	24-04-2014	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13433.46
EFT12279	24-04-2014	GRANT MIDDLETON	REIMB TELSTRA	472.16
EFT12280	24-04-2014	T & J NEWMAN	CONTRACT CLEANER - KALBARRI	1082.30
EFT12281	01-05-2014	ABROLHOS ELECTRICS	SUBMERSIBLE PUMP	2628.49
EFT12282	01-05-2014	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	BOBCAT HIRE	2832.50
EFT12283	01-05-2014	ANGIE'S CAFE	REFRESHMENTS	231.00
EFT12284	01-05-2014	ARROW BRONZE	PLAQUE	1001.22
EFT12285	01-05-2014	AUSSIE SHEDS	LIA SHED - 2ND INSTALMENT MATERIALS	100000.00
EFT12286	01-05-2014	AUSTRALIA PACIFIC VALUERS PTY LTD	VALUATION - ASSETS	2019.60
EFT12287	01-05-2014	BEAUREPAIRES	8 TRUCK & 3 GRADER TYRES	8589.88
EFT12288	01-05-2014	BLACKTOP MATERIALS ENGINEERING PTY LTD	SOIL SAMPLING	869.00

**SHIRE OF NORTHAMPTON**  
**FINANCE REPORT – 23 MAY 2014**

<b>EFT #</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
EFT12289	01-05-2014	CHAPMAN ANIMAL HOSPITAL	STERILISATION SUBSIDY	40.00
EFT12290	01-05-2014	CHEM CENTRE	WATER SAMPLE	315.70
EFT12291	01-05-2014	COASTAL PLUMBING & GAS FITTING	PLUMBING	2374.17
EFT12292	01-05-2014	BS & JA COCKRAM	RAMSHED - SLIDING DOOR	987.58
EFT12293	01-05-2014	BOC GASES AUSTRALIA LTD	INDUSTRY GASES	236.36
EFT12294	01-05-2014	COURIER AUSTRALIA	FREIGHT	592.13
EFT12295	01-05-2014	DONGARA HOTEL MOTEL	ACCOMMODATION	577.60
EFT12296	01-05-2014	ATOM SUPPLY	MESH BARRIER, PICKET STEEL, CAP	380.38
EFT12297	01-05-2014	GREAT NORTHERN RURAL SERVICES	HUNTER DUAL FREQUENCY CABLE LOCATOR	1410.20
EFT12298	01-05-2014	UHY HAINES NORTON	REG FINANCIAL REPORTING W/SHOP	1771.00
EFT12299	01-05-2014	HASLEBYS HARDWARE SUPPLIES	TIES, SPRINKLERS, HARDWARE	1262.62
EFT12300	01-05-2014	HERALD NOMINEES PTY LTD	APPLE IPHONE 5C, CASE & CAR CHARGER	784.90
EFT12301	01-05-2014	JASON SIGNMAKERS	SIGNS	1177.00
EFT12302	01-05-2014	KALBARRI HARDWARE & BUILDING SUPPLIES	RETIC, HARDWARE	1282.20
EFT12303	01-05-2014	KALBARRI B P SERVICE STATION	FUEL, BATTERIES, HARDWARE	554.06
EFT12304	01-05-2014	KALBARRI WAREHOUSE	CEMENT, SPRAY BOTTLE, HARDWARE, RAPIDSET	360.75
EFT12305	01-05-2014	KALBARRI AUTO ELECTRICS	MOTOR TO HYDRAULIC HOIST, RADIO	1991.50
EFT12306	01-05-2014	KALBARRI PEST CONTROL	VISUAL TERMIT INSPECTION / PEST CONTROL	510.00
EFT12307	01-05-2014	KOMATSU AUSTRALIA PTY LTD	TOOTH ROCK PENETRATOR, PIN ASSY, PARTS	3771.51
EFT12308	01-05-2014	KALBARRI SITEWORKS	SWEEPER HIRE	132.00
EFT12309	01-05-2014	LGIS RISK MANAGEMENT	MID-WEST REGIONAL RISK CO-ORDINATOR	5545.10
EFT12310	01-05-2014	LGRCEU	PAYROLL DEDUCTIONS	310.40
EFT12311	01-05-2014	GERALDTON TOYOTA	VEHICLE SERVICE	336.51

SHIRE OF NORTHAMPTON  
FINANCE REPORT – 23 MAY 2014

EFT #	Date	Name	Description	Amount
EFT12312	01-05-2014	MIDWEST WINDSCREENS & WINDOW TINTING	SUPPLY & FIT DOOR GLASS	220.00
EFT12313	01-05-2014	CENTREL PTY LTD	FUEL PURCHASES	28245.27
EFT12314	01-05-2014	MJB INDUSTRIES PTY LTD	CONC STORMWATER PRODUCTS - GREY ST KALB	60505.18
EFT12315	01-05-2014	NORTHAMPTON PHARMACY	MEDICATION WC	282.25
EFT12316	01-05-2014	NORTHAMPTON FAMILY STORE	UNIFORMS	373.70
EFT12317	01-05-2014	NOVUS WINDSCREENS GERALDTON	WINDOW REPLACEMENT	374.00
EFT12318	01-05-2014	CLEANPAK TOTAL SOLUTIONS	TOILET TISSUE	575.85
EFT12319	01-05-2014	KALBARRI PALM RESORT	ACCOMMODATION WORKS STAFF	1817.00
EFT12320	01-05-2014	PURCHER INTERNATIONAL	POWER WINDOW SWITCH	652.39
EFT12321	01-05-2014	MIDWEST SWEEPING CONTRACTORS	STREET SWEEPING	2150.50
EFT12322	01-05-2014	STAR TRACK EXPRESS	FREIGHT	69.58
EFT12323	01-05-2014	THE BANGAY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	2209.06
EFT12324	01-05-2014	LANDGATE	GEOSPATIAL DATA - ANNUAL ACCESS LIC	1402.72
EFT12325	01-05-2014	WESTRAC EQUIPMENT PTY LTD	CUTTING EDGES	12155.28
EFT12326	01-05-2014	WA LOCAL GOVERNMENT ASSOCIATION (WALGA)	ADVERTISING	583.58
EFT12327	01-05-2014	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	589.67
EFT12328	01-05-2014	WESTERN RESOURCE RECOVERY PTY LTD	PUMP OUT PORTALOO/LEACH DRAINS	410.50
EFT12329	01-05-2014	WILLIAMS & HUGHES	LEAGAL - LEASE PREPARATIONS	1705.90
EFT12330	01-05-2014	WOODCOCK CT & L	PINE POLES, DROPPERS, FERTILISER,	8776.59
EFT12331	01-05-2014	AGRICULTURAL PUBLISHERS PTY LTD	ADVERTISING	323.40
EFT12332	01-05-2014	KALBARRI AUTO CENTRE	VEHICLE SERVICE	729.30
EFT12333	01-05-2014	E & S KOPPENSTEINER	REIMB BENARA NURSERIES	1351.10
EFT12334	06-05-2014	ENGRAVING SERVICES CO	PLAQUE - TIME CAPSULE	637.76
EFT12335	06-05-2014	OWNERS OF RIVERVIEW RESORT	REFUND PAYMENT MADE TWICE	253.50
EFT12336	07-05-2014	GLENN BANGAY	REIMB MOBILE PHONE COVER	122.80
EFT12337	07-05-2014	NEIL BROADHURST	REIMB TELSTRA/FUEL	247.42

**SHIRE OF NORTHAMPTON**  
**FINANCE REPORT – 23 MAY 2014**

<b>EFT #</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
EFT12338	07-05-2014	LANDGATE	VALUATION EXPENSES	24.00
EFT12339	08-05-2014	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13215.00
EFT12340	08-05-2014	T & J NEWMAN	CONTRACT CLEANER - KALBARRI	1082.30
EFT12341	08-05-2014	HAYLEY WILLIAMS	REIMB SYNERGY	519.21
EFT12342	13-05-2014	ABROLHOS ELECTRICS	ELECTRICAL	2099.57
EFT12343	13-05-2014	AFGRI EQUIPMENT AUST PTY LTD	MOWER BLADES	381.26
EFT12344	13-05-2014	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	21348.76
EFT12345	13-05-2014	BLUESTAR EARTHMOVING	GRAVEL CARTAGE	17847.50
EFT12346	13-05-2014	BORAL CONSTRUCTION MATERIALS GROUP LTD	BITUMEN SUPPLY & LAY	5156.44
EFT12347	13-05-2014	CATWEST PTY LTD	BICENTENNIAL PARK - LAY RED OXIDE ASPHALT	13410.32
EFT12348	13-05-2014	CHAPMAN ANIMAL HOSPITAL	STERILISATION SUBSIDY	40.00
EFT12349	13-05-2014	COASTAL PLUMBING & GAS FITTING	PLUMBING	487.08
EFT12350	13-05-2014	BOC GASES AUSTRALIA LTD	INDUSTRY GASES	85.83
EFT12351	13-05-2014	COOLOOLOO NOMINEES PTY LTD	GRAVEL	462.00
EFT12352	13-05-2014	STAPLES	P/COPIER MTCE	1057.12
EFT12353	13-05-2014	COURIER AUSTRALIA	FREIGHT	237.05
EFT12354	13-05-2014	CRAMER & NEILL REFRIGERATION	AIR CONDITIONING MTC	330.00
EFT12355	13-05-2014	D-TRANS	REPAIR WATER TANK	636.24
EFT12356	13-05-2014	GARRAWAY PLUMBING	REPLACE COLD RELIEF VALVE SOLAR HWS	348.70
EFT12357	13-05-2014	ATOM SUPPLY	SLING, LINK, HOOK	770.88
EFT12358	13-05-2014	GERALDTON SIGN MAKERS	ROYALTIES FOR REGIONS SIGNS	747.34
EFT12359	13-05-2014	GERALDTON 4WD	2014 TOYOTA PRADO - ROO BAR	2784.10
EFT12360	13-05-2014	GREAT NORTHERN RURAL SERVICES	JOINERS & TAPS	618.11
EFT12361	13-05-2014	GPC EARTHMOVING	STORMWATER - ATKINSON CRES	42625.00
EFT12362	13-05-2014	GREENWAY ENTERPRISES	EZIREACHER LITTER PICKER	242.31
EFT12363	13-05-2014	HASLEBYS HARDWARE SUPPLIES	RETIC, SOLENOID, PLANTS, BIO ACTIVE, SHOVEL	873.75

**SHIRE OF NORTHAMPTON**  
**FINANCE REPORT – 23 MAY 2014**

<b>EFT #</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
EFT12364	13-05-2014	HERALD NOMINEES PTY LTD	TELSTRA TOUGH PHONE - RANGER	216.95
EFT12365	13-05-2014	AJS HULME & CO	GRAVEL	4620.00
EFT12366	13-05-2014	KALBARRI AUTO CENTRE	TOWING DUMPED CAR TO DEPOT	165.00
EFT12367	13-05-2014	KALBARRI HARDWARE & BUILDING SUPPLIES	HUNTER SPRINKLER, GASKET	1842.61
EFT12368	13-05-2014	KALBARRI MOTOR HOTEL	CONSTRUCTION CREW - EVENING MEALS	861.00
EFT12369	13-05-2014	KALBARRI EXPRESS FREIGHT	FREIGHT	293.16
EFT12370	13-05-2014	KALBARRI SUPERMARKET	GOODS NTON CONSTRUCTION CREW	440.78
EFT12371	13-05-2014	KALBARRI B P SERVICE STATION	FUEL, TORCH,	365.50
EFT12372	13-05-2014	KALBARRI WAREHOUSE	WD-40, WASH, BATTERY	245.50
EFT12373	13-05-2014	KALBARRI LAWNMOWING SERVICE	LAWN MOWING & GARDENING	440.00
EFT12374	13-05-2014	KALBARRI NEWSAGENCY	SAMSUNG PHONE/STATIONERY	88.95
EFT12375	13-05-2014	KALBARRI DOCTORS SURGERY	STAFF FLU NEEDLES	74.00
EFT12376	13-05-2014	KALBARRI AUTO ELECTRICS	BATTERY	210.00
EFT12377	13-05-2014	KALBARRI SITEWORKS	PLANT HIRE	1969.00
EFT12378	13-05-2014	MARK ARMSTRONG ELECTRICAL	KAL AIRPORT GENERATOR & AFRU/PALC	1295.80
EFT12379	13-05-2014	LGRCEU	PAYROLL DEDUCTIONS	155.20
EFT12380	13-05-2014	MIDWEST KERBING	KERBING	8275.85
EFT12381	13-05-2014	MIDWEST TREE SERVICES	VERGE SIDE WOOD CHIPPING	6435.00
EFT12382	13-05-2014	MIDWEST FINANCIAL	AUDIT - OGILVIE EAST ROAD/KAL SKATE	1936.00
EFT12383	13-05-2014	MITCHELL & BROWN	VACUUM	719.00
EFT12384	13-05-2014	CENTREL PTY LTD	FUEL PURCHASES	22046.73
EFT12385	13-05-2014	KALBARRI MURCHISON VIEW APARTMENT	ACCOMM - COASTAL MANAGEMENT	165.00
EFT12386	13-05-2014	NORTHAMPTON IGA & LIQUOR STORE	REFRESHMENTS/GOODS	429.96
EFT12387	13-05-2014	NORTHAMPTON NEWSAGENCY	STATIONERY/NEWSPAPERS	755.49
EFT12388	13-05-2014	NORTHAMPTON PHARMACY	WC MEDICATION/FLU NEEDLES	419.30
EFT12389	13-05-2014	KALBARRI PALM RESORT	NTON CONSTRUCTION CREW - ACCOMM	2844.00
EFT12390	13-05-2014	PARKSIDE SUITES B & B	ACCOMMODATION - AMS COURSE	550.00

SHIRE OF NORTHAMPTON  
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EFT #	Date	Name	Description	Amount
EFT12391	13-05-2014	PEST-A-KILL	EXTERRA NINTH YEAR	1840.00
EFT12392	13-05-2014	HOLCIM AUSTRALIA PTY LTD	CRACKER DUST	631.13
EFT12393	13-05-2014	SECURITY CO	ALUGARD SECURITY SCREENS	2234.00
EFT12394	13-05-2014	OWEN SIMKIN	WATER CUSTODIAN	254.24
EFT12395	13-05-2014	SPALDING ELECTRICAL SERVICES	PUMP TIMER	115.50
EFT12396	13-05-2014	SPRINGLEIGH PTY LTD	GRAVEL	567.00
EFT12397	13-05-2014	LANDGATE	RURAL UV/VALUATIONS	8951.34
EFT12398	13-05-2014	VERLINDENS ELECTRICAL GERALDTON	NETBALL COURTS - EXTERNAL LIGHT TOWERS	25252.70
EFT12399	13-05-2014	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	1638.45
EFT12400	13-05-2014	WILLIAMS & HUGHES	NCC - LEASE	1697.46
EFT12401	13-05-2014	PG & GM WILLIAMS	RATES REFUND	192.12
EFT12402	13-05-2014	FRANK ZAPPPIA CONCRETE	INSTALL CONCRETE DUP	4922.50
				<b><u>\$584,279.97</u></b>

SHIRE OF NORTHAMPTON  
FINANCE REPORT – 23 MAY 2014

**DIRECT DEBITS – MUNICIPAL ACCOUNT**

Jnl #	Date	Name	Description	Amount
GJ10-06	30/04/14	BANK FEES	FEES	501.08
GJ10-07	30/04/14	COMPUTER EXPENSES	WESTNET	70.99
GJ10-08	30/04/14	BPOINT	FEES	105.92
GJ10-11	30/04/14	CORPORATE CARD	WESTNET/NETREGISTRY	152.79
			BANK CHARGES	10.20
			CONFERENCE EXPENSES	2,877.50
			COMP EXP - NORTON	70.48
			TOWN PLANNING EXPENSES	356.80
			NTON 150 YRS CONCERT GENERATOR	400.00
				<u>3867.77</u>
				<u><b>\$4,545.76</b></u>

SHIRE OF NORTHAMPTON  
FINANCE REPORT – 23 MAY 2014

**TRUST FUND CHEQUES**

Chq #	Date	Name	Description	Amount
1944	07/04/14	SHIRE OF NORTHAMPTON	UNCLAIMED MONIES TO A4061	494.59
1945	10/4/14	KIDS HUB TRAINING & CONSULTANCY	NCCA - INV 0019	5000.00
1946	16/04/14	PIONEER LODGE	ONELIFE CATERING - INV 19	240.00
1947	24/04/14	ROSLYN SUCKLING	ONELIFE REIMB - MENTAL HEALTH FIRST AID	50.30
1948	24/04/14	PUMAS BASKETBALL CLUB INC	KIDSPORT	160.00
1949	09/4/14	NORTHAMPTON AUSKICK	KIDSPORT	550.00
				<b>\$6,494.89</b>



**6.4.2**

**MONTHLY FINANCIAL STATEMENTS APRIL 2014**

<b>FILE REFERENCE:</b>	<b>1.1.1</b>
<b>DATE OF REPORT:</b>	<b>11 May 2014</b>
<b>DISCLOSURE OF INTEREST:</b>	<b>Nil</b>
<b>REPORTING OFFICER:</b>	<b>Grant Middleton</b>
<b>APPENDICES:</b>	<b>1. Monthly Financial Report for April 2014</b> <b>2. Schedule Format provided as separate attachment</b>

**SUMMARY**

Council to adopt the monthly financial reports as presented.

**BACKGROUND:**

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.

The Monthly Statements of Financial Activity for the period ending 31 March 2014 are attached, and include:

1. Income Statement by Function/Activity
2. Income Statement by Nature or Type
3. Statement of Financial Activity
4. Variance Explanation
5. Notes to and Forming Part of the Statement
6. Schedule Format (Separate Attachment)

**FINANCIAL & BUDGET IMPLICATIONS:**

The estimated net current assets position includes \$200,000 for the payment of Veolia Accounts for 2013/2014. It is anticipated that the total amount owing for 2013/2014 will be agreed and paid during May 2014.

**STATUTORY IMPLICATIONS:**

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

**POLICY IMPLICATIONS:**

Council is required annually to adopt a policy on what it considers to be material as far as variances that require to be reported for Council. The current Council Policy sets the material variance at \$5,000.

**VOTING REQUIREMENT:**

Simple Majority Required:

**OFFICER RECOMMENDATION – ITEM 6.4.2**

**That Council adopts the Monthly Financial Report for the period ending 30 April 2014.**

**SHIRE OF NORTHAMPTON**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014**

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**SHIRE OF NORTHAMPTON  
INCOME STATEMENT BY FUNCTION/ACTIVITY  
FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014**

	YTD ACTUAL 2013/14 \$	YTD BUDGET 2013/14 \$	ANNUAL BUDGET 2013/14 \$	ACTUAL 2012/13 \$
<b>REVENUE</b>				
Governance	25,849	19,690	23,650	74,755
General Purpose Funding	4,229,648	4,296,916	4,455,227	4,855,578
Law, Order & Public Safety	256,579	60,610	72,764	194,688
Health	22,257	27,750	33,300	56,544
Education & Welfare	81,918	46,280	55,545	51,926
Housing	31,080	20,070	24,096	24,461
Community Amenities	820,748	790,488	839,398	936,557
Recreation & Culture	297,794	859,800	1,031,851	678,102
Transport	663,943	1,070,760	1,259,628	1,353,431
Economic Services	99,863	118,870	142,683	143,634
Other Property & Services	124,332	154,520	185,469	671,926
<b>TOTAL OPERATING REVENUE</b>	<b>6,654,012</b>	<b>7,465,754</b>	<b>8,123,611</b>	<b>9,041,602</b>
<b>EXPENSES</b>				
Governance	(645,710)	(652,907)	(782,108)	(387,114)
General Purpose Funding	(64,783)	(77,950)	(93,580)	(261,945)
Law, Order & Public Safety	(247,634)	(259,226)	(305,602)	(326,274)
Health	(180,940)	(169,490)	(203,467)	(239,773)
Education & Welfare	(90,700)	(62,450)	(75,013)	(109,097)
Housing	(92,460)	(72,170)	(86,689)	(119,889)
Community Amenities	(858,577)	(1,000,990)	(1,201,547)	(1,105,700)
Recreation & Culture	(1,103,266)	(1,085,710)	(1,315,360)	(1,391,964)
Transport	(1,750,977)	(2,370,230)	(2,977,749)	(2,592,884)
Economic Services	(139,699)	(167,320)	(200,885)	(231,310)
Other Property & Services	(209,129)	(17,230)	(31,906)	(265,962)
<b>TOTAL OPERATING EXPENSES</b>	<b>(5,383,874)</b>	<b>(5,935,673)</b>	<b>(7,273,906)</b>	<b>(7,031,911)</b>
<b>BORROWING COSTS EXPENSE</b>				
Recreation & Culture	(13,451)	(14,980)	(6,043)	(6,510)
Transport	(137,135)	(136,010)	(29,920)	(50,560)
Other Property and Services	(26,730)	(22,270)	(26,730)	(22,243)
<b>TOTAL BORROWING COSTS EXPENSE</b>	<b>(177,316)</b>	<b>(173,260)</b>	<b>(62,693)</b>	<b>(79,314)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b>1,092,821</b>	<b>1,356,821</b>	<b>787,012</b>	<b>1,930,377</b>

<b>SHIRE OF NORTHAMPTON</b> <b>INCOME STATEMENT BY NATURE OR TYPE</b> <b>FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014</b>
--

	YTD ACTUAL 2013/14 \$	YTD BUDGET 2013/14 \$	ANNUAL BUDGET 2013/14 \$	ACTUAL 2012/13 \$
<b>REVENUE</b>				
Rates	3,552,111	3,564,396	3,576,181	3,391,103
Operating Grants, Subsidies and Contribution	1,038,684	1,084,540	1,276,256	2,133,865
Non Operating Grants, Subsidies and Contributions	915,674	1,710,840	2,053,052	2,176,188
Fees and Charges	1,029,639	987,238	1,075,622	1,174,277
Interest Earnings	117,416	118,740	142,500	135,666
Other	488	0	0	27,160
Profit on Asset Disposal				
<b>TOTAL OPERATING REVENUE</b>	<b>6,654,012</b>	<b>7,465,754</b>	<b>8,123,611</b>	<b>9,038,259</b>
<b>EXPENSES</b>				
Employee Costs	(1,799,370)	(1,929,700)	(2,316,079)	(2,113,305)
Materials and Contracts	(1,507,863)	(1,904,566)	(2,280,550)	(2,208,585)
Utilities Charges (Electricity, Gas, Water etc.)	(282,908)	(268,940)	(322,960)	(340,250)
Depreciation on Non Current Assets	(1,307,114)	(1,622,110)	(1,946,640)	(1,737,412)
Interest Expenses	(62,693)	(59,340)	(71,233)	(79,314)
Insurance Expenses	(246,532)	(204,110)	(244,270)	(266,957)
Other Expenditure	(249,398)	(151,337)	(193,367)	(365,402)
Loss on Asset Disposal	(105,312)	31,170	38,500	3,343
<b>TOTAL OPERATING EXPENSES</b>	<b>(5,561,190)</b>	<b>(6,108,933)</b>	<b>(7,336,599)</b>	<b>(7,107,882)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b>1,092,821</b>	<b>1,356,821</b>	<b>787,012</b>	<b>1,930,377</b>

**SHIRE OF NORTHAMPTON**  
**FINANCE REPORT – 16 APRIL 2014**

**SHIRE OF NORTHAMPTON**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014**

	NOTE	2013/14 YTD Actual \$	2013/14 YTD Budget \$	2013/14 Full Year Budget \$	Variances Budget to Actual Y-T-D %
<b><u>Operating</u></b>					
<b>Revenues</b>	1,2				
Governance		25,849	19,690	44,650	(31.28%)
General Purpose Funding		677,453	758,971	866,796	10.74%
Law, Order, Public Safety		256,579	60,610	65,764	(323.33%)
Health		22,257	27,750	33,300	19.79%
Education and Welfare		81,918	46,280	55,545	(77.01%)
Housing		31,080	20,070	24,096	(54.86%)
Community Amenities		820,748	790,488	839,398	(3.83%)
Recreation and Culture		297,794	859,800	1,040,533	65.36%
Transport		663,943	1,070,760	1,310,628	37.99%
Economic Services		99,863	118,870	142,683	15.99%
Other Property and Services		124,332	154,520	510,500	19.54%
		<u>3,101,816</u>	<u>3,927,809</u>	<u>4,933,893</u>	
<b>Expenses</b>	1,2				
Governance		(645,710)	(652,907)	(797,608)	1.10%
General Purpose Funding		(64,783)	(77,950)	(93,580)	16.89%
Law, Order, Public Safety		(247,634)	(259,226)	(308,602)	4.47%
Health		(180,940)	(169,490)	(203,467)	(6.76%)
Education and Welfare		(90,700)	(62,450)	(75,013)	(45.24%)
Housing		(92,460)	(72,170)	(86,689)	(28.11%)
Community Amenities		(858,577)	(1,000,990)	(1,202,467)	14.23%
Recreation & Culture		(1,116,717)	(1,100,690)	(1,359,476)	(1.46%)
Transport		(1,888,113)	(2,506,240)	(3,190,169)	24.66%
Economic Services		(139,699)	(167,320)	(200,885)	16.51%
Other Property and Services		(235,859)	(39,500)	(3,136)	(497.11%)
		<u>(5,561,190)</u>	<u>(6,108,933)</u>	<u>(7,521,092)</u>	
<b>Adjustments for Non-Cash (Revenue) and Expenditure</b>		<u>(2,459,374)</u>			
(Profit)/Loss on Asset Disposals	4	105,312	(31,170)	(38,500)	437.86%
Depreciation on Assets	2(a)	1,307,114	1,622,110	2,005,044	19.42%
Plant Depreciation		0	0		
<b><u>Capital Revenue and (Expenditure)</u></b>					
Purchase Land Held for Resale	3	(274,179)	(457,598)	(683,912)	40.08%
Purchase Land and Buildings	3	(555,459)	(832,056)	(1,225,365)	33.24%
Purchase Infrastructure Assets - Roads	3	(1,048,693)	(1,666,340)	(1,999,739)	37.07%
Purchase Infrastructure Assets - Parks & Other	3	(250,904)	(296,336)	(314,750)	15.33%
Purchase Plant and Equipment	3	(631,082)	(517,046)	(604,842)	(22.06%)
Purchase Furniture and Equipment	3	(33,195)	(35,764)	(43,264)	7.18%
Proceeds from Disposal of Assets		145,685	135,417	162,500	(7.58%)
Proceeds from Sale of Land		0	0	0	#DIV/0!
Repayment of Debentures	5	(163,826)	(162,028)	(194,433)	(1.11%)
Proceeds from New Debentures	5	0	0	0	#DIV/0!
Self-Supporting Loan Principal Income		15,967	39,573	47,488	59.65%
Transfers to Reserves (Restricted Assets)	6	(90,923)	(89,667)	(107,600)	(1.40%)
Transfers from Reserves (Restricted Assets)	6	60,768	55,953	67,143	(8.61%)
Transfers from Grants Restricted Assets		0	0	0	
Transfers from Land Sales	6	0	0	0	
Transfer to Land Sales		0	0	0	
<b>ADD Net Current Assets July 1 B/Fwd</b>	7	2,333,095	1,955,498	1,955,498	
<b>LESS Net Current Assets Year to Date</b>	7	1,998,253	0	0	
<b>Amount Raised from Rates</b>	8	<u>(3,537,946)</u>	<u>(2,460,578)</u>	<u>(3,561,931)</u>	

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



SHIRE OF NORTHAMPTON  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014

Variance Explanation (>= \$5,000)

**Operating Revenues**

Governance	↑	\$6,159	Includes WALGA and LGIS rebates - short term variance
General Purpose Funding	↓	(\$81,517)	Var due to FAG's payment budget timing variance
Law, Order, Public Safety	↑	\$195,969	Var associated with transfer of vehicles (Horrocks Fire Truck)
Health	↓	(\$5,493)	Var due to Building Reimb A/C's will reconcile by EOY
Education and Welfare	↑	\$35,638	NCAA Revenue plus OneLife Grant
Community Amenities	↑	\$30,260	Var associated with increased Planning Fees
Recreation and Culture	↓	(\$562,006)	Grant funding variance - Tennis/Netball courts
Transport	↓	(\$406,817)	Grant funding variance - Roads
Other Property and Services	↓	(\$30,188)	Cottage Survey revenue not received.

**Expenses**

General Purpose Funding	↓	(\$13,167)	Reduced valuation and legal expenses incurred to date.
Law, Order, Public Safety	↓	(\$11,592)	Reduced Kalbarri Rangers costs due to vacancy
Health	↑	\$11,450	Add costs Northampton Surgery plus EHO Salary
Education and Welfare	↑	\$28,250	NCAA Expenditure from March 2014
Housing	↑	\$20,290	Additional building maintenance costs
Community Amenities	↓	(\$142,413)	Unpaid Veolia accounts, will be resolved May 2014.
Recreation & Culture	↑	\$16,027	150th costs offset by various under-expenditures
Transport	↓	(\$618,127)	Variance associated with underspent Muni Roads program.
Other Property and Services	↑	\$196,359	Asset Write-Off \$105k plus additional private works.

**Adjustments for Non-Cash (Revenue) and Expenditure**

Depreciation on Assets	↓	(\$314,996)	Under-allocation due to Plant & Equip revaluation
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**Capital Revenue and (Expenditure)**

Purchase Land Held for Resale	↓	(\$183,419)	Northampton Industrial Units delay
Purchase Land and Buildings	↓	(\$276,597)	Payments associated with Skate Park only
Purchase Infrastructure Assets - Roads	↓	(\$617,647)	Road Program will underspend including blackspot
Purchase Infrastructure Assets - Parks	↓	(\$45,432)	Subject to Grant funding
Purchase Plant and Equipment	↑	\$114,036	Var - Horrocks Fire Truck Transfer, Truck purchase delayed
Proceeds from Disposal of Assets	↑	\$10,268	Var associated with Loader purchase
Self-Supporting Loan Principal Income	↓	(\$23,606)	Budget figure includes interest.

SHIRE OF NORTHAMPTON  
FINANCE REPORT – 16 APRIL 2014

SHIRE OF NORTHAMPTON  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014

**3. ACQUISITION OF ASSETS**

The following assets are budgeted to be acquired during the year:

**By Program**

**Governance**

Server Replacement	33,195	35,764
Replace DCEO Vehicle	38,518	38,200

**Law, Order, Public Safety**

Kalbarri & Northampton Cat Pounds	19,250	19,800
Horrocks & Binnu Fire Sheds	10,308	12,500
Replace Kalbarri Ranger Vehicle	43,173	40,000
Transfer of Vehicles from DFES	185,570	0

**Health**

Replace Airconditioners - Northampton Doctors Surgery	9,435	8,100
Install Pergola to front of Kalbarri Doctors Surgery		7,500

**Education and Welfare**

Timber Patio to rear of Kalbarri Childcare Facility		10,750
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**Recreation and Culture**

Supply/Erect picnic shelter- Marina Playground	7,530	10,750
Fish Cleaning Stations - Kalbarri	24,725	30,000
Beach access platform - Horrocks	11,268	12,200
Kalbarri Northern Boat Ramp	175,962	172,800
Horrocks Jetty Access Ladders	8,462	12,000
Kalbarri Skate Park Redevelopment & Ablutions	498,564	456,630
Northampton Netball Court Upgrade		65,500
Kalbarri Tennis & Netball Courts		644,585
Hampton Gardens car park & pathway	22,956	7,500
Lions Playground Northampton		30,000
Sally's Tree Playground Kalbarri		30,000
Port Gregory Shade Shelters		17,000
Recycle sheds for Northampton and Kalbarri Tips	17,902	

**Transport**

Road Construction	974,697	1,917,009
Footpath Construction	73,802	82,730
Loader - Northampton	266,830	299,000
Tip Truck - Kalbarri		123,000
Replace Works Managers Vehicle	55,543	62,242
Front Deck Mower - Northampton	41,448	42,400

**Other Property and Services**

Northampton Light Industrial Area	266,875	618,412
Horrocks Stage 3 Subdivision	0	10,000
Halfway Bay Cottages	7,304	55,500

<b>2,793,317</b>	<b>4,871,872</b>
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**By Class**

Land Held for Resale	274,179	683,912
Land and Buildings	555,459	1,225,365
Infrastructure Assets - Roads	1,048,499	1,999,739
Infrastructure Assets - Parks and Ovals	250,904	322,250
Plant and Equipment	631,082	604,842
Furniture and Equipment	33,195	35,764
	<b>2,793,317</b>	<b>4,871,872</b>



SHIRE OF NORTHAMPTON  
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SHIRE OF NORTHAMPTON  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014

**4. DISPOSALS OF ASSETS**

The following assets are budgeted to be disposed of during the year.

<u>By Program</u>	Net Book Value	Sale Proceeds	Profit(Loss)	Profit(Loss)
	2013/14 YTD \$	2013/14 YTD \$	2013/14 YTD \$	2013/14 BUDGET \$
Administration	19,239	19,091	(149)	(5,500)
Law, Order & Public Safety	35,886	18,140	(17,747)	(7,000)
Recreation & Culture	2,959	0	(2,959)	0
Transport	88,325	108,455	20,130	51,000
Other Property and Services	104,588	0	(104,588)	0
	250,997	145,685	(105,312)	38,500

<u>By Class</u>	Net Book Value	Sale Proceeds	Profit(Loss)	Sale Proceeds
	2013/14 YTD \$	2013/14 YTD \$	2013/14 YTD \$	2012/13 BUDGET \$
Toyota Kluga (DCEO)- Asset 41708	19,239	19,091	(149)	(5,500)
Ford Ranger Utility (Kal Ranger)- Asset 41693	17,533	13,636	(3,897)	(7,000)
FESA - Fast Attack - Horrocks (Disposal) - Asset 41651	18,353	4,503	(13,850)	0
Nissan Patrol (MWS) - Asset 41700	26,005	25,455	(550)	6,000
Front Deck Mower (Kalbarri) - Asset 41689			0	(31,500)
Volvo Loader (Northampton) - Asset 41674	62,320	83,000	20,680	66,500
Mitsubishi Tip Truck (Kalbarri) - Asset 40063			0	10,000
Front Deck Mower (Horrocks Golf Club) - Asset 80126	2,959	0	(2,959)	0
Write-Off of Various Disposed Land Assets	104,588	0	(104,588)	0
	250,997	145,685	(105,312)	38,500

Summary

	2013/14 YTD \$	2013/14 BUDGET \$
Profit on Asset Disposals	20,680	82,500
Loss on Asset Disposals	(125,992)	(44,000)
	<u>(105,312)</u>	<u>38,500</u>

SHIRE OF NORTHAMPTON  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
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5. INFORMATION ON BORROWINGS  
(a) Debenture Repayments

Particulars	Principal 01-Jul-13	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			2013/14 Budget	2013/14 Actual \$	2013/14 Budget	2013/14 Actual \$	2013/14 Budget	2013/14 Actual \$
<b>Other Property</b>	402,422		13,240	13,240	395,638	389,183	26,730	26,730
152 - Staff Housing*								
<b>Recreation &amp; Culture</b>	12,104		2,746	1,395	9,357	10,709	746	746
147 - Kaibari Bowling Club*								
148 - Kaibari Library Extensions	132,709		12,529	10,724	244,184	121,985	2,500	4,616
151 - Kaibari Bowling Club*	22,709		2,705	1,333	20,005	21,376	1,322	681
<b>Transport</b>	296,987		51,241	25,164	245,746	271,823	20,943	10,928
149 - Plant Purchases	79,579		79,579	79,579	(4,730)	0	3,419	3,419
150 - Plant Purchases	390,000		32,393	32,393		357,607	15,573	15,573
153 - Plant Purchases								
	1,336,510	0	194,433	163,826	910,200	1,172,684	71,233	62,693

\* Self supporting loan

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

5. INFORMATION ON BORROWINGS CONT

(b) New Debentures

**SHIRE OF NORTHAMPTON  
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	2014 YTD \$	2014 Budget \$	2013 Actual \$
<b>6. RESERVES - CASH BACKED</b>			
<b>(a) Leave Reserve</b>			
Opening Balance	100,143	100,143	94,180
Amount Set Aside / Transfer to Reserve	50,746	5,600	5,963
Amount Used / Transfer from Reserve	46,480	-	-
	<u>150,889</u>	<u>152,223</u>	<u>100,143</u>
<b>(b) Roadwork's Reserve</b>			
Opening Balance	49,920	49,920	46,948
Amount Set Aside / Transfer to Reserve	-	-	2,972
Amount Used / Transfer from Reserve	49,920	49,920	49,920
<b>(c) Kalbarri Airport Reserve</b>			
Opening Balance	20,534	20,533	19,311
Amount Set Aside / Transfer to Reserve	930	1,200	1,223
Amount Used / Transfer from Reserve	(17,700)	(17,700)	-
	<u>3,764</u>	<u>4,033</u>	<u>20,534</u>
<b>(d) Computer and Office Equipment Reserve</b>			
Opening Balance	27,081	27,081	25,469
Amount Set Aside / Transfer to Reserve	1,213	1,600	1,612
Amount Used / Transfer from Reserve	28,294	-	-
	<u>28,294</u>	<u>28,681</u>	<u>27,081</u>
<b>(e) Plant Reserve</b>			
Opening Balance	5,988	5,989	5,632
Amount Set Aside / Transfer to Reserve	238	300	357
Amount Used / Transfer from Reserve	6,226	-	-
	<u>6,226</u>	<u>6,289</u>	<u>5,988</u>
<b>(f) House and Building Reserve</b>			
Opening Balance	54,539	54,539	51,291
Amount Set Aside / Transfer to Reserve	2,293	3,000	3,248
Amount Used / Transfer from Reserve	56,832	-	-
	<u>56,832</u>	<u>57,539</u>	<u>54,539</u>
<b>(g) Kalbarri Aged Persons Accommodation Reserve</b>			
Opening Balance	186,104	186,104	175,023
Amount Set Aside / Transfer to Reserve	24,485	10,000	11,081
Amount Used / Transfer from Reserve	16,720	-	-
	<u>210,588</u>	<u>212,824</u>	<u>186,104</u>

**SHIRE OF NORTHAMPTON  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
AS AT 30 APRIL 2014**

<b>6. RESERVES - CASH BACKED (continued)</b>	<b>2014 YTD \$</b>	<b>2014 Budget \$</b>	<b>2013 YTD \$</b>
<b>(h) Bridge Reconstruction Reserve (combined with Roadworks Reserve)</b>			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	-	-	-
Amount Used / Transfer from Reserve	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>(i) Northampton Aged Persons Reserve</b>			
Opening Balance	106,657	106,657	100,307
Amount Set Aside / Transfer to Reserve	4,587	6,000	6,351
Amount Used / Transfer from Reserve	-	-	-
	<u>111,244</u>	<u>112,657</u>	<u>106,657</u>
<b>(j) Town Planning Scheme Reserve</b>			
Opening Balance	23,282	23,282	21,896
Amount Set Aside / Transfer to Reserve	389	504	1,386
Amount Used / Transfer from Reserve	(11,200)	(11,200)	-
	<u>12,471</u>	<u>12,586</u>	<u>23,282</u>
<b>(k) Community Bus Reserve</b>			
Opening Balance	0	-	0
Amount Set Aside / Transfer to Reserve	-	-	-
Amount Used / Transfer from Reserve	-	-	-
	<u>0</u>	<u>-</u>	<u>0</u>
<b>(l) Townscape Car Park Reserve</b>			
Opening Balance	5,385	5,385	5,065
Amount Set Aside / Transfer to Reserve	242	300	321
Amount Used / Transfer from Reserve	-	-	-
	<u>5,628</u>	<u>5,685</u>	<u>5,385</u>
<b>(m) Refuse Management Reserve</b>			
Opening Balance	-	-	353
Amount Set Aside / Transfer to Reserve	-	-	7
Amount Used / Transfer from Reserve	-	-	(360)
	<u>-</u>	<u>-</u>	<u>-</u>
<b>(n) Sport and Recreation Reserve</b>			
Opening Balance	5,585	5,585	5,252
Amount Set Aside / Transfer to Reserve	238	300	333
Amount Used / Transfer from Reserve	-	-	-
	<u>5,823</u>	<u>5,885</u>	<u>5,585</u>
<b>(o) Coastal Management Reserve</b>			
Opening Balance	94,627	94,627	88,992
Amount Set Aside / Transfer to Reserve	4,193	5,500	5,634
Amount Used / Transfer from Reserve	-	-	-
	<u>98,820</u>	<u>100,127</u>	<u>94,627</u>



**SHIRE OF NORTHAMPTON  
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AS AT 30 APRIL 2014**

6. RESERVES - CASH BACKED (continued)	2014 YTD \$	2014 Budget \$	2013 YTD \$
<b>(p) Kalbarri Youth Activities Reserve</b>			
Opening Balance	-	-	775
Amount Set Aside / Transfer to Reserve			16
Amount Used / Transfer from Reserve	-	-	(791)
	<u>-</u>	<u>-</u>	<u>-</u>
<b>(q) Specified Area Rate Reserve</b>			
Opening Balance	2,201	2,201	12,452
Amount Set Aside / Transfer to Reserve	549	700	349
Amount Used / Transfer from Reserve	-	-	(10,600)
	<u>2,750</u>	<u>2,901</u>	<u>2,201</u>
<b>(r) Footpath Reserve</b>			
Opening Balance	-	-	440
Amount Set Aside / Transfer to Reserve			9
Amount Used / Transfer from Reserve	-	-	(450)
	<u>-</u>	<u>-</u>	<u>-</u>
<b>(s) POS Reserve</b>			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	-	-	-
Amount Used / Transfer from Reserve	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>(t) Northampton Industrial Units</b>			
Opening Balance	-	-	304,907
Amount Set Aside / Transfer to Reserve			6,419
Amount Used / Transfer from Reserve	-	-	(311,326)
	<u>-</u>	<u>-</u>	<u>-</u>
<b>(u) Northampton 150th Anniversary Reserve</b>			
Opening Balance	21,048	21,048	10,000
Amount Set Aside / Transfer to Reserve	820	820	11,048
Amount Used / Transfer from Reserve	(21,868)	(21,868)	-
	<u>-</u>	<u>-</u>	<u>21,048</u>
<b>(v) Land Development Reserve</b>			
Opening Balance	505,289	505,289	339,193
Amount Set Aside / Transfer to Reserve			166,096
Amount Used / Transfer from Reserve	(10,000)	(10,000)	-
	<u>495,289</u>	<u>495,289</u>	<u>505,289</u>
<b>TOTAL CASH BACKED RESERVES</b>	<u>1,238,538</u>	<u>1,246,639</u>	<u>1,208,383</u>

**SHIRE OF NORTHAMPTON**  
**FINANCE REPORT – 16 APRIL 2014**

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SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014

<b>7. NET CURRENT ASSETS</b>	<b>2013/14</b>	<b>Brought</b>
	<b>YTD</b>	<b>Forward</b>
<b>Composition of Estimated Net Current Asset Position</b>	<b>Actual</b>	<b>01-Jul</b>
	<b>\$</b>	<b>\$</b>
 <b>CURRENT ASSETS</b>		
Cash on Hand - Unrestricted	1,350	1,350
Cash - Unrestricted	1,974,829	2,404,269
Cash - Reserves Restricted	1,238,538	1,208,382
Rates Outstanding	245,305	244,184
Refuse Charge Debtors	53,552	36,643
Sundry Debtors	78,485	17,648
Emergency Services Levy	45,166	48,660
GST Recievable	37,933	0
Provision for Doubtful Debts - Loc 1146 Drage Rd	(4,730)	(4,730)
Accrued Income / Prepaid Exp	(2,067)	
Inventories	34,512	11,287
	<u>3,702,873</u>	<u>3,967,693</u>
 <b>LESS: CURRENT LIABILITIES</b>		
Less: Cash - Reserves - Restricted	(1,238,538)	(1,208,382)
Payables and Provisions	(317,612)	(253,724)
GST Payable	(50,842)	(90,180)
Adjustment	(77,358)	
Accrued Interest on Debentures	(20,270)	(20,271)
Accrued Expenditure	-	(2,067)
Accrued Wages and Salaries	-	(59,974)
Current Employee Benefit Provision	(443,836)	(443,836)
Add back: component of leave liability not required to be funded	443,836	443,836
	<u>(1,704,620)</u>	<u>(1,634,598)</u>
 <b>NET CURRENT ASSET POSITION</b>	 <u><u>1,998,253</u></u>	 <u><u>2,333,095</u></u>

SHIRE OF NORTHAMPTON  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
STATEMENT OF FINANCIAL ACTIVITY

8. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2013/14 YTD Rate Revenue \$	2013/14 YTD Interim Rates \$	2013/14 YTD Back Rates \$	2013/14 YTD Total Revenue \$	2012/13 Actual \$
Differential General Rate	0.067410	1,549	19,662,087	1,325,421	73		1,325,494	1,227,040
General GRV	0.009844	463	194,708,403	1,916,709	(3,946)		1,912,763	1,805,064
General UV							0	
<b>Sub-Totals</b>		2,012	214,370,490	3,242,130	(3,873)	0	3,238,257	3,032,104
<b>Minimum Rates</b>	<b>Minimum \$</b>							
General GRV	450	988	5,201,246	444,600			444,600	450,450
General UV	450	56	1,980,199	25,200			25,200	22,243
<b>Sub-Totals</b>		1,044	7,181,445	469,800	0	0	469,800	472,693
<b>Specified Area Rates (Note 9)</b>							3,708,057	3,504,797
Write-offs							14,250	37,820
Discounts							3,722,307	3,542,617
							(12,577)	(52,870)
<b>Totals</b>							(157,535)	(146,226)
							3,552,195	3,343,521

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 APRIL 2014

**9. TRUST FUNDS**

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

	Balance 01-Jul-13 \$	Amounts Received \$	Amounts Paid (\$)	Balance 30-Apr-14 \$
Town Planning - Security Bonds	5,000			5,000
Galena Donations	431			431
Transportable Housing Bond	16,515	520	(520)	16,515
Footpath Deposits	49,820	3,000	(5,000)	47,820
Horrocks Retention Fee - Parking/Stage 2	1,800			1,800
Retentions - Subdivisions	164,737			164,737
Building Levies (BCITF & BRB)	9,850	11,138		20,989
Community Bus Bond	4,600	400	(200)	4,800
Safer WA Funds	4,330		(4,330)	0
Northampton Cemetery Funds	920		(920)	0
Unclaimed Monies - Rates	2,729	858	(758)	2,829
Nomination Deposits	-	320		320
DOLA - Parks & Gardens Development	-			0
Aged Unit Bond	1,506	100		1,606
Council Housing Bonds	1,460			1,460
BROC - Management Funds	1,174			1,174
Kalbarri Youth Space Project Funds	1,125		(1,125)	0
Burning Off Fees	216			216
RSL Hall Key Bond	430	220		650
Peet Park Donations	-			0
Willa Guthurra	-			0
Special Series Plates	1,090	110		1,200
Auction	-			0
Kidsport	17,219	11,000	(5,261)	22,957
Public Open Space	-			0
ReDone (Kalbarri Park/Beach Shelters)	10,785	500	(10,750)	535
NCCA	11,000	25,000	(10,000)	26,000
Horrocks Memorial Wall		4,270		4,270
One Life	0	450	(290)	160
	<u>306,737</u>			<u>325,469</u>



**Shire of Northampton**  
**Schedule Format**  
**2013/2014**  
**Summary**

	<b>Ytd Actual 30/04/2014</b>	<b>Ytd Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>Operating Revenue</b>			
Governance	-25,849	-19,690	-23,650
General Purpose Funding	-4,229,648	-4,296,916	-4,455,227
Law, Order, Public Safety	-256,579	-60,610	-72,764
Health	-22,257	-27,750	-33,300
Education and Welfare	-70,488	-46,280	-55,545
Housing	-26,845	-13,990	-24,096
Community Amenities	-821,668	-791,248	-840,318
Recreation and Culture	-122,821	-101,960	-122,444
Transport	-129,608	-131,000	-149,590
Economic Services	-99,863	-118,870	-142,683
Other Property and Services	-123,844	-154,520	-185,469
<b>Total Revenue</b>	<b>-5,929,470</b>	<b>-5,762,834</b>	<b>-6,105,086</b>
<b>Operating Expenditure</b>			
Governance	645,561	668,407	797,608
General Purpose Funding	64,783	77,950	93,580
Law, Order, Public Safety	229,887	261,726	308,602
Health	180,940	169,490	203,467
Education and Welfare	90,700	62,450	75,013
Housing	92,460	72,170	86,689
Community Amenities	859,497	1,001,750	1,202,467
Recreation and Culture	1,127,482	1,127,200	1,353,226
Transport	1,908,537	2,658,320	3,190,169
Economic Services	139,699	167,320	200,885
Other Property and Services	283,207	39,500	58,636
<b>Total Expenditure</b>	<b>5,622,752</b>	<b>6,306,283</b>	<b>7,570,342</b>
Profit/Loss Sale of Asset	17,359	-42,500	-51,000
<b>Net (Profit)/Loss</b>	<b>-306,718</b>	<b>543,449</b>	<b>1,414,256</b>

**Schedule Format**  
**2013/2014**  
**General Purpose Revenue - Schedule 3**

		<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
		<b>30/04/2014</b>	<b>30/04/2014</b>	<b>30/06/2014</b>
	<b>RATES</b>			
	<b><i>Operating Revenue</i></b>			
0263	LEGAL CHARGES - RATES	1,013	-7,500	-9,000
4033	RATE EQUIVALENT PAYMENTS	-16,529	-13,870	-16,646
0264	LEGAL CHARGES RATES (NO GST)	-24,158	0	0
4501	GENERAL RATES LEVIED	-3,707,973	-3,677,526	-3,711,931
4560	LESS DISCOUNT ALLOWED	157,535	125,000	150,000
4511	PLUS NON PAYMENT PENALTY	-21,756	-29,160	-35,000
4541	BACK RATES	0	0	0
4591	INSTALMENT PENALTY INTRST	-14,653	-12,500	-15,000
4530	EXCESS PAID TO TRUST	0	0	0
4711	PENS. DEF. RATES INTEREST	-1,054	-2,080	-2,500
4570	LESS RATES WRITTEN OFF	12,577	0	0

Total Operating Income	-3,614,998	-3,617,636	-3,640,077
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	<b><i>Operating Expenditure</i></b>			
4012	RATES SALARIES	43,408	44,340	53,210
4022	SUPERANNUATION	6,774	6,750	8,110
4032	OFFICERS INSURANCE	2,000	1,760	2,112
4052	PRINTING & STATIONERY RAT	4,067	3,910	4,700
4062	POSTAGE & FREIGHT	1,570	1,250	1,500
4072	VALUATION EXPENSES	2,118	10,410	12,500
4082	RATES LEGAL EXPENSES	3,393	8,330	10,000
4102	BUILDING MAINT - RATING	305	0	0
4172	ANNUAL & LS LEAVE ACCRUAL	0	0	0

Total Operating Expenditure	63,635	76,750	92,132
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**GENERAL PURPOSE GRANT FUNDING**

	<b><i>Operating Revenue</i></b>			
4611	GRANTS COMMISSION	-298,200	-339,070	-406,887
4621	GRANTS COMMISSION (ROADS)	-236,497	-265,210	-318,263
0223	- INSTALMENT FEES	0	0	0
4603	INTEREST ON INVESTMENTS	-79,953	-75,000	-90,000

Total Operating Income	-614,650	-679,280	-815,150
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	<b><i>Operating Expenditure</i></b>			
4642	ADMIN ALLOC TO GP FUNDING	1,147	1,200	1,448

**Schedule Format**  
**2013/2014**  
**Governance / Members - Schedule 4**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b>GOVERNANCE</b>			
	<b><i>Operating Income</i></b>			
0013	CONTRIBUTIONS	-1,161	-80	-100
	<b><i>Operating Expenditure</i></b>			
0012	MEMBERS TRAVELLING	2,839	5,000	6,000
0022	CONFERENCE EXPENSES	16,358	18,497	18,500
0032	ELECTION EXPENSES	4,061	4,160	5,000
0052	ALLOWANCES	11,000	9,160	11,000
0062	MEMBERS EXPENSES OTHER	14,921	12,870	15,450
0072	REFRESHMENTS & RECEPTIONS	11,946	12,500	15,000
0092	ADMIN ALLOC TO GOVERNANCE	95,732	100,700	120,851
0102	INSURANCE	3,870	3,870	3,870
0112	SUBSCRIPTIONS	30,751	24,270	29,130
0122	PUBLIC RELATIONS	500	0	0
0132	MEETING ATTENDANCE FEES	10,050	15,790	18,950
0142	ASSET DEPRECIATION	261	250	300
0152	COUNCIL CHAMBERS MAINT	1,508	900	900
	<b><i>Total Operating Expenditure</i></b>	<b>203,797</b>	<b>207,967</b>	<b>244,951</b>
	<b>ADMINISTRATION</b>			
	<b><i>Operating Income</i></b>			
0133	CONTRIBUTIONS	-1,278	-2,080	-2,500
0153	REBATES AND COMMISSIONS	-13,756	-9,250	-11,100
0233	- OTHER CHARGES	-636	-620	-750
0243	- PHOTOCOPYING	-842	-1,000	-1,200
0253	- INFO SEARCH FEE	-8,175	-6,660	-8,000
	<b><i>Total Operating Income</i></b>	<b>-24,688</b>	<b>-19,610</b>	<b>-23,550</b>
0283	PROFIT/LOSS SALE OF ASSET	149	5,500	5,500
	<b><i>Operating Expenditure</i></b>			
0272	- SALARIES - MUNICIPAL	353,067	359,970	431,970
0282	- LONG SERVICE LEAVE	0	0	0
0302	ADMIN SUPERANNUATION	44,568	48,550	58,270
0312	- INSURANCE	39,492	31,430	37,729
0332	- CONFERENCES & SEMINAR	6,917	7,500	9,000
0342	- TRAINING COSTS	5,438	1,660	2,000
0372	- OFFICE MAINTENANCE	31,229	39,380	47,282
0382	- ACCRUED ANNUAL LEAVE	0	0	0
0392	ACCRUED LS LEAVE	0	0	0
0402	INT ON LOANS	0	0	0
0408	CONSULTANCY - FINANCIAL PLANS/VALUATIONS	1,836	27,500	33,000
0412	COMMUNITY CENSUS	0	0	0

**Schedule Format**  
**2013/2014**  
**Governance / Members - Schedule 4**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
0422	- PRINTING & STATIONERY	9,597	11,250	13,500
0432	- TELEPHONE	17,833	18,910	22,700
0442	- ADVERTISING	981	4,160	5,000
0452	- OFFICE EQUIPT MTCE	8,057	10,000	12,000
0462	- BANK CHARGES	9,009	10,000	12,000
0482	- POSTAGE & FREIGHT	3,080	3,330	4,000
0492	- OFFICE EXPENSES OTHER	15,167	8,750	10,500
0495	OFFICE SECURITY EXPENSES	948	1,660	2,000
0496	CAPITAL WORKS PLAN - R4R	0	0	0
0497	INDIGENOUS COMMUNITIES - DLG	0	0	0
0498	DROUGHT ASSISTANCE PROJECTS	0	0	0
0502	- COMPUTER EXPENSES	75,101	64,620	77,551
0512	ROUNDING ACCOUNT	3,978	0	0
0532	ACCRUED INTEREST ON LOANS	0	0	0
0572	- VEHICLE RUNNING EXP.	15,630	10,830	13,000
0582	- TRAVELLING & ACCOM.	0	0	0
0592	- FRINGE BENEFITS TAX	7,950	13,330	16,000
0672	- AUDIT FEES	21,366	22,660	27,200
0692	- LEGAL EXPENSES	7,342	8,330	10,000
0732	ADMIN UNIFORMS	2,985	3,330	4,000
0762	BAD DEBTS WRITE OFF	0	8,790	10,551
0174	DEPRECIATION	39,500	38,330	46,000
0742	LESS ALLOCATED TO MEMBERS	-717,094	-754,370	-905,253
0942	ADMIN ALLOC TO GENERAL ADMIN	437,786	460,540	552,657
	<b>Total Operating Expenditure</b>	<b>441,764</b>	<b>460,440</b>	<b>552,657</b>
	<b>Capital Income</b>			
0175	PROCEEDS SALE OF ASSETS	0	-21,000	-21,000
	<b>Capital Expenditure</b>			
0134	FURNITURE AND EQUIPMENT	33,195	35,764	35,764
0164	PLANT & EQUIPMENT	38,518	38,200	38,200
0184	PRINCIPAL ON LOANS	0	0	0
	<b>Total Capital Expenditure</b>	<b>71,712</b>	<b>73,964</b>	<b>73,964</b>

**Schedule Format**  
**2013/2014**  
**Law, Order and Public Safety - Schedule 5**

		<b>YTD Actual</b> <b>30/04/2014</b>	<b>YTD Budget</b> <b>30/04/2014</b>	<b>Annual Budget</b> <b>30/06/2014</b>
	<b>FIRE PREVENTION</b>			
	<b><i>Operating Revenue</i></b>			
0583	EMERGENCY SERVICES LEVY	-60,564	-50,880	-61,064
0584	REIMBURSEMENTS	500	0	0
0585	KALBARRI SES - EQUIPMENT PURCHASE REVEI	0	0	0
0613	VOLY FIRE CONTRIB - NPTON	0	0	0
0623	REIMBURSMENTS	-257	0	0
0325	GRANT FUNDS - EQUIPMENT	0	0	0
0673	FIRE INFRINGEMENTS	0	-830	-1,000
0703	GRANT - EMERGENCY SERVICES VEHICLE AND	-185,570	0	0
	<b><i>Total Operating Revenue</i></b>	<b>-245,891</b>	<b>-51,710</b>	<b>-62,064</b>
0335	DISPOSAL OF ASSETS	0	0	0
0683	PROFIT/LOSS SALE OF ASSET	13,850	0	0
	<b><i>Operating Expenditure</i></b>			
1042	FIRE INSURANCE	17,908	14,920	17,908
1052	COMM. MTCE AND REPAIRS	2,167	3,020	3,642
1062	FIRE CONTROL EXP. OTHER	21,986	17,030	20,449
1072	AERIAL INSPECTIONS	0	1,250	1,500
1082	FIRE FIGHTING	6,289	3,170	3,820
1104	FIRE BRIGADE HQ (RAILWAY STN COSTS TO 12	2,391	1,340	1,635
1122	BURN OFF FEE REFUND	0	0	0
1132	ADMIN ALLOC TO FIRE PREVN	13,123	13,800	16,566
1142	KALBARRI SES OPERATIONS	26,600	28,136	28,136
1144	KALBARRI SES - EQUIPMENT PURCHASE	0	0	0
1152	PORT GREGORY FIRE SHED	245	250	303
1154	ISSEKA FIRE SHED	0	210	255
1156	HORROCKS FIRE SHED	0	210	255
1158	BINNU FIRE SHED	0	50	60
1304	ASSET DEPRECIATION	21,911	16,660	20,000
	<b><i>Total Operating Expenditure</i></b>	<b>112,620</b>	<b>100,046</b>	<b>114,529</b>
	<b><i>Capital Revenue</i></b>			
0325	GRANT FUNDS - EQUIPMENT	0	0	0
0525	GOVERNMENT GRANTS	0	0	0
	<b><i>Capitla Expenditure</i></b>			
0338	LAND & BUILDINGS	29,558	32,298	32,300
0334	PLANT & EQUIPMENT	185,570	0	0
0514	PLANT & EQUIPMENT	43,173	39,996	40,000

**Schedule Format**

**2013/2014**

**Law, Order and Public Safety - Schedule 5**

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
	<b>30/04/2014</b>	<b>30/04/2014</b>	<b>30/06/2014</b>
<b><i>Total Capital Expenditure</i></b>	258,301	72,294	72,300

**Schedule Format  
2013/2014  
Law, Order and Public Safety - Schedule 5**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>ANIMAL CONTROL</b>				
	<b><i>Operating Revenue</i></b>			
0623	REIMBURSEMENTS	-257	0	0
0763	- FINES AND PENALTIES	-246	-1,250	-1,500
0773	- DOG REGISTRATION	-9,305	-5,410	-6,500
0783	- REIMBURSEMENTS/OTHER	0	0	0
0803	- IMPOUNDING FEES	-870	-160	-200
0833	MISC GRANTS	0	0	0
	<b><i>Total Operating Revenue</i></b>	<b>-10,420</b>	<b>-6,820</b>	<b>-8,200</b>
	<b><i>Operating Expenditure</i></b>			
1162	DOG CONTROL EXPENSES	9,408	10,710	12,880
1172	ADMIN ALLOC TO ANIMAL CON	2,510	2,640	3,168
1192	CAT CONTROL EXPENSES	3,417	6,140	7,390
	<b><i>Total Operating Expenditure</i></b>	<b>15,335</b>	<b>19,490</b>	<b>23,438</b>
	<b><i>Capital Expenditure</i></b>			
1164	DOG POUND CAGES	0	0	0
<b>OTHER LAW, ORDER AND PUBLIC SAFETY</b>				
	<b><i>Operating Revenue</i></b>			
0843	ILLEGAL CAMPING FINES	-268	-2,080	-2,500
0873	PROFIT/LOSS FROM SALE OF ASSET	3,897	5,830	7,000
	<b><i>Operating Expenditure</i></b>			
1212	SALARIES (RANGER)	83,098	122,360	146,835
1232	CONTROL EXPENSES OTHER	7,347	8,330	10,000
1242	FLOOD CONTROL EXPENSES - KALBARRI	24	0	0
4122	ABANDONED VEHICLES	0	0	0
4132	LAW & ORDER ASSET DEPRECN	11,464	11,500	13,800
	<b><i>Total Operating Expenditure</i></b>	<b>101,932</b>	<b>142,190</b>	<b>170,635</b>

**Schedule Format**  
**2013/2014**  
**Education and Welfare - Schedule 6**

		<b>YTD Actual</b> <b>30/04/2014</b>	<b>YTD Budget</b> <b>30/04/2014</b>	<b>Annual Budget</b> <b>30/06/2014</b>
<b>PRE-SCHOOL</b>				
	<b><i>Operating Revenue</i></b>			
1043	GRANT - NOCCA BUILDING	0	0	0
1103	REIMBURSMENTS	-318	-450	-545
1113	NCAA - SUSTAINABILITY FUNDING (MONTHLY) D	-9,046	0	0
1123	NCCA CCB/CCR REBATE REVENUE (WEEKLY)	-5,440	0	0
1133	NCCA SESSION FEES (WEEKLY)	-11,285	0	0
1143	NCCA MEMBERSHIP REVENUE	-410	0	0
1163	NCCA FUNDRAISING/GRANTS REVENUE	-446	0	0
	<b><i>Total Operating Revenue</i></b>	<b>-26,945</b>	<b>-450</b>	<b>-545</b>
	<b><i>Operating Expenditure</i></b>			
1312	NCCA - BUILDING RELATED EXPENSES	13,441	16,070	19,303
1322	NCCA OPERATING EXPENDITURE (PAYROLL/SUPE	18,858	0	0
1314	YOUTH PROGAM	1,000	1,660	2,000
1412	ASSET DEPRECIATION	5,172	5,160	6,200
3202	KALBARRI CHILD CARE CENTRE	9,806	4,840	5,830
	<b><i>Total Operating Expenditure</i></b>	<b>48,277</b>	<b>27,730</b>	<b>33,333</b>
	<b><i>Capital Expenditure</i></b>			
1316	LAND & BUILDINGS	0	8,950	10,750
<b>WELFARE</b>				
	<b><i>Operating Revenue</i></b>			
0853	AGED UNITS RENTAL INCOME	-43,543	-45,830	-55,000
	<b><i>Operating Expenditure</i></b>			
2362	AGED HOUSING MAINT	42,423	34,720	41,680
3002	C ONSULTANTS - AGED HOUSING	0	0	0
	<b><i>Total Operating Expenditure</i></b>	<b>42,423</b>	<b>34,720</b>	<b>41,680</b>



**Schedule Format  
2013/2014  
Health - Schedule 7**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>PREVENTATIVE SERVICES</b>				
	<b><i>Operating Revenue</i></b>			
1673	- FOOD VENDORS	-280	-500	-600
1763	CONTRIBUTIONS	-20,240	-25,000	-30,000
1764	PROFIT/LOSS ON SALE ASSET	0	0	0
	<b><i>Total Operating Revenue</i></b>	-20,520	-25,500	-30,600
	<b><i>Operating Expenditure</i></b>			
2012	SALARIES	91,513	76,830	92,200
2022	HEALTH SUPERANNUATION	14,534	11,710	14,060
2032	ACCRUED ANNUAL & LS LEAVE	0	0	0
2042	CONTROL EXPENSES OTHER	12,638	17,020	20,455
2052	VEHICLE RUNNING EXPENSES	11,668	16,660	20,000
2082	HEALTH BUILDING MAINT	137	0	0
2102	ADMIN ALLOC TO HEALTH	5,808	6,110	7,333
	<b><i>Total Operating Expenditure</i></b>	136,298	128,330	154,048
	<b><i>Capital Revenue</i></b>			
1375	PROCEEDS SALE OF ASSET	0	0	0
1396	GOVERNMENT GRANTS	0	0	0
	<b><i>Total Capital Revenue</i></b>	0	0	0
	<b><i>Capital Expenditure</i></b>			
1324	PLANT AND EQUIPMENT - HLT	0	0	0
<b>OTHER HEALTH</b>				
	<b><i>Operating Revenue</i></b>			
2023	LEASE - KALBARRI SURGERY	0	0	0
2033	RENTAL LOT 43 BATEMAN STREET (DC	-84	0	0
2035	RENTAL COUNCIL PROPERTY (NEW NI	0	0	0
2043	REIMBURSMENTS - OTHER	-1,653	-2,250	-2,700
2093	RENT LOT 14 CALLION WAY	0	0	0
	<b><i>Total Operating Revenue</i></b>	-1,737	-2,250	-2,700
	<b><i>Operating Expenditure</i></b>			
2312	DOCTOR SURGERY - KALBARRI	2,690	2,660	3,200
2342	DOCTORS SURGERY - NORTHAMPTON	15,876	11,000	13,219
2382	ASSET DEPRECIATION	26,076	27,500	33,000

**Schedule Format**  
**2013/2014**  
**Health - Schedule 7**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b><i>Total Operating Expenditure</i></b>	44,642	41,160	49,419
	<b><i>Capital Revenue</i></b>			
2083	LAND SALES RESERVE	0	0	0
	<b><i>Capital Expenditure</i></b>			
0834	LAND & BUILDINGS	9,435	6,750	8,100
1644	FURNITURE AND EQUIPMENT	0	0	0
	<b><i>Total Capital Expenditure</i></b>	9,435		8,100

**Schedule Format**  
**2013/2014**  
**Housing - Schedule 9**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>STAFF HOUSING</b>				
	<b><i>Operating Revenue</i></b>			
2833	CONTRIBUTIONS	-4,835	0	0
2843	RESIDENTIAL RENTAL	-22,010	-13,990	-16,796
2853	CHARGES - STAFF RENTALS	0	0	0
	<b><i>Total Operating Revenue</i></b>	-26,845	-13,990	-16,796
2873	PROFIT/LOSS ON SALE ASSET	0	0	0
	<b><i>Operating Expenditure</i></b>			
3162	- LOT 71 MITCHELL	0	0	0
3172	- OVAL RESIDENCE	4,219	2,080	2,510
3192	- LOT 10 ESSEX	0	0	0
3212	- LOT 454 FITZGERALD	4,773	5,830	7,012
3222	ASSET DEPRECIATION	31,529	32,080	38,500
3232	- LOT 43 BATEMAN ST	5,583	4,920	5,912
3242	LOT 42 BATEMAN STREET	6,269	3,460	4,162
3252	ADMIN ALLOC TO STAFF HOUS	4,159	4,370	5,250
3282	605 SALAMIT PLACE	12,026	8,410	10,112
	<b><i>Total Operating Expenditure</i></b>	68,559	61,150	73,458
	<b><i>Capital Expenditure</i></b>			
2494	LAND & BUILDINGS - STAFF HOUSING	0	0	0
<b>HOUSING OTHER</b>				
	<b><i>Operating Revenue</i></b>			
3013	RENT LOT 11 HAMPTON ROAD	0	0	0
3003	REIMBURSEMENTS - HOUSING OTHER	-4,235	-6,080	-7,300
	<b><i>Operating Expenditure</i></b>			
3422	ESL PAYMENTS FOR MISC PROPERTY	731	0	0
3442	RESIDENCE - LOT 6 ROBINSON ST	3,195	530	636
3452	LOT 11 HAMPTON ROAD	3,636	530	636
3482	LOT 74 SEVENTH AVENUE	8,995	2,580	3,097
3492	14 CALLION WAY KALBARRI - DOCTO	7,345	7,380	8,862
	<b><i>Total Operating Expenditure</i></b>	23,902	11,020	13,231
	<b><i>Capital Revenue</i></b>			
2455	LAND SALES RESERVE	0	0	0
	<b><i>Capital Expenditure</i></b>			
3034	43 BATEMAN STREET	0	0	0

**Schedule Format**  
**2013/2014**  
**Housing - Schedule 9**

<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
<b>30/04/2014</b>	<b>30/04/2014</b>	<b>30/06/2014</b>

**Schedule Format**  
**2013/2014**  
**Community Amenities - Schedule 10**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>SANITATION - HOUSEHOLD</b>				
	<b><i>Operating Revenue</i></b>			
3253	- KALBARRI RESIDENTIAL	-363,565	-359,635	-363,000
3263	- OTHER RESIDENTIAL	-216,061	-213,493	-215,490
3273	- 240 LITRE CARTS	-2,130	-4,160	-5,000
	<b><i>Total Operating Revenue</i></b>	<b>-581,756</b>	<b>-577,288</b>	<b>-583,490</b>
	<b><i>Operating Expenditure</i></b>			
3812	DOMESTIC REFUSE COLLECT.	218,739	231,660	278,000
3826	DEPRECIATION - REFUSE SITES	4,160	4,160	5,000
3832	PURCHASE OF 240L CARTS	0	2,500	3,000
3854	NORTHAMPTON REFUSE SITE	107,349	147,410	176,900
3856	KALBARRI REFUSE SITE MAINTENANCE	128,036	156,680	188,030
3858	BINNU REFUSE SITE MAINTENANCE	624	3,800	4,570
3860	PORT GREGORY REFUSE SITE MAINTENANCE	3,767	5,680	6,833
3861	LUCKY BAY REFUSE COLLECTION	5,546	5,000	6,000
3888	ACCRUED INTEREST ON LOANS	0	0	0
3890	INTEREST ON LOANS	0	0	0
3892	ADMIN ALLOC TO SANITATION	3,299	3,470	4,164
	<b><i>Total Operating Expenditure</i></b>	<b>471,519</b>	<b>560,360</b>	<b>672,497</b>
	<b><i>Capital Expenditure</i></b>			
3304	REFUSE - FURNITURE & EQUIP	0	0	0
<b>SANITATION - OTHER</b>				
	<b><i>Operating Revenue</i></b>			
3313	GRANTS - OTHER	-8,178	0	0
3323	REFUSE SITE FEES -OTHER	-32,515	-29,160	-35,000
3343	- INDUSTRIAL	-110,651	-116,780	-140,140
3353	- COMMERCIAL	-8,750	-6,660	-8,000
3373	- CARAVAN PARKS	0	0	0
3383	INDUSTRIAL REFUSE COLLECTION - GST	-27,720	-23,100	-27,720
3405	REIMBURSEMENTS - DRUMMUSTER	0	-3,330	-4,000
	<b><i>Total Operating Revenue</i></b>	<b>-187,814</b>	<b>-179,030</b>	<b>-214,860</b>
	<b><i>Operating Expenditure</i></b>			
3722	IND/COMM REFUSE COLLECT	21	0	0
3772	STREET REFUSE COLLECT/LITTER	89,838	88,080	105,700
3774	DRUM MUSTER	4,235	3,750	4,500
	<b><i>Total Operating Expenditure</i></b>	<b>94,094</b>	<b>91,830</b>	<b>110,200</b>

**Schedule Format**  
**2013/2014**  
**Community Amenities - Schedule 10**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b><i>Capital Expenditure</i></b>			
3335	REFUSE SITE CAPITAL	17,902	0	0
3336	PRINCIPAL ON LOANS	0	0	0
	<b><i>Total Capital Expenditure</i></b>	17,902	0	0
<b>SANITATION - SEWERAGE</b>				
	<b><i>Operating Revenue</i></b>			
3543	CHARGES - SEPTIC TANKS	-452	-830	-1,000
3553	SEPTIC TANK INSPECTIONS	-509	-830	-1,000
	<b><i>Total Operating Revenue</i></b>	-961	-1,660	-2,000
<b>TOWN PLANNING AND REGIONAL DEVELOPMENT</b>				
	<b><i>Operating Revenue</i></b>			
3743	PLANNING FEES	-32,717	-16,660	-20,000
3823	REIMBURSE (ADVERTISING/PLANNING COMMIS	0	-120	-150
3833	REIMBURSEMENTS	-11,198	-9,330	-11,198
	<b><i>Total Operating Revenue</i></b>	-43,914	-26,110	-31,348
3935	P/L ON SALE OF ASSET	0	0	0
	<b><i>Operating Expenditure</i></b>			
4202	SALARIES	55,898	18,150	21,780
4212	SUPERANNUATION-PLANNING	4,403	810	980
4232	PRINTING & STATIONERY	0	200	250
4242	ADVERTISING	1,294	2,500	3,000
4252	INSURANCE	582	2,030	2,445
4262	CONFERENCE EXPENSES	0	1,660	2,000
4272	VEHICLE OPERATING COSTS	3,227	4,160	5,000
4282	CONSULTANTS EXPENSES	32,358	40,250	48,300
4302	LEGAL EXPENSES	541	1,660	2,000
4322	NORTHAMPTON TOWNSCAPE	0	0	0
4342	HORROCKS TOWNSCAPE	0	0	0
4372	TOWN PLAN SCHEME EXPENSES	245	66,830	80,200
4382	CONTROL EXPENSES	6,682	5,080	6,100
4402	ASSET DEPRECIATION	3,057	5,000	6,000
4472	TP - ACCRUED LS LEAVE	0	0	0
4482	TP ACCRUED ANNUAL LEAVE	0	0	0
4852	PLANNING BUILDING MAINT	170	0	0
4862	FRINGE BENEFITS TAX PLANN	4,429	5,000	6,000
4872	ADMIN ALLOC TO TOWN PLAN	5,091	5,350	6,427

**Schedule Format**  
**2013/2014**  
**Community Amenities - Schedule 10**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b><i>Total Operating Expenditure</i></b>	117,977	158,680	190,482
	<b><i>Capital Revenue</i></b>			
3905	PROCEEDS OF ASSETS	0	0	0
7480	TOWN PLANNING SCHEME RESERVE TO MUNI	-11,200	-9,330	-11,200
	<b><i>Total Capital Revenue</i></b>	-11,200	-9,330	-11,200
	<b><i>Capital Expenditure</i></b>			
4014	PLANT & EQUIPMENT	0	0	0
<b>OTHER COMMUNITY AMENITIES</b>				
	<b><i>Operating Revenue</i></b>			
3802	LAND SALES RESERVE	0	0	0
3853	CHARGES - CEMETERY FEES	-3,375	-4,920	-5,920
3863	REIMBURSEMENTS	-2,096	-1,250	-1,500
3883	FUNERAL DIRECTORS LICENSE	-200	-160	-200
3893	BUS HIRE	-1,552	-830	-1,000
	<b><i>Total Operating Revenue</i></b>	-7,222	-7,160	-8,620
	<b><i>Operating Expenditure</i></b>			
4422	NORTHAMPTON CEMETERY MAIN	16,326	16,940	20,340
4432	ASSET DEPRECIATION	842	830	1,000
4442	TOWN PARK TOILETS	10,662	9,540	11,460
4452	ASSET DEPRECIATION	18,003	20,830	25,000
4462	KALBARRI CEMETERY MAINT	17,452	20,890	25,100
4572	KINGS PARK TOILETS	10,035	11,960	14,370
4582	LIONS PARK TOILETS NPTON	11,043	12,150	14,589
4592	SALLY'S TREE TOILETS	13,200	12,330	14,829
4652	JETTY TOILETS -KALBARRI	7,830	14,830	17,811
4732	HORROCKS TOILETS/CHGROOMS	23,692	27,410	32,894
4752	PORT GREGORY TOILET BLOCK	13,157	13,790	16,570
4802	CHINAMANS TOILET BLOCK	8,987	6,690	8,054
4807	BINNU TOILETS	15,540	12,700	15,259
4812	RED BLUFF TOILET BLOCK	6,482	4,580	5,512
4766	PROFIT/LOSS SALE OF ASSET	0	0	0
4842	COMMUNITY BUS	2,655	5,410	6,500
	<b><i>Total Operating Expenditure</i></b>	175,907	190,880	229,288
	<b><i>Capital Expenditure</i></b>			
3344	PUBLIC AMENITIES	0	6,250	7,500

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		YTD Actual 30/04/2014	YTD Budget 30/04/2014	Annual Budget 30/06/2014
	<b>PUBLIC HALLS</b>			
	<b><i>Operating Revenue</i></b>			
4043	REIMBURSEMENTS	-7,785	-10,410	-12,500
4053	CHARGES - HALL HIRE	-930	-830	-1,000
4063	ALLEN COMM. CENTRE	-634	-1,250	-1,500
	<b><i>Total Operating Revenue</i></b>	-9,350	-12,490	-15,000
	<b><i>Operating Expenditure</i></b>			
4672	- PORT GREGORY HALL	2,673	3,650	4,399
4682	- ALMA HALL	2,423	1,090	1,318
4692	- BINNU HALL	6,899	7,300	8,792
4702	- RSL HALL	16,840	15,840	19,035
4704	OGILVIE HALL/SCHOOL	834	50	60
4712	- AJANA HALL	5,697	6,310	7,600
4772	- ALLEN COMM. CENTRE	38,648	60,090	72,133
4782	- HORROCKS COMM. CENTRE	18,143	15,870	19,056
4792	ASSET DEPRECIATION	52,553	52,500	63,000
4832	ADMIN ALLOC TO HALLS	860	900	1,086
3534	DEPRECIATION	0	0	0
	<b><i>Total Operating Expenditure</i></b>	145,569	163,600	196,479
	<b><i>Capital Expenditure</i></b>			
3515	BINNU HALL	0		0
	<b>SWIMMING AREAS AND BEACHES</b>			
	<b><i>Operating Revenue</i></b>			
3973	CONTRIBUTIONS	-5,155	-5,000	-6,000
3975	CONTRIBUTIONS/DONATIONS	-11,450	-21,450	-25,750
3976	TRUST BOND CONTRIBUTION - CAPITAL HILL/I	0	0	0
4293	KALBARRI JETTY BERTH FEES	0	-410	-500
4303	RESERVE LEASES - KALBARRI FORESHORE	-5,004	-4,070	-4,887
4347	CONTRIBUTIONS	-210	0	0
	<b><i>Total Operating Revenue</i></b>	-21,820	-30,930	-37,137
	<b><i>Operating Expenditure</i></b>			
3982	ASSET DEPRECIATION	33,129	32,500	39,000
4952	- KALBARRI F/SHORE RES.	100,390	98,740	118,511
4972	- HORROCKS F/SHORE RES.	46,913	45,440	54,555
5012	- PORT GREGORY F/SHORE	881	3,520	4,240
5042	ENVIROFUND GRANTS - HUTT RIVER	0	0	0
6742	- HORROCKS FORESHORE	635	0	0



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		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b><i>Total Operating Expenditure</i></b>	181,948	180,200	216,306
	<b><i>Capital Income</i></b>			
4513	KALBARRI TOURISM SPECIFIED RATE RESERVE	0	0	0
4523	GRANTS	-176,063	-146,710	-176,063
4526	LAND SALES RESERVE	0	0	0
	<b><i>Total Capital Income</i></b>	-176,063	-146,710	-176,063
	<b><i>Capital Expenditure</i></b>			
3664	FORESHORE INFRASTRUCTURE	43,523	44,120	52,950
3669	LITTLE BAY REDEVELOPMENT	0	0	0
3670	HORROCKS FORESHORE SEAWALL	0	0	0
3674	KALBARRI BOAT RAMP UPGRADE	175,962	171,796	172,800
3684	HORROCKS JETTY	8,462	10,000	12,000
4527	LITTLE BAY REDEVELOPMENT GRANT	0	0	0
3672	ZUYTDORP MEMORIAL	0	0	0
	<b><i>Total Capital Expenditure</i></b>	227,947	225,916	237,750
<b>OTHER RECREATION AND SPORT</b>				
	<b><i>Operating Revenue</i></b>			
4333	- EDUCATION DEPT - OVAL	-2,618	-2,120	-2,550
4423	LEASES & RENTALS	-3,569	-3,110	-3,741
4433	INTEREST REMBURSEMENT	-1,427	-1,720	-2,068
4453	REIMBURSEMENTS- REC. CTRE	-8,918	-6,250	-7,500
4455	TRUST BOND CONTRIBUTION - CAPITAL HILL	-5,455	-4,540	-5,455
	<b><i>Total Operating Revenue</i></b>	-21,987	-17,740	-21,314
4393	PROFIT/LOSS ON SALE	2,959	0	0
	<b><i>Operating Expenditure</i></b>			
4962	- KALBARRI OVAL RESERVE	20,717	21,650	26,004
4969	KALBARRI SKATE PARK	0	0	0
4982	- HORROCKS OVAL RESERVE	1,843	3,050	3,673
4992	- PARKS, RES, GARDENS GEN	138,037	150,490	180,600
4998	PARKS & GARDENS - PORT GREGORY	1,760	1,870	2,250
5002	ADMIN ALLOC TO OTHER REC	13,266	13,950	16,747
5022	- LIONS PARK	2,351	2,690	3,245
5032	- BI-CENTENIAL PARK	11,570	5,670	6,820
5072	- N'TON REC. CENTRE	46,502	54,430	65,342
5082	- KALBARRI REC CENTRE	7,629	6,160	7,419
5092	- HORROCKS REC CENTRE	1,236	2,870	3,462

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		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
5102	INT ON LOANS - LOAN 135	6,043	3,800	4,568
5112	NORTHAMPTON BOWLING CLUB	0	50	60
5115	KALBARRI GOLF & BOWLING CLUB	8,279	8,750	10,500
5122	- NORTHAMPTON REC OVAL	70,167	59,310	71,202
5142	EXHIBITION HALL NPTN OVAL	0	0	0
5162	BINNU RECREATION AREA	3,243	2,660	3,200
5169	NORTHAMPTON GOLF CLUBHOUSE	0	0	0
5172	ASSET DEPRECIATION	210,330	227,500	273,000
5192	REC - ACCRUED ANNUAL LEAV	0	0	0
5212	ACCRUED INTEREST ON LOANS	0	0	0
	<b>Total Operating Expenditure</b>	542,972	564,900	678,092
	<b>Capital Revenue</b>			
3775	SS LOAN - BOWL CLUBS	-2,727	-4,540	-5,451
3777	LAND SALES RESERVE	0	0	0
4383	CONTRIBUTIONS	-11,858	-18,470	-22,166
4473	GRANTS	-5,500	-624,370	-749,251
	<b>Total Capital Revenue</b>	-20,086	-647,380	-776,868
	<b>Capital Expenditure</b>			
3624	PRINCIPAL ON LOANS	13,451	14,980	17,980
3654	SKATE PARK CONSTRUCTION	0	0	0
3714	LAND & BUILDING	498,564	777,808	1,166,715
3715	FURNITURE & EQUIPMENT	0	0	0
3716	PARKS & OVALS INFRASTRUCTURE	22,956	70,420	84,500
3734	PLANT & EQUIPMENT	0	0	0
	<b>Total Capital Expenditure</b>	534,972	863,208	1,269,195
<b>TELEVISION AND RADIO REBROADCASTING</b>				
	<b>Operating Expenditure</b>			
5232	T.V. RECEIVER STATION	95	0	0
5242	ASSET DEPRECIATION	0	0	0
	<b>Total Operating Expenditure</b>	95	0	0
<b>LIBRARIES</b>				
	<b>Operating Revenue</b>			
4613	CHARGES - LOST BOOKS	-32	-40	-50
4623	REIMBURSEMENTS	0	-60	-75
4653	INTERNET ACCESS FEE - KALBARRI	-613	-620	-750

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		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b><i>Total Operating Revenue</i></b>	-645	-720	-875
	<b><i>Operating Expenditure</i></b>			
5312	SALARIES	25,995	25,820	30,990
5322	LIBRARY SUPERANNUATION	2,387	2,390	2,870
5332	LIBRARY OPERATING OTHER	2,828	3,220	3,874
5334	LIBRARY INTERNET SERVICE	1,893	1,910	2,300
5342	LIBRARY BUILDING MTCE	1,151	1,040	1,250
5352	ACCRUED ANNUAL LEAVE	0	0	0
5372	ASSET DEPRECIATION	0	0	0
5402	ADMIN ALLOC TO LIBRARIES	65,184	68,570	82,288
	<b><i>Total Operating Expenditure</i></b>	99,439	102,950	123,572
<b>OTHER CULTURE</b>				
	<b><i>Operating Revenue</i></b>			
0913	REIMBURSEMENT/CONTRIBUTIONS	-2,455	0	0
4703	150 YEAR CELEBRATIONS - REVENUE (INC BRIK	-14,240	0	0
4713	MOONIEMIA CENTRE REIMB	-482	0	0
4763	GRANT - HERITAGE ADVISORY SERVICE	-2,530	-4,370	-5,250
4773	CHARGES - OLD POLICE STN	0	-830	-1,000
4783	REIMBURSEMENTS - LYNTON WORKS	-2,813	0	0
4793	GOVERNMENT GRANTS	-46,500	-34,880	-41,868
	<b><i>Total Operating Revenue</i></b>	-69,020	-40,080	-48,118
	<b><i>Operating Expenditure</i></b>			
1712	NORTHAMPTON NEWS BUILDING	5,106	6,790	8,163
5512	OLD RAILWAY STATION	3,963	1,280	1,543
5522	OLD POLICE STATION	3,027	5,380	6,476
5532	CHIVERTON HOUSE	5,964	6,210	7,466
5542	MOONIEMIA CENTRE	1,841	2,540	3,060
5552	KALBARRI ART & CRAFT CNTR	10,042	8,500	10,211
5572	HIST PROJECTS/HERITAGE SITES	5,061	8,750	10,500
5582	OLD ROADS BOARD BUILDING	1,040	7,480	8,994
5592	LYNTON HISTORICAL SITE	3,909	1,960	2,364
5622	DONATIONS BY COUNCIL	0	0	0
5642	OTHER EXPENDITURE	1,750	0	0
		0	0	0
5662	150 YEAR CELEBRATIONS - BRICKS EXPENDITU	30	0	0
5672	NORTHAMPTON 150TH CELEBRATION	115,726	66,660	80,000
	<b><i>Total Operating Expenditure</i></b>	157,459	115,550	138,777

**Schedule Format  
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Transport - Schedule 12**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>CONSTRUCTION OF ROADS, BRIDGES AND DEPOTS</b>				
	<b><i>Capital Expenditure</i></b>			
5030	REGIONAL ROAD GROUP	151,945	208,180	249,830
5060	- MUNICIPAL FUND	161,475	308,470	370,192
5090	FOOTPATH CONSTRUCTION	73,802	68,920	82,730
5150	BLACKSPOT PROJECTS	70,347	311,950	374,350
5180	CAR PARKS CONSTRUCTION	0	0	0
5210	ROADS TO RECOVERY	45,898	300,320	360,408
5214	ROYALTIES FOR REGIONS (BATEMAN ST)	0	0	0
5215	ROYALTIES 4 REGIONS WORKS	545,226	468,500	562,229
5224	PRINCIPAL ON LOANS	137,135	136,010	163,213
	<b><i>Total Capital Expenditure</i></b>	<b>1,185,829</b>	<b>1,802,350</b>	<b>2,162,952</b>
	<b><i>Capital Revenue</i></b>			
5205	ROADS TO RECOVERY FUNDING	-240,000	-267,220	-320,675
5206	FOOTPATH FUNDING	0	0	0
5208	LAND SALES RESERVE	0	0	0
5207	BLACKSPOT FUNDING	-149,742	-311,950	-374,350
5209	ROYALTIES FOR REGIONS - OGILVIE E/	0	-225,000	-270,000
5481	- REGIONAL ROAD GROUP FUNDING	-144,593	-135,590	-162,713
5483	ROYALTIES 4 REGIONS (BATEMAN ST)	0	0	0
7485	ROADWORK RESERVE TFR TO MUNI	0	0	0
5561	CONTRIBUTIONS	0	0	0
	<b><i>Total Capital Revenue</i></b>	<b>-534,335</b>	<b>-939,760</b>	<b>-1,127,738</b>
<b>MAINTENANCE OF ROADS, BRIDGES AND DEPOTS</b>				
	<b><i>Operating Expenditure</i></b>			
5982	ADMIN ALLOC TO ROAD MAINT	19,864	20,890	25,076
5992	INTEREST ON LOANS - TPT	29,920	33,270	39,935
6002	ACCRUED INTEREST ON LOANS	0	0	0
6262	APB DEPOT	2,278	50	60
5850	- MUNICIPAL FUND RDWKS	888,192	1,409,760	1,691,745
5860	ROMANS DATA COLLECTION	6,886	5,000	6,000
5910	KALBARRI DEPOT MAINT.	13,297	8,890	10,708
5920	CROSSOVERS	1,000	3,330	4,000
5930	NORTHAMPTON DEPOT MAINT	25,333	24,200	29,076
5950	HORROCKS DEPOT MAINT.	247	130	157
5960	LIGHTING OF STREETS	103,660	102,320	122,800
5980	DIRECTIONAL ADVERT SIGNS	0	0	0
5990	ASSET DEPRECIATION	176,093	298,330	358,000
6000	ACCRUED LONG SERVICE LEAV	0	0	0
6010	TSPT ACCRUED ANNUAL LEAVE	0	0	0

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Transport - Schedule 12**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
3994	DEPRECIATION	709,320	681,660	818,000
	<b>Total Operating Expenditure</b>	1,976,091	2,587,830	3,105,557
	<b>Operating Revenue</b>			
6281	- MRD MAINTENANCE	-126,609	-126,600	-126,600
6301	PROFIT/LOSS SALE OF ASSET	0	0	0
6351	DIRECTIONAL ADVERT SIGNS	0	0	0
	<b>Total Operating Revenue</b>	-126,609	-126,600	-126,600

**ROAD PLANT PURCHASES**

	<b>Operating Revenue</b>			
4265	CONTRIBUTIONS	0	0	0
	<b>Total Operating Revenue</b>	0	0	0
4405	PROFIT/LOSS ON SALE ASSET	550	-42,500	-51,000
	<b>Operating Expenditure</b>			
3610	LESS PLANT DEPN WRITTEN BACK	-142,579	0	0
3630	LOSS UPON REVALUATION - PLANT &	0	0	0
	<b>Capital Revenue</b>			
4285	- UTILITIES (PROFIT/LOSS SALE OF ASSET)	0	0	0
4315	- MACHINERY (DISPOSAL OF ASSET)	0	-109,580	-131,500
4345	LOAN PROCEEDS	0	0	0
	<b>Total Capital Revenue</b>	0	-109,580	-131,500
	<b>Capital Expenditure</b>			
4214	ROAD PLANT/MACHINERY	266,830	351,660	422,000
4224	UTILITIES (VEHICLES)	55,543	51,860	62,242
4254	OTHER EQUIPMENT	41,448	35,330	42,400
	<b>Total Capital Expenditure</b>	363,821	438,850	526,642

**AERODROMES**

	<b>Operating Revenue</b>			
5113	CHARGES - LANDING FEES	-1,201	-3,950	-4,740

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**Transport - Schedule 12**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
5133	HANGAR SITE LEASE	-563	-450	-550
5143	CONTRIBUTIONS - AERODROME	-1,235	0	0
5183	CITY OF GN/GRN - OPERATING CONTR	0	0	0
	<b>Total Operating Revenue</b>	-2,999	-4,400	-5,290
	<b>Operating Expenditure</b>			
5902	ADMIN ALLOCATED TO AERODROMES	12,549	13,200	15,842
5912	ASSET DEPRECIATION	19,038	19,160	23,000
5932	KALBARRI AIRPORT MTCE	36,997	23,380	28,070
5935	OLD KALBARRI AIRPORT	6,442	14,750	17,700
	<b>Total Operating Expenditure</b>	75,026	70,490	84,612
	<b>Capital Revenue</b>			
5,163	Airport Reserve	-17,700	-14,750	-17,700

**Schedule Format**  
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**Economic Services - Schedule 13**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b>TOURISM AND AREA PROMOTION</b>				
	<b><i>Operating Revenue</i></b>			
5543	CONTRIBUTIONS	0	0	0
5563	LEASES/RENTALS	-46,439	-42,560	-51,083
5573	CARAVAN PARK LICENCES	-4,387	-3,750	-4,500
5583	REIMBURSEMENTS	-13,000	-33,330	-40,000
5593	KAL TOURISM SPEC RATE	0	0	0
	<b><i>Total Operating Revenue</i></b>	<b>-63,826</b>	<b>-79,640</b>	<b>-95,583</b>
	<b><i>Operating Expenditure</i></b>			
6322	CARAVAN PARKS/CAMPING GDS	0	0	0
6362	HERITAGE - RAILWAY CARRIAGE	782	920	1,131
6372	TOURISM & PROMOTION GENERAL	63,027	58,370	70,053
6382	AREA PROMOTION	0	0	0
6392	ASSET DEPRECIATION	506	500	600
	<b><i>Total Operating Expenditure</i></b>	<b>64,315</b>	<b>59,790</b>	<b>71,784</b>
<b>BUILDING CONTROL</b>				
	<b><i>Operating Revenue</i></b>			
5653	- BUILDING PERMITS	-15,606	-20,830	-25,000
5673	S/POOL INSPECTION FEES	-3,888	-3,750	-4,500
5713	BUILDING REIMBURSEMENTS	0	-620	-750
5733	DEMOLITION FEES	0	-80	-100
	<b><i>Total Operating Revenue</i></b>	<b>-19,494</b>	<b>-25,280</b>	<b>-30,350</b>
	<b><i>Operating Expenditure</i></b>			
6412	SALARIES	39,098	55,840	67,010
6422	BUILDING SUPERANNUATION	6,176	8,510	10,220
6432	VEHICLE RUNNING EXPENSES	3,304	5,000	6,000
6442	CONTROL EXPENSES OTHER	10,956	15,260	18,328
6452	ACCRUED LONG SERVICE LVE	0	0	0
6462	ACCRUED ANNUAL LEAVE	0	0	0
6472	BUILD CONTROL BUILD MAIN	137	190	230
6492	ASSET DEPN -ECON SERV BUI	172	160	200
5195	DISPOSAL OF ASSET	0	0	0
6512	ADMIN ALLOC TO BUILD CONT	7,888	8,290	9,958
	<b><i>Total Operating Expenditure</i></b>	<b>67,731</b>	<b>93,250</b>	<b>111,946</b>
	<b><i>Capital Expenditure</i></b>			
5124	PLANT AND EQUIPMENT	0	0	0

**Schedule Format**  
**2013/2014**  
**Economic Services - Schedule 13**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
	<b>OTHER ECONOMIC SERVICES</b>			
	<b><i>Operating Revenue</i></b>			
5933	REIMBURSEMENTS	-2,294	-2,080	-2,500
5943	GRANT - LIVING COMMUNITIES PROGRA	0	0	0
5993	PT GREGORY SPEC AREA RATE	-14,250	-11,870	-14,250
	<b><i>Total Operating Revenue</i></b>	-16,544	-13,950	-16,750
	<b><i>Operating Expenditure</i></b>			
6752	- PORT GREGORY	7,653	14,280	17,155
6802	LOCAL BUSINESS ECONOMY STUDY	0	0	0
	<b><i>Total Operating Expenditure</i></b>	7,653	14,280	17,155



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**Other Property and Services - Schedule 14**

		<b>YTD Actual</b> <b>30/04/2014</b>	<b>YTD Budget</b> <b>30/04/2014</b>	<b>Annual Budget</b> <b>30/06/2014</b>
	<b>PRIVATE WORKS</b>			
	<b>Operating Revenue</b>			
6153	- PLANT HIRE	-44,730	-16,660	-20,000
	<b>Operating Expenditure</b>			
6912	PRIVATE WORKS - SCH 14	36,554	17,730	21,300
	<b>OTHER PROPERTY AND SERVICES</b>			
	<b>Operating Revenue</b>			
6590	SELF SUPPORTING LOAN INTEREST REIMBURSEMENT	-23,850	-33,300	-39,969
5613	CONTRIB - COTTAGE SURVEYS	0	-42,080	-50,500
	<b>Total Operating Revenue</b>	-23,850	-75,380	-90,469
7025	PROFIT / LOSS ON SALE	0	0	0
	<b>Operating Expenditure</b>			
6582	SETTLEMENT EXPENSES - PROPERTY SALE	0	0	0
6659	INTEREST ON LOANS - CEO HOUSE (SELF SUPPORT)	26,730	22,270	26,730
6768	HALF WAY BAY COTTAGES	7,304	37,000	55,500
7065	PROFIT LOSS LAND HELD FOR RESALE VALUE	104,588	0	0
	<b>Total Operating Expenditure</b>	138,622	59,270	82,230
	<b>Capital Revenue</b>			
6591	SELF SUPPORTING LOAN - REIMB CEO PRINCIPAL	-13,240	0	0
6654	LOAN FUND PROCEEDS - SELF SUPPORTING LOAN	0	0	0
7015	PROCEED FROM SALE ASSET	0	0	0
7035	SALE / DISPOSAL ACCOUNT	0	0	0
7045	NORTHAMPTON LIA (EX MWDC GRANT ETC)	-488	0	0
7490	NORTHAMPTON INDUSTRIAL UNITS TFR TO MUNI	0	-364,998	-365,000
7500	LAND DEVELOPMENT RESERVE TRANSFER TO MUN	-10,000	-8,330	-10,000
	<b>Total Capital Revenue</b>	-23,728	-373,328	-375,000
	<b>Capital Expenditure</b>			
7035	SALE / DISPOSAL ACCOUNT	0	0	0
6574	SUBDIVISIONS	0	8,330	10,000
6758	NORTHAMPTON INDUSTRIAL UNITS	266,875	412,268	618,412
6768	HALF WAY BAY COTTAGES	7,304	37,000	55,500
6592	PRINCIPAL ON LOANS - CEO HOUSE (SELF SUPPORT	13,240	11,030	13,240
6664	LOAN PAYMENT	0	0	0
	<b>Total Capital Expenditure</b>	287,418	468,628	697,152

**Schedule Format**  
**2013/2014**  
**Other Property and Services - Schedule 14**

YTD Actual	YTD Budget	Annual Budget
30/04/2014	30/04/2014	30/06/2014

**PUBLIC WORKS OVERHEADS**

<i><b>Operating Expenditure</b></i>				
7112	ENGINEERING SALARIES	94,286	96,130	115,360
7122	ENGINEERING BUILD MAINT	137	160	200
7132	ENG. OFFICE & OTHER EXP.	11,179	15,740	18,910
7142	VEHICLE RUNNING EXPENSES	8,188	8,330	10,000
7152	SUPERANNUATION OF WORKMEN	159,406	169,130	202,962
7162	SICK AND HOLIDAY PAY	161,961	187,500	225,000
7172	INSURANCE ON WORKS	74,678	61,120	73,350
7182	LONG SERVICE LEAVE	23,786	0	0
7192	PROTECTIVE CLOTHING	18,670	16,660	20,000
7202	PUBLIC LIABILITY INSURANC	0	0	0
7222	ACCRUED ANNUAL LEAVE	0	0	0
7232	ADMIN ALLOC TO PWOH	22,015	23,150	27,791
7242	STAFF TRAINING	15,158	15,220	18,280
7252	ALLOWANCES	8,931	2,080	2,500
7282	FRINGE BENEFIT TAX	6,814	7,500	9,000
7302	LESS ALLOC. TO WKS & SRVS	-638,141	-654,280	-785,136
	<i><b>Total Operating Expenditure</b></i>	-32,932	-51,560	-61,783

**PLANT OPERATION**

<i><b>Operating Revenue</b></i>				
6423	CONTRIBUTIONS	-10,837	-16,660	-20,000
6433	INSURANCE CLAIMS - VEHICLES	0	-4,160	-5,000
6443	DIESEL FUEL REBATE	-32,474	-33,330	-40,000
	<i><b>Total Operating Revenue</b></i>	-43,311	-54,150	-65,000

<i><b>Operating Expenditure</b></i>				
7312	FUELS AND OILS	252,766	250,000	300,000
7322	TYRES AND TUBES	38,595	25,000	30,000
7332	PARTS AND REPAIRS	138,903	208,330	250,000
7342	REPAIR WAGES	81,384	89,910	107,900
7352	INSURANCE AND LICENSES	43,489	37,310	44,774
7362	EXPENDABLE TOOLS/STORES	9,985	11,250	13,500
7382	ADMIN ALLOC TO PLANT OP'N	6,812	7,160	8,600
7502	LESS ALLOC. TO WKS & SRVS	-439,963	-614,900	-737,885
	<i><b>Total Operating Expenditure</b></i>	131,970	14,060	16,889

**MATERIALS**

**Schedule Format**  
**2013/2014**  
**Other Property and Services - Schedule 14**

		<b>YTD Actual</b> <b>30/04/2014</b>	<b>YTD Budget</b> <b>30/04/2014</b>	<b>Annual Budget</b> <b>30/06/2014</b>
	<b><i>Capital Expenditure</i></b>			
6620	MATERIALS PURCHASED	224,401	0	0
6630	STOCK RECEIVED CONTROL	-17,659	0	0
6750	LESS MATERIALS ALLOCATED	-231,354	0	0
	<b><i>Total Capital Expenditure</i></b>	-24,611	0	0
<b>SALARIES AND WAGES</b>				
	<b><i>Operating Revenue</i></b>			
6941	REIMB. - WORKERS COMPENS.	-11,954	-8,330	-10,000
	<b><i>Operating Expenditure</i></b>			
6810	GROSS SALARIES FOR YEAR	763,869	677,100	812,520
6820	GROSS WAGES FOR YEAR	1,191,392	1,180,910	1,417,100
6830	WORKERS COMPENSATION	18,607	0	0
6890	SALARIES ALLOC FRM SCH 20	-763,869	-677,100	-812,520
6900	WAGES ALLOC FRM SCH 20	-1,201,007	-1,180,910	-1,417,100
	<b><i>Total Operating Expenditure</i></b>	8,993	0	0

**Schedule Format  
2013/2014  
Funds Transfers/Reserve Funds**

**RESERVE TRANSFERS**

		<b>YTD Actual 30/04/2014</b>	<b>YTD Budget 30/04/2014</b>	<b>Annual Budget 30/06/2014</b>
<b><i>Schedule 15 Reserves</i></b>				
7120	TFR TO ROADWORKS GENERAL	0	0	0
7130	TFR TO KALBARRI AERODROME RES	930	0	0
7140	TFR TO PLANT RESERVE	238	0	0
7150	TOWNSCAPE CARPARK RES TFR	242	0	0
7160	TFR TO SPORT & RECREATION RESERVE	238	0	0
7170	TFR TO KALB - AGED PERSONS ACCOM	24,485	0	0
7190	LAND SALES ACCOUNT	0	0	0
7210	TFR TO COMPUTER & OFFICE EQUIP	1,213	0	0
7220	TFR TO BUILDING - HOUSING	2,293	0	0
7240	TFR TO LEAVE RESERVE	50,746	0	0
7250	TFR TO BUS RESERVE	0	0	0
7260	TFR TO BRIDGE RECON RES	0	0	0
7270	TFR TO KALBARRI YOUTH ACTIVITIES RESERVE	0	0	0
7271	TFR TO COASTAL MANAGEMENT RESERVE	4,193	0	0
7280	TFR TO FOOTPATH RESERVE	0	0	0
7290	TFR TO NPTON AGED ACCOM RESERVE	4,587	0	0
7300	TFR TO TPS REVIEW RESERVE	389	0	0
7301	TFR TO KALBARRI SPECIFIED AREA RATE	549	0	0
7303	TFR TO POS DEVELOPMENT KALBARRI	0	0	0
7305	TFR TO NORTHAMPTON INDUSTRIAL UNITS RE	0	0	0
7325	TFR TO 150TH ANNIVERSARY - NORTHAMPTON	-21,048	0	0
7180	TRANSFER TO REFUSE MANAGEMENT RESERV	0	0	0
7320	TFR FROM PLANT RESERVE	0	0	0
7380	TFR FROM ROADWORKS	0	0	0
7410	TFR FROM RESTRICTED CASH	0	0	0
7470	TFR FROM KALBARRI TOURISM SPEC AREA RA	0	0	0
7435	TFR FROM INDUSTRIAL UNIT RESERVE	0	0	0
7445	TFR FROM TOWN PLANNING RESERVE	0	0	0
	Net Transfers to Reserve	69,055	0	0
<b><i>Schedule 23 Reserves</i></b>				
9300	REFUSE MANAGEMENT TFR	0	0	0
9641	R/WORKS INTEREST EARNINGS	0	0	0
9651	COASTAL MANAGEMENT RESERVE	0	0	0
9691	AERODROME RES INTEREST	0	0	0
9702	PLANT - TFR TO MUNI	0	0	0
9711	PLANT RESERVE INTEREST	0	0	0
9741	C & O EQUIP - INTEREST	0	0	0
9751	KALBARRI YOUTH ACTIVITIES RESERVE	0	0	0
9791	LEAVE RESERVE INTEREST	0	0	0

**Schedule Format**  
**2013/2014**  
**Funds Transfers/Reserve Funds**

		<b>RESERVE TRANSFERS</b>		
		<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
		<b>30/04/2014</b>	<b>30/04/2014</b>	<b>30/06/2014</b>
9811	KAL AGED ACCOM TFR EX MUN	0	0	0
9812	HOUSE/BUILD INTEREST	0	0	0
9831	KAL AGED ACCOM INTEREST	0	0	0
9832	ROADWORKS TFR TO MUNI	0	0	0
9841	SPEC AREA RATE INTEREST	0	0	0
9843	BRIDGE RESERVE INTEREST	0	0	0
9861	FOOTPATH RESERVE	0	0	0
9862	KAL TOURISM RATE FROM MUNI	0	0	0
9891	TOWNSCAPE CARPARK RES TFR	0	0	0
9892	BUS RESERVE TFR TO MUNI	0	0	0
9901	NPTON AGED TFR FROM MUNI	0	0	0
9911	TPS REVIEW TFR TO RESRV	0	0	0
9921	SPORT & RECREATION RESERVE - EX MUNI	0	0	0
9941	POS DEVELOPMENT KALBARRI TFR	0	0	0
9951	NORTHAMPTON INDUSTRIAL UNITS RESERVE	0	0	0
	Net Transfers from Reserve	0	0	0

**Schedule Format**  
**2013/2014**  
**Trust Funds**

**TRUST FUND**

		<b>YTD Actual</b> <b>30/04/2014</b>	<b>YTD Budget</b> <b>30/04/2014</b>	<b>Annual Budget</b> <b>30/06/2014</b>
8261	RETENTIONS	0	0	0
8281	HOUSING BONDS	0	0	0
8301	FOOTPATH DEPOSITS	2,000	0	0
8421	COMMUNITY BUS BOND	-200	0	0
8423	WILA GUTHARRA	0	0	0
8440	UNCLAIMED MONIES	-100	0	0
8510	BUILDING TRAINING FUND	0	0	0
8511	BUILDING TRAINING FUND	-11,138	0	0
8540	TRANSPORTABLE HOUSE BONDS	0	0	0
8551	BURNING OFF FEES	0	0	0
8781	RSL HALL KEY BOND - INCOM	0	0	0
8821	AGED PERSONS UNITS BONDS	-100	0	0
8841	DEPT TPT - SPEC PLATES	-110	0	0
8890	PEET PARK DONATIONS - INC	0	0	0
8896	KIDSPORT - EXPENSES	5,261	0	0
8891	PEET PARK DONATIONS - EXP	10,750	0	0
8892	AUCTION - INCOME	0	0	0
8893	AUCTION - EXPENSES	0	0	0
8894	PUBLIC OPEN SPACE (POS)	0	0	0
	Trust Fund Movement	6,363	0	0
107,110	Trust Fund Bank Movement	-13,733		
	Difference	20,096		

**ADMINISTRATION & CORPORATE REPORT**

6.5.1	LOCAL GOVERNMENT WEEK CONFERENCE 2014	2
6.5.2	REVIEW OF DELEGATIONS & POLICIES	11
6.5.3	AUSTRALASIAN SAFARI – FORESHORE PARKLAND USE	13
6.5.4	PROPOSE CHANGE TO QUEENS HOLIDAY 2016	19
6.5.5	DRAFT MANAGEMENT PLAN – KALBARRI NATIONAL PARK	21
6.5.6	DEDICATION OF REST AREA – GALENA	24
6.5.7	TRANSFER OF UCL LOT 3161 WITH ADJOINING FREEHOLD LOT	28
6.5.8	COUNCIL REPRESENTATION ON COMMITTEES & COMMUNITY GROUPS	30

**6.5.1 LOCAL GOVERNMENT WEEK CONFERENCE 2014**

<b>FILE REFERENCE:</b>	<b>4.1.8</b>
<b>CORRESPONDENT:</b>	<b>WALGA</b>
<b>DATE OF REPORT:</b>	<b>9 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>
<b>APPENDICES:</b>	<b>1. Notice of AGM</b>
	<b>2. Conference Programme</b>
	<b>3. Training Courses</b>

**SUMMARY:**

Advice from WALGA of the 2014 Annual General Meeting and Local Government Week 2014 Conference.

Council to resolve who will be attending the conference.

**LG WEEK CONVENTION**

Details have been received (attached to the agenda) from WALGA for the 2014 Local Government Week Convention and the Annual General Meeting.

The conference is to be held at the Perth Convention Exhibition Centre. The format for 2014 is summarised as per the following:

Wednesday 6 August – 1.30pm Annual General Meeting

Thursday 7 August - Main Convention sessions

Friday 8 August - Conference sessions continue

Registrations close 8 July 2014.

As per Council policy, a maximum of five Councillors are to attend the convention and six rooms have been booked at the Rydges Hotel. The CEO will be attending the convention.

In addition to the convention WALGA have provided formal notice of the Annual General Meeting and are seeking member motions.

**LG WEEK – TRAINING SESSIONS**

Prior to the convention, a number of training courses are also being offered, details at Appendices 3. Councillors have the opportunity to attend these courses and not necessarily need to attend the convention or can undertake both upon Council approval.

**FINANCIAL & BUDGET IMPLICATIONS:**

A committed provision within the 2014/2015 budget must be made for all costs associated with attendance to the conference.



**COMMENT:**

It is recommended that a firm commitment be obtained from Councillors of who wishes to attend the convention and/or training courses at the May meeting to allow early registration.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.1**

**That Cr's (to be inserted) attend the 2014 WA Local Government Convention and/or training courses.**

## APPENDICES 1



### Submission of Motions

Member Local Governments are hereby invited to submit motions for inclusion on the Agenda for consideration at the 2014 Annual General Meeting. Motions should be submitted in writing to the Chief Executive Officer of WALGA.

The closing date for submission of motions is COB **Friday 9 June 2014**. *Please note that any motions proposing alterations or amendments to the Constitution of the WA Local Government Association must be received by COB Friday 16 May 2014 in order to satisfy the 60 day constitutional notification requirements.*

The following guidelines should be followed by Members in the formulation of motions:

- Motions should focus on policy matters rather than issues which could be dealt with by the WALGA State Council with minimal delay.
- Due regard should be given to the relevance of the motion to the total membership and to Local Government in general. Some motions are of a localised or regional interest and might be better handled through other forums.
- Due regard should be given to the timeliness of the motion – will it still be relevant come the Local Government Convention or would it be better handled immediately by the Association?
- The likely political impact of the motion should be carefully considered.
- Due regard should be given to the educational value to Members – i.e. does awareness need to be raised on the particular matter?
- The potential media interest of the subject matter should be considered.
- Annual General Meeting motions submitted by Member Local Governments must be accompanied by fully researched and documented supporting comment.

Enquiries relating to the preparation or submission of motions should be directed to Ana Fernandez, Executive Officer Governance on 9213 2013 or via email [afernandez@walga.asn.au](mailto:afernandez@walga.asn.au).

### Emergency Motions

No motion shall be accepted for debate at the Annual General Meeting after the closing date unless the Association President determines that it is of an urgent nature, sufficient to warrant immediate debate, and delegates resolve accordingly at the meeting. Please refer to the Conference Standing Orders for details.



Mayor Troy Pickard  
President



Ricky Burges  
Chief Executive Officer

## APPENDICES 2

2014 WESTERN AUSTRALIA LOCAL GOVERNMENT CONVENTION & TRADE EXHIBITION

# THE PROGRAM


WEDNESDAY 6 AUGUST	
10.00am	Delegate Service Desk open for Convention Registration (PCEC Level 2)
12.00pm – 1.00pm	2014 WALGA Honours Recipients Luncheon
1.30pm – 5.00pm	<b>WALGA Annual General Meeting</b>  Hon Tony Simpson MLA, Minister for Local Government; Community Services; Seniors and Volunteering; Youth  Hon Mark McGowan MLA, Leader of the Opposition  Presentation of Honour Awards
5.30pm – 7.00pm	Convention Opening Welcome Reception (Exhibition Pavilion, Level 1)
THURSDAY 7 AUGUST	
7.00am	Delegate Service Desk open for Registration (PCEC Level 2)
7.00am – 8.30am	ALGWA (WA) AGM and Breakfast. Register online via Delegate Registration. Other enquiries to Mayor Heather Henderson – City of Subiaco M 0457 733 469 or hhenderson@subiaco.wa.gov.au; OR Cr Janet Davidson OAM JP - City of Perth M 0417 974 936 or janetdavidsonjp@hotmail.com
7.00am – 8.30am	2014 ICLEI Oceania Recognition and Waterwise Councils Awards Breakfast (enquiries to the ICLEI Events Team (08) 9364 0643 or greg.hales@iclei.org)
ILLUMINATE 2014	
9.00am	<b>OPENING SESSION</b>  <b>Keynote Address from Hon John Howard OM AC</b>  The Honourable John Howard was the 25th Prime Minister of Australia and the second-longest serving Australian Prime Minister. During his tenure as Prime Minister, John Howard showed an unflinching commitment to his party's beliefs and passed a number of important reforms and legislature. These were in response to the major issues Australia faced at the time including taxation, industrial relations, immigration, gun control, the Iraq war, and Aboriginal relations.  Steering the ship of what is the most prominent Western stronghold in the Asian-Pacific Rim requires visionary and forward-thinking leadership. Australian Prime Minister John Howard approached his responsibilities to his country from a uniquely global viewpoint, providing economic vision and security strategies that raised Australia's profile and impact around the world. John Howard will discuss the role of world leaders in a new century, detailing steps for handling the growing concerns of globalisation and global economics, the environment, and threats to international security.
10.15am – 11.00am	Refreshments
SESSION 2	
11.00am	<b>ECONOMY IN THE LIMELIGHT</b>  Hear from one of Australia's best known economists, Chris Richardson, widely acknowledged as an expert in macroeconomic forecasting. Chris will provide valuable insights into Australia's current relationship with neighbouring countries; Local Government growth and partnership opportunities; and the state of the market in local and international economies.  <i>Chris Richardson, Partner, Deloitte Access Economics</i>







Hon John Howard OM AC



Chris Richardson

<b>SESSION 3</b>	
12.00pm	<b>EVERYBODY STAY CALM</b>
	Get set for an imaginative and hilarious quest to conquer stress and build resilience. Using laughter, interaction and personal reflection, this session will provide effective and easy-to-apply tools that can help you through challenging situations in and out of the office. Glean techniques about how to get the most out of life, deal with change and laugh at just about anything.
<b>Paul Huschilt</b>	<i>Paul Huschilt, Storyteller Extraordinaire</i>
1.00pm – 2.00pm	Lunch
<b>SESSION 4</b>	
2.00pm	<b>CONCURRENT SESSIONS I</b>
Community & Planning	<p><b>Planning for Generation Z</b></p> <p>Generation Z is coming. This is the generation currently being born. Many members of this generation are highly connected, having had lifelong use of communication and media technology such as the World Wide Web, instant messaging, MP3 players, and mobile phones. Consequently, a lack of physical activity is putting Generation Z at risk of being the first generation to live shorter, less healthy lives than their parents. What does this mean for Local Government program development and infrastructure investment? Leading experts will explore what is needed in relation to the provision of services to Generation Z, how to deliver them, and the partnerships required to make it happen, with a number of innovative examples from across WA.</p>
Community & Planning	<p><b>Transforming Caravanning &amp; Camping</b></p> <p>Caravanning and camping plays an important role for increasing visitation to regional areas of Western Australia. The State Government, in partnership with industry and Local Government, is committed to developing Western Australia as the nation's most attractive caravan and camping holiday destination by improving the supply, delivery and promotion of the sector. This session will update delegates on opportunities for Local Government through the Royalties for Regions funded WA Caravan &amp; Camping Action Plan 2013-2018, showcasing some of the initiatives underway by WA's Local Councils and the strategic rationale behind these projects.</p>
Governance	<p><b>A Matter of Ethics</b></p> <p>Ethics is not about character, but about making decisions in a professional manner. Councillors need to make difficult decisions that do not always have unanimous support in the community. In order to maintain the confidence of the community, Councillors must ensure that these decisions are made in an ethical and impartial manner. This session will focus on the place of ethical decision making in the role of an Elected Member, as well as the importance of balancing representative duty with Board-like behaviour.</p>
Personal & Professional Development	<p><b>Spotlight on Social Media</b></p> <p>One of the roles of a Councillor is to facilitate communication between the community and the Council. This session will explore the do's and don'ts of social media, how to use social media to your advantage; and the latest social media trends.</p>
3.30pm – 4.15pm	Refreshments
4.15pm	Banners in the Terrace Awards



<b>SESSION 5</b>	
4.30pm	<b>COURAGE UNDER FIRE</b>
	A former war crimes and terrorist prosecutor, international humanitarian, retired British Army officer, hostage survivor and mother of triplets, Rabia's story of courage, strength and resilience, and her commitment to equality, justice and authentic leadership, defines her and sets her apart as a sincere, charismatic and remarkable individual. Having battled abuse, discrimination, chronic health problems and trauma, Rabia is more than just a survivor. Rabia is a fighter, a trail blazer and an eternal optimist.
<b>Rabia Siddique</b>	<i>Rabia Siddique, lawyer, former British Army Officer and author of 'Equal Justice'</i>
5.30pm – 7.00pm	<b>Sundowner in the Exhibition Pavilions; OR</b>
6.00pm – 7.30pm	<b>Mayors and Presidents' Reception at Council House</b> hosted by the Right Honourable the Lord Mayor Ms Lisa Scaffidi (by prior invitation)
<b>FRIDAY 8 AUGUST</b>	
7.00am	Delegate Service Desk open
7.30am – 8.45am	<b>Convention Breakfast with Glenn Mitchell</b>
	For more than two decades from early 1990, Glenn Mitchell lived a life that many envied. As a sports commentator for the ABC, and married to fellow broadcaster, Karen Tighe, he travelled the world covering elite level sport. He has witnessed first-hand both sporting triumph and disaster. As such he is well placed to share his thoughts on what makes a true sporting champion. Through a series of anecdotes Glenn will take you behind-the-scenes into the high pressure world of the sporting elite and share their secrets of success with you.
<b>Glenn Mitchell</b>	<i>Glenn Mitchell appears by arrangement with Saxton Speakers Bureau</i>
<b>SESSION 6</b>	
9.00am	<b>IN THE TOUGHEST OF TIMES</b>
	In 2007 Anna Bligh became a household name when she became the first female Premier of Queensland, but her legacy as a State leader will be the exceptional leadership she provided to the State, and the Nation, in the face of the tragedy of the Queensland flood and storm disasters of 2011. Anna Bligh, the Premier of Queensland, certainly made a difference. Her presence and compassion for the suffering of fellow Queenslanders was a reassuring sign that help was on its way. The reconstruction of homes, businesses and infrastructure was the Premier's priority and Anna Bligh led the reconstruction charge, never shirking accountability.
<b>Anna Bligh</b>	<i>Anna Bligh, Former Queensland Premier</i> <i>Anna Bligh appears by arrangement with Saxton Speakers Bureau</i>
<b>SESSION 7</b>	
10.00am	<b>LITTLE THEORIES OF LIFE</b>
	Peter FitzSimons is a rugby star, best-selling author, well respected columnist for the Sydney Morning Herald and Sun-Herald, and a television presenter on Fox Sports. He speaks four languages, has played rugby for Australia, co-hosted radio shows with Mike Carlton and Doug Mulray, has interviewed famous people around the globe from George Bush to Diego Maradona. Peter has also written over twenty best-selling books including Batavia, Tobruk, Kokoda, A Simpler Time, Little Theories of Life and biographies on Steve Waugh, Nick Farr-Jones, Kim Beazley, John Eales and Charles Kingsford Smith. In 2001 he was Australia's biggest selling non-fiction author, duplicating that feat in 2004 with Kokoda.
<b>Peter FitzSimons AM</b>	<i>Peter FitzSimons AM, rugby star, best-selling author and media commentator</i> <i>Peter FitzSimons appears by arrangement with Saxton Speakers Bureau</i>
10.45am – 11.30am	<b>Refreshments</b>

SESSION 7		ON THE FRONTLINE
11.30am – 12.30pm		An inspirational leader with an exemplary 38-year career, Major-General John Cantwell served on the front lines of three major wars. Cantwell joined the Australian Army as a private in 1974, rising through the ranks to become a General, commanding troops at almost every level in the Army. He saw combat action in the first Gulf War in 1991 and again served on operations in Iraq in 2006. In 2010 he was the commander of all Australian forces in Afghanistan and the wider Middle East area of operations, for which he was awarded the Distinguished Service Cross for leadership in action. He has twice been recognised in the Order of Australia awards, along with the United States Legion of Merit. He retired from the Army in 2012.
		<i>Major-General John Cantwell (Ret) AO DSC, Australian Military Leader</i> <i>Major-General John Cantwell appears by arrangement with Saxton Speakers Bureau</i>
	Major-General John Cantwell (Ret) AO DSC	
12.30pm – 1.30pm		Lunch
SESSION 8		CONCURRENT SESSIONS II
1.30pm		All delegates will be asked to indicate session preference when registering to assist with venue planning.
Governance		<p><b>Trust in Transformation</b></p> <p>In July 2013 the State Government announced a range of proposed changes to Local Government arrangements in metropolitan Perth. The proposed changes include reducing the number of Local Governments in Perth with the goal to having new Local Governments in place from 1 July 2015.</p> <p>This session will discuss the current state of play of Metropolitan Reform and the challenges ahead.</p>
Personal & Professional Development		<p><b>Too Toxic to Talk</b></p> <p>We've all come across them: they are the people who drain you of energy instead of enriching you, the people who pull you down instead of raising you up, the people who require more than they can provide; the negative, whining, needy, manipulative people who can turn a happy day into a living hell. No matter how good our people skills are in general, most of us have problems with dealing effectively with this kind of people. Even those with really sharp people skills often get caught up in the polluting relationships (personal or professional) toxic people create.</p> <p>The good news is that there are effective ways to deal with toxic people and this session will provide a number of strategies to assist in these situations.</p> <p><i>Due to its success, this presentation is a repeat of the 2013 session</i></p>
Community & Planning		<p><b>Vitalising Vibrant Town Centres</b></p> <p>Town centres and main streets are the focal point of local communities for businesses and residents alike. Councils work hard to ensure that their towns are vibrant, attractive places that can be enjoyed by all and where businesses can thrive. This session will discuss the planning tools available to create these 'Activity Centres', encouraging a mix of uses to achieve diversity and vibrancy. It will explore how the vibrancy needs to be balanced with providing safe and community orientated places where there is a structured approach to alcohol management. The session will also discuss the lessons learned in Victoria following a significant deregulation of liquor licensing.</p>
Personal & Professional Development		<p><b>Spotlight on Social Media (Repeated from Thursday)</b></p> <p>One of the roles of a Councillor is to facilitate communication between the community and the Council. This session will explore the do's and don'ts of social media, how to use social media to your advantage; and the latest social media trends.</p>
3.00pm – 3.30pm		Refreshments
3.30pm		CONVENTION CLOSING ADDRESS
4.30pm		Official close of the 2014 Local Government Convention
7.00pm – 11.30pm		Pre-Dinner Drinks and Gala Dinner, PCEC BelleVue Ballroom



## APPENDICES 3

# ILLUMINATE<sup>2014</sup>

TRANSPARENCY • TRUST • TRANSFORMATION

## WALGA PROFESSIONAL DEVELOPMENT OPPORTUNITIES

*The following WALGA training courses are offered in Perth during Monday, 4 August to Tuesday, 12 August to coincide with the 2014 WA Local Government Convention.*

PRE CONVENTION		VENUE	COST
Monday, 4 August 9.00am – 4.30pm	<b>Participate in Local Government Emergency Management Preparation (for Officers and Elected Members)</b>  Participate in Local Government Emergency Management Preparation provides the foundation to increase Local Governments' knowledge of their preparation and planning responsibilities under the Emergency Management Act 2005. The aim of the course is to assist Local Government to initiate, coordinate and manage Local Government emergency management planning activities under the Emergency Management Act 2005.	WALGA Boardroom, WEST LEEDERVILLE	\$495 (+GST)
Monday, 4 August & Tuesday, 5 August 9.00am – 4.30pm	<b>Procurement Training (for Officers, 2 day workshop)</b>  Participants will gain a clear understanding of how to operate within the legislative and policy framework of procurement in WA Local Government and how to effectively utilise the best practice tools and templates within WALGA's Procurement Handbook. Participants will leave the course better equipped to implement effective procurement and contract management practices and to ensure probity, transparency and good governance of these functions within their Governments.	Adina Apartment Hotel	\$1200 (+GST)
Tuesday, 5 August 9.00am – 4.30pm	<b>Decision Making at a Governing Board Level (for Elected Members)</b>  Decision Making at Governing Board Level is designed to allow Councillors to look in depth at the decision-making processes and capabilities required by those who have been elected to serve their communities within Local Government. The course examines the separate but complementary roles and functions of those involved at the decision making levels of Local Government and why we depend on people to make the system work and not the other way around. Participation in this course provides insights into what it means to operate at the highest levels in Local Government that are not covered in any other units.	Adina Apartment Hotel	\$425 (GST exempt)
Tuesday, 5 August 9.00am – 4.30pm	<b>Manage Recovery Activities for Local Government (For Elected Members and Officers)</b>  Manage Recovery Activities for Local Government provides the foundation to increase Local Governments' knowledge of their recovery responsibilities under the Emergency Management Act 2005. The aim of the course is to assist Local Government to initiate, coordinate and manage Local Government recovery activities under the Emergency Management Act 2005.	WALGA Boardroom, WEST LEEDERVILLE	\$495 (+GST)
CONVENTION		VENUE	COST
Wednesday, 6 August 9.00am – 4.30pm	<b>Councillor Roles and Responsibilities (for Elected Members)</b>  Councillor Roles and Responsibilities covers the behaviours and actions required of elected members in meeting their roles and responsibilities. Using legislation as its basis, the course explores in practical ways how the framework of laws, regulations, and codes create clear paths that guide the steps of elected members and help them to carve out a successful role at council and within the community.	WALGA Boardroom, WEST LEEDERVILLE	\$425 (GST exempt)
Wednesday, 6 August 9.00am – 4.30pm	<b>Procurement Training (for Elected Members)</b>  Procurement training for Elected Members is an introductory course designed specifically for Members to understand their role in procurement within their local government. The course will provide participants with a practical working knowledge of procurement and governance, and best practice procurement to support the Elected Member role of establishing and maintaining the purchasing policy of the organisation.	Adina Apartment Hotel	\$495 (+GST)

# ILLUMINATE<sup>2014</sup>

TRANSPARENCY • TRUST • TRANSFORMATION

Thursday, 7 August 9.00am – 4.30pm	<b>Effective Community Leadership (for Elected Members)</b> Effective Community Leadership principally explores the personal attributes needed by Elected Members to perform their role in Local Government. The course introduces leadership concepts and the behaviours required of Elected Members in their role as leaders of Council and prominent leaders in the community. Topics covered within the course include the commitments of an Elected Member, how to interact within the community, skills to think strategically, ethics, leadership styles and how to articulate vision.	WALGA Boardroom, WEST LEEDERVILLE	\$425 (GST exempt)
Thursday, 7 August & Friday, 8 August 9.00am – 4.30pm	<b>Contract Management Training (for Officers, 2 day workshop)</b> Good contract management practice is of vital importance for Western Australian Local Governments, each of whom has a wide range of staff managing an incredibly diverse array of contracts and supplier arrangements.  Contract Management for Local Government tailors modern leading contract management practice specifically for contract managers in the Western Australian Local Government context. This practical training is designed for procurement practitioners and for all those in Local Government who have contract management responsibilities, and would like to improve their understanding and practice.	Adina Apartment Hotel	\$1,200 (+GST)
Friday, 8 August 9.00am – 4.30pm	<b>Meeting Procedures and Debating (for Elected Members)</b> Meeting Procedures and Debating is specifically designed for both experienced and newly elected members who wish to enhance their meeting skills. Concentrating on knowledge of meeting procedures and high level debating techniques, this course is a practical tool kit for those who attend council and committee meetings as members or presiding members.	WALGA Boardroom, WEST LEEDERVILLE	\$425 (+GST)
POST CONVENTION		VENUE	COST
Saturday, 9 August 9.00am – 4.30pm	<b>Professionally Speaking (for Elected Members)</b> Professionally Speaking (or how to deal with communication minefields – everything from media interviews to hostile public meetings) is an interactive workshop specifically designed to get participants 'battle-ready' and offers practical techniques for handling unfamiliar public speaking situations with confidence and aplomb. While the focus of the session is on demystifying the media and getting the best result from every media opportunity, these skills can also be effectively used in other business settings.	WALGA Boardroom, WEST LEEDERVILLE	\$450 (+GST)
Monday, 11 August 9.00am – 4.30pm	<b>CEO Performance Appraisals (for Elected Members)</b> CEO Performance Appraisals provides the skills and knowledge required for Elected Members to manage the performance of their Chief Executive Officer. Work allocation and the methods to review performance, reward excellence and provide feedback where there is a need for improvement are also included. This course makes the link between performance management and performance development, and reinforces both functions as a key requirement of an effective CEO.	WALGA Boardroom, WEST LEEDERVILLE	\$425 (GST exempt)
Tuesday, 12 August 9.00am – 4.30pm	<b>Manage Conflict (for Elected Members)</b> Manage Conflict provides the skills to manage conflict within the Council, and between the Local Government and the community and the wider community. This course will enable Elected Members to identify common communication roadblocks, the source of conflicts within Council and develop techniques for resolving conflict situations.	WALGA Boardroom, WEST LEEDERVILLE	\$425 (GST exempt)

To register interest in any of the above mentioned training courses, please complete the Registration Form, along with a PO number, and return to the Training Coordinator via email at [training@walga.asn.au](mailto:training@walga.asn.au) or fax (08) 9213 2077.

For further information about these courses please visit the Training website - [walgatraining.com.au](http://walgatraining.com.au) or contact the Training Coordinator on 9213 2098.



<b>6.5.2</b>	<b>REVIEW OF DELEGATIONS &amp; POLICIES</b>
<b>FILE REFERENCE:</b>	<b>4.2.4</b>
<b>DATE OF REPORT:</b>	<b>9 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keefe</b>

### **SUMMARY:**

Council to review its Delegations and Policies. Councillors are advised to refer to their Delegation and Policy Manual.

Councillors are required to bring their Policy/Delegation Manual.

#### **6.5.1.1 REVIEW OF DELEGATIONS**

Section 5.46(2) of the Local Government Act 1995 requires all local governments to at least once each financial year undertake a review of their delegations.

Throughout the year since the last review no new delegations were adopted or amended. There are no new proposed delegations.

### **RECOMMENDATION 1**

That all current delegations as reviewed to remain in force.

#### **6.5.1.2 REVIEW OF POLICIES**

The current policy that Council has for the investments of funds requires re-wording as per the following. This amendment has been requested by Council's auditor.

The current policy states:

*The Chief Executive Officer and the Deputy Chief Executive Officer are authorised to invest money held in any Council fund, from time to time, and not required for immediate use, by fixed deposit or other short term Trustee authorised investment; provided that sufficient working funds are retained for operating expenses at all times. Investments made are to be submitted in reports to Council. Council authorises investments with banking institutions only.*

The revised policy expands on the areas of investment as per the following:

## **2.4 INVESTMENT OF SURPLUS FUNDS**

1. The Chief Executive Officer and the Deputy Chief Executive Officer are authorised to invest money held in any Council fund, from time to time, and not required for immediate use, by fixed deposit or other short term Trustee authorised investment; provided that sufficient working funds are retained for operating expenses at all times. Investments made are to be submitted in reports to Council. Council approves investments with authorised banking institutions only.
2. When investing money as per the Local Government (Financial Management) Regulations 1996 section 6.14(1), a local government may not do any of the following —
  - i. deposit with an institution except an authorized institution;
  - ii. deposit for a fixed term of more than 12 months;
  - iii. invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;
  - iv. invest in bonds with a term to maturity of more than 3 years;
  - v. invest in a foreign currency.

### **STATUTORY IMPLICATIONS:**

*State: Local Government Act 1995 – Section 5.46(2)*

### **VOTING REQUIREMENT:**

*Absolute Majority Required:*

#### **OFFICER RECOMMENDATION – ITEM 6.5.2**

- 1. That all current delegations as reviewed to remain in force.**
- 2. That current policy 2.4 be amended as per the content of Item 6.5.2**
- 3. That all current policies as reviewed remain.**

<b>6.5.3</b>	<b>AUSTRALASIAN SAFARI – FORESHORE PARKLAND USE</b>
<b>LOCATION:</b>	<b>Foreshore Parkland - Kalbarri</b>
<b>FILE REFERENCE:</b>	<b>11.1.2 &amp; 11.1.7</b>
<b>CORRESPONDENT:</b>	<b>Australasian Safari</b>
<b>DATE OF REPORT:</b>	<b>13 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>
<b>APPENDICES:</b>	<b>1. Plan of foreshore area required</b>

#### **SUMMARY:**

Council to approve the use of an area of the Kalbarri foreshore parkland reserve for use by the Australasian Safari for the completion of their event.

#### **BACKGROUND:**

The Australasian Safari event is again occurring within areas of the Shire of Northampton.

For the 2014 Safari the organizers wish to again utilise the Kalbarri oval for a stopover/pit stop, as per previous years, however for 2014 they wish to have the finish of the safari which includes the Ceremonial Finish and Awards Presentation Dinner on the foreshore parkland area near Sally's Tree, see Appendices 2.

The finish will occur on Friday 26<sup>th</sup> September from approximately 10.00am with all installations to be removed by 10.00am Sunday 28<sup>th</sup> September. This also applies to the stopover at the Kalbarri oval.

They wish to use the following on-site facilities:

- Onsite toilet facilities
- Lighting towers
- Use of power
- Use of water
- Access for rubbish collection post event, the organizers will arrange for additional rubbish bins and leave at a central point for collection.

The organizers will also provide:

- Showers
- Additional toilets
- Catering
- Security

Within their application they indicate that they will be inviting local coffee/food vendors/business to set up and offer hot drinks and food.

As far as fees are concerned with the event they request if fees for use of the Kalbarri Oval and foreshore, building approvals, trading in public places and helicopter landings be waived.

Prior to the event an electrician will be commissioned to tag and test all of the events electrical equipment and power cables/boards.

**COMMENT:**

The request is purely ceremonial, there will be no actual racing with the race finish occurring further out of Kalbarri in pastoral lease areas.

To have the completion of the event in Kalbarri will be a great attraction and economic boost to Kalbarri and recommend that Council approve this request. There are over 550 people that travel with the event.

In addition Kalbarri and areas of the Shire will receive worldwide television coverage of the event.

**FINANCIAL & BUDGET IMPLICATIONS:**

As in previous years, Council has arranged for the disposal of the refuse and this does come at a cost to Council however is considered relatively insignificant.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

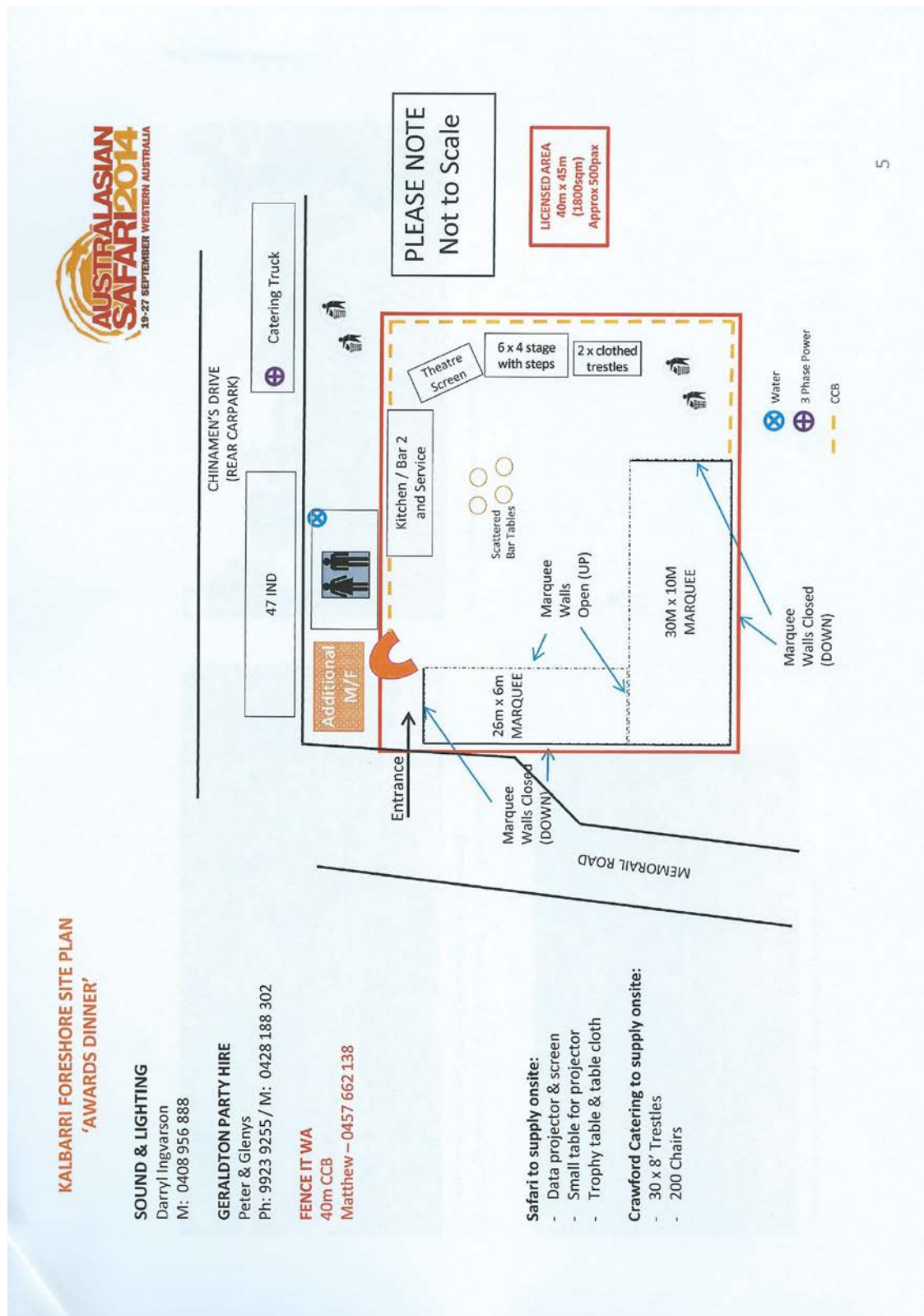
**OFFICER RECOMMENDATION – ITEM 6.5.3**

- 1. That the Australasian Safari be granted approval to utilise the area of the Kalbarri foreshore parkland as requested for the completion of the 2014 Australasian Safari Event as outlined in their application from 26<sup>th</sup> September to 28<sup>th</sup> September 2014.**
- 2. That the Australasian Safari be granted to utilise the Kalbarri oval for their bivouac/stop over from 26<sup>th</sup> September to 28<sup>th</sup> September 2014.**
- 3. That all fees for hire of oval, foreshore use, food vendors and landing fees be waived for the duration of the event.**

## Appendices 1











Awards Dinner location - Memorial Road looking West



View from rear carpark where Crawfords truck is located.  
Awards dinner marquees RHS, 47Industries LHS (between trees)



Awards Dinner location - Grey Street looking North



<b>6.5.4</b>	<b>PROPOSE CHANGE TO QUEENS HOLIDAY 2016</b>
<b>FILE REFERENCE:</b>	<b>18.1.3</b>
<b>CORRESPONDENT:</b>	<b>Shire of Shark Bay</b>
<b>DATE OF REPORT:</b>	<b>13 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>

#### **SUMMARY:**

Council to consider a request from Shire of Shark Bay to change the 2016 Queens Birthday Public Holiday for both Shires.

#### **BACKGROUND:**

The Shire of Shark Bay has commenced planning for the 400<sup>th</sup> anniversary of Dirk Hartog's landing at Cape Inscription which will occur 25 October 2016.

To encourage persons from the Gascoyne and adjoining regions to participate in the 2016 celebrations, the Shire of Shark Bay wishes to propose that surrounding Shires change the Queen's Birthday public holiday from Monday 26 September 2016 to Monday 24 October 2016.

#### **COMMENT:**

Although the request is supported it would be difficult for the Shire of Northampton to apply the request to the whole of our shire as it is considered that the close affinity is really with Kalbarri and other coastal areas.

It is also questionable that by changing the public holiday, will the general public from this shire actually attend the anniversary? Obviously those with a special invitation would no doubt make the effort but for the general public it is questionable.

#### **STATUTORY IMPLICATIONS:**

*State: Public and Bank Holidays Act 1972*

Section 8 of the above act gives power to the Governor to alter a day appointed for a public holiday or bank holiday as per the following:

- (1) The Governor may, from time to time, by proclamation declare that, instead of a day referred to in section 5, some other day shall be a public holiday or bank holiday, or both, in any year either throughout the State or within such district or locality as is specified in the proclamation, and in that case

such other day shall accordingly be a public holiday or bank holiday, or both, as the case may be, instead of the day so referred to in that section.

- (2) A proclamation made under subsection (1) shall be published in the *Government Gazette* at least 3 weeks before the first day to be affected thereby.
- (3) Where a proclamation is made under subsection (1), the Governor may, from time to time, vary or cancel it by subsequent proclamation published in the *Government Gazette* at least 3 weeks before the first day to be affected thereby.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.4**

**For Council consideration.**

6.5.5	DRAFT MANAGEMENT PLAN – KALBARRI NATIONAL PARK
	<p><b>LOCATION:</b> Kalbarri National Park</p> <p><b>FILE REFERENCE:</b> 10.6.10</p> <p><b>DATE OF REPORT:</b> 13 May 2014</p> <p><b>REPORTING OFFICER:</b> Garry Keeffe</p> <p><b>APPENDICES:</b> 1. Management Plan sent out under separate cover</p>

#### SUMMARY:

Council to consider the Kalbarri National Park Draft Management Plan.

#### BACKGROUND:

The Department of Parks and Wildlife (DPaW) has released a draft Management Plan for the Kalbarri National Park and are seeking comment on the draft.

Due to the size of the document it is being sent by post to Councillors prior to the meeting.

#### COMMENT:

The CEO has reviewed the plan and makes the following comments:

Page 21 Road Works, Management Actions – it refers to undertaking works in cooperation with the Shire of Northampton but does not expand on what our role is or supposed to be.

To date this Council has had no involvement with road works in the National Park with the exception that we acted as auspice to the grant that was received to undertake the recent road sealing works.

Council Action – that DPaW be requested to clarify what will be Shire of Northampton involvement.

Page 25 Refers to camping in the park but it only relates to tourist operators having such access. It is considered that to expand the parks opportunities in both promotion/education and as a means of revenue raising it is considered that areas of the park should be open to nature based camping as is the case in many other National Parks.

Council Action – suggest to DPaW that other areas of the park be opened for nature based camping by the general public.

Page 49 Life & Community Assets – it is considered that the Kalbarri Airport should be mentioned in this section as an important community asset that requires protection from fire within the park.

Council Action – as per above comment.

Page 66 & 67 This section refers to the inclusion of unallocated crown land in the western Galena area being included within the park.

It is questioned why the areas of Paradise Flats unallocated crown land and also the section of pastoral lease that bounds the Murchison River to the above land is also included within the park for better management.

These areas are becoming degraded with uncontrolled vehicle movements and illegal camping but are outside this Councils resources to control and would be better managed by the DPaW.

It is also noted that one of the lots that is proposed to be included within the park was a lot that the Department of Lands were going to lease/sell to an operator for a nature based camping area. Council requested the proponent for further information on his/their intentions however no further information has been forthcoming.

Council Action – request DPaW that consideration to include the Paradise Flats unallocated crown land and pastoral lease area to the north of this land be included within the park.

Councillors are welcomed to comment on the above and provide additional matters that should be raised. If no other responses are received then it is the intent to forward the above to the DPaW.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.5**

**For Council consideration.**

**6.5.6 DEDICATION OF REST AREA - GALENA**

<b>LOCATION:</b>	<b>Galena – Murchison River</b>
<b>FILE REFERENCE:</b>	<b>13.2.1</b>
<b>CORRESPONDENT:</b>	<b>Main Roads WA</b>
<b>DATE OF REPORT:</b>	<b>13 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>
<b>APPENDICES:</b>	<b>Plans of Area</b>

**SUMMARY:**

That Council support dedication of area of land for northern rest area at Galena.

**LOCALITY PLANS:**

See Appendices

**BACKGROUND:**

Main Roads WA (MRWA) has been exploring the opportunity of providing facilities at the Galena Bridge rest area on the north side of the river in the form of ablutions, refuse bins and fire places. These works will formalise the Galena rest area and facilitate the management improvements and maintenance of the rest area.

The above proposal requires the excision of a portion of unallocated crown land Lot 103, Reserve 20947 and dedicate that portion as a road under Section 56 of the Land Administration Act.

MRWA has received ‘in principle’ support from the Department of Lands and verbal consent from the leaseholder of lease J506805 over this portion and they are waiting on formal consent.

MRWA now requires Council support for the dedication to allow formalities to proceed.

**COMMENT:**

Council management has been in discussions with MRWA on this proposal and supports the dedication to excise the portion of land which is currently being used for camping and has been for many years. This request formalizes the land use.

**STATUTORY IMPLICATIONS:**

*State: Land Administration Act*

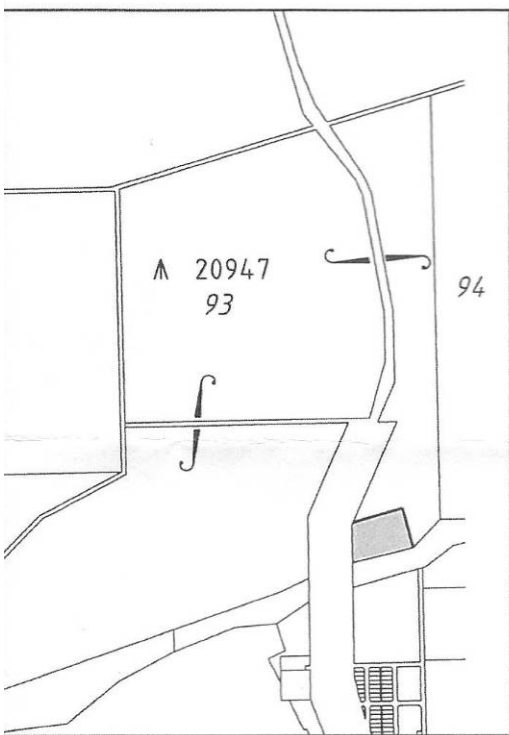




**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.6**

**That Council supports the dedication of the land, the subject of Main Roads Drawing/s 1460-015 and 1460-016, as road under Section 56 of the Land Administration Act.**

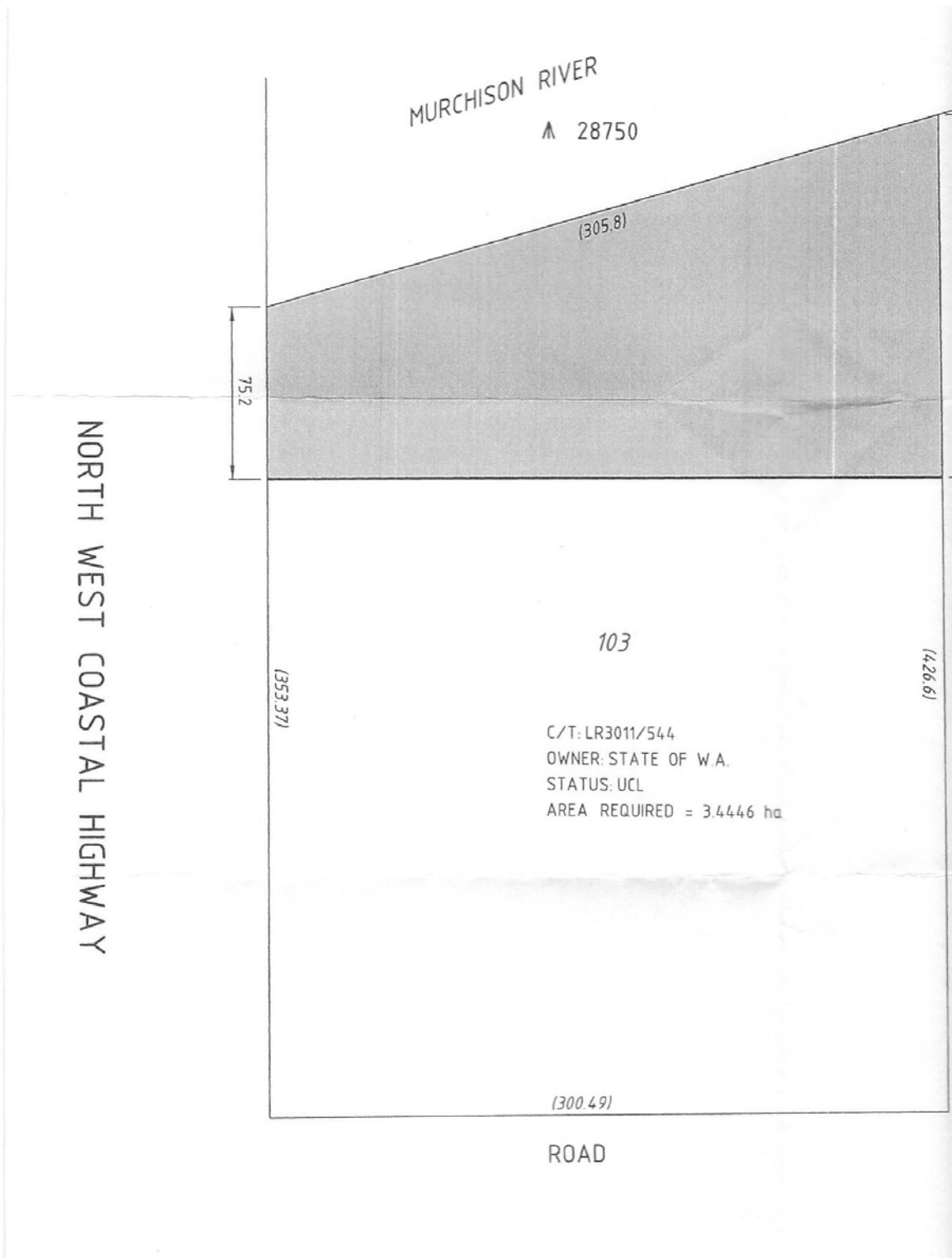
**APPENDICES 1**

 <p>LOCATION PLAN</p>	<p><b>LEGEND</b></p> <p> LAND REQUIRED FOR ROAD PURPOSES</p> <p> BOUNDARY TO BE SURVEYED.</p>		<p>SCALE 1:2000</p> <p>0 20 40 60 80 100 120 140 160 180 200</p>								
	<p><b>NOTES</b></p> <p>1 DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.</p> <p>2 S.L.K. IS A M.R. STRAIGHT LINE KILOMETRE AND IS APPROXIMATE ONLY</p> <p>3 CADASTRAL MODEL: CAD1144A</p> <p>3 HORIZONTAL DATUM IS MGA 94.</p>										
	<p><b>MID WEST REGION</b></p> <p>Telephone (08) 9956 1200 Fax (08) 9956 1240</p> <p><b>APPROVED FOR IMPLEMENTATION</b></p> <table border="1"> <tr> <td>FILE NUMBER</td> <td>FOLIO</td> <td>DATE</td> <td>APPROVAL NUMBER</td> </tr> <tr> <td>05/12338</td> <td></td> <td></td> <td></td> </tr> </table> <p>AUTHORISED <i>J.R. Graham</i> 4/4/14</p> <p>APPROVED <i>B. Miller</i> 4/4/14</p>			FILE NUMBER	FOLIO	DATE	APPROVAL NUMBER	05/12338			
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<p> </p> <p>FINANCE AND SERVICES <b>PROPERTY MANAGEMENT</b></p> <p>Telephone 9323 4580 Fax 9323 4600</p>											
<p>FILE No. 05/12338</p> <p>DRAWN/DESIGNED W.M. ROLLINGS 2/4/14</p> <p>AUDITED IN ACCORDANCE WITH STANDARD 67-08-48 IN THE ROAD AND TRAFFIC ENGINEERING MANUAL <i>7/4/14</i></p> <p><b>NORTH WEST COASTAL HWY H7</b></p> <p>LAND DEALINGS</p> <p>RESERVE 20947, 114.36 SLK</p> <p>LOCAL AUTHORITY (513) SHIRE OF NORTHAMPTON</p> <table border="1"> <tr> <td>DRAWING TYPE</td> <td>DRAWING NUMBER</td> <td>AMEND.</td> </tr> <tr> <td>7200</td> <td><b>1460-016</b></td> <td></td> </tr> </table>				DRAWING TYPE	DRAWING NUMBER	AMEND.	7200	<b>1460-016</b>			
DRAWING TYPE	DRAWING NUMBER	AMEND.									
7200	<b>1460-016</b>										

72/632

BLE AGENCY: DEPT. OF PLANNING & INFRASTRUCTURE  
GOVERNMENT REQUIREMENTS  
RESERVE SUBJECT TO LEASE  
INTEREST HOLDER: V.R. PORTER  
06805  
REQUIRED = 4.8426 ha





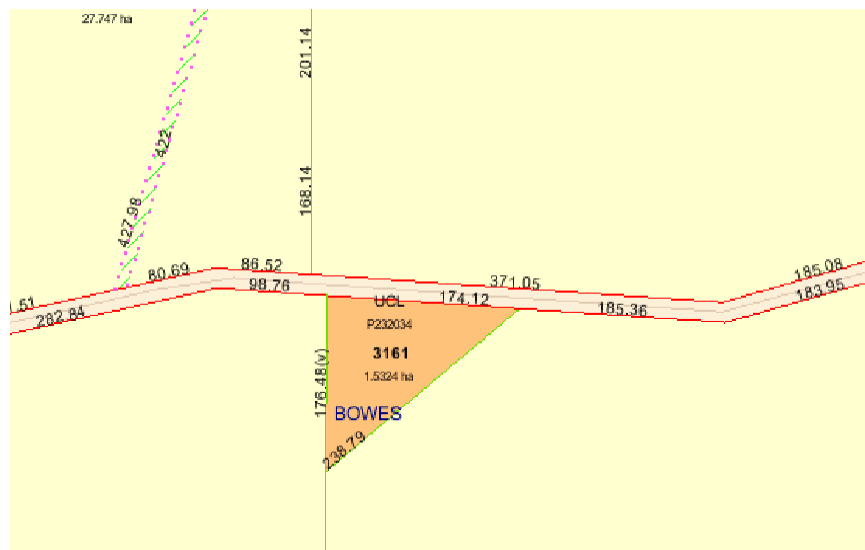
## 6.5.7 TRANSFER OF UCL LOT 3161 WITH ADJOINING FREEHOLD LOT

<b>LOCATION:</b>	<b>Isseka East Road</b>
<b>FILE REFERENCE:</b>	<b>9.2.3</b>
<b>CORRESPONDENT:</b>	<b>Department of Lands</b>
<b>DATE OF REPORT:</b>	<b>13 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>

### SUMMARY:

That Council supports a request from the DoL to transfer Lot 3161 into adjoin Lot 3158.

### LOCALITY PLANS:



**BACKGROUND:**

It has been brought to the attention of DoL that the owner of freehold Lot 3158 has been encroaching on the adjoining unallocated crown land Lot 3161.

As such, to rationalise this situation, DoL proposes the sale and subsequent amalgamation of UCL Lot 3161 with adjoining Lot 3158 as per the provisions of Section 87 of the Land Administration Act.

To facilitate this amalgamation the DoL request if Council has any comment.

**COMMENT:**

From the aerial and upon a recent inspection the lot is being utilised by the neighbouring land owner and management supports the proposal by DoL.

**STATUTORY IMPLICATIONS:**

*State: Land Administration Act 1997*

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.7**

**That Council advises the Department of Lands that it supports the amalgamation of Unallocated Crown Lot 3161 with Freehold Lot 3158 as proposed.**

**6.5.8 COUNCIL REPRESENTATION ON COMMITTEES & COMMUNITY GROUPS**

<b>FILE REFERENCE:</b>	<b>4.1.1</b>
<b>DATE OF REPORT:</b>	<b>14 November 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keffe</b>

**SUMMARY:**

Council to review Council delegates to various community groups and committees.

**BACKGROUND:**

Cr Gliddon and Cr Pike have inquired if a review can be undertaken for the current Council representatives on the various community groups and committees. The review is also timely as Cr Holt has yet to nominate if he wishes to be a Council representative on such committees since his election.

Cr Gliddon advises that she has been attending Kalbarri Development Association (KDA) meetings since Jessica Booth resigned, however has also attend Zest Festival and Canoe and Cray meetings in a voluntary capacity.

Cr Gliddon is concerned about making decisions on expending KDA funds which were mainly raised by sales of spring water to be used for the Kalbarri community as a whole. The current situation is that the KDA last year provided \$5000 to both the Zest Festival and Canoe and Cray Carnival , but this year the committee has decided to (at this stage) only contribute to the Zest Festival which is run by a sub committee of KDA. The problem is that practically all of that sub committee are also the committee of KDA.

Cr Gliddon therefore advises that she would be more comfortable if she stood aside as Council representative to the KDA so that she can support the organising committees of both events in an unbiased manner. Both events are fantastic for Kalbarri and deserve recognition and support equally from the community.

**COMMENT:**

The current representatives on community and Council committees is as per the following:

### **Committees Of Council**

#### **Audit Committee**

Cr's G Wilson, C Simkin, P Gliddon, S Stock-Standen & T Carson

#### **Disability Services Committee**

Cr's P Gliddon, C Simkin and EHO – there is a vacancy from the Kalbarri Ward

#### **Staff Occupational, Health & Safety Committee**

Cr G Wilson, T Carson & Cr P Gliddon (observer capacity only)

#### **Senior Staff Employment Performance Review Committee**

Cr's G Wilson, C Simkin, P Gliddon, T Carson & CEO

### **Delegates – Community Organisations**

#### **Northampton Community Centre**

Cr's C Simkin, Cr T Carson, alternate Cr G Wilson

#### **Kalbarri Development Association – for Zest Festival only**

Cr P Gliddon

#### **Kalbarri Visitors Centre**

Cr P Gliddon

#### **Kalbarri Sport & Recreation Club**

Cr M Scott, alternate Cr D Pike

#### **Kalbarri Maritime Advisory Committee**

Cr's P Gliddon, and CEO, alternate Cr D Pike

#### **Kalbarri Foreshore Parkland Redevelopment Community Committee**

Cr M Scott, alternate Cr D Pike

#### **Coastal Sub Group of the Regional Road Group**

Cr's G Wilson, Cr C Simkin & CEO

It is advised that there is no legal requirement for Council to have a delegate to the KDA. All other committees the Council does so due to the above either operating from Council premises, are receiving financial assistance for their operations or are required due to invitation or legal requirements from State Government bodies, ie the Regional Road Group.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.8**

**For Council consideration.**

# **SHIRE OF NORTHAMPTON**

*Late Items*

**23<sup>rd</sup> May 2014**

## TOWN PLANNING CONTENTS

6.3.6	BOUNDARY REALIGNMENT AND PURCHASE OF LAND - LOT 66 (NO. 84) MITCHELL STREET, HORROCKS .....	2
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**6.3.6 BOUNDARY REALIGNMENT AND PURCHASE OF LAND - LOT 66 (NO. 84)  
MITCHELL STREET, HORROCKS**

<b>LOCATION:</b>	Lot 66 (No. 84) Mitchell Street, Horrocks
<b>FILE REFERENCE:</b>	10.5.1.1
<b>APPLICANT:</b>	K Lennon
<b>OWNER:</b>	K Lennon
<b>DATE OF REPORT:</b>	20 May 2014
<b>REPORTING OFFICER:</b>	Hayley Williams – Principal Planner
<b>APPENDICES:</b>	
<b>1.</b>	<b>Survey Plan Lot 66 Mitchell Street, Horrocks</b>

**AUTHORITY / DISCRETION:**

**Quasi-Judicial**

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

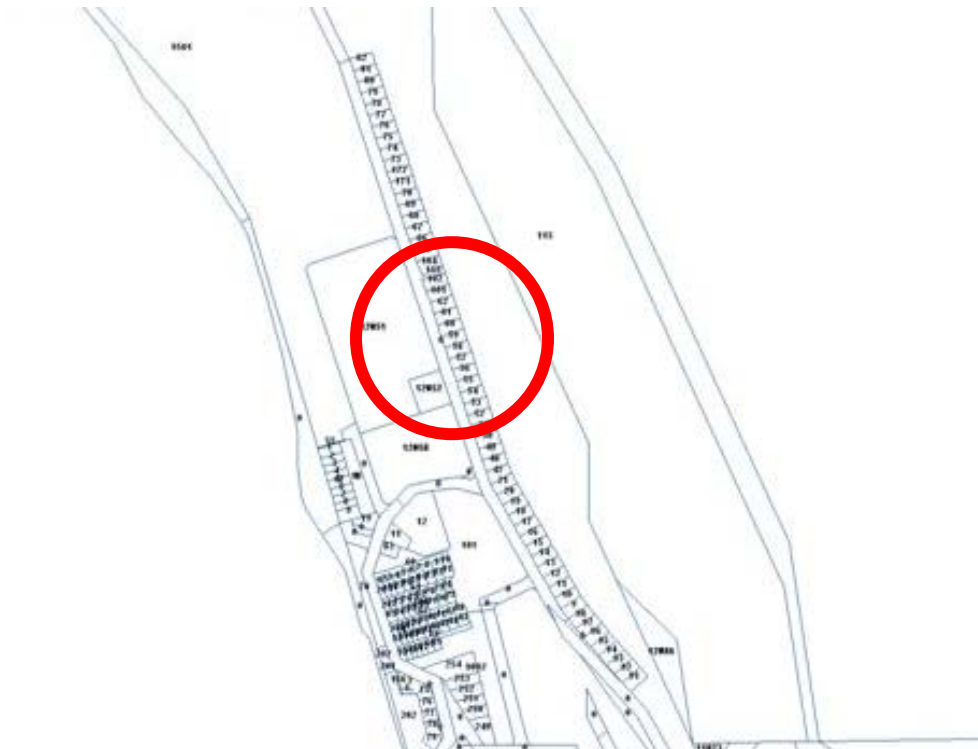
**Executive**

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

**SUMMARY:**

An Application for Planning Approval has been submitted for a retaining wall along the rear boundary of Lot 66 Mitchell Street, Horrocks. The owner as part of the application has surveyed the property (on request of the Shire of Northampton) and found the area that he has excavated is some 3-4 metres over the rear boundary. A request has been made to acquire the portion of land to the rear of Lot 66.

**LOCALITY PLANS:**



**BACKGROUND:**

There have been a number of landowners who have engaged a private contractor to excavate the rear portion of their lots along Mitchell Street.

When this was brought to the attention of Shire Staff, correspondence was sent to the landowners and contractor requiring them to submit an Application for Planning Approval and Building Permit. As part of the planning approval process surveyed plans were requested to ensure that the landowners understood exactly where their property boundaries were located and to ensure retaining walls were built within the boundary.

It is apparent that a number of retaining walls have been constructed where the face of the retaining wall abutting the rear boundary of the lot, however the footings are now intruding into Council owned land that is part of the Horrocks escarpment.

Mr Lennon, owner of Lot 66 has recently returned a surveyed plan to the Shire of Northampton that shows a large amount of excavation over the rear property boundary.

It is now considered necessary to rectify the situation and as such a request has been made by the landowner to purchase this portion of land from Council.

**COMMUNITY & GOVERNMENT CONSULTATION:**

Advertising will occur in line with statutory requirements.

**FINANCIAL & BUDGET IMPLICATIONS:**

Costs will be incurred through surveying, subdivision and valuation of the property

**STATUTORY IMPLICATIONS:**

*State: Planning and Development Act 2005*

*Local: Shire of Northampton Town Planning Scheme No. 10*

The land is zoned “Residential” and “Parks and Recreation” under Town Planning Scheme No. 10.

The zoning anomaly can be addressed through a Scheme Amendment undertaken by the Shire of Northampton as there are a number of other dual zonings that need to be corrected.

**COMMENT:**

If Council approves the request then Section 3.58 of the Local Government Act needs to be considered.

**Disposal other than by auction or tender**

A local government can dispose of property other than by auction or tender if, before agreeing to dispose of the property –

- it gives local public notice of the proposal:
  - describing the property;
  - giving details of the proposed disposition; and
  - inviting submissions to be made before a date to be specified but not less than 2 weeks after the notice is first given; and
- it considers any submissions received before the date specified in the notice and if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

The section does not apply to -

- a disposition of land under s 29 or 29B of the *Public Works Act 1902* (Use or Disposal of Land Compulsorily Taken);
- a disposition of property as part of a **major trading undertaking** as defined in s 3.59;
- anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
- any other disposition that is excluded by regulation.

**Regulations**

A disposition of land is an exempt disposition, and is excluded from the application of s 3.58, if-

- the land is disposed of to an owner of adjoining land and -
  - its market value is less than \$5 000; and

- the local government does not consider that ownership of the land would be of significant benefit to anyone other than the owner of the adjoining land;

**VOTING REQUIREMENT:**

*Absolute Majority Required:*      No.

**CONCLUSION:**

It is recommended that Council first investigate the extent of the issue and once this has been established seek a legal opinion as to the best way to resolve the matter.

**OFFICER RECOMMENDATION – ITEM 6.3.6****That Council resolve:**

- 1)      **To investigate the number of retaining walls and their footings built on lots along Mitchell Street, Horrocks without approval from the Shire of Northampton or not in accordance with their Planning Approval or Building Permit;**
- 2)      **To seek a legal opinion on the matter in particular focusing on a way to resolve the matter without having to remove retaining walls where they are safe and accord to engineering certification;**
- 3)      **Correspond with Mr Lennon advising him that Council agrees with his request in principle however, a legal opinion needs to be sought before proceeding.**

**APPENDIX 1**



**6.3.7 PROPOSED CHANGE OF USE - SHOP TO FAST FOOD OUTLET - LOT 13 (NO. 22) AJANA-KALBARRI ROAD, KALBARRI**

<b>LOCATION:</b>	Lot 13 (No. 22) Ajana-Kalbarri Road, Kalbarri
<b>FILE REFERENCE:</b>	10.6.1.3 - 22 AjA (A
<b>APPLICANT:</b>	Mr TD Daniels
<b>OWNER:</b>	Roche WA Pty Ltd / Natural Edge Investments (Mr ME Scott)
<b>DATE OF REPORT:</b>	22 May 2014
<b>REPORTING OFFICER:</b>	Hayley R. Williams – Principal Planner
<b>APPENDICES:</b>	
<b>1. Site Plan / Floor Plan</b>	

**AUTHORITY / DISCRETION:**

**Quasi-Judicial**

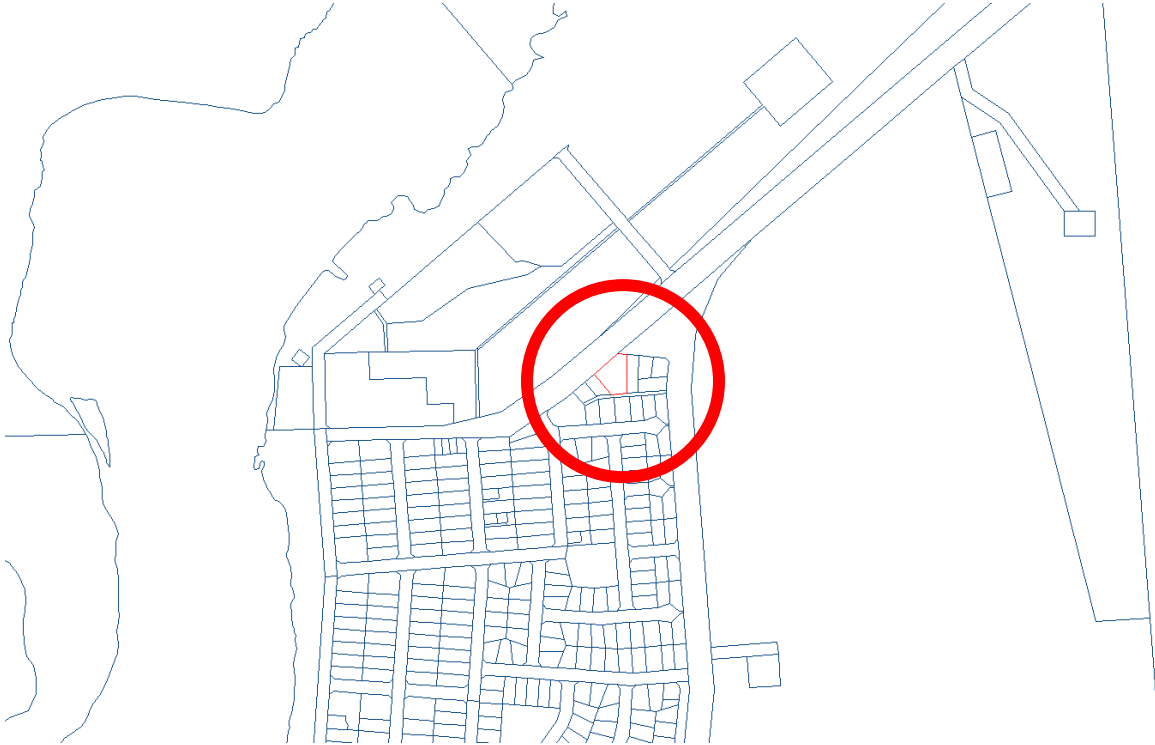
*when Council determines an application within a clearly defined statutory framework, abiding by the principles of natural justice, acting only with discretion afforded it under law, and giving full consideration to Council policies and strategies relevant to the matter at hand. These decisions are reviewable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

**SUMMARY:**

An Application for Planning Approval has been received for a change of use from “Shop” to “Fast Food Outlet” on Lot 13 (No. 22) Ajana-Kalbarri Road, Kalbarri. The present use of the site is for a “Roadhouse” (BP Service Station) and “Caretaker’s Dwelling”. Council consideration is required as a “Fast Food Outlet” is not listed under the Special Use Site Zone. However, the proposed change of use is considered to accord with the objectives and conditions of the Special Use Site Zone and therefore the application is recommended for approval.



**LOCALITY PLANS:**





**BACKGROUND:**

The Applicant proposes to utilise a 69.5m<sup>2</sup> portion of the site for a take away (“Fast Food Outlet”). The previous use of this portion of Lot 13 was for a “Shop” therefore requiring a change of use.

The proposed take away will include an area inside to be used by patrons, with three (3) tables and up to 12 seats. However the main component of the business will be take away.

The site plan denotes eight (8) car parking spaces to be provided for the use of the fast food outlet.

A copy of the site and floor plan is included within Appendix 1.

**The Proposal:**

In consideration of the application the following information is provided:

Lot Size	2359m <sup>2</sup>
Existing Development	BP Service Station (Roadhouse), Hardware Shop, Caretaker’s Dwelling, Other Shop
Existing Services	Water, Power, Phone & Sewer.
Access & Frontage	Ajana-Kalbarri Road, Kalbarri
Surrounding Land Uses	Residential / Tourist Accommodation

**COMMUNITY & GOVERNMENT CONSULTATION:**

Advertising of the proposal is not considered necessary under the provisions of the Scheme and the existing zone.

**FINANCIAL & BUDGET IMPLICATIONS:**

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

**STATUTORY IMPLICATIONS:**

*State: Planning and Development Act 2005*

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

The land is zoned "Special Use Site 1" under *Town Planning Scheme No. 9* with the following special uses listed as permitted:

- Roadhouse;
- Shop;
- Office;
- Caretaker's Dwelling.

As the Special Use site does not specifically state "Fast Food Outlet" Council consideration is required.

The Scheme defines a Fast Food Outlet as

*...land and buildings used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises.*

The objective of the zone is to permit the use of land that provides facilities to support and promote tourism in association with the roadhouse facility. It is argued that the proposed Fast Food Outlet will achieve this objective.

The conditions of this zone also states that all development shall comply with the requirements of the Scheme.

The car parking standard required for the use "Fast Food Outlet" is 1 bay per 10m<sup>2</sup> of gross leasable area (GLA). Given there is approximately 70m<sup>2</sup> of GLA there is a requirement for 7 car bays. The proposed development includes 7 car bays for the use of the Fast Food Outlet and there are another 12 bays for use by the roadhouse, caretaker's dwelling and existing shop which is considered sufficient.

**POLICY IMPLICATIONS:**

*Local: Kalbarri Townsite Local Planning Strategy (2012)*

The *Kalbarri Townsite Local Planning Strategy* denotes Lot 13 and surrounding area as GC4 – Budget Tourist Accommodation, which would allow development of short stay cabin style accommodation up to the R80 density code.

This provision mostly relates to the area of vacant land to the east of the subject site which is presently zoned Residential R15.

The proposed change of use is considered to accord with the present zoning of the site and does not jeopardise any potential for future rezoning of the site, which is at the landowner's discretion.

**COMMENT:**

The proposed use of the 70m<sup>2</sup> of building on Lot 13 Ajana-Kalbarri Road, Kalbarri for "Fast Food Outlet" is considered to comply with the objective of the Special Use 1 Zone and meets the development requirements of *Town Planning Scheme No. 9 - Kalbarri Townsite*.

It is therefore recommended for approval.

**VOTING REQUIREMENT:**

*Absolute Majority Required:* No.

**OFFICER RECOMMENDATION – ITEM 6.3.7**

**APPROVAL**

**That Council grant planning approval to the proposed change of use from "Shop" to "Fast Food Outlet" on Lot 13 (No. 22) Ajana-Kalbarri Road, Kalbarri subject to the following conditions:**

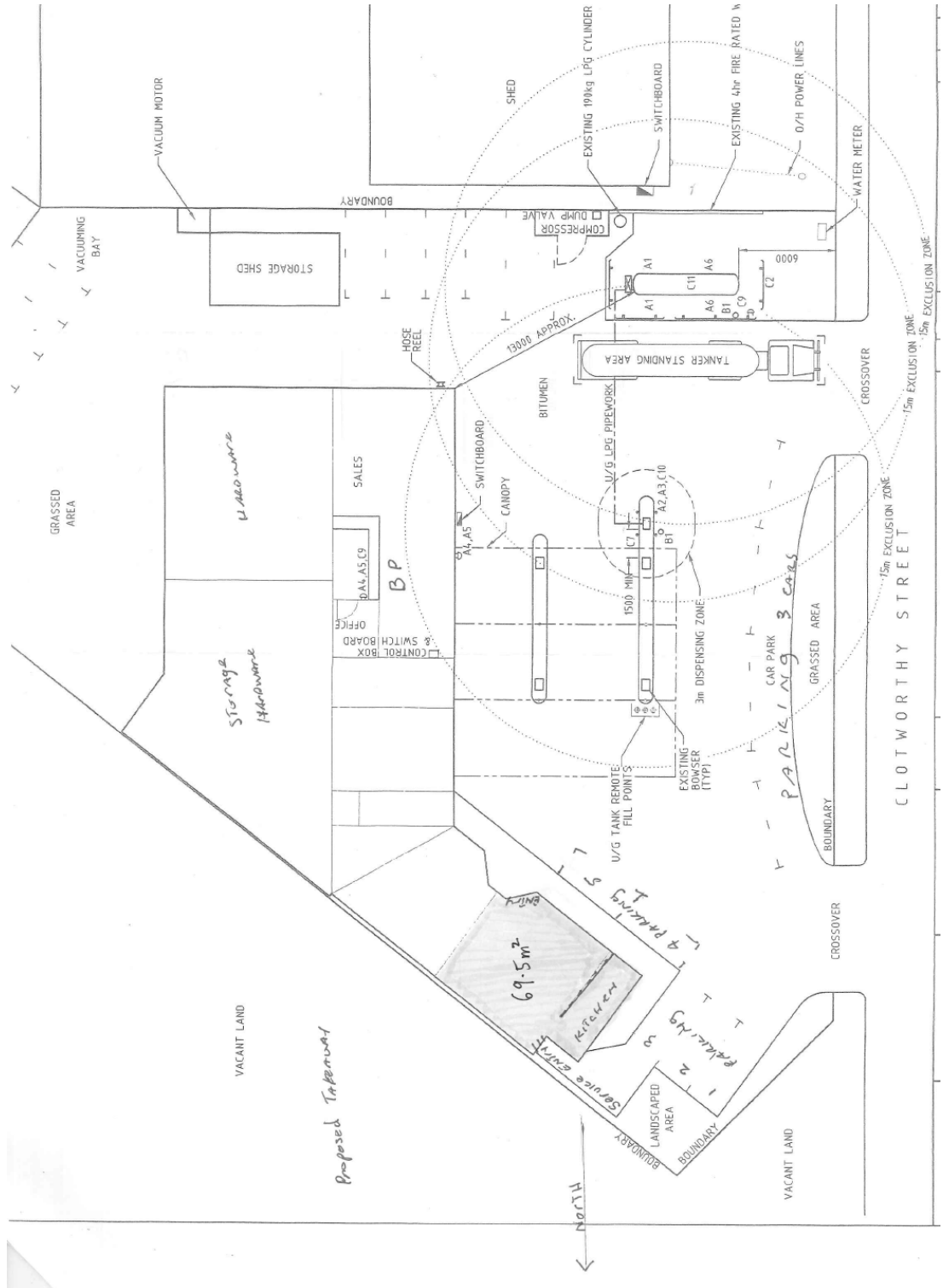
- 1. Development shall be in accordance with the attached approved plan(s) dated 23 May 2014 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;**

- 2. If the development/use the subject of this approval is not substantially completed within a period of 2 years after the date of the determination the approval shall lapse and be of no further effect;**
- 3. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;**
- 4. No additional signs are to be erected on the lot without the local government's approval;**
- 5. All loading and unloading to take place within the boundaries of the premises and undertaken in a manner so as to cause minimum interference with other vehicular traffic; and**
- 6. The area set aside for the parking of vehicles, as shown on the attached approved plans, together with the associated access as delineated on the approved plan shall have the boundaries of all vehicle spaces clearly indicated on the ground in conformity with the endorsed plan.**

**Advice Note**

- a. *Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained;***
- b. *If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice;***
- c. *In regard to Condition No. 4 above, the Applicant/Owner is advised signs that are replacing existing signs and are in accordance with Schedule 10 of Town Planning Scheme No. 9 do not require any further approval.***
- d. *Compliance is required with the Food Safety Act 2008 and the Food Regulations 2009.***

**APPENDIX 1 – SITE/FLOOR PLAN**



**6.3.4 SHIRE OF NORTHAMPTON - DRAFT LOCAL PLANNING SCHEME NO. 11  
(KALBARRI TOWNSITE) – CONSENT TO ADVERTISE**

<b>LOCATION:</b>	Kalbarri Townsite
<b>FILE REFERENCE:</b>	10.6.16
<b>APPLICANT:</b>	N/A
<b>OWNER:</b>	N/A
<b>DATE OF REPORT:</b>	10 May 2014
<b>RESPONSIBLE OFFICER:</b>	Hayley Williams – Principal Planner
<b>APPENDICES:</b>	
1.	Local Planning Scheme Maps – Draft
3.	Kalbarri Townsite Local Planning Strategy Plan

**AUTHORITY / DISCRETION:**

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

**SUMMARY:**

The Draft Scheme Maps for Draft Local Planning Scheme No. 11 have recently been forwarded to the Shire of Northampton for checking and for inclusion within the May 2014 Town Planning Report, Item 6.3.4.

Appendix 1 is provided as an attachment to the main report.

**COMMENT:**

The Draft Plans require a number of modifications before referral to the WA Planning Commission for consent to advertise. These modifications include:

- Location of AU2 (Grey Street) - needs to be extended to meet District Centre / Zoning to Mixed Residential and RCode to be attributed to AU2
- Location of AU1 – IGA site not shown
- Location of AU2 along Grey Street (between Wood/Coles Streets)
- River Residential Development Area needs to be shown
- Golf Course Estate - Scheme 9 application for SCA or DA to refer to existing Subdivision Guide Plan
- SU7 two of them airport and along Clotworthy Street –Alter Airport to SU5
- Brownes Farm - Scheme 9 application for SCA or DA to refer to existing Structure Plan
- Legend - District and Local Centre look identical – change
- Legend - Mixed Residential

- Legend - Rural Residential + Special Rural duplication;
- Southern Residential / Rural Bushland area needs to have Development Area overlay.

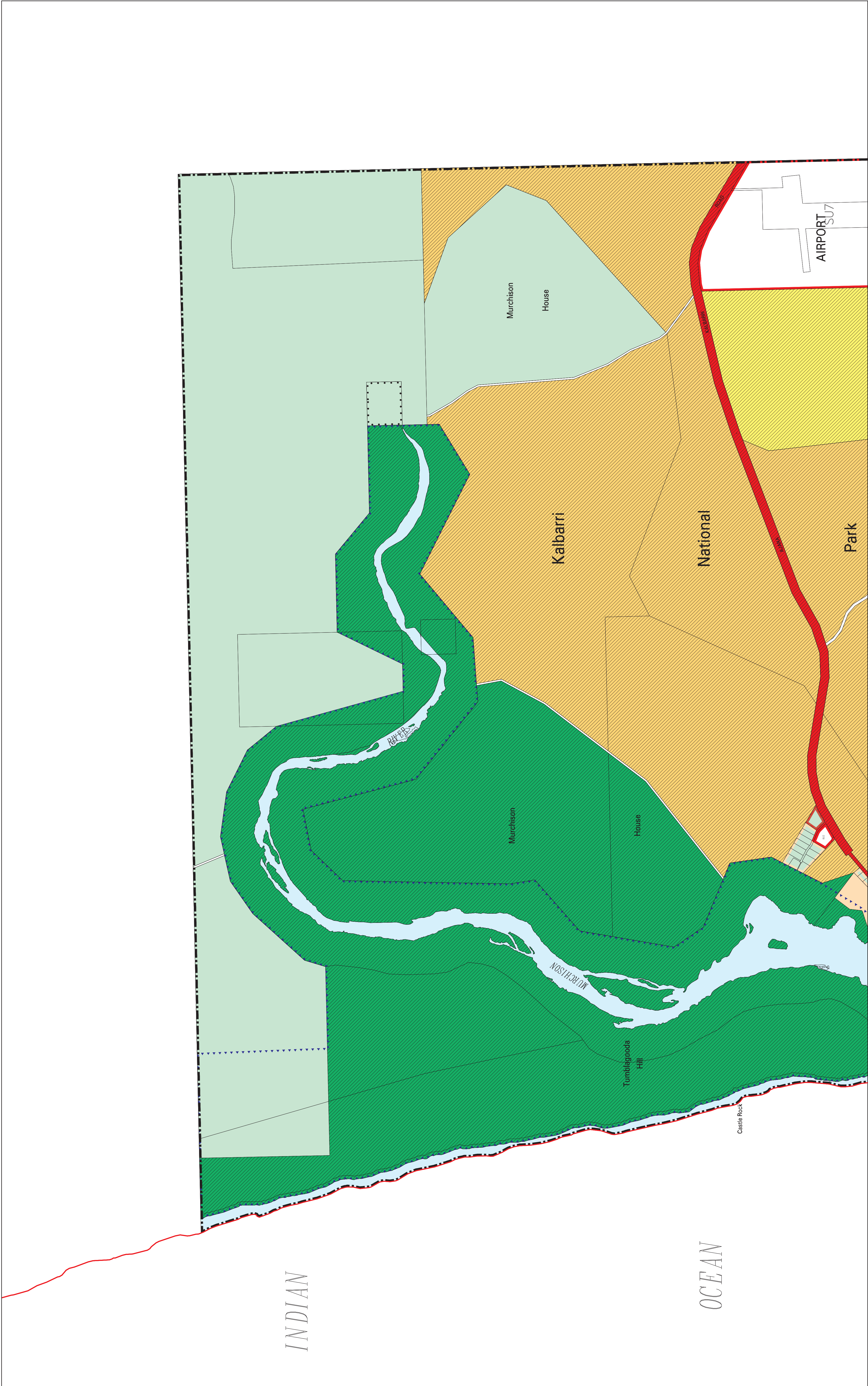
It is recommended Council grant their consent to advertise subject to the above amendments.

**OFFICER RECOMMENDATION – ITEM 6.3.4**

**REFER TO MAIN REPORT**

**APPENDIX 1 – LOCAL PLANNING SCHEME MAPS (DRAFT)**





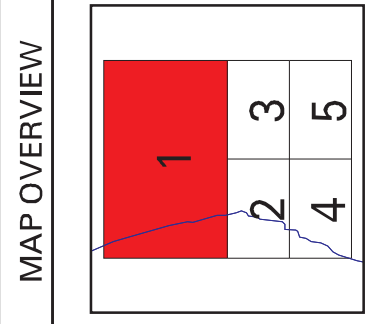
INDIAN

OCEAN

SHIRE OF NORTHAMPTON  
LOCAL PLANNING SCHEME NO 11  
(DISTRICT SCHEME)

Produced by Mapping and GeoSpatial Data Branch,  
Department of Planning.  
Whilst all care has been taken to accurately portray the  
current planning scheme provisions, no responsibility shall be  
taken for any omissions or errors in this document.  
Consultation with the respective Local Government  
authorities has been undertaken to ensure the accuracy of  
the information presented. Please advise the Department of Planning of any  
omissions or errors in the document.  
Base Information Supplied by the Western  
Australian Land Information Authority, GL249-2007-2

 **GDA**  
Geographic Data Australia  
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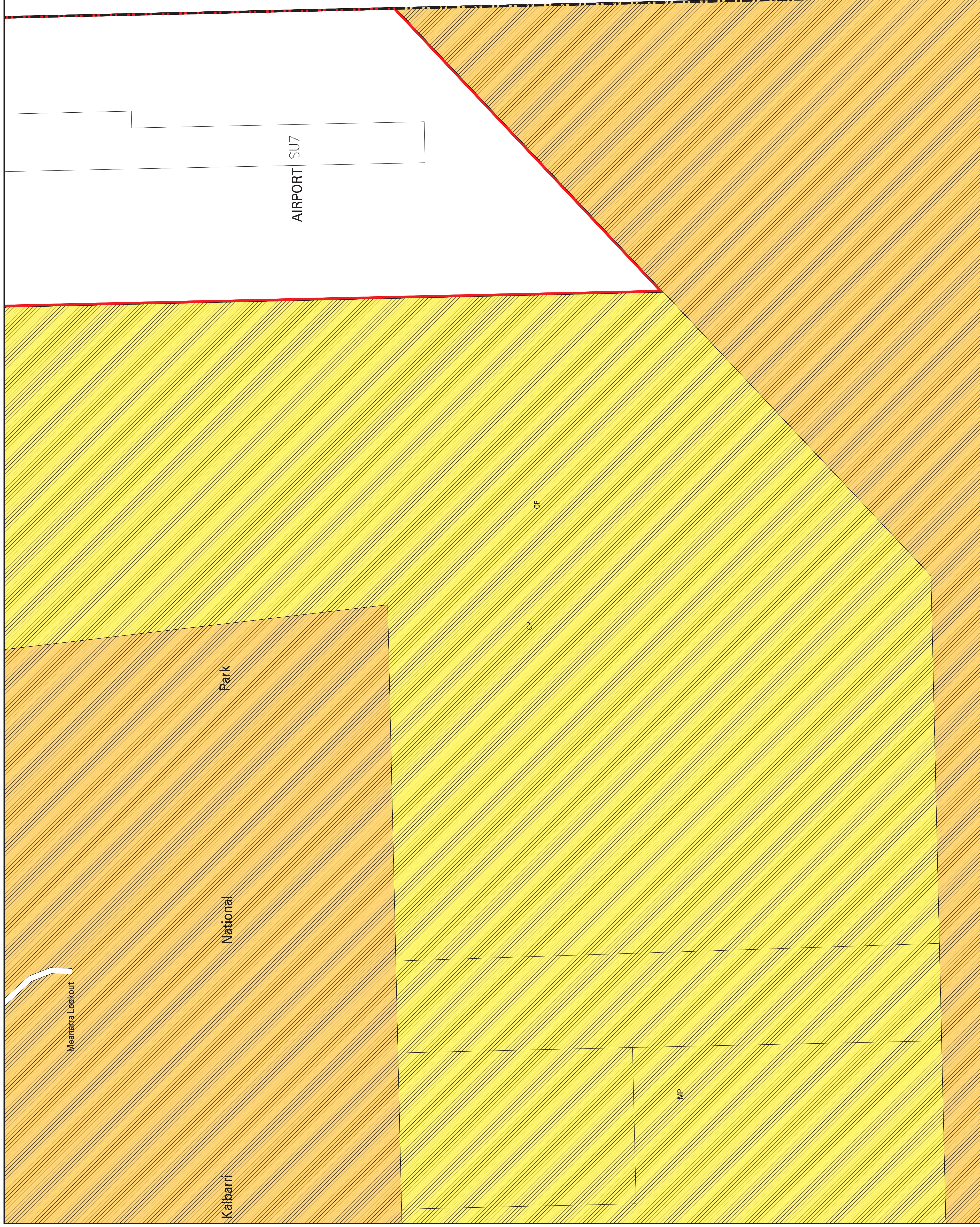
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G. Gazette: N/A







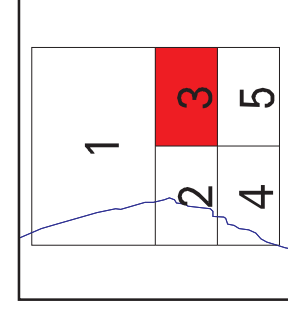


Produced by Mapping and GeoSpatial Data Branch,  
Department of Planning.

Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the Department of Planning of any omissions or errors in the document.

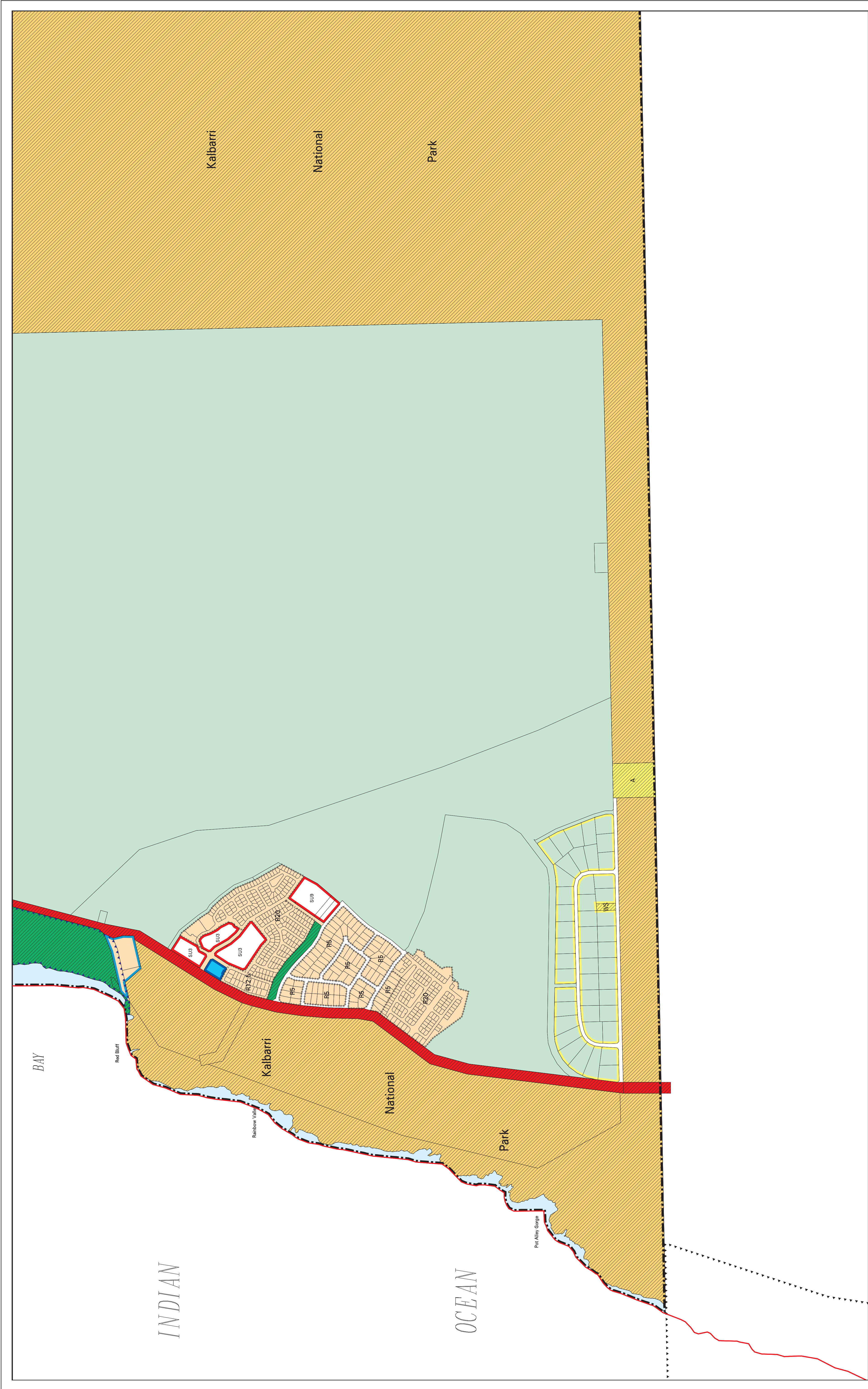
SHIRE OF NORTHAMPTON  
LOCAL PLANNING SCHEME NO 11  
(DISTRICT SCHEME)



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Authorised: Sang Li  
Plot date: 20 May 2014  
G.Gazette: N/A





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Department of Planning.

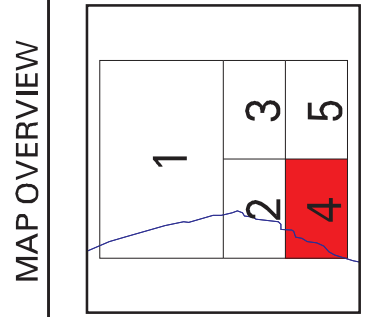
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Please advise the Department of Planning of any  
omissions or errors in the document.

Base Information Supplied by the Western  
Australian Land Information Authority, GL249-2007-2

SHIRE OF NORTHAMPTON  
LOCAL PLANNING SCHEME NO 11  
(DISTRICT SCHEME)

 **GDA**  
Geographic Data Australia



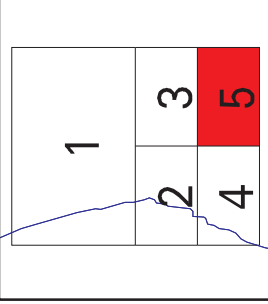
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**DRAFT ONLY**

Authorised: Sang Li  
Plot date: 20 May 2014  
G.Gazette: N/A



<div data-bbox="123 661 1390 2873"><div>KalbarriNationalPark</div></div>	<div data-bbox="1875 2641 2032 2873"><p>Produced by Mapping and GeoSpatial Data Branch, Department of Planning.</p><p>Whilst all care has been taken to accurately portray the current planning scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation. Consultation with the respective Local Government should be undertaken to ensure the accuracy of the information. Please advise the Department of Planning of any omissions or errors in the document.</p><p>Base Information Supplied by the Western Australian Land Information Authority, GL249-2007-2</p></div> <div data-bbox="1919 1635 2043 2092"><p>SHIRE OF NORTHAMPTON</p><p>LOCAL PLANNING SCHEME NO 11</p><p>(DISTRICT SCHEME)</p></div> <div data-bbox="1875 691 2043 1118"><div><div>SCALE 1:20000</div><div><div></div><div>0</div><div>500 m</div></div></div><div><div>Geographic Data Australia</div></div><div></div></div> <div data-bbox="1896 495 2001 676"><div>DRAFT ONLY</div><div>Authorised: Sang Li Plot date: 20 May 2014 G. Gazette: N/A</div></div> <div data-bbox="2011 127 2043 676"><p>LOCAL PLANNING SCHEME MAP No. 5 of 5</p></div>
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LOCAL SCHEME RESERVES

	CIVIC AND CULTURAL DENOTED AS FOLLOWS:		PUBLIC PURPOSES DENOTED AS FOLLOWS:
A	AMBULANCE	WWTP	WASTE WATER TREATMENT PLANT
GR	GOVERNMENT REQUIREMENTS		
MC	MEDICAL CENTRE		
NC	NURSING CENTRE		WATERWAY
	MAJOR ROAD		
	NATIONAL PARKS AND CONSERVATION		
	PARKS AND RECREATION		
	PUBLIC PURPOSES DENOTED AS FOLLOWS:		
A	AIRPORT		
CP	COMMUNITY PURPOSES		
D	DRAINAGE		
ES	EMERGENCY SERVICES		
GWSA	GROUNDWATER SUPPLY AREA		
MP	MUNICIPAL PURPOSES		
PS	PRIMARY SCHOOL		
RS	REPEATER STATION		
S	SCHOOL SITE		
SEC	PHOTOVOLTIC SITE		
SQ	SCHOOL QUARTERS		
STPS	SEWERAGE TREATMENT PLANT SITE		
WP	WESTERN POWER		
WS	WATER SUPPLY		

ZONES

	RESIDENTIAL		SPECIAL USE
	COMMERCIAL		PUBLIC PURPOSES DENOTED AS FOLLOWS:
	DISTRICT CENTRE	CEM	CEMETERY
	ENTERPRISE DEVELOPMENT	HOS	HOSPITAL
	LOCAL CENTRE	HS	HIGH SCHOOL
	MIXED BUSINESS		GENERAL INDUSTRY
	MIXED USE		LIGHT INDUSTRY
	TOURIST ACCOMMODATION		RURAL
	TOURIST ATTRACTIONS		RURAL & BUSHLAND
	TOURIST DEVELOPMENT		RURAL RESIDENTIAL
	TOURIST PARK		SPECIAL RURAL
	TOURIST RESORT		
	TOWN CENTRE		

OTHER

	R CODES		SPECIAL CONTROL AREA
			NO ZONE
	ADDITIONAL USES		
	SCHEME BOUNDARY		
	LOCAL GOVERNMENT BOUNDARY		

VERSION No 1

SHIRE OF NORTHAMPTON  
LOCAL PLANNING SCHEME NO.11 NO. 11  
( DISTRICT SCHEME )

## **ADMINISTRATION & CORPORATE REPORT**

### **LATE ITEMS**

6.5.11	PROPOSED FREEHOLD OF LOT 213 LYNTON AVENUE	2
6.5.12	FREEHOLD CONVERSION OF LOT 555 PORTER STREET	4
6.5.13	BUILDING SURVEYOR QUALIFICATIONS	6
6.5.14	MOBILE TELEPHONE COVERAGE	8

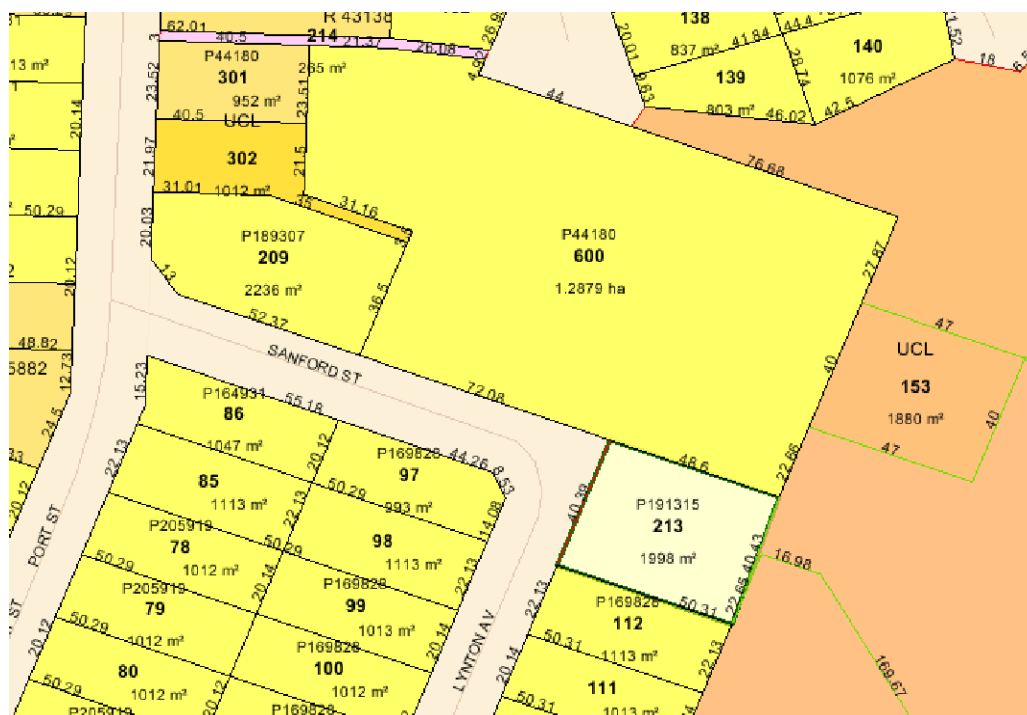
**6.5.11 PROPOSED FREEHOLD OF LOT 213 LYNTON AVENUE**

<b>LOCATION:</b>	<b>Lot 213 Lynton Avenue, Port Gregory</b>
<b>FILE REFERENCE:</b>	<b>9.2.3</b>
<b>CORRESPONDENT:</b>	<b>Department of Lands</b>
<b>DATE OF REPORT:</b>	<b>20 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>

**SUMMARY:**

Council to provide comment on proposed sale of Lot 213 as a stand-alone freehold lot.

**LOCALITY PLANS:**



**BACKGROUND:**

Advice has been received from the Department of Lands (DoL) that it has received a proposal from the current Lessees of the lot (being Port Gregory Caravan Park) requesting the freehold conversion of the existing lease.

The initial proposal included amalgamation of Lot 213 with the Lessee's adjoining freehold Lot 600. However the proponents have now requested conversion of Lot 213 to freehold as a "stand-alone" lot.



The DoL seeks Councils views on the proposal and if any conditions that might or should apply.

**COMMENT:**

The lot has been leased by the caravan park for many years and from a management perspective there are no concerns or conditions that need to be applied.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.11**

**That Council advises the Department of Lands that it has no concerns or conditions with Lot 213 becoming a stand-alone freehold lot and that lot being sold.**

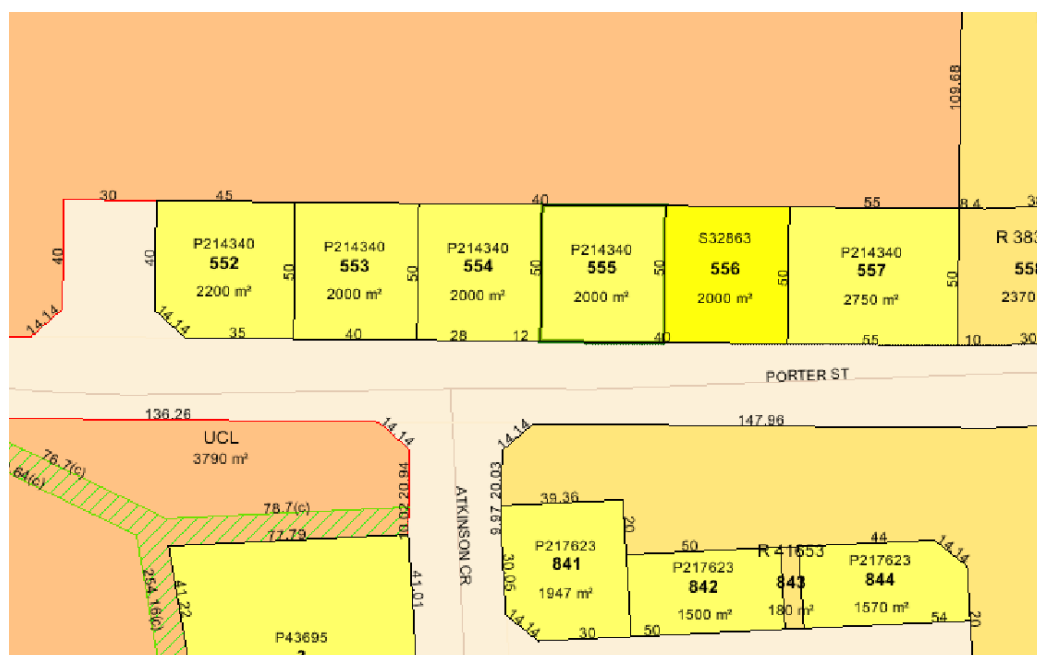
## 6.5.12 FREEHOLD CONVERSION OF LOT 555 PORTER STREET

<b>LOCATION:</b>	<b>Lot 555, Porter Street, Kalbarri</b>
<b>FILE REFERENCE:</b>	<b>9.2.3</b>
<b>CORRESPONDENT:</b>	<b>Department of Lands</b>
<b>DATE OF REPORT:</b>	<b>20 May 2014</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>

### SUMMARY:

Council to provide comment on proposed freehold conversion of the existing lease on Lot 555.

### LOCALITY PLANS:



### BACKGROUND:

Advice has been received from the Department of Lands (DoL) that it has received a proposal from the current Lessees of the lot (being JA & MA Flannagan) requesting the freehold conversion of the existing lease.

Advice has been provided by Councils Building Surveyor that all improvements have received Council approval to be constructed within the Lot.

The DoL seeks Councils views on the proposal.

**COMMENT:**

From a management perspective there are no concerns or comment for this proposal.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.12**

**That Council advises the Department of Lands that it has no concerns with the freehold conversion of existing leased Lot 555 Porter Street, Kalbarri.**

**6.5.13 BUILDING SURVEYOR QUALIFICATIONS**

<b>FILE REFERENCE:</b>	<b>13.3.2</b>
<b>DATE OF REPORT:</b>	<b>20 May 2014</b>
<b>CORRESPONDENT:</b>	<b>Hon Michael Mischin MLC Attorney General; Minister for Commerce</b>
<b>REPORTING OFFICER:</b>	<b>Garry Keeffe</b>
<b>APPENDICES:</b>	<b>1. Copy of Ministers correspondence</b>

**SUMMARY:**

Information item on advice received from Minister for Commerce in relation to existing Building Surveyor, Glenn Bangay, retaining qualifications

**BACKGROUND:**

Council at their February 2014 meeting resolved to forward concerns to the Minister for Local Government with new qualification requirements for Building Surveyors under the new Building Act. The Minister for Local Government forwarded our concerns to the Minister for Commerce who has now responded as per Appendices 1

**COMMENT:**

Basically the advice confirms that Mr Bangay is still eligible for registration as for qualification as a building surveyor practitioner technician and can continue with his duties as is after April 2015.

The statement that Mr Bangay has not met the required 6 years is incorrect, his application stated that his roles, in the six year period, had been both environmental health and building surveying so the Building Commission discounted the time spent on Environmental Health as not relevant to building surveying. If he had just stated that his role was a building surveyor, he would have been awarded a Level 2 certification as has many other EHO/Building Surveyors who have carried out the joint role and did not state their correct position as EHO/Building Surveyor.

This action by the Minister will result in approximately six regional EHO/Building Surveyors receiving continued registration, where the Building Commission was threatening deregistration.

**OFFICER RECOMMENDATION – ITEM 6.5.13**

**For Council information.**

**APPENDICES 1**



1CR25328

**ATTORNEY GENERAL; MINISTER FOR COMMERCE**

Our Ref: 44-08779  
Your Ref: 13.3.2/OCR25119

NORTHAMPTON SHIRE COUNCIL				
File: 13.3.2				
7 MAY 2014				
Admin	Eng	Hlth Bldg	Town Plan	Range
Cole				

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

Dear Mr Keeffe

**BUILDING SURVEYORS IN REGIONAL AREAS**

Thank you for your letter dated 23 December 2013 to the Hon Tony Simpson MLA, Minister for Local Government, regarding the registration of Mr Glenn Bangay and your request for consideration to be given to the creation of a building surveying practitioner Level 2a. As this matter falls within my portfolio, your letter has been referred to me. I apologise for the delay in replying to your letter.

I understand that Mr Bangay is currently registered as a building surveying practitioner technician and that his application to upgrade his registration to a building surveying practitioner Level 2 was refused by the Building Services Board (the Board) on 18 June 2013 on the basis that he was not able to demonstrate the required six years full-time experience as a building surveyor since 1 July 1998. However, with regard to Mr Bangay's registration as a building surveying practitioner technician, I understand that there are no restrictions at this time to prevent him applying to the Board to renew his registration past the renewal date of 2 April 2015.

You have also requested in your letter that consideration be given to the creation of a building surveying practitioner Level 2a. It is noted that the work of the proposed Level 2a is very similar to that of the building surveying practitioner technician. The qualification framework for building surveyors is currently subject to a national review which will consider whether to retain the current technician class. As this review is unlikely to be finalised before 2 April 2015, it is proposed that this class of registration be retained at least until the finalisation of the review. Furthermore, regardless of the outcome of the review, proposals are also being prepared to ensure that persons currently registered as technicians but who do not intend to, or are unable to, obtain Level 2 registration, are able to continue practising in that capacity.

.../2

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Telephone: +61 8 6552 5600 Facsimile: +61 8 6552 5601 Email: Minister.Mischin@dpc.wa.gov.au

**6.5.14 MOBILE TELEPHONE COVERAGE**

<b>LOCATION:</b>	Shire
<b>FILE REFERENCE:</b>	18.1.7
<b>CORRESPONDENT:</b>	Department of Communications
<b>DATE OF REPORT:</b>	20 May 2014
<b>REPORTING OFFICER:</b>	Garry Keeffe
<b>APPENDICES:</b>	1. Copy of correspondence

**SUMMARY:**

Information item only on eligibility for mobile coverage infrastructure within the Shire of Northampton.

**BACKGROUND:**

Advice relates to the Shire of Northampton being eligible to improve mobile coverage. The main difficulty with this programme is that the Council or another body must make a financial contribution towards the cost of all infrastructure required.

**COMMENT:**

Council does not have the financial capability to be involved in such a programme.

**VOTING REQUIREMENT:**

*Simple Majority Required:*

**OFFICER RECOMMENDATION – ITEM 6.5.14**

**For Council information.**

## APPENDICES1



**Australian Government**  
**Department of Communications**

1CR25329

GK  
18.1.7

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

7 May 2014

Dear Mr Keeffe

### **Mobile Coverage Programme**

I am writing in relation to the Government's \$100 million Mobile Coverage Programme.

Under this Programme, the Commonwealth Government has made a funding commitment of \$100 million to improve mobile coverage and competition in regional and remote Australia, by investing in telecommunications network infrastructure.

In this letter I describe some aspects of the competitive selection process the Government expects to use, and the role that local councils can play – and I seek some specific information from your Council should you wish to provide it.

As the policy document issued by the Coalition in August 2013 stated, there are two components to this Programme, with the mobile phone network providers eligible for the first, \$80 million component, and a range of parties including these providers, as well as local government, state government and commercial entities, eligible for the second, \$20 million component.

In a Discussion Paper issued in December 2013, the Government sought comment about how best to administer the funding. Based on the feedback received the Government has decided to conduct an integrated competitive selection process across the two components.

The first step in the process is to develop a database of locations eligible for funding, based on the locations reported to the Department. To date, over 2,000 locations have been reported to the Department of Communications as having poor or no mobile phone coverage.

The next step is to supplement this database with any relevant information about each location, including particularly whether other parties such as state governments, local councils or others wish to make a contribution, either in cash or in-kind, towards the cost of building a mobile phone base station at that location.

38 Sydney Avenue, Forrest, Canberra ACT 2603 Australia • telephone 02 6271 1000  
website <http://www.communications.gov.au>



This database will then be provided to the parties which are potential builders and operators of new mobile phone base stations. These will include Telstra, Optus and Vodafone, as well as companies which specialise in building and operating communications towers (such as Crown Castle and Broadcast Australia.)

In formal terms, it will be these parties (collectively, the 'Bidding Parties') which will lodge bids under the competitive selection process - specifying at which locations they would be prepared to build and the contribution they would make to the cost.

However, the Government envisages that there will be locations where state or local government (and in some cases other parties) will in effect act as the project proponent. In particular, this might occur where the proponent is prepared to contribute funding or other resources towards construction of a base station at the location, or to coordinate the provision of such resources from other sources.

To that end, the Government has directed the Department of Communications to give all regional councils containing areas eligible for funding under this Programme the opportunity to notify the Government of any locations within your Council area where your Council (or other third parties of which you may be aware) may be prepared to co-contribute funding, or resources, towards the construction of a base station at a particular location under the Programme.

Specifically, in respect of any such location, I request that you notify me if your Council, or any other organisation of which you are aware, is interested to do any of the following things:

- Make a financial contribution to the cost of installing the base station;
- Provide leasehold tenure for a site for a base station at zero or concessional cost;
- Provide civil works at zero or concessional cost, such as for example the cost of bulldozing an access road to the site;
- Provide access to an existing tower (such as an emergency services or other tower); or
- Provide a connection to an existing power source.

It may assist you in determining the amount of resources you allocate to respond to this letter to know that your entire local government area is eligible for funding under the Programme, and in total there are nearly 500 local government areas eligible for funding under the Programme.

Should you wish to do so, please write to me, as the official with responsibility for this Programme within the Department of Communications, to nominate any such locations and the extent of such proposed co-contribution. I would be grateful if you can also nominate a contact person in your Council with whom the Bidding Parties can consult on your co-contributions and the relevant locations. I ask that you do this by the end of June 2014 by email to [mobilecoverage@communications.gov.au](mailto:mobilecoverage@communications.gov.au)

I emphasise that there is no requirement for a location to be the subject of a co-contribution by a local council or other party before it can receive funding from the Commonwealth under the Programme.

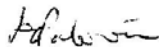


However, the Government aims to have all relevant information gathered together in relation to a location, and made known to the Bidding Parties, before they lodge their proposals with the Government. Clearly, if a third party such as a local council has an appetite to provide a co-contribution towards the construction of a base station at a particular location, it makes sense for that information to be captured and included in the database which is provided to the Bidding Parties.

Finally, you should be aware that the selection of a location to be funded by the Commonwealth under this Programme will depend upon a number of factors. The availability of funding from sources other than the Commonwealth will not be determinative. In other words, while the Commonwealth is interested to learn from you if there are any locations where your Council is interested in providing a co-contribution, I cannot give you any assurance that such a location will necessarily be chosen for funding from the Commonwealth.

If you wish to discuss this matter further, I can be contacted on 1800 113 486 or [mobilecoverage@communications.gov.au](mailto:mobilecoverage@communications.gov.au)

Yours sincerely



Lachlann Paterson  
Assistant Secretary  
Regional Communications