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 20th February 2015 in the Meeting Room of the Allen Centre, Grey Street, Kalbarri, commencing at 1.00pm.

Please note the following

- 11.00am Audit Committee Meeting.
- 11.30am Onsite meeting at Jakes Point with Kalbarri Boadriders.

The agenda for the above-mentioned meetings are enclosed.

Lunch will be served from 12.15pm.



GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

13th February 2015



~ Agenda ~

20nd February 2015

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire

Council will be held on Friday 20th February 2015, at the

Allen Centre, Kalbarri commencing at 1:00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

13th February 2015

SHIRE OF NORTHAMPTON

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

Signed  Date 13th February 2015

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

AGENDA
ORDINARY MEETING OF COUNCIL
20nd February 2015

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2. PRESENT

2.1 Leave of Absence
2.2 Apologies

3. QUESTION TIME

4. CONFIRMATION OF MINUTES – COUNCIL

4.1 Ordinary Meeting of Council – 19th December 2014.

5. RECEIVAL OF MINUTES

5.1 Annual Electors Meeting – 21st January 2015
5.2 Northampton LEMC – 10th February 2015
5.3 Kalbarri LEMC – 10th February 2015
5.4 Audit Committee – 20th February 2015

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

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7.1 Presidents Report
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8. INFORMATION BULLETIN

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12.1 OPENING

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

12.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr C Simkin	Deputy President	Northampton Ward
Cr T Carson		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Cr M Holt		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager Works & Technical Services	
Mrs Hayley Williams	Principal Planner	

12.2.1 LEAVE OF ABSENCE

Cr D Stanich

12.2.2 APOLOGIES

Cr M Scott

12.3 QUESTION TIME

No members of the public were present during question time.

12.4 CONFIRMATION OF MINUTES

12.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 21st NOVEMBER 2014

Moved Cr GLIDDON, seconded Cr HOLT

That the minutes of the Ordinary Meeting of Council held on the 21st November 2014 be confirmed as a true and correct record with the following changes.

11.3	Remove "has no considered" and insert "has not considered"
11.4.4	Change "19th September 2014" to "17th October 2014"
11.6	Change to carried by absolute majority
11.6.1	Remove "that due to external the" and insert "that due to the external"
11.6.2	Remove "existing" and insert "exiting"
11.10.3	Remove "WA Local Government Authority" and insert "WA Local Government Association"
11.13.2	Remove "Cr Stock-Standen" and insert "Cr Scott"

CARRIED 7/0

12.4.2 POLICY ON HYDRAULIC FRACTURING

Moved Cr CARSON, seconded Cr HOLT

That the Chief Executive Officer submit a policy on Hydraulic fracturing (Fracking) to the February 2015 Meeting of Council.

CARRIED 7/0

12.5 RECEIVAL OF MINUTES

12.4.1 RECEIVAL OF MINUTES – AUDIT COMMITTEE MEETING 19th DECEMBER 2014

Moved Cr STOCK-STANDEN, seconded Cr GLIDDON

That the minutes of the Audit Committee Meeting held on the 19th December 2014 be confirmed as a true and correct record.

CARRIED 7/0

12.4.2	RECEIVAL OF ANNUAL REPORT, INTERNAL AUDIT REPORT AND RISK MATRIX

Moved Cr STOCK-STANDEN, seconded Cr GLIDDON

That Council:

Receive the 2013/2014 Annual Report including the Annual Financial Statements, Audit Report and Management Report.

Receive the Internal Audit Report and Risk Matrix as per Regulation 17 of the *Local Government Act 1995*.

CARRIED 7/0

12.6 WORKS REPORT

12.6.1 MAINTENANCE WORKS/CONSTRUCTION WORKS PROGRAM (ITEM 6.1.1)

Noted

12.6.2 REQUEST FOR QUOTE– SUPPLY OF ONE (1) 6 WHEEL TIP TRUCK AND/OR SALE OF ONE 6 WHEEL TIP TRUCK AS A TRADE OR SALE ONLY BASIS (ITEM 6.1.2)

Moved Cr HOLT, seconded Cr CARSON

That Council accepts the quote submitted by Midwest Isuzu for the supply of one Isuzu GIGA CXZ 455 6 Wheel Tip Truck with trade vehicle (P168 – NR1109) to be released to Midwest Isuzu. Total price to Council $143,717 (exc. GST).

CARRIED 7/0

12.6.3 REQUEST FOR QUOTE– SUPPLY OF ONE (1) 4WD BACKHOE LOADER AND/OR SALE OF ONE 4WD BACKHOE LOADER AS A TRADE OR SALE ONLY BASIS (ITEM 6.1.3)

Moved Cr SIMKIN, seconded Cr CARSON

That Council accepts the quote submitted by Afgri Equipment for the supply of one JCB 3CX CLASSIC ECO 4WD Backhoe Loader with trade vehicle (P215 – NR9619) to be released to Afgri Equipment. Total price to Council $96,583 (exc. GST).

CARRIED 7/0

Mr Broadhurst left the meeting at 1.45pm.

12.7 HEALTH/BUILDING REPORT

12.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

12.8 TOWN PLANNING REPORT

12.8.1 MIDWEST COASTAL NODES PLANNING STUDY – HALFWAY & LUCKY BAY CAMPING AREA – REQUEST FOR FUNDING (ITEM 6.3.1)

Moved Cr STOCK-STANDEN, seconded Cr PIKE

That Council commit $12,871 towards the project and that the Coastal Management Reserve Fund be utilised for this contribution.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

12.8.2 BUILDING AND RETAINING WALL ENCROACHMENTS, MITCHELL STREET HORROCKS (ITEM 6.3.2)

Moved Cr STOCK-STANDEN, seconded Cr SIMKIN

Council resolved that:

1. Shire staff in consultation with the appointed surveyor and solicitor undertake the preparation of easements for building encroachments on Lots 17, 18, 66 and 67 Mitchell Street, Horrocks.

2. The landowners of Lot 17, 18, 66 and 67 shall pay for the cost associated with preparing the interest only deposited plans, easement documentation and registration fees.

3. Advise the abovementioned landowners that based on current quotes for works the cost of preparing the interest only deposited plan and easement documentation is approximately $2385.00 per property. This is based on a fee of approximately $1660.00 for the easement preparation per lot and the entire survey costing approximately $2900.00.

4. Liaise with the landowners of Lots 93 and 94 Mitchell Street to advise of the issues associated with undertaking an easement over buildings where exclusive possession is required. Further discuss with these landowners the benefits of undergoing a boundary realignment through subdivision in order to secure the building within their lot boundary.

CARRIED 7/0

12.8.3	SINGLE RESIDENTIAL SECOND-HAND TRANSPORTABLE DWELLING – LOT 209 (NO. 17) STOKES STREET, HORROCKS (ITEM 6.3.3)

Moved Cr CARSON, seconded Cr HOLT

That Council grant formal planning approval for a single residential second-hand transportable dwelling on Lot 209 (No. 17) Stokes Street, Horrocks subject to the following conditions;

(a) Development shall be in accordance with the attached approved plans dated 19 December 2014 and subject to any modifications required as a consequence of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;

(b) A building permit shall be issued by the local government prior to the commencement of any work on the site;

(c) The space between the ground level and the floor level of the transportable dwelling shall be suitably enclosed to the approval of the local government;

(d) All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied;

(e) Prior to the issue of a building permit, the owner is to lodge a bond of $9,500.00 to secure completion of all steps necessary to achieve an external appearance to the building in accordance with the Planning Approval;

(f) A statutory declaration shall be lodged with the local government prior to the approval of a building permit. The statutory declaration is to be signed by the Applicant and appropriately witnessed, indicating that the bond will be forfeited to Council if:

(i) The works described in the attached approved places dated 19 December 2014 are not completed within 24 months;

(g) Installation of crossing places to the standards and specification of the local government;

(h) The roof of the building being clad of new, non-reflective materials consistent or complementary in colour with the

surrounding natural landscape features or desired streetscape to the approval of the local government;

(i) A materials and colour schedule for the transportable dwelling and the additions shall be provided prior to the approval of the building permit to the approval of the local government;

(j) The walls of the existing transportable dwelling shall be painted in a colour to match the overall development to the approval of the local government;

(k) A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government;

(l) Boundary fencing is to be constructed and thereafter maintained to the approval of the local government;

(m) Access and car parking areas to be paved/sealed, drained and thereafter maintained to the approval of the local government;

(n) Any soils disturbed or deposited on site shall be stabilised to the approval of the local government; and

(o) 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.

Advice Notes:

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

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

CARRIED 7/0

Hayley Williams left the meeting at 2.10pm.

12.8.4 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.4)

Noted

12.9 FINANCE REPORT

12.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr SIMKIN, seconded Cr STOCK-STANDEN

That Municipal Fund Cheques 20382 to 20418 inclusive, totalling $165,593.43, Municipal EFT payments numbered EFT13140 to EFT13292 inclusive totalling $618,685.25, Direct Debit payments GJ0501 to GJ0505 totalling $6,247.49, Trust Fund Cheques 2014-2019, totalling $79,833.27 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

12.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr SIMKIN, seconded Cr PIKE

That Council adopts the Draft Monthly Financial Report for the period ending 30 November 2014.

CARRIED 7/0

12.10 ADMINISTRATION & CORPORATE REPORT

12.10.1 2015 COUNCIL MEETING DATES (ITEM 6.5.1)

Moved Cr SIMKIN, seconded Cr CARSON

1. That Council holds their ordinary meetings on the third Friday of each month with the exception of the April 2015 meeting which is to be held Wednesday 22nd April 2015.

2. That all meetings commence at 1.00pm.

3. That the February, June and October meetings be held at the Allen Centre in Kalbarri with all other meetings to be held at the Northampton Council Chambers.

CARRIED 7/0

12.10.2 ANNUAL REPORT (ITEM 6.5.2)

Moved Cr WILSON, seconded Cr GLIDDON

That the Annual Electors meeting be held Wednesday 21st January 2015 commencing at 5.30pm at the Northampton Council Chambers.

CARRIED 7/0

12.10.3 RENT CHARGES – NORTHAMPTON LIA UNITS (ITEM 6.5.3)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Council approve the first twelve months rent free for the use of the Light Industrial Units 1 to 4 at Lot 83 Kitson Circuit, Northampton.

CARRIED 7/0

12.10.4 NORTHAMPTON CHILD CARE CENTRE (ITEM 6.5.4)

Moved Cr SIMKIN, seconded Cr STOCK-STANDEN

That Council:

1. Undertake the financial recording and management of the Northampton Child Care Centre for a further three years as from 1st January 2015 to 31 December 2017 and a Memorandum of Understanding for this extension be entered into with the Northampton Child Care Center.

2. Should the Northampton Child Care Centre become unsustainable for the MOU period then the NCCC Management Committee be required to take steps to revise the centres options for continued operation, and the Council cease undertaking the financial administration/management role.

CARRIED 7/0

12.10.5 DISPLAY SITE CHARGE – NORTHAMPTON AGRICULTURAL SHOW (ITEM 6.5.5)

Moved Cr HOLT, seconded Cr PIKE

That council refuse to pay the $44.00 account issued by the Northampton Agricultural Society but will make a donation totalling of $44.00 to the Northampton Agricultural Society.

CARRIED 7/0

12.10.6 KALBARRI VOLUNTEER SEA SEARCH & RESCUE BUILDING (ITEM 6.5.6)

Moved Cr GLIDDON, seconded Cr PIKE

1. Approve of the proposed lease area for portion of Reserve 25307 as per plan presented in Appendices 1, and that a lease be entered into with the Kalbarri Volunteer Sea Search and Rescue Group for this area for a period of 21 years at a rent of $1 per year.

2. That Council provides in-principal support for the design of proposed extensions to the existing building and that formal approval will only be provided upon submitting of required plans and specifications for planning and building approval.

CARRIED 7/0

12.10.7 AUTHORISED PAYMENT – CHISAL ALLIANCE (ITEM 6.5.7)

Moved Cr PIKE, seconded Cr GLIDDON

That Council authorise the payment of $5,217.75 (GST exclusive) to Chisal Alliance being costs incurred for the Living Communities Program and this be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

12.10.8 BEACH SHELTER - HORROCKS (ITEM 6.5.7)

Moved Cr CARSON, seconded Cr HOLT

That Council approves the construction of a beach shelter as proposed by the Horrocks Community Centre Inc, located at the beach area known as the "whiting pool", and authorise expenditure of $1,470 (GST exclusive) for materials costs for the construction of the shelter.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 2.50pm.

Meeting reconvened at 3.02pm with the following in attendance:

Cr Wilson, Cr Simkin, Cr Carson, Cr Gliddon, Cr Stock-Standen, Cr Holt, Cr Pike, Chief Executive Officer Garry Keeffe, Deputy Chief Executive Officer Grant Middleton

12.11 SHIRE PRESIDENTS REPORT

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

26/11/14 NRM Meeting Geraldton
27/11/14 Met with the owners of Coolcalalaya station with CEO in relation to a proposed event in March 2015
12/12/14 Shire Christmas function at the Northampton Bowling Club

12.12 DEPUTY SHIRE PRESIDENTS REPORT

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

29/11/14 Christening of the Kalbarri VMR rescue boat "Spirit of Kalbarri"
12/12/14 Shire Christmas function at the Northampton Bowling Club

12.13 COUNCILLORS REPORTS

12.13.1 CR CARSON

Since the last Council meeting Cr Carson reported on his attendance at the Shire Christmas function at the Northampton Bowling Club on 12/12/14.

12.13.2 CR GLIDDON

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

24/11/14 Midwest Tourism Alliance meeting in Geraldton
29/11/14 Christened the Kalbarri VMR rescue boat "Spirit of Kalbarri"
2/12/14 RoadWise Meeting Kalbarri (elected as chairperson)
12/12/14 Shire Christmas function at the Northampton Bowling Club
Two Kalbarri Visitor Centre Committee Meetings

12.13.3 CR HOLT

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

29/11/14	Christening of the Kalbarri VMR rescue boat "Spirit of Kalbarri"
12/12/14	Review plans VMR Kalbarri
12/12/14	Shire Christmas function at the Northampton Bowling Club

12.13.4 CR PIKE

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

29/11/14	Christening of the Kalbarri VMR rescue boat "Spirit of Kalbarri"
2/12/14	RoadWise Meeting Kalbarri
12/12/14	Review plans VMR Kalbarri
12/12/14	Shire Christmas function at the Northampton Bowling Club

12.14 INFORMATION BULLETIN

Nil

12.15 NEW ITEMS OF BUSINESS

Cr Holt advised that Shaun Peters the OIC of Kalbarri Police had requested to meet council for the purpose of relationship building.

12.15.1 NETWORKING WITH OIC KALBARRI POLICE

Moved Cr HOLT, seconded Cr PIKE

That Council invites Shaun Peters OIC Kalbarri Police to afternoon tea with Councillors at 3.00 on Friday the 20th February at the Allen Centre Kalbarri.

CARRIED 7/0

12.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on the 20th February 2015 commencing at 1.00pm at the Allen Centre, Grey Street Kalbarri.

Cr Holt gave notice that he would be requesting a leave of absence from the February 2015 Meeting of Council.

12.17 CLOSURE

There being no further business, the President thanked his Deputy President, Councillors, Chief Executive Officer and staff for their efforts and support during the year. The President wished everyone a good and safe Christmas and declared the meeting closed at 3.25pm.

SHIRE OF NORTHAMPTON

Minutes of Annual Electors Meeting held at the Northampton Council Chamber, Hampton Road, Northampton 21st January 2015

1. OPENING

The Deputy President thanked all members present for their attendance and declared the meeting open at 5.34pm.

2. PRESENT

Cr C Simkin	Deputy President	Northampton Ward
Cr T Carson		Northampton Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	

Electors:

Nil

3. APOLOGIES

Cr G Wilson	President	Northampton Ward
Cr D Stanich		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr M Scott		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Cr M Holt		Kalbarri Ward

4. CONFIRMATION OF PREVIOUS MINUTES – 22nd JANUARY 2014

Moved Cr CARSON, seconded Cr SIMKIN

That the minutes of the Annual Electors Meeting held on the 22nd January 2014 be confirmed as true and correct record.

CARRIED

5. BUSINESS ARISING FROM MINUTES

Minute 7.1 – Purpose of Annual Electors Meetings

Moved Cr CARSON, seconded CR SIMKIN

That it be recommended to Council that Council again request the Department of Local Government to remove the need for the holding of Annual Electors meetings due to the lack of interest by electors, which is proven by their non attendance, and the availability of electors being able to ask questions to the Council at question time of each Council meeting.

CARRIED

6. RECEIVAL OF ANNUAL REPORT FOR 2013/2014

Moved Cr SIMKIN, seconded Cr CARSON

That the Annual Report, including the President's Report, Chief Executive Officer's Report, Annual Financial Statements and Audit Report for the year ended 30th June 2014, be received.

CARRIED

7. GENERAL BUSINESS

Nil

8. CLOSURE

There being no further business, the President thanked all present for their attendance and declared the meeting closed at 5.36pm.

WORKS & ENGINEERING REPORT CONTENTS

6.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
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6.1.1	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM
REPORTING OFFICER:	**Neil Broadhurst - MWTS**
DATE OF REPORT:	**12th February 2015**
APPENDICES:	**1. Nil.**

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 Horry, Frosty Gully and Blue Well Roads.
- Gravel sheeting and drainage improvement works carried out on Blue Well and Horry Roads.

Maintenance Items

- Tree lopping various.
- Road verge and general chemical spraying.
- Pothole repair works various locations as part of maintenance and reseal preparation works.
- Teakle Road – Headwall installation works.
- Rob Road – Headwall and various drainage works undertaken.
- Mary Street – Culvert extension and headwall reinstatement works completed.
- Botannic Line (Northampton) – Additional water tank installed
- Northampton Refuse site – Oil reciprocal area tided up (DOE report)
- Fire attendance – Nerren Nerren and Kalbarri National Park.
- Northampton and Kalbarri – General Depot cleanup.
- Kalbarri – Carnival cleanup and maintenance works.
- Kalbarri PCYC – Removal of limestone for reuse.
- Kalbarri – Skatepark works.
- Australia Day preparation and cleanup works.

Other Items (Budget)

- Northampton – First Avenue works complete.
- Chilimony Road - Pavement repairs completed. Some minor drainage works outstanding.
- Northampton LIA – Bollards and white lining requirements completed.
- Kalbarri Road – Works commence to pavement/overlay works at Mt View area.
- Northampton - Hampton Park – Toilet and bollard installation completed.

Plant Items

- P193 – Caterpillar Grader – Replaced air compressor, replace circle and blade wear strips, blade lift cylinders ball mounting to circle frame and centre shift both replaced, Flushed all brake air lines, serviced brake valve, various hose replacements around circle, replace faulty engine censor, articulation cylinders removed and resealed, fuel lines cleared, flushed cooling system and replaced lines as required. (Westrac – Approximate $27,000 plus GST)

Staff/Personnel Items

- Chemical Handling course – 4 x Kalbarri and 3 x Northampton staff.

OFFICER RECOMMENDATION – ITEM 6.1.1

For Council information.

6.1.2	REQUEST FOR QUOTE– ROAD PLANT PURCHASE 4WD BACKHOE LOADER CLARIFICATION ON FRONT BUCKET ASSEMBLY	
	REPORTING OFFICER:	**Neil Broadhurst - MWTS**
	DATE OF REPORT:	**12th February 2014**
	APPENDICES:	**See Attached information.**

BACKGROUND:

Within the 2014/2015 Budget, provision was made for the purchase of one (1) vehicle being a New 4WD Backhoe Loader and / or sale of one (1) 4WD Backhoe Loader as a trade within the Shire of Northampton's existing plant fleet.

Documentation was prepared in requesting a 4WD Backhoe Loader (as per existing backhoe specifications). The trade vehicle is Council's existing Backhoe within the Northampton plant fleet (P215 – JCB 3CX 2008 – approx 4750 hours). A similar sized/powered plant item was requested.

The following information was sent out to all Councilors by the Chief Executive Officer on Tuesday 10th February 2015;

> *The following is brought to Council's attention in regards to the delivery of the JCB Backhoe as approved by Council at their December 2014 general meeting.*
>
> *At the December 2014 meeting, Council awarded the purchase of a backhoe to AFGRI Equipment Pty Ltd for the supply of one JCB 3CX CLASSIC ECO 4WD Backhoe. Total price less trade to $96,583 (exc GST).*
>
> *Purchase Order was issued Friday 19th December 2014 to instigate the speedy delivery of the plant item. Following advice from that new backhoe as at their Geraldton depot and nearing completion and almost ready for inspection and delivery. On Thursday 29th January 2015 an inspection of the machine was carried out by the Manager of Works and Plant Operator Mr. Sean Boyce.*
>
> *It was identified that the front bucket assembly was a direct mounted unit rather than a quick release hydraulic arrangement, which is what was requested in the specifications. The main difference being that the front bucket cannot be removed for the attachment of the flip over pallet forks or material handling arm. Both of these attachments would still be able to be used in a modified form but would have the bucket remaining in place which creates visibility and weight lifting issues.*

During the entire process and discussion with AFGRI both prior to the award of the quote and since awarding the quote, Management has discussed that the front mount assembly of the JCB would require to be the same as the existing machines hydraulic quick release system (trade plant item). Upon inspection of the machine to be supplied by AFGRI this is not the case.

Review of the 'Request for Quote' documents would arguably suggest that the Basic Price included the Hydraulic front assembly as being part of the basic machine to be provided. Review of the quote submitted by AFGRI would suggest that some confusion may have existed given that the option of both a front hydraulic quick release system and rear hydraulic quick release system has been priced as an option for consideration rather than part of the basic machine price.

> *Extract from RFQ 2014– NEW BACKHOE LOADER*
>
> *BASIC PRICE*
>
> *Item 15. Front mounted quick release bucket assembly. (option – cab operated)*

Management is suggesting that it would appear that while the 'Request for Quote' documentation lists the requirements for the supply of a basic machine including the quick release hydraulic system, there would appear to have been a legitimate error made in the quote submission in that the item was listed as an option rather than included in the basic machine price. Council's order issued to AFGRI listed the options as presented and approved by Council but did not list the hydraulic front assembly as believed to be included as part of the Basic Price.

FINANCIAL & BUDGET IMPLICATIONS:

The quick release system is a definite necessity for the new machine. The financial impact to provide the hydraulic front assembly as per the existing trade vehicle will result in an additional cost of $9,000 (plus GST). This is the identical price as per the original submission within the 'Request for Quote' but as listed by AFGRI as an option.

While this is additional expenditure is over the original amount approved at the December 2014 general meeting it still falls below the original net budget figure of $130,000 (exc GST). It also still has the plant item below the price of its closest competitor based on price considerations.

COMMENT:

From Managements investigations into this matter, it is considered that a legitimate error has been made in the submission of the 'Request for Quote' for the supply of the Backhoe loader.

To expedite the delivery of the new backhoe, (as we do not wish to retain the current machine for any further length of time in case additional maintenance/repairs are required), Councillors are requested to approve the additional cost of $9,000 now by return email and if a majority of Councillors approve the change then a report will be submitted at the February 2015 meeting for formal endorsement of this decision.

If a majority of Councillors do not support the additional expenditure then no further action on purchasing a new machine will be undertaken until Council has considered the matter at the February 2015 meeting.

Your urgent response to this matter is requested and if you have any queries please contact Neil Broadhurst direct.

A request was received by the Shire President for the matter to be discussed in full at Councils February 2015 general meeting. Subsequently the above and attached information is forwarded for Council information.

COMMENT:

Council are requested to review the information as above and advise management in regards to the direction to be taken to resolve the issue.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.1.2

That Council reviews the information as presented and advise management to the direction to be taken to resolve the issue.

6.1.3	PORT GREGORY CARAVAN PARK – CLEARING OF NORTHERN TREELINE	
	REPORTING OFFICER:	**Neil Broadhurst - MWTS**
	DATE OF REPORT:	**11th FEBRUARY 2015**
	APPENDICES:	**See Attached information.**

BACKGROUND:

The Owners/Managers of the Port Gregory Caravan Park have again requested that the Shire of Northampton investigate the possibility of carrying out tree removal works along the northern boundary of the caravan park between Henville Place and Simkin Place including the access way that runs from Simkin Place west. Pricing for the works was submitted for consideration within the 2014/2015 budget however not included through a number of reasons including land ownership issues.

Following further discussions and investigation with owners/managers of the caravan park Management forward the following information for Council information and confirmation of land tenure.

As per the 'Landgate' aerial photos attached and confirmation from information received form Quantum surveyors that the 'Landgate' information can be assumed to be accurate enough to determine that the tree line in question is not on the Caravan Park land.

Investigation into ownership of the land to the north of the Caravan Park can confirm that the part of the tree line area is within the road reserve area of Simkin Place (Shire of Northampton jurisdiction) while the remainder to the east of Simkin Place is UCL (Unallocated Crown Land) and comes under the jurisdiction and responsibility of State Government.

Management has subsequently sourced a quotation for the removal of the trees including stump grinding for the 18 Tamarisk trees that exist with the Shire of Northampton road reserve area. The quote totals $2,970 plus GST. A price for complete removal including stump grinding has been requested as the Port Gregory non potable water supply line falls in close proximity to this area and any major ground disturbance would undoubtedly result in damage to the waterline.

The caravan park owners/managers through discussion want to eventually install a secure fence line along the rear boundary in question that would invariably be damaged if the trees remained in place. The nature of the Tamarisks trees are also having a local problem in regards to the invasive nature of the trees root system.

FINANCIAL & BUDGET IMPLICATIONS:

The 2014/2015 Budget while having a general 'Municipal Fund Road Maintenance' for Tree Lopping has no specific provision for the removal of any of the trees at this particular location.

COMMENT:

The trees in question within the road reserve area are of a maintenance concern to Council management and pose some liability in regards to periodic maintenance requirements. The continual need to ensure the walkway and surrounding council storm water infrastructure is adequately clear to allow safe access and drainage requirements are an ongoing maintenance cost. The nature of the Tamarisk trees highly invasive root system is also posing some localise problems.

Management would request Council approve funds to remove the trees in question within the Simkin Place road reserve now or list the works for consideration within the 2015/2016 budget.

VOTING REQUIREMENT:

1. To remove trees from Simkin Place road reserve area at the cost as quoted at $2,970 plus GST;

   Absolute Majority Required: - As there is no specific provision for this expenditure within the 2014/2015 Budget.

2. To list trees for removal for consideration within the 2015/2016 budget;

   Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.1.3

For Council consideration.

ITEM No: 6.1.2 DATE 20/2

SHIRE OF NORTHAMPTON
ONE (1) NEW 4WD BACKHOE LOADER

LOADER 2014/2015

ONE (1) NEW 4WD BACKHOE LOADER

BASIC PRICE

1. Engine - diesel powered (65 – 80Kw).
2. 2014/2015 compliant model.
3. Transmission – Power-shuttle.
4. Fully enclosed low profile R.O.P.S. / F.O.P.S. cab
5. 5kw integrated air conditioning. (Suitable for Mid West Conditions)
6. Alarm systems – low oil, high temperature etc.
7. Audible reverse alarm.
8. Turbo timer device.
9. Hour meter (oil pressure activated).
10. Safety check valves (Craning valves) to all applicable front and rear hydraulics.
11. Manual differential lock/unlock
12. Backhoe arm hydraulic sideshift.
13. Backhoe support feet to include rubber/suitable road protection pads. (not steel)
14. Backhoe quick release coupling. (option – cab operated)
15. Front mounted quick release bucket assembly.(option - cab operated)
16. Factory fitted AM/FM/CD radio.
17. 2 x Amber flashing light (LED's) mounted on cab roof with easy access mesh guards. All light assemblies must be fold down/back capable.
18. Full road and work lights front and rear with suitable easy access guards (fitted mesh guards for all). All light assemblies must be fold down/back capable.
19. Internal and external fold back rear-view mirrors.
20. Suspension seat with arm rests (150kg rated) and heavy duty canvas seatcovers.
21. Transfer of 2 ways (FESA VHF, Shire VHF radio and 40 channel UHF radio/s) from trade vehicle. (All radios fitted/transferred to be insulated against all engine/electrical interference).
22. Tinted windows – All glass including windscreen to be safety tinted glass (not plastic film).
23. Maintenance tool kit (itemised list requested).
24. Fire extinguisher – 1.5 litre powder type with factory brackets mounted inside cab.
25. External mounted lockable tool boxes x 2. One for tools. One for lifting chains.
26. Vandal proof locks on all compartments including oil dipstick and fuel cap.
27. Air compressor and tyre inflation kit able to reach all machine tyres.
28. Colour - construction yellow with the 'Shire of Northampton' painted on machine sides. 2 shire emblems (supplied by council) to be placed on machine sides.

ITEM No:	DATE
6.1.2	20/2

JOHN DEERE

AFGRI EQUIPMENT

Quote Summary

(Pricing Displayed Includes 10.00% GST)

Prepared For:
Northampton Shire
WA

Prepared By:
Craig Harris
24 Edward Road
Phone: 08-9921-5044
charris@afgri.com.au

Quote Id: 10649567
Created On: 03 December 2014
Last Modified On: 03 December 2014
Expiration Date: 10 December 2014

Equipment Summary	Selling Price		Qty		Extended
JCB 3CX 4 IN 1 BUCKET	$ 0.00	X	1	=	$ 0.00
JCB JCB 3CX FLIP OVER PALLET FORKS	$ 1,795.20	X	1	=	$ 1,795.20
JCB MATERIAL HANDLING BUCKET	$ 0.00	X	1	=	$ 0.00
JCB HIMAC STICK RAKE TO SUIT JCB 3CX	$ 4,323.00	X	1	=	$ 4,323.00
JCB REAR BOOM THUMB 300MM BUCKET	$ 12,650.00	X	1	=	$ 12,650.00
JCB 600MM BUCKET WITH TEETH	$ 0.00	X	1	=	$ 0.00
JCB 600MM FALT EDGE BUCKET	$ 1,683.00	X	1	=	$ 1,683.00
JCB 300MM BUCKET WITH TEETH	$ 1,210.00	X	1	=	$ 1,210.00
JCB SINGLE TOOTH RIPPER TO SUIT BACKHOE	$ 2,140.60	X	1	=	$ 2,140.60
JCB AUTO LUBE SYSTEM	$ 8,800.00	X	1	=	$ 8,800.00
* JCB HYDRAULIC QUICK HITCH FOR 6 IN 1 BUCKET	$ 9,900.00	X	1	=	$ 9,900.00
JCB HYDRAULIC QUICK HITCH SYSTEM FOR BACKHOE	$ 3,025.00	X	1	=	$ 3,025.00

Salesperson : X _____

Accepted By : X _____

ITEM No: 6.1.3 DATE 20/2

Neil Broadhurst

From: Neil Broadhurst
Sent: Thursday, 22 January 2015 2:50 PM
To: 'Tim Hay'
Cc: Garry Keeffe
Subject: RE: Port Gregory Tree Lopping

Tim

Thank you for the information forwarded to this office

Please note that further investigation of the area in question and who's responsible for the trees in question is as per below.

The immediate area along the caravan parks northern boundary that includes the Simkin Place Road reserve would from landgate information confirm that the trees would appear to be on the road reserve area and subsequently would come under the jurisdiction of the Shire of Northampton (onsite survey would be needed to confirm this%). The area outside of the Simkin Place road reserve that runs along the northern boundary of the caravan park to the north east corner of the caravan park is UCL (unallocated crown land - Dept of Lands - Perth). Subsequently this is not owned or managed by the Shire of Northampton and is solely the responsibility of the State Government.

Based on this information the Shire of Northampton shall arrange for the area from the south east corner of Simkin Place west to be revisited in regards to tree lopping/removal works. These works are not included in Councils 2014/2015 budget and subsequently shall be presented at council's February meeting for approval prior to carrying out these works.

Contact should be made with the State government in regards to the area to the east of the Simkin Place road reserve.

Regards

Neil Broadhurst
Manager of Works and Technical Services
Shire of Northampton

Office (08) 9934 1202
Mob 0428 341 202
Fax (08) 9934 1072

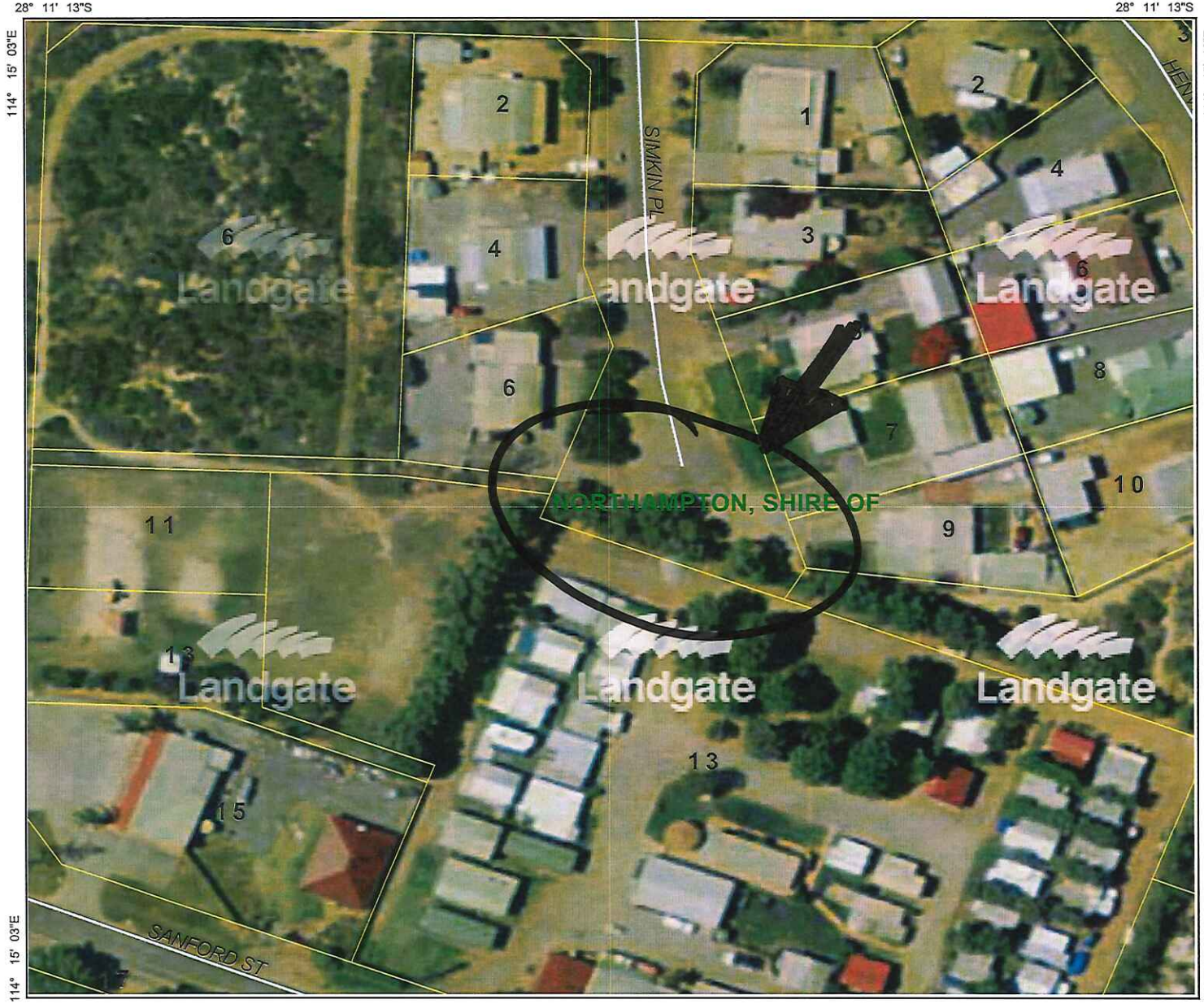
Disclaimer by the Shire of Northampton. This email is private and confidential, if you are not the intended recipient, please advise us by return email immediately, and delete the email and any attachments without using or disclosing the contents in any way. The views expressed in this email are those of the author, and do not represent those of the Shire unless this is clearly indicated. You should scan this email and any attachments for viruses. The Shire accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this email.

-----Original Message-----
From: Tim Hay [mailto:timhay21@yahoo.com]
Sent: Thursday, 22 January 2015 11:01 AM
To: Neil Broadhurst
Subject: Port Gregory Tree Lopping

G'day Neil

Map Viewer

Created 22 Jan 2015





Scale: 1:978

Description

Map Projection: GDA 94 (Lat/Long)

Datum: Geocentric Datum of Australia 1994

1 Midland Square
Midland WA 6056
(08) 9273 7341
customerservice@landgate.wa.gov.au
www.landgate.wa.gov.au

Landgate

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ITEM No: 6.1.3 DATE 20/2

SHIRE OF NORTHAMPTON

WORKS CREW 12 MONTHLY PROGRAM AND PROGRESS REPORT (2014/2015)

(February 2015)

2014/2015 Budget Works	Status	Comments
Regional Road Group Projects		
Kalbarri Road Bitumen edge reinstatement - carry over 13/14		
Kalbarri Road Pavement Repair slk 11.00 (Mt View)	COMMENCED	Estimate to be sealing 26th February
Horrocks Road Shoulder Reconditioning		
Roads to Recovery ***(Carry over 2013/14)***		
Mary Street - Northampton NWCH to Barlow - Street improvements	COMPLETE	
Grey Street - Kalbarri (inc B/Spot funding) Reconstruct from Clotworthy Street north	COMPLETE	
Magee Crescent - Kalbarri Aggregate reseal and replace concrete kerbing	COMMENCED	
Roads to Recovery ***(New Works 2014/15)***		
Chilimony Road Reconstruct and Overlay works - Stage 1	COMPLETE	
Chilimony Road Pavement Repairs - South end	COMPLETE	

Cont.

| 2014/2015 Budget Works | Status | Comments |

Royalties for Regions Funding		
Ogilvie East Road - Stage 3A Reseal Corners		Reseal March 2015
Ogilvie East Road - Stage 3B Construct to primerseal (2.2km's)	COMPLETE	Construction Complete Reseal March 2015
MUNICIPAL FUND CONSTRUCTION ***(Carry over 2013/14)***		
Kalbarri - Hotel Car Park Reseal 2011/2012 works	COMPLETE	Section not carried out due to area having excess bitumen from primerseal
Ogilvie West Road Realign corner and install culvert	COMPLETE	
Kalbarri - Auger Street Reseal works	COMPLETE	
Kalbarri - Batavia Circle Reseal works	COMPLETE	
Harvey Road Pavement Repairs		
MUNICIPAL FUND CONSTRUCTION ***(New Works 2014/15)***		
Kalbarri		
Francis Close Reseal	COMPLETE	
Glass Street Reseal	COMPLETE	
Kelsar Place Reseal	COMPLETE	
Tiki Place Reseal	COMPLETE	
Cont.		
2014/2015 Budget Works	**Status**	**Comments**

2014/2015 Budget Works	Status	Comments
Mortimer / Coles Street Reseal	COMPLETE	
Hackney Street Reseal	COMPLETE	
Northampton		
Bateman Street Widen North side - NWCH to Barlow (inc footpath)		
First Avenue Construct and Seal	COMPLETE	
West Street Upgrade stormwater treatment - lowpoint		
Onslow / Stephen Street Asphalt fishtail		
Horrocks		
Glance Street Construct parking bay and beach access (south park)		
Rural		
Yallabatharra Road Reseal Crossing		Reseal March 2015
Binnu West Road Reseal Crossing/s		Reseal March 2015
MUNICIPAL FOOTPATHS		
Kalbarri Townsite		
Kalbarri - Malaluca trail Repairs to existing (Provisional Sum)		
Northampton - Stephen Street Brook to NWCH		

Cont.

OTHER WORKS - SPECIFIC / MAINTENANCE		
North Road - NWCH to Chilimony (Gravel sheeting) Hatch Road - West of cross roads (Gravel sheeting) Ogilvie West Road - Chilimony Road to Gravel pit Yerina Springs Road - 2 areas (Gravel sheeting) Harvey Road - Staged works (Gravel sheeting) Ogilvie East Road - Nolba to Balla Whellarra		
OTHER WORKS - Ovals/Foreshores/Parks/Gardens		
Northampton LIA units Construct carpark/s and hardstand area/s	COMPLETE	
Northampton Doctors Surgery Remove old trees, trim and remove trees from carpark		Quotes received - works awarded
Binnu Refuse Site Push new hole	COMPLETE	
Kalbarri cemetery Grass planting and associated turf improvement/s		Works to commence 23rd Feb combine with similar works in Kalbarri
Horrocks Jetty Maintenance works to pier supports		
Northampton - Kings Park New BBQ and shelter	COMPLETE	
Northampton - Mary Street New shelter and chairs	COMMENCED	Materials at Northampton depot
Kalbarri oval Top dressing and associated turf improvement/s		Works to commence 23rd Feb combine with similar works in Kalbarri
OTHER WORKS - Depots		
Kalbarri Depot Office / Lunchroom building / WIFI link	COMPLETE	Modifications/Additions to be listed for 2015/16 budget consideration
Cont.		
2014/2015 Budget Works	**Status**	**Comments**

PLANT ITEMS - Major		
Northampton - Backhoe loader Purchase new - trade/sell P215 JCB 3CX	ORDERED	Front bucket ssembly to be discussed at February 2015 meeting
Northampton - 6 Wheel tipper Purchase New - trade/sell P168 Iveco Truck	ORDERED	Estimated delivery Mid April 2015
Northampton - Maintenance Manager (Utility) Purchase New - trade/sell P194 Mazda Bravo (Horrocks) Send P222 to Horrocks	COMPLETE	
Northampton - Maintenance Grader (Utility) Purchase New - retain P211 Toyota Hilux Send P211 to Kalbarri - New Position	COMPLETE	
Aggregate spreader boxes Purchase 2 x New	COMPLETE	
Tractor Broom Purchase 1 x New	COMPLETE	
PLANT ITEMS - Minor/Other/Sundry tools		
Kalbarri - Jack Hammer (1000watt)	COMPLETE	
Kalbarri - Electric cement mixer	COMPLETE	
Kalbarri - Generator (4Kva min)	COMPLETE	
Kalbarri - 20 litre spray unit	COMPLETE	
Northampton - Whipper Snipper	COMPLETE	
Northmpton - Blower (FS86)	COMPLETE	
Northampton - Fire fighter / Spray unit	COMPLETE	
Northampton - Air grease gun (depot)	COMPLETE	
Northampton - Lazer Level	COMPLETE	
Northampton - Large chainsaw	COMPLETE	
Northampton - Mower Jack (depot)	COMPLETE	Purchased changed to general purpose trolley jack

HEALTH AND BUILDING REPORT CONTENTS

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6.2.1	INFORMATION ITEM: BUILDING STATISTICS
	DATE OF REPORT: 13th February 2015
	RESPONSIBLE OFFICER: Glenn Bangay – Principal EHO/Building Surveyor

1. BUILDING STATICTICS

Attached for Councils' information are the Building Statistics for December 2014 and January 2015.

OFFICER RECOMMENDATION – ITEM 6.2.1

For Council information.

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - DECEMBER 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
10/12/2014	1291	R & V Triscari PO Box 1 BINNU	Redink Midwest PO Box 85 GERALDTON	Lot 28 Rake Place NORTHAMPTON	Dwelling	1. Concrete 2. Brick 3. C/Bond	292	$332,872	1. 632.46 2. 665.74 3. 299.58 4. 0.00
16/12/2014	1296	P & K Murphy PO Box 620 NORTHAMPTON	Owner/Builder	Lot 254 Glance Street HORROCKS BEACH	Retaining Wall	1. n/a 2. L/Stone 3. n/a	n/a	$15,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
16/12/2014	1297	B & T Watson PO Box 261 NORTHAMPTON	Owner/Builder	Lot 18 Thornton Street NORTHAMPTON	Dwelling	1. Concrete 2. C/Bond 3. Zinc	238	$250,000	1. 475.00 2. 500.00 3. 225.00 4. 0.00
12/12/2014	1289	LJ & BM Hasleby PO Box 98 NORTHAMPTON	Owner/Builder	Lot 25 Third Ave HORROCKS BEACH	Additions	1. Concrete 2. H/Flex 3. C/Bond	34	$8,500	1. 92.00 2. 0.00 3. 40.50 4. 0.00

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - JANUARY 2015

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
19/01/2015	1305	Sanpoint Enterprises Pty Ltd PO Box 39 KALBARRI	L Ledger PO Box 204 KALBARRI	Lot 188 Grey St Kalbarri	Demolition	1. ACM 2. n/a 3. n/a	185	$2,500	1. 92.00 2. 0.00 3. 0.00 4. 0.00
19/01/2015	1301	B & R Charlton 260 Hampton Rd Northampton	Marsh Outdoor 20 Blackburn Drive PORT GREGORY	Lot 11 Hampton Rd Northampton	Patio & Carport	1. Concrete 2. n/a 3. Steel	71	$10,400	1. 92.00 2. 0.00 3. 40.50 4. 0.00
19/01/2015	1303	R Carr PO Box 19 KALBARRI	Owner/Builder	Lot 791 Batavia Circle Kalbarri	Carport	1. Concrete 2. n/a 3. C/bond	48	$17,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
20/01/2015	1292	D & M Hawksley PO Box 682 NORTHAMPTON	N Haynes PO Box 391 NORTHAMPTON	Lot 47 Gwalla Street Northampton	Addition	1. Concrete 2. H/Flex 3. C/bond	9	$16,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
20/01/2015	1295	R Noakes & T Lloyd PO Box 552 NORTHAMPTON	Owner/Builder	Lot 419 Hosken Street Northampton	Ancillary Accommodation	1. Concrete 2. Stone 3. Zinc	36	$12,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
21/01/2015	1299	J Walsh & M Close PO Box 247 NORTHAMPTON	Owner/Builder	Lot 4 Stephen Street Northampton	Garage	1. Concrete 2. C/Bond 3. C/bond	91	$19,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
23/01/2015	1306	I Leck PO Box 416 KALBARRI	P Crogan PO Box KALBARRI	Lot 342 Penn Street Kalbarri	Gazebo	1. Timber 2. n/a 3. C/bond	14	$14,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
30/01/2015	1300	M Jupp PO Box 326 NORTHAMPTON	Owner/Builder	Lot 58 Stokes Street Horrocks Beach	Patio	1. Concrete 2. n/a 3. C/bond	22	$18,000	1. 92.00 2. 0.00 3. 40.50 4. 0.00
30/01/2015	1307	B & T Watson PO Box 261 NORTHAMPTON	Owner/Builder	Lot 18 Thornton Street Northampton	Garage	1. Concrete 2. C/Bond 3. Zinc	72	$12,700	1. 92.00 2. 0.00 3. 40.50 4. 0.00

TOWN PLANNING CONTENTS

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6.3.1 PROPOSED FOOD VAN – NORTHAMPTON CARAVAN PARK – LOT 52 (NO. 68) STEPHEN STREET, NORTHAMPTON

LOCATION:	**Lot 52 (No. 68) Stephen Street, Northampton**
FILE REFERENCE:	**10.8.1.3**
APPLICANT:	**G Leggett**
OWNER:	**Kuda Nominees**
DATE OF REPORT:	**6 February 2015**
REPORTING OFFICER:	**Hayley Williams - Principal Planner**
APPENDICES:	
1. Application details	

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 the location of a "Food Van" at the Northampton Caravan Park, Lot 52 (No. 68) Stephen Street, Northampton. The Application proposes to station the food van onsite from 1st April to 31st October each year, with food only proposed to be sold to Caravan Park patrons. The proposed development was advertised in accordance with the provisions of *Local Planning Scheme No. 10*. Council consideration is required due a number of objections that have been received during the advertising period. This report recommends that Council approve the application subject to conditions and approval for six (6) months as a trial period.

LOCALITY PLANS:

Figure 1 – Location Plan, Lot 52 (No. 68) Stephen Street, Northampton



Figure 2 – Aerial Photograph, Lot 52 (No. 68) Stephen Street, Northampton



BACKGROUND:

An Application for Planning Approval has been received for a food van to be located at the Northampton Caravan Park.

The land is in freehold ownership of Kuda Nominees - Mr G Leggett. No previous approvals have been granted for the selling of food from Lot 52.

The Proposal:

The Application proposes to locate a food van within the grounds of the Northampton Caravan Park (refer **Appendix 1**). According to the Applicant, it is proposed that the mobile food van would operate from the 1st April until the 31st October and would operate daily between the hours of 5pm - 8pm.

The food van would principally sell Asian food, spring rolls, curries and similar style cuisine. It is proposed it would operate within the grounds of the Caravan Park and would only provide food to Caravan Park patrons. The food van would be operated by the park owner and their staff.

The Applicant also states that the mobile food would meet all environmental health and food safety standards imposed by the Shire of Northampton..

In consideration of the application the following information is provided:

Lot Size	9982m2
Existing Development	Northampton Caravan Park
Existing Services	Water, Power and Phone
Access & Frontage	Stephen Street
Topography	Slopes from Hampton Road to the east of lot
Vegetation	Remnant Vegetation
Surrounding Land Uses	Caravan Camping and Cabin, Town Centre and Residential

COMMUNITY CONSULTATION:

Community consultation has been undertaken in accordance with the requirements of *Local Planning Scheme No. 10 – Northampton District*. Advertising was undertaken for a period of 14 days concluding on Wednesday 28th January. An advert placed in the Guardian on Monday 12th January 2015.

A total of eight (8) submissions were received. Six (6) of these submissions were from community members and business owners objecting to the proposal and two (2) submissions were received were from community members supporting the proposal.

The submissions received objecting to the proposal raised concern with the negative impact another food outlet would have on existing businesses that are located within the Northampton Townsite.

The submissions that were received in support of the proposal stated that there was an additional benefit in attracting greater tourism expenditure and getting people to stay longer in the townsite.

A copy of the actual submissions are available to Council upon request.

It should be noted that objecting to the proposal on the basis of economic competition alone is not a valid planning consideration. As per Clause 10.2 of *Local Planning Scheme No. 10*, Council can consider a range of matters when examining an Application for Planning Approval, however economic impact is not explicitly stated. This matter will be further discussed within the Comment section of this report.

FINANCIAL & BUDGET IMPLICATIONS:

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

STATUTORY IMPLICATIONS:

State: *Planning and Development Act 2005*
Local: *Shire of Northampton Local Planning Scheme No. 10 - Northampton*

The land is zoned "Caravan Camping and Cabin" under *Local Planning Scheme No. 10* with a "Food Van" being considered a use not listed.

The objective of the "Caravan, Camping and Cabin" Zone is:

> *To provide for and retain caravan parks, camping grounds, cabin and chalet developments and uses associated with these forms of development, including*

retailing and service facilities where such facilities are an integral part of the development.

The Application for Planning Approval states that the "food van" will be preparing and selling food to customers for consumption onsite. As the consumption will primarily occur onsite, but not within a building it is difficult to align the use to either the definition of Fast Food Outlet or Restaurant and therefore it has been assessed as a "Use not Listed".

These uses are outlined below:

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.

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.

The key point of reference is contained within the objective of the zone and ascertaining if the service being provided is an integral part of the development. This will be discussed further within the Comment section of this report.
Clause 10.2 of the Scheme outlines the matters which the local government is to have due regard to when considering an Application for Planning Approval. The matters as relevant to this application are:

(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) *the compatibility of a use or development with its setting;*

(d) *any social issues that have an effect on the amenity of the locality;*

(e) *the preservation of the amenity of the locality;*

(f) 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;

(g) 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;

(h) the potential loss of any community service or benefit resulting from the planning approval;

(i) any relevant submissions received on the application; and

(j) any other planning consideration the local government considers relevant.

POLICY IMPLICATIONS:

Nil.

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

Nil.

COMMENT:

The proposed food van is considered to be a use not listed as it does not fall within the parameters of the definition for Fast Food Outlet or Restaurant. It therefore needs to be considered in light of the objective of the "Caravan Camping and Cabin" Zone and Clause 10.2.1 of *Local Planning Scheme No. 10*.

Proposal and Objective of Zone

The objective of the "Caravan, Camping and Cabin" Zone is clear in that it is to principally utilise land for accommodation associated with caravans, camping and tourism. The zone also permits a certain level of retailing and service facilities where these facilities are an integral part of the development.

Although the proposed food van will provide facility for caravan park patrons it is difficult to argue that it is an integral part of the caravan park. However, the size and nature of the proposed food van is minor. It is located in a discrete position within the middle of the caravan park, so that it is not highly visible from any public road. It is not uncommon for caravan parks to contain kiosks and provide some additional services for their patrons. The proposed food van is considered to be incidental to the primary use of the land for a Caravan Park and therefore not at odds with the objective of the zone.

Submissions

The submissions received objecting to the proposed food van raised a unified concern of the negative impact the proposal would have on existing food outlets within the Northampton Townsite.

As mentioned previously the consideration of an Application for Planning Approval on the basis of economic competition is not a valid planning consideration on its own. However, Council can have regard to the potential loss of any community service or benefit resulting from the planning approval.

Numerous court cases have clearly outlined the role of the planning system in considering the objections received on 'competition' grounds. The main case referenced is *Kentucky Fried Chicken Pty Ltd v Gantidis*, where the presiding judge stated that 'the mere threat of competition to existing businesses, if not accompanied by a prospect of a resultant overall adverse effect upon the extent and adequacy of facilities available to the local community if the development be proceeded with, will not be a relevant town planning consideration'.

Therefore, it is not whether a proposed retail development will result in direct competition with another retailer but whether it will detrimentally impact upon a service or a centre which the community currently enjoys; so if those services are put in jeopardy, then this becomes a relevant planning consideration when determining an application. Further, based on determinations by WA's State Administrative Tribunal, only public submissions that have valid planning merit can be included in the consideration of a planning application.

It needs to be considered whether the approval of the food van will result in a reduction of businesses within the Northampton Townsite to such an extent that those facilities may go out of business and thus cease to provide a service to local residents as per Clause 10.2.1(w).

In order to consider if the proposed food van will have any negative impact on the level of services that are currently enjoyed by residents and tourists within the Northampton Townsite it is recommended that Council consider granting planning approval for the proposed development for a trial period from April 2015 until the end of October 2015 with further approval being required to operate in 2016. During this time if businesses are negatively impacted on due to the operations of the food van to the level described above then Council will need to consider this matter in any further applications made by the Applicant/Landowner.

VOTING REQUIREMENT:

Absolute Majority Required: *No.*

CONCLUSION:

It is recommended that Council grant planning approval to the proposed food van for a trial period from April 2015 until the end of October 2015 and a new application being required for further use of Lot 52 Stephen Street for this purpose.

OFFICER RECOMMENDATION – ITEM 6.3.1 **APPROVAL**

That Council planning approval for the operation of the food van on Lot 52 (No. 68) Stephen Street, Northampton subject to compliance with the following conditions:

1. **Development shall be in accordance with the attached approved plan(s) dated 20 February 2015 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government;**

2. **The food van is only to be operated within the caravan park in the location specified on the attached approved plans dated 20 February 2015;**

3. **This approval is valid for a period of 6 months from the 1st April 2015 until the 31st October 2015, after which the development will be returned to Council for further consideration;**

4. **Prior to commencement of the development/land use, the proponent is required to obtain written approval from the Shire's Environmental Health Department regarding the final design/presentation of the itinerant food van and compliance with relevant health legislation;**

5. **This planning approval shall remain valid while the necessary food premise registration remains current and valid and upon expiration or earlier termination of the food premise registration this planning consent shall cease to be valid;**

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

7. **This approval is issued only to Graham Leggett and is NOT transferable to any other person or to any other land parcel. Should there be any change in respect of which this planning approval is issued this approval shall no longer be valid;**

8. **The food van is only approved to sell Asian style food including: curries, spring rolls and other similar type foods;**

9. **The food van is only approved to sell food to patrons of the Northampton Caravan Park and is not permitted to advertise or sell food to the general public;**

10. **No freestanding signs or hoardings advertising the operation of the food van are permitted to be erected whether temporary or permanent in nature;**

11. **The use of mechanical chimes or amplified music which could cause a noise nuisance is not permitted. The food van shall at all times comply with the *Environmental Protection (Noise) Regulations 1997;***

Advice Notes:

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

ii.	**The Applicant is advised that it is not the responsibility of the local government to ensure that all correct approvals are in place and that all conditions contained within said approvals are upheld during the operations of the business**
iii.	**In relation to Conditions (4.) the applicant is advised that the food van is required to comply with the requirements of the *Food Act 2008* and *Food Regulations 2009***
iv.	**If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination**

APPENDIX 1 – APPLICATION DETAILS



KUDA NOMINEES PTY LTD
Trading As NORTHAMPTON CARAVAN PARK
ACN 131 465 195 ABN 12 749 956 156
POSTAL ADDRESS: c/o Northampton Post Office, WA 6535
PHONE: 043 9979 489

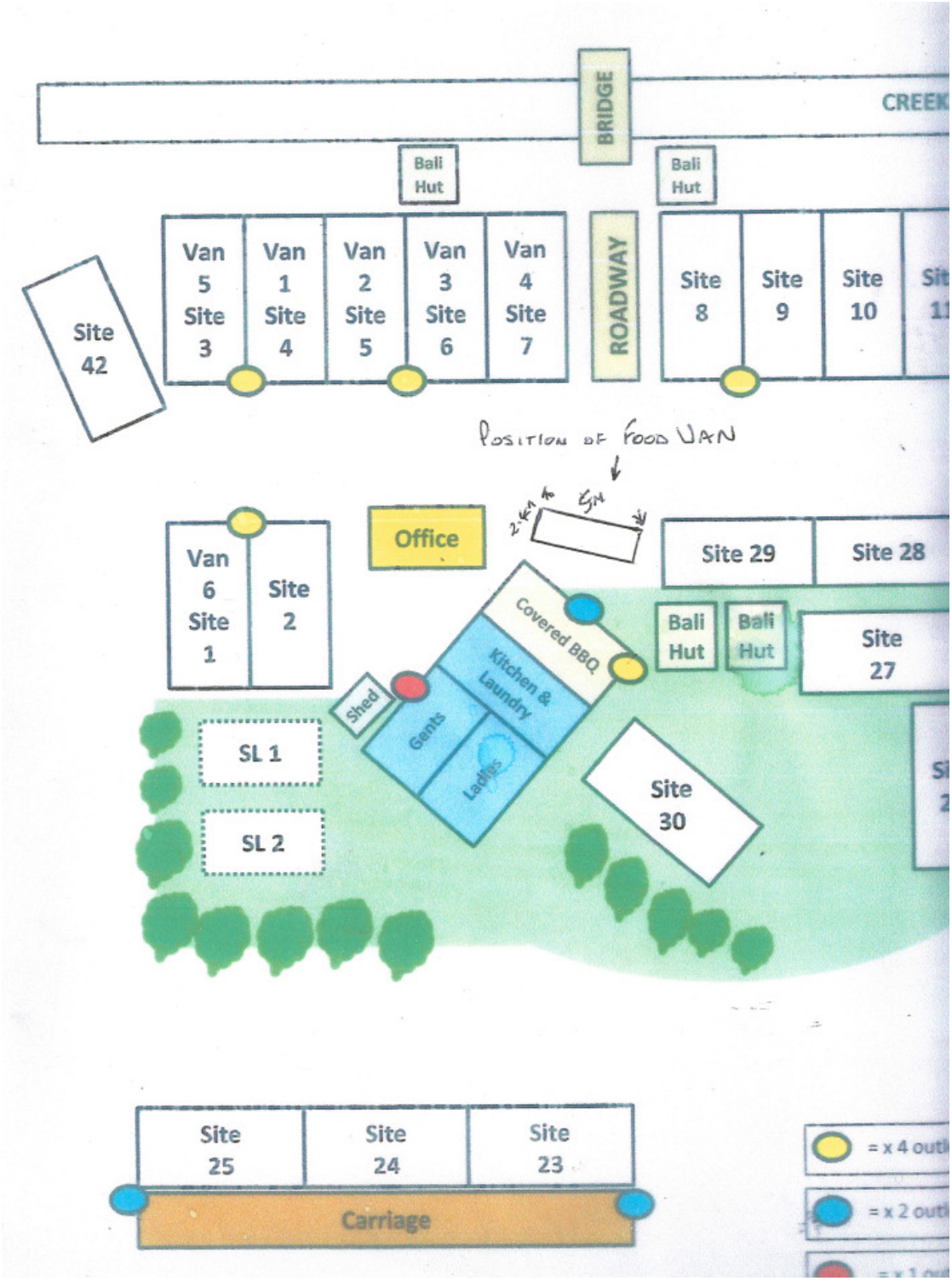
Shire of Northampton
Attention Town Planner
P.O.Box 61
Northampton W.A. 6536

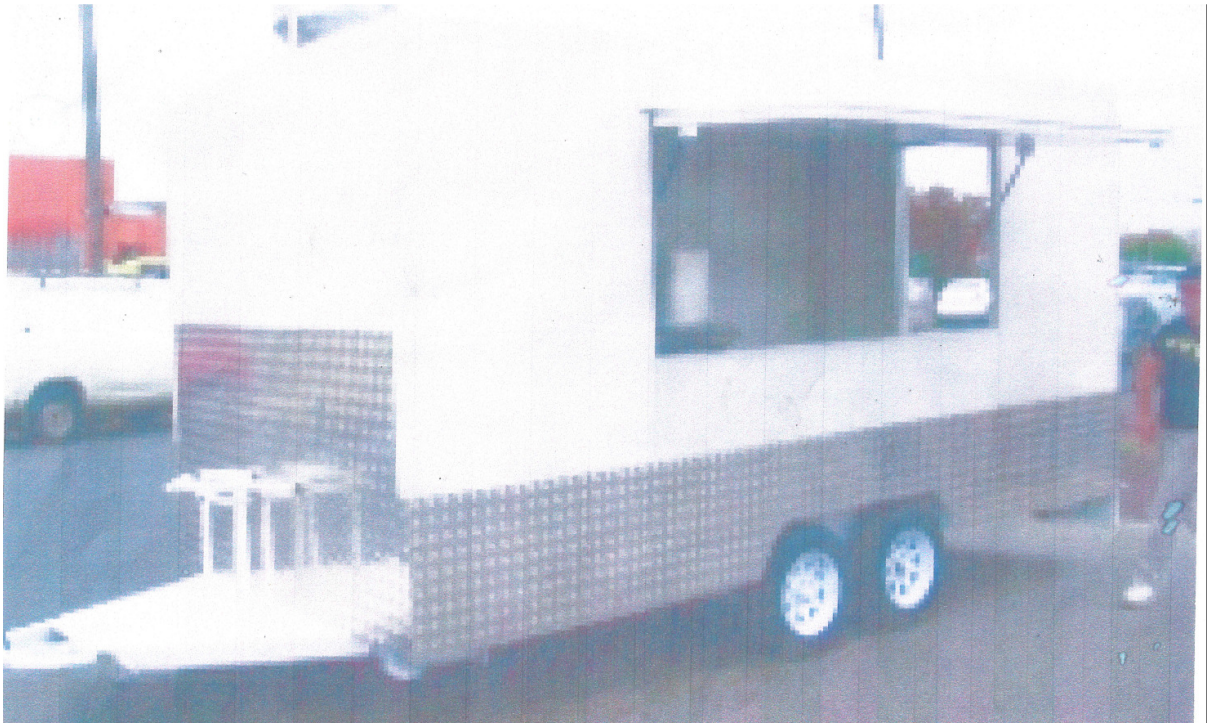
RE Application for food van at Northampton Caravan Park

1. Food caravan will be principle sell Asian Food, Spring rolls, curries etc
2. Food van will only operate from 1st April to 31st October each year.
3. Food van will only sell food to caravan park customers and their visitors.
4. Food van will only operate in the caravan park grounds
5. Food van will operate under the guidelines set out and discussed by the health dept.
6. Food van operating hours are during dinner times Approx 5pm – 8pm daily
7. Site position in caravan park See Attached
8. Typical Photo of food van See Attached
9. Food van will only be owned and operated by the park owner and their staff.

Kind regards

Graham Leggett
Northampton Caravan Park (Manager/Owner)
22nd December 2014.


BRIDGE
CREEK
Bali Hut
Bali Hut
Van 5 Site 3
Van 1 Site 4
Van 2 Site 5
Van 3 Site 6
Van 4 Site 7
ROADWAY
Site 8
Site 9
Site 10
Site 42
Position of food van
Van 6 Site 1
Site 2
Office
Site 29
Site 28
Covered BBQ
Kitchen & Laundry
Shed
Gents
Ladies
Bali Hut
Bali Hut
Site 27
SL 1
SL 2
Site 30
Site 25
Site 24
Site 23
Carriage



6.3.2 LOTS 9502 & 9505 GEORGE GREY DRIVE, KALBARRI (BROWNE FARM) - PROPOSED AMENDMENTS TO KALBARRI TOWNSITE LOCAL PLANNING STRATEGY, PORT KALBARRI STRUCTURE PLAN & TOWN PLANNING SCHEME NO. 9 - KALBARRI TOWNSITE

FILE REFERENCE:	**10.6.9 / A4546**
DATE OF REPORT:	**2 February 2015**
APPLICANT:	**Whelans Town Planning**
LANDOWNER:	**REJ& VA Clarke, Silkcharm Pty Ltd &Ilam Pty Ltd**
REPORTING OFFICER:	**Hayley R. Williams - Principal Planner**

APPENDICES:

1. **Port Kalbarri Structure Plan**
2. **Kalbarri Vision Structure (Draft)**
3. **Kalbarri Townsite Local Planning Strategy Plan**
4. **Draft Revised Structure Plan for Browne Farm**
5. **Proposed Scheme Amendment No. 11**

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.***

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:

Correspondence and supporting documentation has been received from Whelans seeking Council's initiation and consent to advertise amendments to the *Kalbarri Townsite Local Planning Strategy, Browne Farm Structure Plan* and an amendment to *Town Planning Scheme No. 9 - Kalbarri Townsite*, for Lots 9502 & 9505 George Grey Drive, Kalbarri otherwise known as Browne Farm. Council has previously provided their consent to amend the these plans at their meeting held on 21 February 2014 however the plans have since been revised and subsequently have some minor amendments to be considered.

It is recommended that Council adopt the amendments to *the Kalbarri Townsite Local Planning Strategy*, the draft Browne Farm Local Structure Plan and Scheme Amendment No. 11 for public comment purposes, and seek consent from the Western Australian Planning Commission to advertise.

LOCALITY PLANS:

Figure 1 – Location Plan, Lots 9502 & 9505 George Grey Drive, Kalbarri

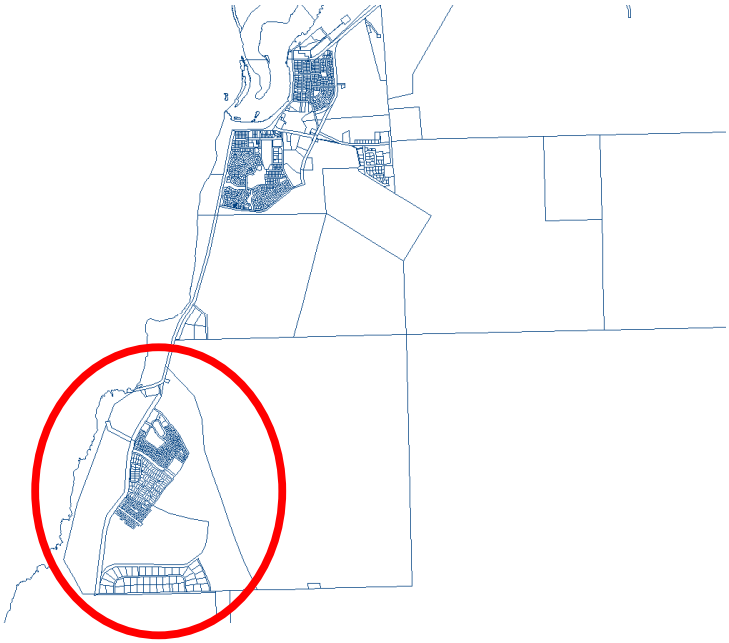


Figure 2 – Aerial Photograph, Lots 9502 & 9505 George Grey Drive, Kalbarri



BACKGROUND:

Town planning for the area of land known as Browne Farm began in the 1980's. During this time development of special rural lots along Stiles Road, special residential lots around Jacques and Browne Boulevard and smaller residential lots within Eco Flora and Capital Hill estates has occurred.

Due to the change in economic climate the planning framework does not mirror the current landowner's aspirations for the landholdings. Whelans Town Planning is now seeking amendments to key planning documents, including the *Kalbarri Townsite Local Planning Strategy*, *Structure Plan* and *Town Planning Scheme No. 9* to enable a scaling down of development.

In February 2014 the Applicant submitted a range of information and real estate analysis in support of modifying the approach to the medium-high density residential development. Council at its Ordinary Meeting held on 21 February 2014 considered the abovementioned request and resolved:

> *"Resolve to amend the Kalbarri Townsite Local Planning Strategy (2012), Port Kalbarri Structure Plan (2004) and Town Planning Scheme No. 9 – Kalbarri Townsite, in line with the proposed draft revised structure plan (refer Appendix 6 attached to February 2014 Town Planning Report) for Lots 9502 & 9505 George Grey Drive, Kalbarri at the cost of the applicant/landowner."*

The Applicant has been drafting the supporting documentation and based upon additional environmental and engineering studies there have been some minor modifications to the Browne Farm Local Structure Plan.

Copies of the full structure plan, scheme amendment documentation and proposed modifications to the *Kalbarri Townsite Local Planning Strategy* will be made available to Councillors via dropbox.

COMMUNITY CONSULTATION:

Consultation will occur in line with statutory requirements for any proposed changes to the *Kalbarri Townsite Local Planning Strategy*, *Structure Plan* and *Town Planning Scheme No. 9*.

GOVERNMENT CONSULTATION:

Should the proposed rezoning be initiated by Council, the Scheme Amendment will be referred to the Environmental Protection Agency for their consent to advertise. Advertising will then take place in accordance with the *Town Planning Regulations* (1967), wherein the proposed Scheme Amendment will be referred to the following government departments for their comment:

- Department of Mines & Petroleum
- Department of Water
- Department of Environment & Conservation
- Department of Fire & Emergency Services
- Department of Health
- Telstra
- Western Power
- Water Corporation
- Department of Agriculture & Food WA
- Department of Indigenous Affairs

The proposed modifications to the Local Planning Strategy and Structure Plan will be forwarded to the WA Planning Commission for consent to advertise also.

FINANCIAL & BUDGET IMPLICATIONS:

The Applicant/Landowner have been invoiced for the cost of lodging a major structure plan and major scheme amendment. There is no regulated fee for an amendment to a Local Planning Strategy. A condition will be placed on the resolution of Council requiring payment of the lodgment fee prior to the referral of the documentation to the Environmental Protection Authority and WA Planning Commission

STATUTORY IMPLICATIONS:

State: *Planning and Development Act 2005*
Local: *Shire of Northampton Town Planning Scheme No. 9 - Kalbarri Townsite*
Port Kalbarri Structure Plan (2004)

Town Planning Scheme No. 9

Lots 9502 and 9505 are zoned "Rural – Special Control Area 1" *under Town Planning Scheme No. 9*.

Special Control Area 1 is addressed by Schedule 11 of *Town Planning Scheme No. 9* which states:

> *(1) This Development Area is already addressed by the Development Strategy Plan for Port Kalbarri, incorporated in Amendment No 11 to the Shire of Northampton Town Planning Scheme No 4, and a Revised Structure Plan (Superlot 2 Port Kalbarri) dated 10 July 2003, endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on 22 January 2004. These have effect unless and until superseded by a new or revised structure plan as set out in Clause 5.28, but do not confer development or subdivisional rights contrary to the zoning of any of the land in this Scheme.*
>
> *(2) The provisions in Clause 5.28 specify the process for any revisions to the abovementioned structure plans within this Development Area.*
>
> *(3) Subdivision within this Development Area will not be supported unless in accordance with a structure plan as per points (1) and (2) above.*

Port Kalbarri Structure Plan – 2004 (Approved)

Known as the *Superlot 2 Revised Structure Plan, Port Kalbarri Project, 2004* (see copy of the structure plan at **Appendix 2**) this prescribes:

- Applications to rezone land for residential subdivision and development will be subject to demonstration of proven demand,
- Kalbarri Access Road and Internal road network,
- Large areas for residential development (estate lots) at a range of densities,
- Primary school site, village centre, community and tourist sites.

Kalbarri Vision Structure Plan (Draft)

After several elements of the approved structure plan (2004) were implemented the previous land owner proposed to modify the structure plan and rezone additional land for development. This document is *Lot 903 and Superlot 2 – Revised Structure Plan, Kalbarri Vision, 2007* (see copy of draft structure plan at **Appendix 3**).

The draft modified structure plan and associated scheme amendment were never finalised and it is the view of the new owner that this level of urbanisation for Lots 9502 and 9505 is unlikely to be commercially feasible for the foreseeable future. The main provisions of this draft were:

- Provide for higher density residential options including lifestyle village,
- Protect native flora, and
- Modify the village centre and primary school site locations.

POLICY IMPLICATIONS:
Local: Kalbarri Townsite Local Planning Strategy (2012)

The *Kalbarri Townsite Local Planning Strategy* was granted final approval by the WA Planning Commission in February 2012 and has been created for the purpose of providing guidance to the planning and development of the Kalbarri Townsite.

The subject land is contained within Port Kalbarri Precinct. This area is separated into three planning areas with specific use and development provisions (refer **Appendix 4**).

PRECINCT	**PORT KALBARRI**
Objective	*To ensure the provision of choice in residential living styles and locations while recognising the need to promote the longer term consolidation of the Kalbarri Townsite while recognising existing subdivision and development potential.*
Precinct Planning	Review the approved Port Kalbarri Structure Plan to : ▫ Modify the Kalbarri Access Road from a through route to Kalbarri Townsite into loop road arcing with Flora Boulevarde. ▫ Modify the southern intersection of Kalbarri Access Road into a

	"T" junction with George Grey Drive. ▫ Delete references to Marina / Water based recreation. ▫ Restrict retail facilities within Port Kalbarri to local convenience facilities and limited tourist retail only and a maximum supermarket gla of 500m2. ▫ Provide site for FESA station within the Western residential Precinct in consultation with FESA Officers. ▫ Retain Primary School site within Planning Area PK1. ▫ Consider providing larger range of lot sizes and particularly larger lifestyle lots in locations of remnant vegetation.
Planning Area	***Use & Development Provisions***
PK1	**Low Density Mixed Residential Estate :** Balance future subdivision approvals in shorter term with the need to facilitate and encourage additional and more attractive located land releases within main Townsite area. All future lots created within Port Kalbarri of 500m2 or greater shall be subject of a minimum lot width of 17m and a minimum side setback to one side of 3m to facilitate the parking in the rear yard of recreational vehicles. Two storey building height limit. Minimum 10m vegetated buffer to be retained and planted where necessary to George Grey Drive in future subdivision. Require as condition of approval of future subdivision, extensive verge planting of appropriate height native vegetation to soften the visual impact of existing retaining walls and development while maintaining resident ocean views. Two storey height limit. All future development to be subject to Climate and Landscape Design Guidelines. Develop pedestrian / dual-use path linkage across Wittecarra Creek Conservation Reserve to connect with Nanda Drive DUP into Kalbarri Town Centre.
	Subdivision and development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Aboriginal Heritage assessment; and ▫ Approval by Council and the WA Planning Commission of a Local Structure Plan providing for a range of lot sizes and residential opportunities ranging from R2.5 to R30. Minimum 28 day public advertising period for Local Structure Plan.

	Include in new Kalbarri Planning Scheme as "Residential Development" Zone and associated Local Structure Plan provisions from the Model Scheme Text as a pre-condition to subdivision and development approvals.
PK2	**Medium Term Residential :** Eastern portion of approved Port Kalbarri Structure Plan to be protected for medium term residential development requirements pending subdivision of an adequate range of housing choices within main Townsite. Subdivision and development to be subject to Use and Development provisions of PK1. Minimum 10m vegetated buffer to be retained and planted where necessary in future subdivision to all surrounding major road boundaries including major internal distributor.
PK3	**Long Term Residential :** The balance site area east of the Kalbarri Access Road in Port Kalbarri Structure Plan to be protected for long term residential requirements following substantial subdivision of Precinct SR1. Subdivision and development to be subject to Use and Development provisions of PK1. Protection and rehabilitation of existing creek lines in Recreation and Conservation Reserves. Minimum 10m vegetated buffer to be retained and planted where necessary in future subdivision to all surrounding major road boundaries including major internal distributor.

STRATEGIC IMPLICATIONS:

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

Shire of Northampton Planning for the Future 2013-2023

Key Imperatives:

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

Economy & Marketing Strategies:

- Increase the number and affordability of short term and long term accommodation options available within the Shire.

- Attract developers through appropriate zoning and rezoning of residential blocks.
- Increase support for tourism across the Shire and enable tourism to become a major and sustainable industry for the Shire.

Environment Strategies:

- Increased protection of native flora through green belts.
- Encourage residents to grow natural vegetation.
- Encourage developers to retain natural vegetation on project sites.
-

Infrastructure Strategies:

- Improved zoning of land in line with development requirements and reflecting the diverse nature of residential needs.
- Ensure that there is sufficient land supply to meet the needs of commerce and industry across the Shire.

Social Strategies:

- A vibrant and inclusive community enabling a range of interests and lifestyle options.

The proposed amendments to the planning framework are considered to align with numerous strategies stated within Council's principal strategic document, *Planning for the Future 2013-2023*.

COMMENT:

Proposed Revised Structure Plan (Lots 9502 and 9505)

The current landowner has prepared a draft revised structure over the landholdings in their ownership. A requirement to any change in the spatial format of the approved structure plan will be a revised structure plan in accordance with Clause 5.28 of the Scheme, see draft revised structure plan at **Appendix 5**. The key elements of which are:

- Protect existing infrastructure, services, pipelines and bores,
- Changes in land use zones, significant decrease in overall potential dwelling density in a transitional concentric pattern of residential lots ranging in size from 1000 square metres to 20 ha,
- The introduction of larger rural lots,

- Down grade of Kalbarri Access Road and new internal road layout,
- Protection of priority flora,
- Provision for future access to the eastern section,
- Guidelines for Special Rural development control,
- Modify the southern road intersection at George Grey Drive to make a 'T' intersection,
- Special Use development site or caravan park adjacent Red Bluff Caravan Park (This area has been amended based on additional environmental studies),
- Open Space reserve for the breakaway area,
- Stage 1 being 22 lots each 2000 square metres in area,
- All lots 2000 square metres and less in area being serviced by reticulated sewer mains, and
- Specifically to include:
  - Lots 116 and 117 as Retirement Village,
  - Lot 106 and 118 as Residential R40, and
  - Lot 112 as Commercial with medical centre and service station
  - (note: these lots are in the same ownership group as per Lots 9502 and 9505).

The proposed revised structure plan for Lots 9502 and 9505 George Grey Drive, Kalbarri does not reflect the exact content of the recommendations made by the *Kalbarri Townsite Local Planning Strategy*. Whilst the Local Planning Strategy was being drafted and during the later stages of finalisation, the then landowner was in the midst of receivership dealings. As a result there was minimal comment made on the draft Local Planning Strategy and given the slow up take in lots and development of key projects (such as resorts) the planning framework was altered to create a slowing down of growth in the Browne Farm area and a refocus back onto land development closer to the townsite.

The proposals put forward by the current landowner represent a scaling down of development density for the land, especially when compared to the current approved structure plan.

Scheme Amendment No. 11

A scheme amendment has also been lodged in conjunction with the modifications to the *Kalbarri Townsite Local Planning Strategy* and the Browne Farm Local Structure Plan.

A copy of the Scheme Amendment is included in **Appendix 5**.

The Scheme Amendment includes changes to the SCA1-Rural Zone in accordance with the Browne Farm Structure Plan. The area that surrounds Capital Hill is proposed to be zoned R10 (minimum 875m^2), the land to the south of Capital Hill and adjacent to Stiles Road is proposed to be zoned R5 (2000m^2) and R2.5 (minimum 4000m^2). An area of R5 is proposed adjacent to the existing 2000m^2 lots and two additional pockets of land are proposed to be zoned Special Rural (minimum 1ha)

The Scheme Amendment also includes proposals to change the zoning of parcels of land within the Eco Flora Estate as detailed below:

- Amending the provisions in Appendix 7 – Special Use Zones as it relates to No.5 (SU5) to include the use 'Aged or Dependent Persons' Dwelling' within the Special Use Zone.

- Rezoning of Lot 112 Flora Boulevard from 'Special Use' (SU5) to 'Commercial'.

- Rezoning of Lot 118 Flora Boulevard from 'Commercial' to 'Residential R40'.

- Rezoning Lot 106 Clematis Crescent, Kalbarri from 'Residential R20' to 'Residential R40'.

The applicant/landowner are therefore seeking the support of Council to resolve to proceed with amendments to the *Kalbarri Townsite Local Planning Strategy, Superlot 2 Revised Structure Plan, Port Kalbarri Project (2004) - Brown Farm Local Structure Plan* and the *Shire of Northampton Town Planning Scheme No. 9 - Kalbarri Townsite.*

VOTING REQUIREMENT:

Absolute Majority Required: *No*

CONCLUSION:

It is recommended Council grant consent to advertise amendments to the *Kalbarri Townsite Local Planning Strategy*, Browne Farm Local Structure Plan and initiate Scheme Amendment No. 11 to *Town Planning Scheme No. 9 - Kalbarri Townsite* in line with the proposed draft Browne Farm Local Structure Plan.

OFFICER RECOMMENDATION – ITEM 6.3.2 ADOPTION FOR CONSENT TO ADVERTISE

That Council:

1. Resolve to adopt the proposed amendments to the *Kalbarri Townsite Local Planning Strategy* in line with the proposed draft Browne Farm Structure Plan (refer Appendix 4 of the February 2015 Town Planning Report) and supporting documentation for Lots 9502 & 9505 George Grey Drive, Kalbarri for public comment purposes and seek consent from the WA Planning Commission to advertise the amendments to the Strategy;

2. Resolve to adopt the proposed Browne Farm Local Structure Plan (refer Appendix 4 of the February 2015 Town Planning Report) for Lots 9502 & 9505 George Grey Drive, Kalbarri for public comment purposes and seek consent from the WA Planning Commission to advertise the Draft Structure Plan;

3. Pursuant to Part 5 of the Planning and Development Act 2005 amend *Shire of Northampton Town Planning Scheme No.9 - Kalbarri Townsite* by including the following textural amendments and changes in zones:

a) Amending the provisions in the table under Appendix 11 – Development Areas, as it relates to Special Control Area 1 (SCA1). The existing provision (1) currently reads:

Area No.	Provisions
SCA1	*(1) This Development Area is already addressed by the Development Strategy Plan for Port Kalbarri, incorporated in Amendment No 11 to the Shire of Northampton Town Planning Scheme No 4, and a Revised Structure Plan (Superlot 2 Port Kalbarri) dated 10 July 2003, endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on 22 January 2004. These have effect unless and until superseded by a new or revised structure plan as set out in Clause 5.28, but do not confer development or* *subdivisional rights contrary to the zoning of any of the land in this Scheme.*
Amended to read:	
Area No.	**Provisions**
SCA1	*(1) This Development Area is already addressed by:* *a. the Development Strategy Plan for Port Kalbarri, incorporated in Amendment No 11 to the Shire of Northampton Town Planning Scheme No 4;* *b. a Revised Structure Plan (Superlot 2 Port Kalbarri) dated 10 July 2003, endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on 22 January 2004; and* *c. a Revised Local Structure Plan dated XX XXX 20XX endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on XXXXXX.* *These have effect unless and until superseded by a new or revised structure plan as set out in Clause 5.28, but do not confer development or subdivisional rights contrary to the zoning of any of the land in this Scheme.*

b) Amending the provisions in Appendix 7 – Special Use Zones as it relates to No.5 (SU5) to include the use 'Aged or Dependent Persons' Dwelling' within the Special Use Zone;

c) Rezoning of Lot 112 Flora Boulevard from 'Special Use' (SU5) to 'Commercial'

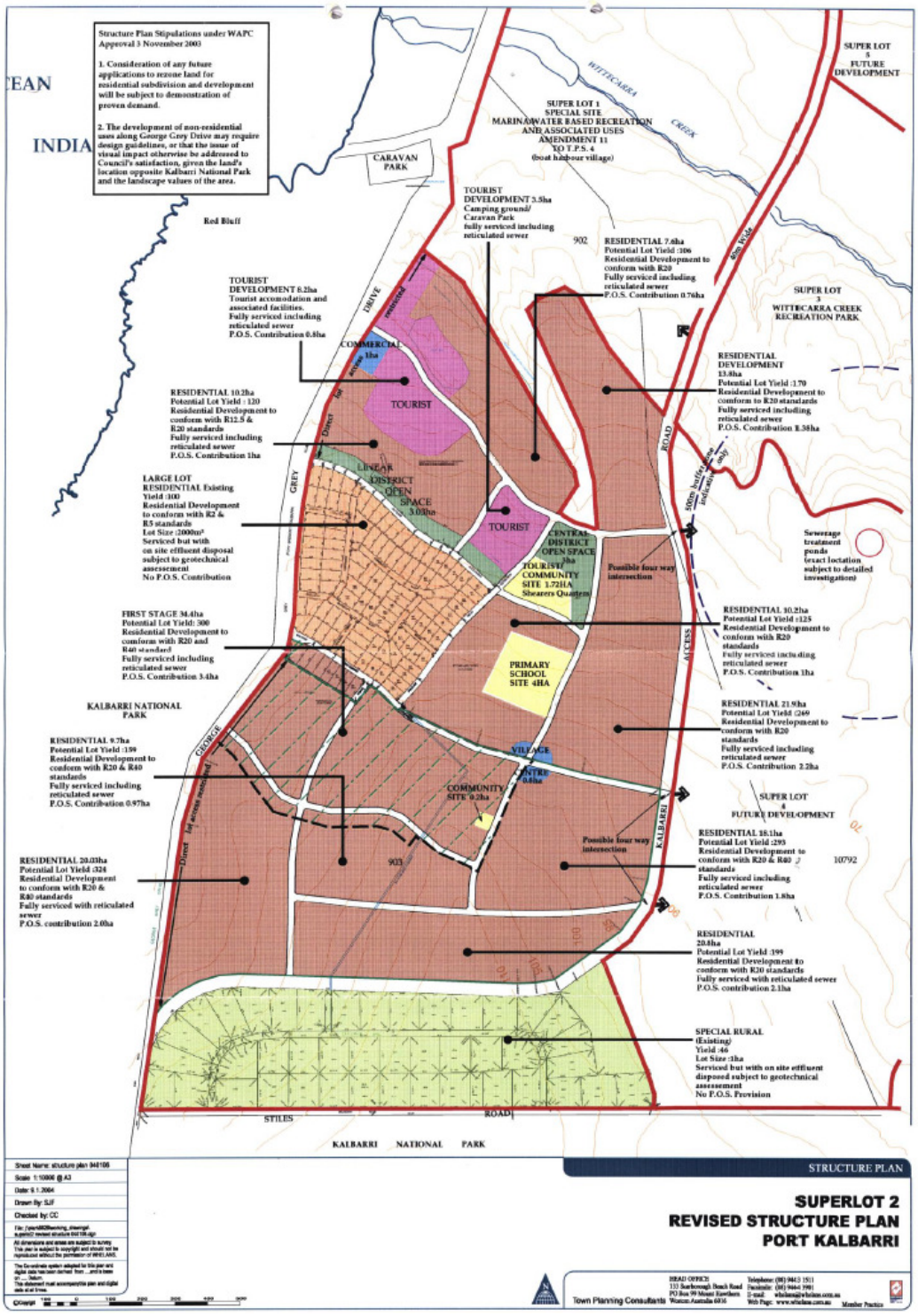
d) Rezoning of Lot 118 Flora Boulevard from 'Commercial' to 'Residential R40'

e) Rezoning Lot 106 Clematis Crescent, Kalbarri from 'Residential R20' to 'Residential R40'; and

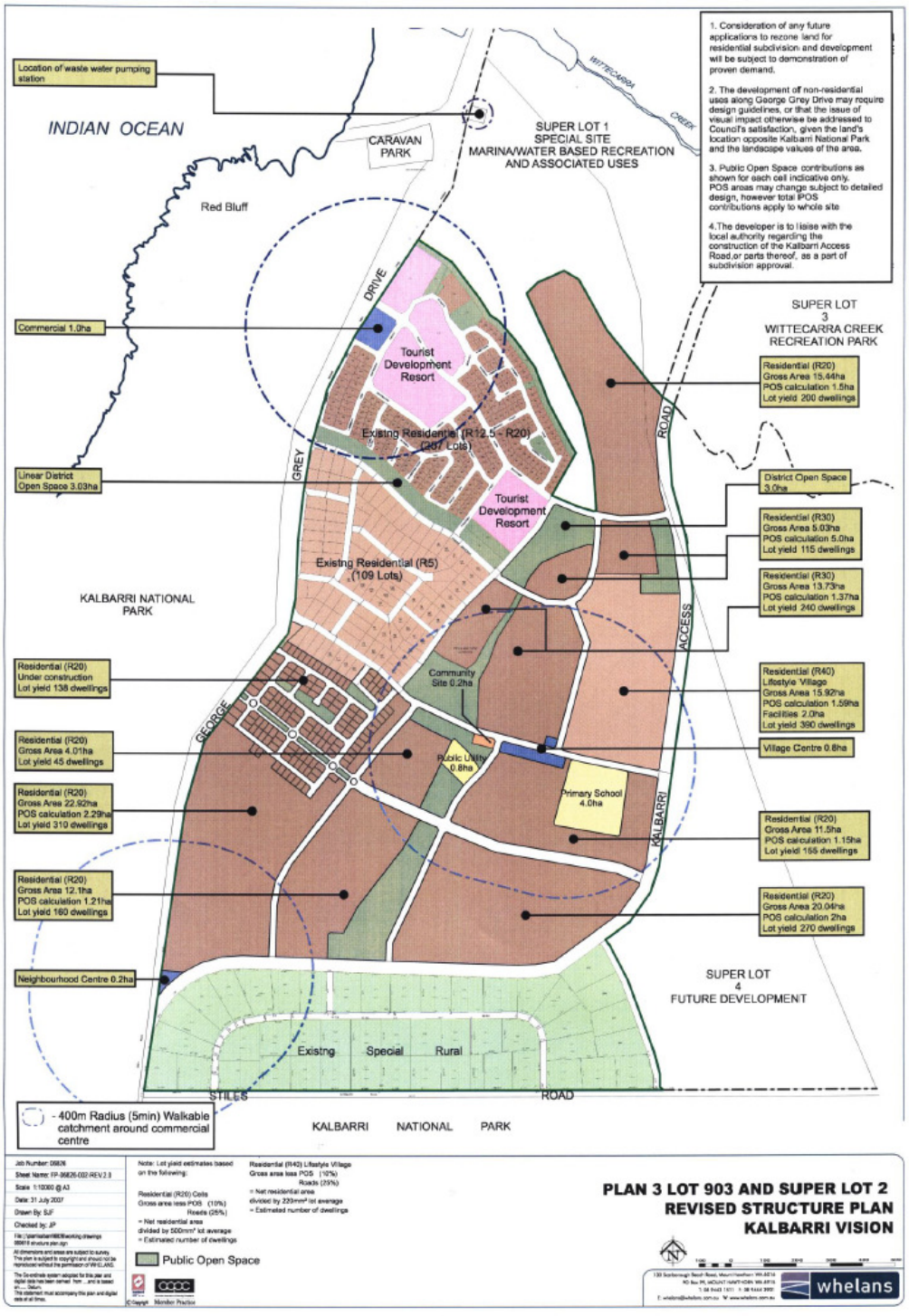
f) Amending the Scheme Maps accordingly.

i) Subject to the payment of the lodgement fee for a major structure plan and major scheme amendment as per the Schedule of Fees and Charges 2014/15.

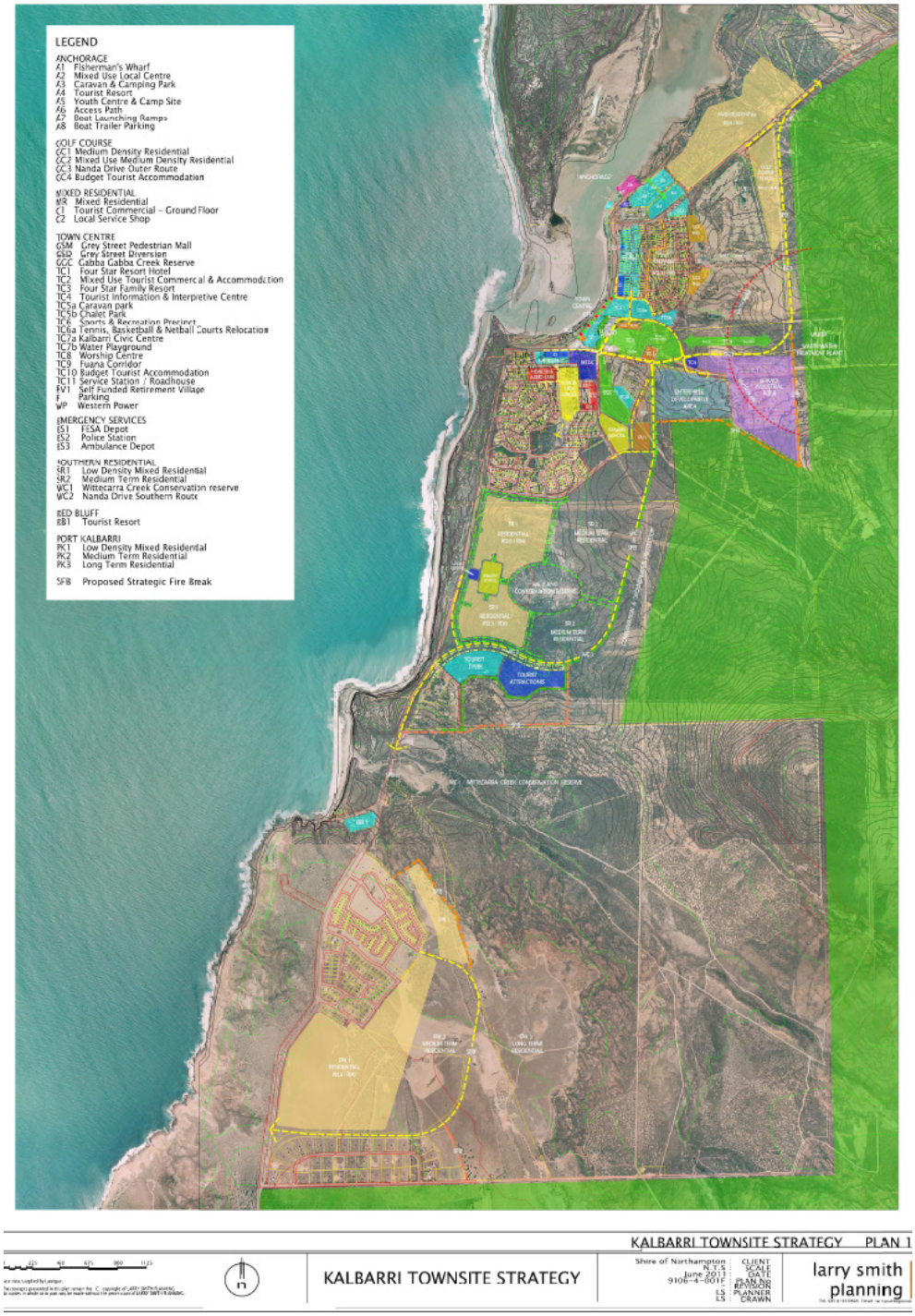
APPENDIX 1 – PORT KALBARRI STRUCTURE PLAN



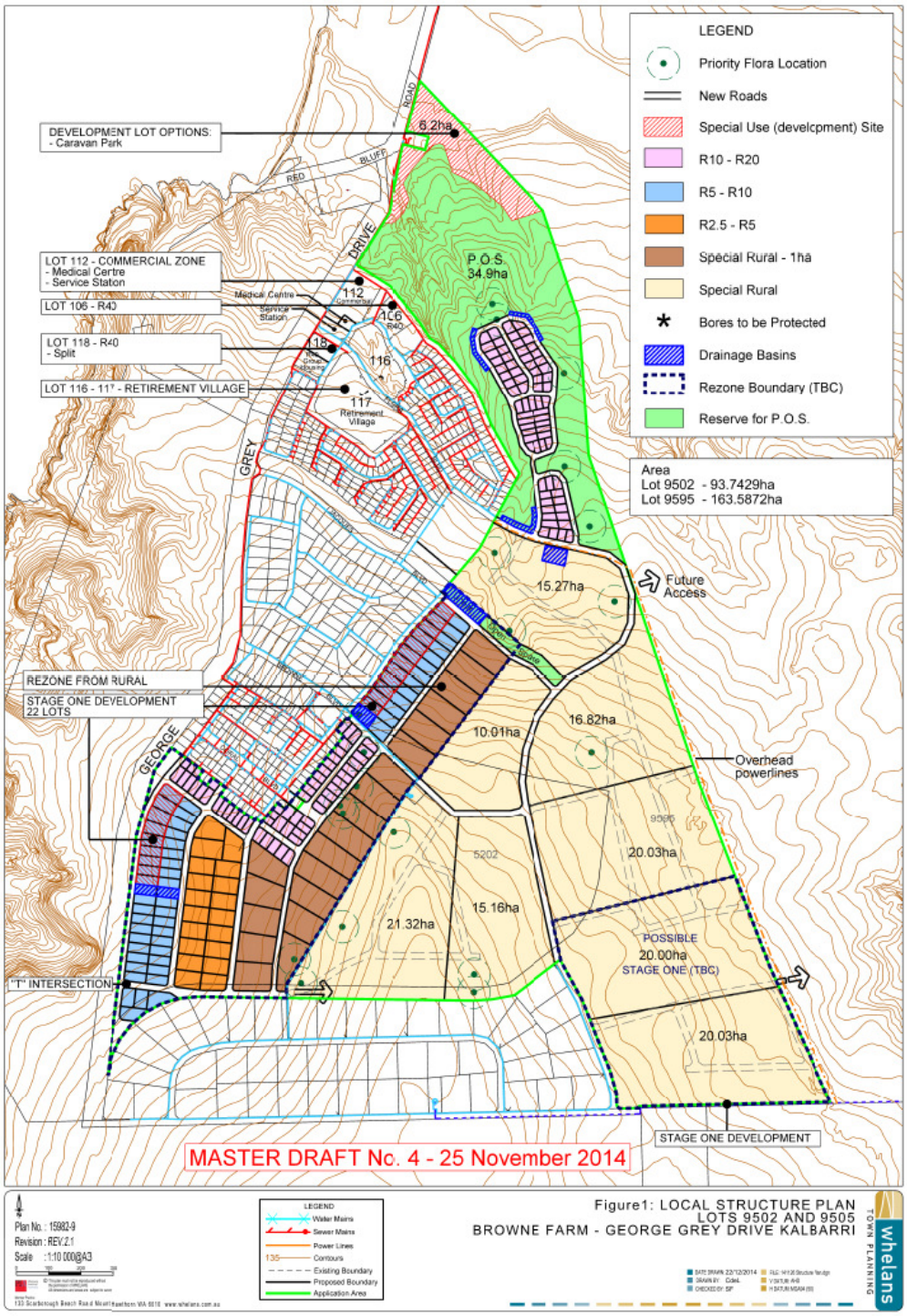
APPENDIX 2 – KALBARRI VISION STRUCTURE PLAN (DRAFT)



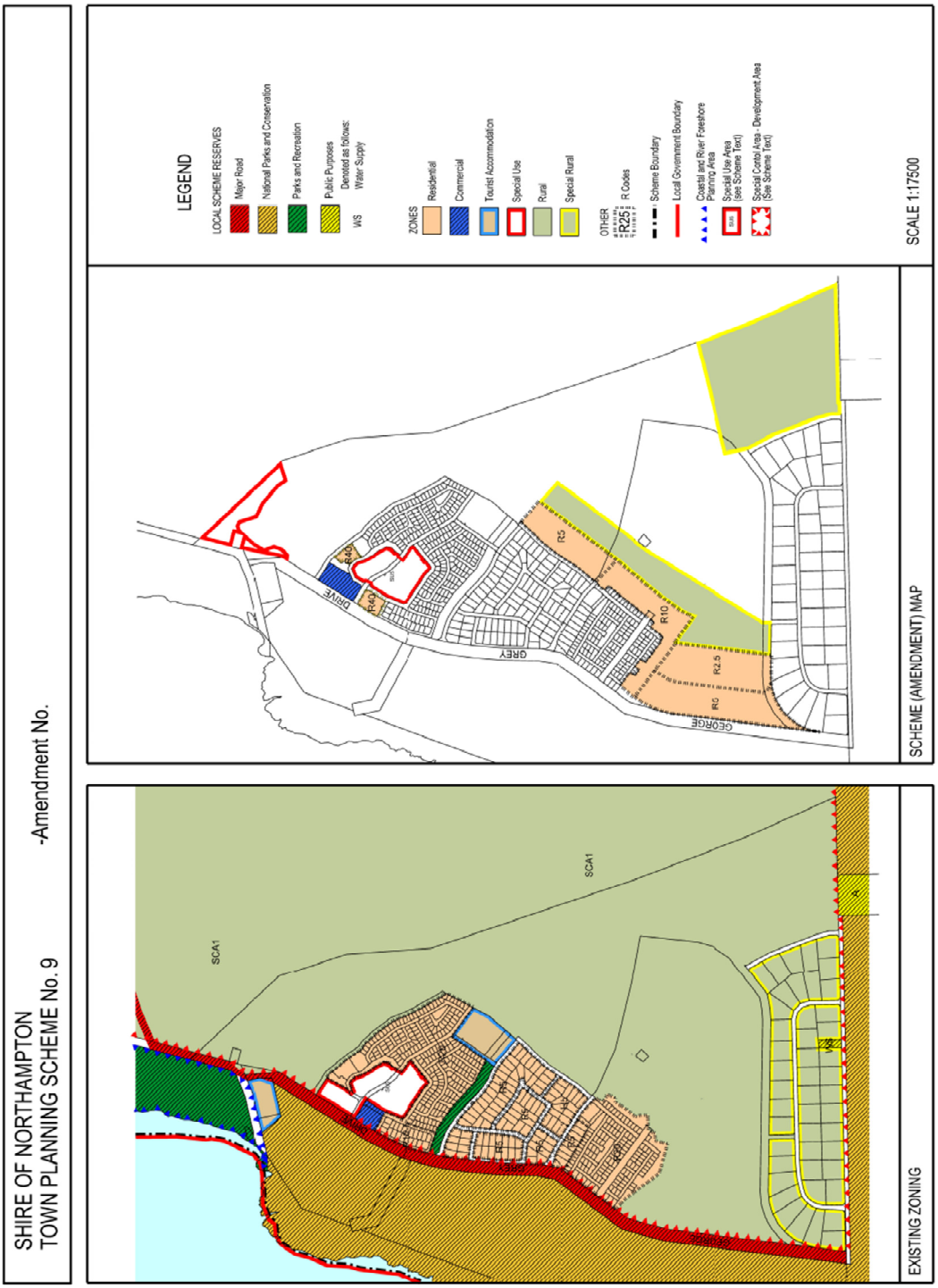
APPENDIX 3 – KALBARRI TOWNSITE LPS



APPENDIX 4 – DRAFT BROWNE FARM LOCAL STRUCTURE PLAN



APPENDIX 5 – PROPOSED SCHEME AMENDMENT NO. 11



6.3.3 PROPOSED SINGLE DWELLING PREFABRICATED CONSTRUCTION (SHIPPING CONTAINERS) - LOT 67 (NO. 2) HORAN WAY, HORROCKS

FILE REFERENCE: 10.5.1.1 / 2 HOR (A723)
APPLICANT: L Crickmay
OWNER: SJ & L Crickmay
DATE OF REPORT: 5 February 2015
REPORTING OFFICER: Hayley R. Williams - Principal Planner
APPENDICES:
1. Site Plan, floor plan, elevation plan & survey
2. Examples of single residential dwellings constructed of shipping containers

AUTHORITY / DISCRETION:

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

SUMMARY:

An Application for Planning Approval has been received for a single dwelling to be constructed on Lot 67 (No. 2) Horan Way, Horrocks. Council consideration is required due to the use of shipping containers, the proposed setback to Glance Street road reserve along the western boundary and the southern setback to Lot 66. It is recommended that Council grant Planning Approval subject to conditions.

LOCATION PLANS:

Figure 1 – Location Plan, Lot 67 (No. 2) Horan Way, Horrocks

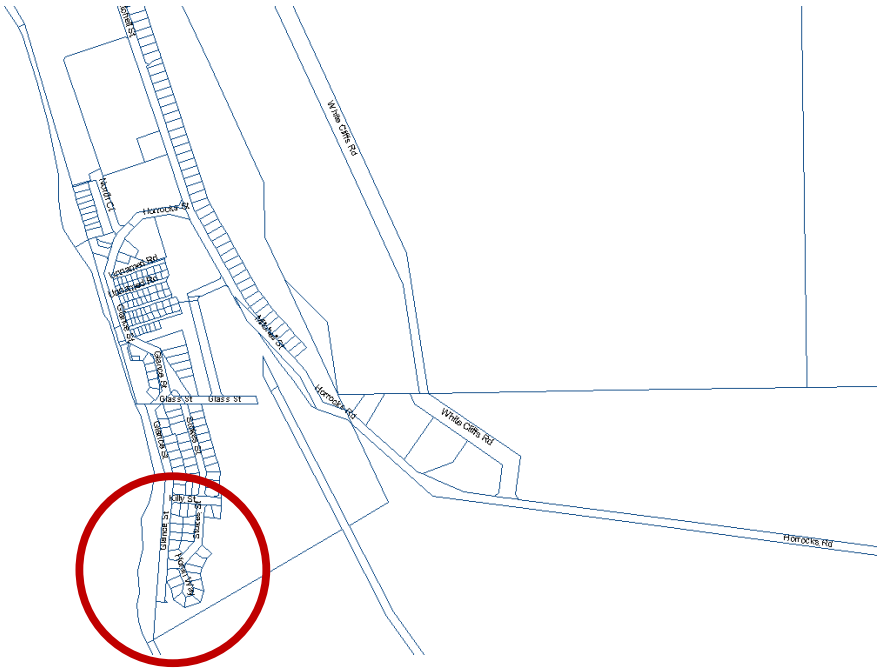


Figure 2 – Aerial Photograph, Lot 67 (No. 2) Horan Way, Horrocks



BACKGROUND:

An application has been received for the construction of a dwelling utilising shipping containers upon Lot 67 (No. 2) Horan Way, Horrocks. The application has been brought before Council for the following reasons:

- Prefabricated structure;
- Use of secondhand materials (shipping containers);
- Street setback to Glance Street road reserve; and
- Visual Privacy setback to Lot 66 (south).

The application proposes the construction of a two storey dwelling (180m^2) consisting of three bedrooms, two bathrooms, kitchen, laundry and multiple living areas.

The dwelling is proposed to be well setback from Horan Way, achieving the required average setback of 6 metres. A secondary street setback from Stokes Street is also achieved with 5.6 metres. The setback from the southern boundary is 5.65 metres.

The rear setback to the Glance Street road reserve is proposed to be 1.5metres which while compliant with the *Residential Design Codes* for a rear boundary setback raises some concerns with the future development of Glance Street.

In consideration of the application the following information is provided:

Lot Size	700m^2
Existing Development	Single dwelling (to be demolished)
Existing Services	Water, Power, Phone
Vehicular Access	Horan Way
Vegetation	Cleared
Surrounding Land	Residential R20

Development plans of the proposal are included within **Appendix 1**. Examples of residential dwellings constructed of shipping containers and the external cladding materials are included in **Appendix 2**.

COMMUNITY & GOVERNMENT CONSULTATION:

The proposed setback to the southern boundary of 5.65 metres is less than the required 7.5 metres that is required for an outdoor living area that is raised above 0.5 metres.

Therefore on 15 January 2015 Shire staff wrote to the adjoining landowner to the south of Lot 67 seeking their comment upon the proposal. The landowners of Lot 66

were given 14 days in which to provide the Shire with comment. Contact was made with the owner and they advised they had no objection to the proposed reduction in setback.

FINANCIAL & BUDGET IMPLICATIONS:

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

STATUTORY IMPLICATIONS:
State: *Planning and Development Act 2005*
Local: *Shire of Northampton Local Planning Scheme No. 10*

The land is zoned "Residential R20" under *Shire of Northampton Local Planning Scheme No. 10* with a "Single Dwelling" considered a permitted use.

The objective of the "Residential" zone is:

> *To provide a variety of lot sizes and housing types, and accommodate a range of compatible uses, to cater for the diverse housing needs of the community at a range of densities that can ultimately support the provision of local services.*

The Scheme contains a set of provisions in order to control the development of transportable, prefabricated or relocated dwellings. Section 5.11.2 of the Scheme states:

> *"5.11.2.1 The local government may permit the erection or placement of a transportable, prefabricated or relocated building on a lot providing it is satisfied that the building:*
>
> *(a) is in a satisfactory condition;*
>
> *(b) will not detrimentally affect the amenity of the area having regard to the zoning of the lot and the use proposed for the building;*
>
> *(c) is permanently affixed to the ground; and*
>
> *(d) the façades, colours and materials and design features of the building are appropriate to that prevailing or proposed in the vicinity.*

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

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

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

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

The above provisions of the Scheme will be further discussed in the Comment section of this report.

Residential Design Codes (2013)

The *Residential Design Codes* (R-Codes) are formulated using a modified "performance" approach. The "Deemed-to-Comply" provisions contained in the R-Codes provide a means by which development can be assessed as compliant, while the "Design Principles" allow the possibility of other ways of achieving an acceptable outcome.

The proposed prefabricated dwelling complies with the "Deemed-to-Comply" provisions of the *Residential Design Codes (2013)*, with the exception of:

- Street Setback– Clause 5.1.2; and
- Visual Privacy – Clause 5.4.1.

Section 5.1.2 (C2.1) of the R-Codes states that a primary street setback shall be 6 metres (with a reduction to 3m when the average is met) and a secondary street setback (C2.2) shall be 1.5 metres.

The primary street setback to the proposed dwelling is considered to be from Horan Way given this is the principal public road that provides access to the major entry (front door) to the dwelling.

Therefore, the proposed setback from the Glance Street road reserve of 1.5 metres meets the deemed to comply provisions of the R-Codes.

Some concern has been raised regarding the proposed setback from the Glance Street road reserve by the Manager for Works and Engineering. However, the applicant/landowner has addressed these concerns by setting the building back 1.5 metres from the western boundary.

Section 5.4.1of the R-Codes states the following with relation to Visual Privacy:

> *"Major openings and unenclosed outdoor active habitable spaces (balconies, verandahs, terraces or other outdoor living areas) which have a floor level more than 0.5m above natural ground level and which overlook any part of any other residential property behind its street setback line, to comply with the following:*
>
> *i. Are setback, in direct line of sight within the cone of vision, from the boundary a minimum of:*
> - *4.5m in the case of bedrooms and studies;*
> - *6m in the case of habitable rooms other than bedrooms and studies;*
> - *7.5m in the case of outdoor unenclosed outdoor active habitable spaces; or*
>
> *ii. Are provided with permanent vertical screening to restrict views within the cone of vision from any major opening of an active habitable space; or*
>
> *iii. Are provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining property if closer than 25m to the opening or equivalent."*

Therefore as the raised outdoor living area does not comply with the required setbacks the application can be considered under the Design Principles of the R-Codes which states:

> *"Direct overlooking of active habitable spaces and outdoor living areas of other dwellings is minimised by building layout, location and design of major openings and outdoor active habitable spaces, screening devices and landscape, or remoteness.*
>
> *Effective location of major openings and outdoor active habitable spaces to avoid overlooking is preferred to the use of screening devices or obscured glass.*
>
> *Where these are used, they should be integrated with the building design and have minimal impact on residents' or neighbours' amenity.*

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

Given the adjoining landowner has stated they have no objection to the proposed setback and that direct overlooking will be minimised due to the location and design of the outdoor living space the variation is considered to be minor in nature and complies with the design principles of the R-Codes.

POLICY IMPLICATIONS:

Local: *Shire of Northampton Local Planning Policy – Construction of Barnstyle Sheds and Prefabricated Shed Structures 2014*
Shire of Northampton Local Planning Policy – Relocated Dwellings & Second-hand Cladding Materials 2014

Construction of Barnstyle Sheds and Prefabricated Shed Structures LPP

This policy has been made in accordance with Part 5 of the *Residential Design Codes (R-Codes)*. This Policy is to be read in conjunction with the R-Codes.

This policy has been made to complement Clauses 5.11.2 of *Local Planning Schemes No. 10* (Northampton District). These clauses of the Shire's Scheme outline the requirements for transportable, relocated or prefabricated buildings within the Shire. The Schemes state that Council may permit the erection of a "prefabricated building" on a lot providing that the design of the building is to the satisfaction of Council and in its opinion the building will not detrimentally affect the amenity of the area and it has a facade appropriate to that prevailing within the vicinity.

The policy provides a range of design guidelines for transportable, relocated or prefabricated buildings, including the use of verandahs, a variety of materials, a pitched roof (skillion acceptable), external treatments such as windows and landscaping.

Relocated Dwellings & Second-hand Cladding Materials LPP

The objectives of this Local Planning Policy are:

1.1 To ensure that any development proposing to use a second hand building or second hand cladding material meets acceptable aesthetic and amenity requirements in the locality for which it is proposed.

Whilst the proposed prefabricated dwelling is considered to address the policy requirements it is also important to note that a bond is required of at least 5% of the estimated value of an equivalent new building to a maximum of $10,000.00 and a minimum of $500.00. As with all dwellings that are using a second hand building material, whereby the external appearance needs to be addressed a

condition is placed on the Planning Approval requiring the payment of a bond to ensure that the work undertaken is done within the specified timeframe.

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

Nil.

COMMENT:

Assessment of the application indicates that the proposed dwelling complies with the Shire of Northampton's policies and *Local Planning Scheme No. 10* and the deemed to comply standards of the *Residential Design Codes*. However, further discussion is required in relation to the type of building materials that are proposed to be used and ensuring that they comply with the relevant Scheme and Policy provisions.

Prefabricated Building

The Applicant has provided a number of examples of shipping container homes (refer **Appendix 2**) in order to provide detail to the proposed external cladding materials. A 3D model of the proposed dwelling has also been provided which will be tabled at the Council meeting.

In order to address the Scheme and Policy provisions the proposal includes a range of measures in order to alter the appearance of the shipping containers.

The proposed dwelling will utilise a range of external cladding materials, with all of the shipping containers proposed to be encased with the exception of the shipping container doors on the eastern elevation. Given this elevation will directly impact upon the streetscape due to its visibility from Horan Way and Stokes Street it is considered vital that the shipping container doors be replaced with external cladding or windows in order to address the provisions of Scheme relating to amenity.

It is also considered necessary to require a bond so that the dwelling is finished to the standard approved by Council.

Taking into account the above requirements, it is considered that the orientation, pitched skillion roof, balcony and decks along with external treatments (windows) and cladding will assist in adequately addressing any concerns regarding residential amenity and impact on the streetscape.

The proposed development is therefore recommended for approval subject to conditions.

VOTING REQUIREMENT:

Absolute Majority Required: *No*

CONCLUSION:

It is recommended that Council grant planning approval to the single dwelling (prefabricated construction – shipping containers) on Lot 67 (No. 2) Horan Way, Horrocks subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.3 **APPROVAL**

That Council grant Planning Approval to the Single Dwelling (prefabricated construction – shipping containers) on Lot 67 (No. 2) Horan Way, Horrocks subject to the following conditions:

1 **Development shall be in accordance with the attached approved plans dated 20 February 2015 and subject to any modifications required as a consequence of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;**

2. **A building permit shall be issued by the local government prior to the commencement of any work on the site;**

3. **The space between the ground level and the floor level of the transportable dwelling shall be suitably enclosed to the approval of the local government;**

4. **All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied;**

5. **Prior to the issue of a building permit, the owner is to lodge a bond of $10,000.00 to secure completion of all steps necessary to achieve an external appearance to the building in accordance with the Planning Approval;**

6. **A statutory declaration shall be lodged with the local government prior to the approval of a building permit. The statutory declaration is to be signed by the Applicant and appropriately witnessed, indicating that the bond will be forfeited to Council if:**

(i) **The works described in the attached approved plans dated 20 February 2015 are not completed within 12 months;**

7. Installation of crossing places to the standards and specification of the local government;

8. The roof and walls of the single dwelling being clad of new, non-reflective materials consistent or complementary in colour with the surrounding natural landscape features or desired streetscape to the approval of the local government;

9. A materials and colour schedule for the single dwelling shall be provided prior to the approval of the building permit to the approval of the local government;

10. A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government;

11. Access and car parking areas to be paved/sealed, drained and thereafter maintained to the approval of the local government;

12. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government; and

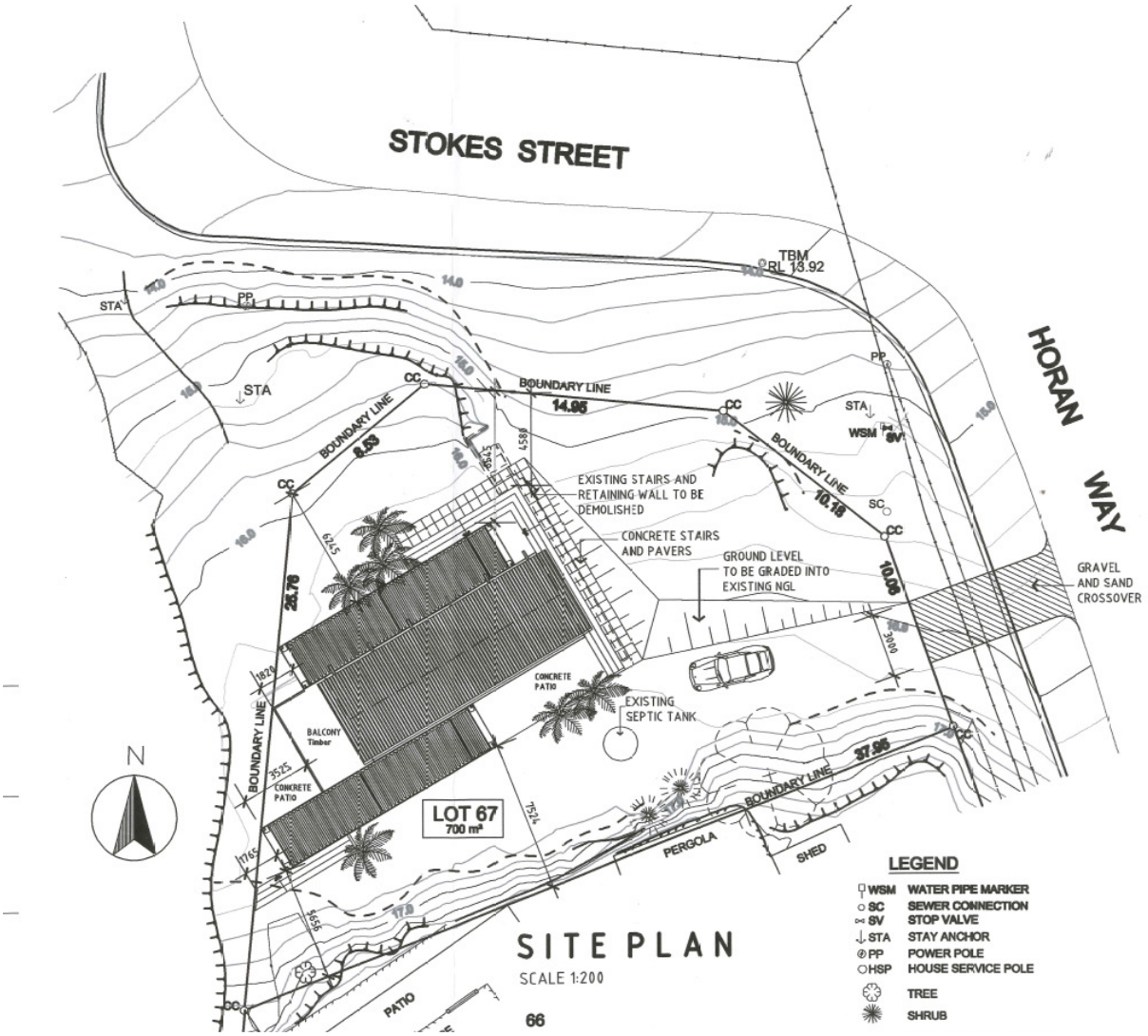
13. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

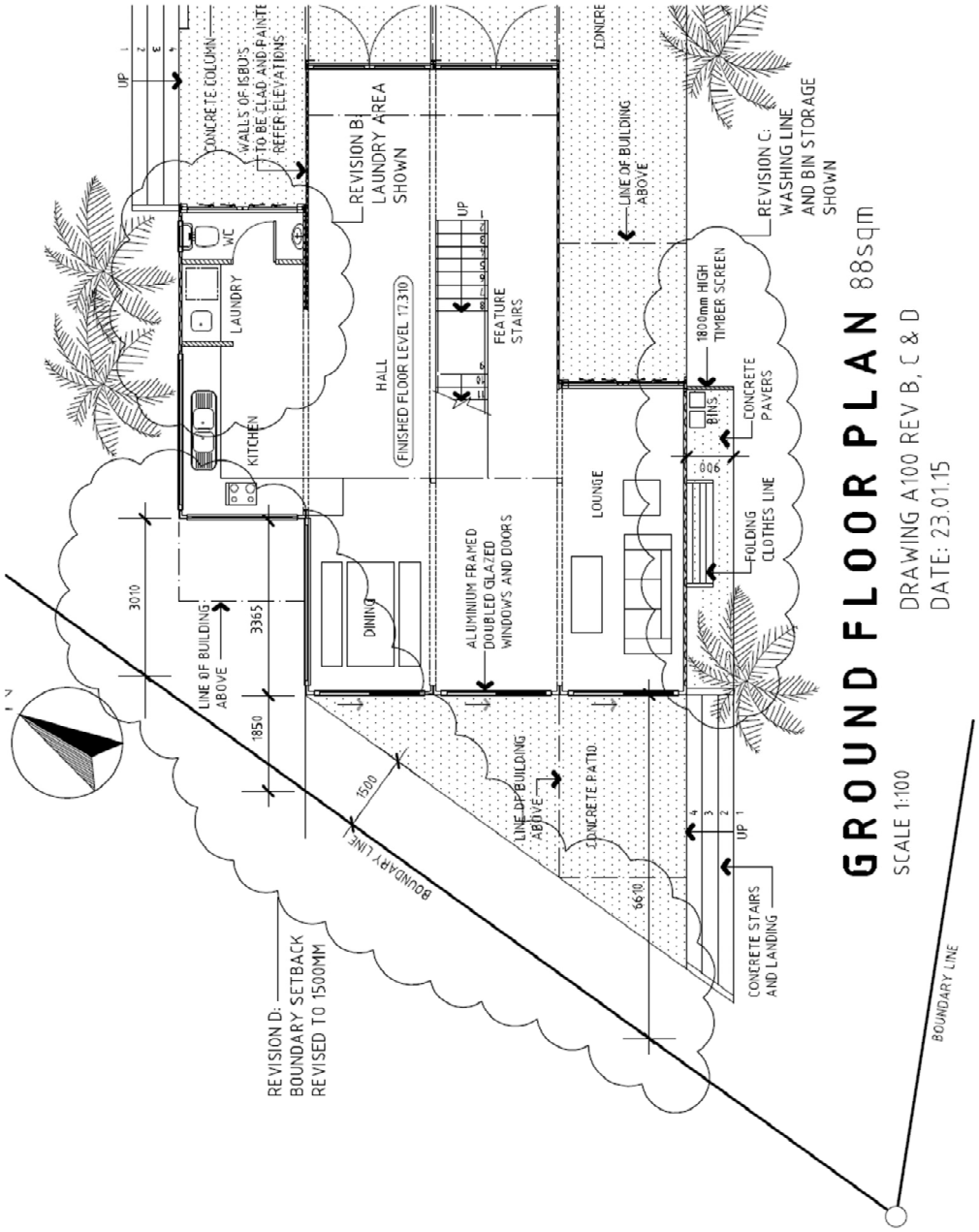
Advice Note

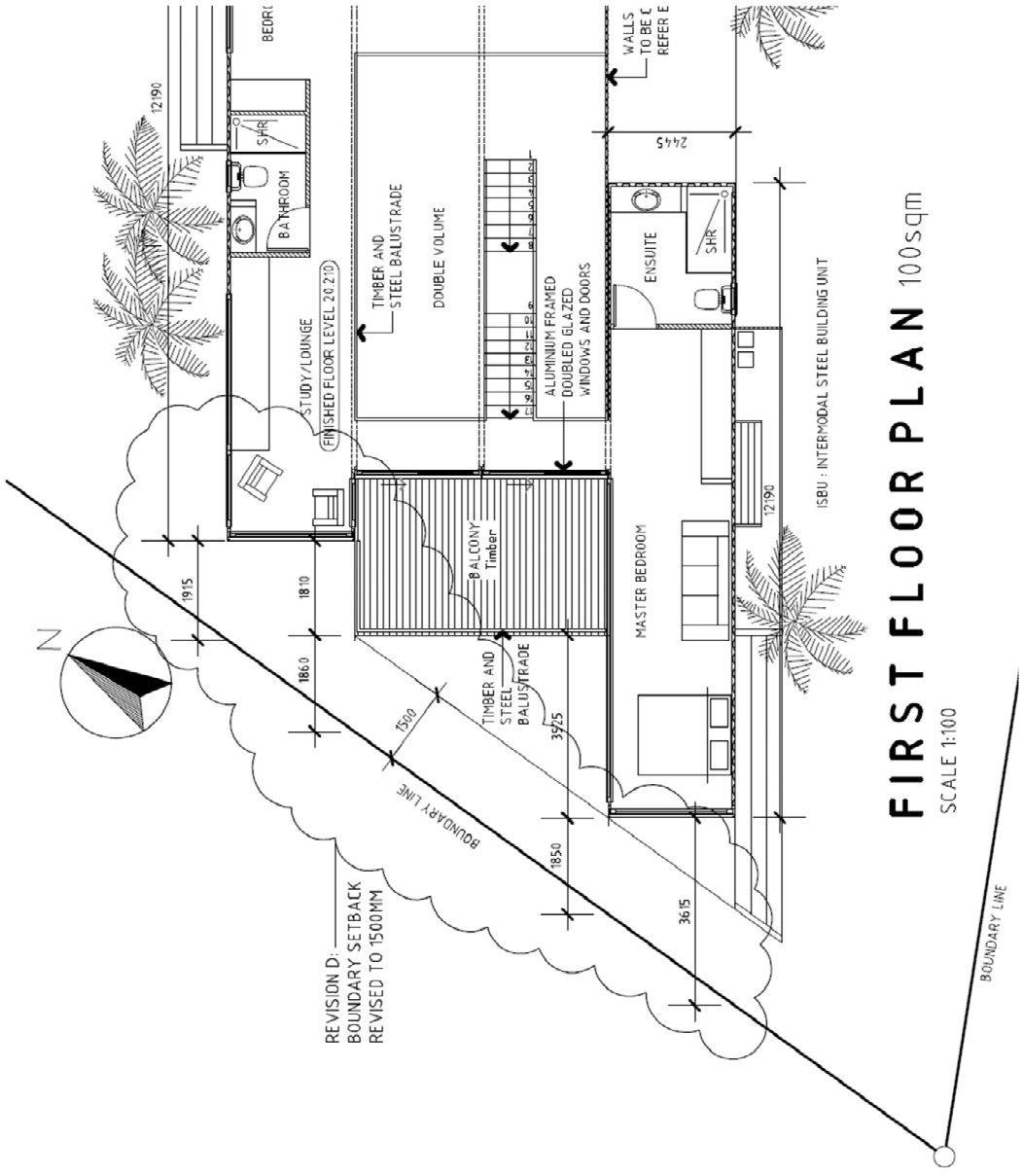
Note 1: Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained.

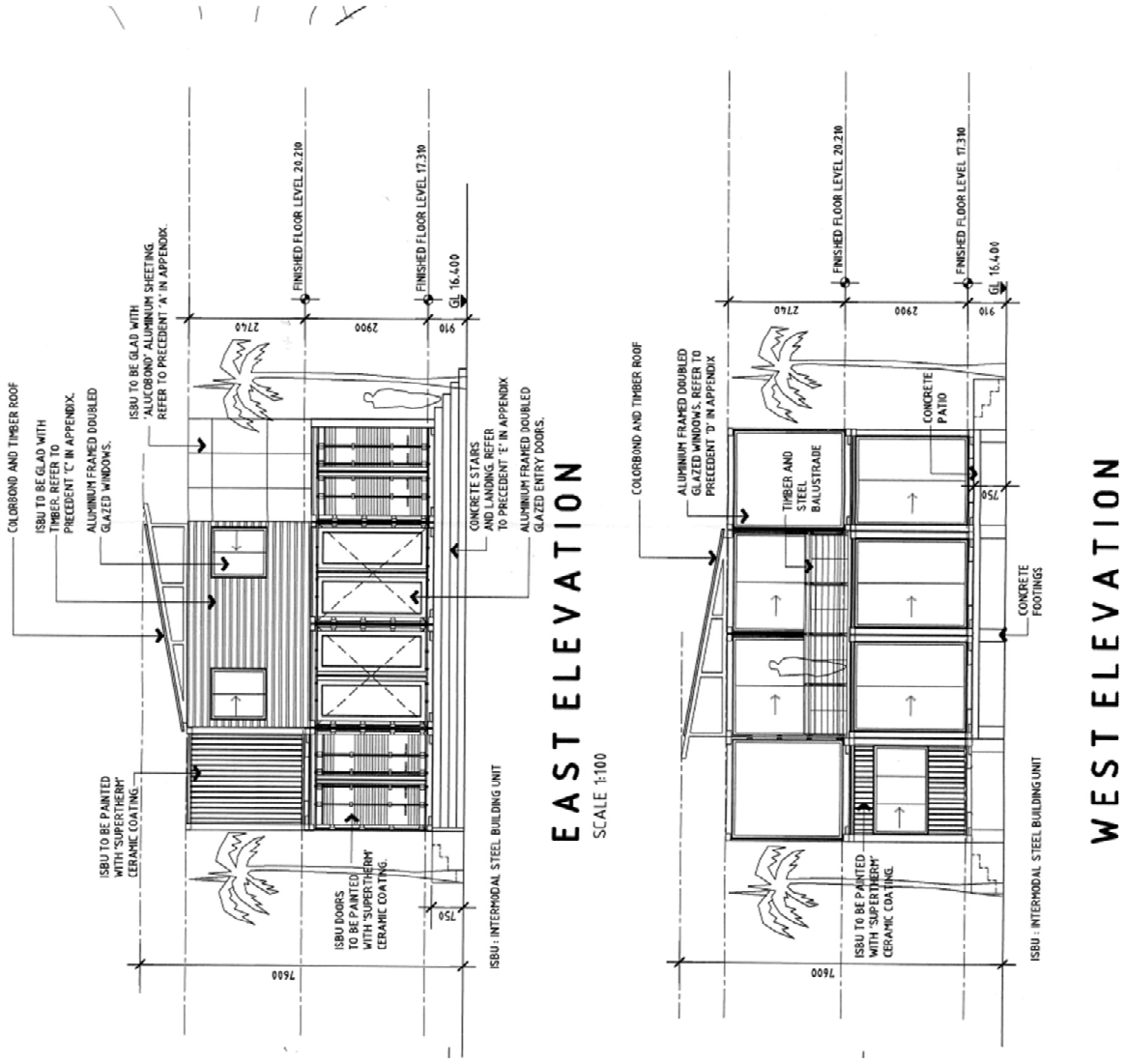
Note 2: If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice.

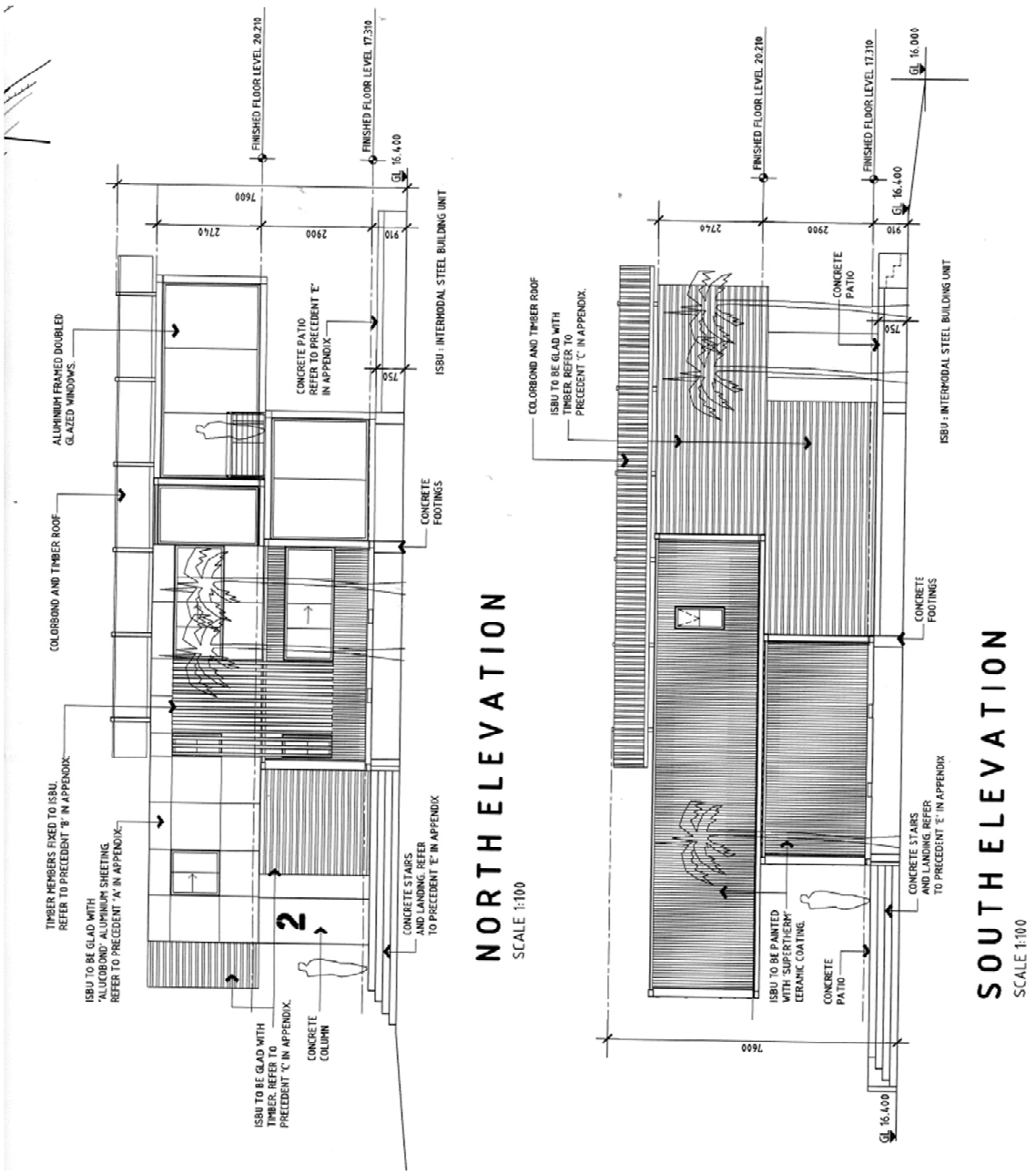
APPENDIX 1 – SITE PLAN, FLOOR PLAN, ELEVATIONS




GROUND FLOOR PLAN 88sqm
SCALE 1:100
DRAWING A100 REV B, C & D
DATE: 23.01.15
CONCRETE COLUMN
WALLS OF ISBU'S TO BE CLAD AND PAINTE REFER ELEVATIONS
REVISION B LAUNDRY AREA SHOWN
WC
LAUNDRY
KITCHEN
HALL
FINISHED FLOOR LEVEL 17.310
UP
FEATURE STAIRS
LINE OF BUILDING ABOVE
REVISION C. WASHING LINE AND BIN STORAGE SHOWN
1800mm HIGH TIMBER SCREEN
BINS
CONCRETE PAVERS
LOUNGE
DINING
ALUMINIUM FRAMED DOUBLED GLAZED WINDOWS AND DOORS
FOLDING CLOTHES LINE
CONCRETE PATIO
CONCRETE STAIRS AND LANDING
BOUNDARY LINE
REVISION D: BOUNDARY SETBACK REVISED TO 1500MM
3010
3365
1850
1500
6610


FIRST FLOOR PLAN 100sqm
SCALE 1:100
REVISION D:
BOUNDARY SETBACK
REVISED TO 1500MM
BOUNDARY LINE
BOUNDARY LINE
BATHROOM
SHR
STUDY/LOUNGE
FINISHED FLOOR LEVEL 20.210
TIMBER AND
STEEL BALUSTRADE
DOUBLE VOLUME
ALUMINIUM FRAMED
DOUBLED GLAZED
WINDOWS AND DOORS
ENSUITE
SHR
MASTER BEDROOM
BALCONY
Timber
TIMBER AND
STEEL
BALUSTRADE
ISBU : INTERMODAL STEEL BUILDING UNIT
12190
12190
2445
1915
1810
1860
1500
3525
1850
3615
N


COLORBOND ANID TIMBER ROOF
ISBU TO BE GLAD WITH TIMBER. REFER TO PRECEDENT 'C' IN APPENDIX.
ALUMINIUM FRAMED DOUBLED GLAZED WINDOWS.
ISBU TO BE GLAD WITH 'ALUCOBOND' ALUMINIUM SHEETING. REFER TO PRECEDENT 'A' IN APPENDIX.
FINISHED FLOOR LEVEL 20.210
FINISHED FLOOR LEVEL 17.310
GL 16.400
2740
2900
910
CONCRETE STAIRS AND LANDING. REFER TO PRECEDENT 'E' IN APPENDIX
ALUMINIUM FRAMED DOUBLED GLAZED ENTRY DOORS.
ISBU TO BE PAINTED WITH 'SUPERTHERM' CERAMIC COATING.
ISBU DOORS TO BE PAINTED WITH 'SUPERTHERM' CERAMIC COATING.
750
7600
ISBU : INTERMODAL STEEL BUILDING UNIT
EAST ELEVATION
SCALE 1:100
COLORBOND AND TIMBER ROOF
ALUMINIUM FRAMED DOUBLED GLAZED WINDOWS. REFER TO PRECEDENT 'D' IN APPENDIX
TIMBER AND STEEL BALUSTRADE
CONCRETE PATIO
CONCRETE FOOTINGS
WEST ELEVATION


FINISHED FLOOR LEVEL 20.210
FINISHED FLOOR LEVEL 17.310
GL 16.400
7600
2740
2900
910
750
ALUMINIUM FRAMED DOUBLED GLAZED WINDOWS.
COLORBOND AND TIMBER ROOF
TIMBER MEMBERS FIXED TO ISBU. REFER TO PRECEDENT 'B' IN APPENDIX.
ISBU TO BE GLAD WITH 'ALUCOBOND' ALUMINIUM SHEETING. REFER TO PRECEDENT 'A' IN APPENDIX.
ISBU TO BE GLAD WITH TIMBER. REFER TO PRECEDENT 'C' IN APPENDIX.
CONCRETE COLUMN
CONCRETE PATIO REFER TO PRECEDENT 'E' IN APPENDIX
CONCRETE FOOTINGS
CONCRETE STAIRS AND LANDING. REFER TO PRECEDENT 'E' IN APPENDIX
ISBU : INTERMODAL STEEL BUILDING UNIT
2
NORTH ELEVATION
SCALE 1:100
COLORBOND AND TIMBER ROOF
ISBU TO BE GLAD WITH TIMBER. REFER TO PRECEDENT 'C' IN APPENDIX.
ISBU TO BE PAINTED WITH 'SUPERTHERM' CERAMIC COATING.
CONCRETE PATIO
CONCRETE FOOTINGS
CONCRETE STAIRS AND LANDING. REFER TO PRECEDENT 'E' IN APPENDIX
ISBU : INTERMODAL STEEL BUILDING UNIT
SOUTH ELEVATION
SCALE 1:100

APPENDIX 2 – EXAMPLES OF SHIPPING CONTAINER DWELLINGS & EXTERNAL CLADDING MATERIALS



PRECEDENT EXAMPLE 'A'
'ALUCOBOND' ALUMINIUM CLADDING



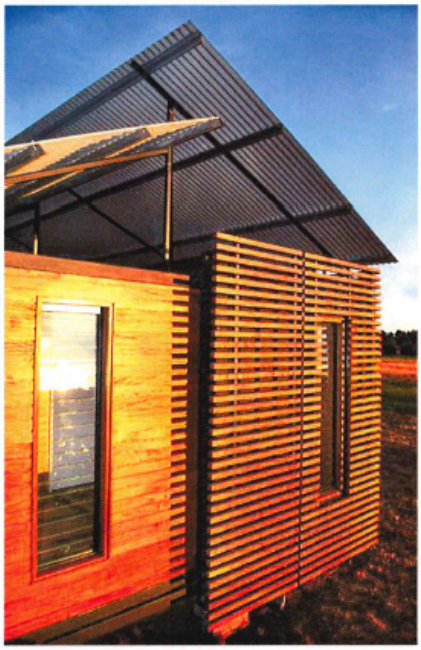




PRECEDENT EXAMPLE 'B'
'TIMBER CLADDING



PRECEDENT EXAMPLE 'C'
TIMBER CLADDING

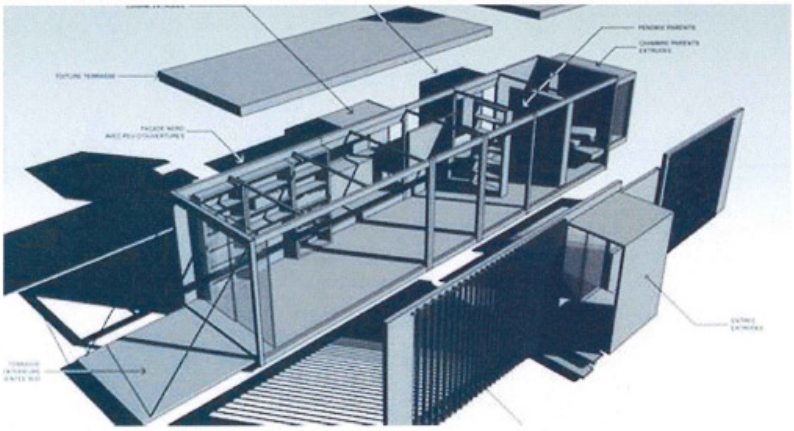






PRECEDENT EXAMPLE 'C'
'TIMBER CLADDING



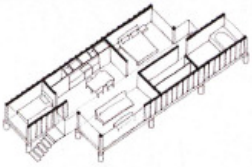




PRECEDENT EXAMPLE 'D'
DOUBLE GLAZED END WINDOWS





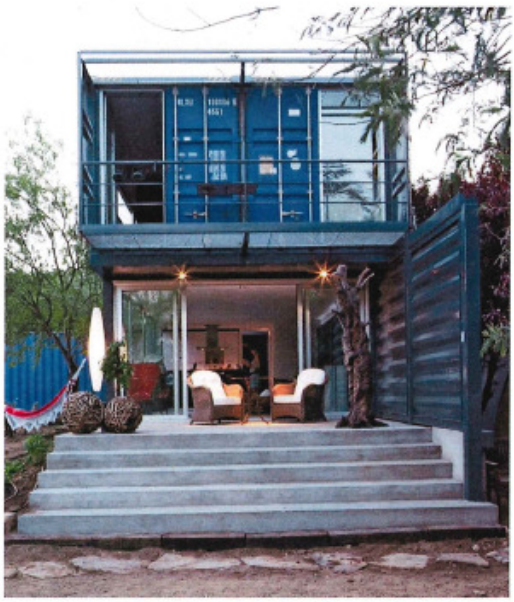






PRECEDENT EXAMPLE 'E'
CONCRETE STAIRS AND PATIO





AUSTRALIAN PRECEDENT
RESIDENCE
GRACEVILLE QUEENSLAND
BY ZIEGLERBUILD



6.3.4 PROPOSED RETAINING WALL - LOT 203 (NO. 71) GLANCE STREET, HORROCKS

FILE REFERENCE: 10.5.1.1 / 71 GLAN (A3652)
APPLICANT: S Reynolds
OWNER: S Reynolds
DATE OF REPORT: 5 February 2015
REPORTING OFFICER: Hayley R. Williams - Principal Planner
APPENDICES:
1. Site Plan, survey & retaining details

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 retaining wall to be constructed on Lot 203 (No. 71) Glance Street, Horrocks. Council consideration is required as the retaining wall height does not comply with the deemed to comply standards of the *Residential Design Codes* (R-Codes). It is recommended that Council grant Planning Approval subject to conditions.

LOCATION PLANS:

Figure 1 – Location Plan, Lot 203 (No. 71) Glance Street, Horrocks

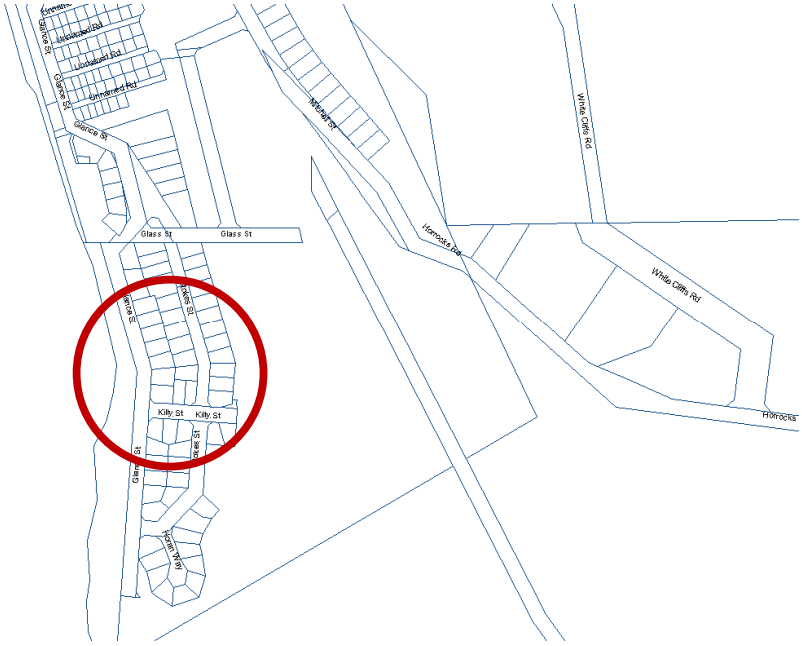


Figure 2 – Aerial Photograph, Lot 203 (No. 71) Glance Street, Horrocks



BACKGROUND:

An application has been received for the construction of a retaining wall upon Lot 203 (No. 71) Glance Street, Horrocks. The application has been brought before Council as the application does not comply with the requirements of the *Residential Design Codes of Western Australia* 2013 ('R-Codes').

The application proposes the construction of a retaining wall with a maximum height of 2.7 metres. The retaining wall is proposed along the full extent of the northern boundary as well as along the front boundary to Glance Street.

The retaining wall is proposed to be tiered along the front boundary with a smaller retaining wall of 1.2 metres abutting the front boundary and then stepped back to 2.7 metres with a 1 metre gap.

In consideration of the application the following information is provided:

Lot Size	613m^2
Existing Development	Vacant
Existing Services	Water, Sewer, Power, Phone
Vehicular Access	Glance Street
Vegetation	Cleared
Surrounding Land	Residential R20

A copy of the development plans are included within **Appendix 1**.

COMMUNITY & GOVERNMENT CONSULTATION:

As the proposal does not comply with Sections 5.3.7 – Site Works and 5.3.8 – Retaining Walls of the R-Codes it is a requirement that any affected adjoining landowners are consulted.

On 12 January 2015 Shire staff wrote to the adjoining landowner to the North (Lot 202) seeking their comment upon the proposal. The landowner was given 14 days in which to provide the Shire with comment. No response was received from the landowner.

FINANCIAL & BUDGET IMPLICATIONS:

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

STATUTORY IMPLICATIONS:
State: *Planning and Development Act 2005*
Local: *Shire of Northampton Local Planning Scheme No. 10*

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

Residential Design Codes (2013)

The *Residential Design Codes* (R-Codes) are formulated using a modified "performance" approach. The "Deemed-to-Comply" provisions contained in the R-Codes provide a means by which development can be assessed as compliant, while the "Design Principles" allow the possibility of other ways of achieving an acceptable outcome.

Section 5.3.7 – Site Works of the Residential Design Codes states:

> *"Excavation or filling between the street and building or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for the dwelling.*
>
> *Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.*
>
> *Subject to compliance with subclause C7.2 above all excavation or filling behind a street setback line and within 1m of a boundary, not more than 0.5m above natural ground level at the lot boundary except where otherwise stated in the scheme local planning policy, local structure plan or local development plan."*

In relation to the proposed retaining wall Section 5.3.8 of the R-Codes states the following acceptable development provision:

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

The proposed site works and retaining do not comply with the deemed to comply provisions of the *Residential Design Codes* and therefore need to be considered in light of the Design Principles, which are stated below:

> *"Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*
>
> *Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street."*

"Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineering and landscaped having due regard to clauses 5.3.7 and 5.4.1."

POLICY IMPLICATIONS:
Local: Shire of Northampton Local Planning Strategy (2009)

Nil.

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

Nil.

COMMENT:

Assessment of the application indicates that the proposed retaining wall does not comply with the deemed to comply provisions of the *Residential Design Codes of Western Australia* and therefore further consideration is required of the proposal against the design principles.

Site Works and Retaining Wall Height

The applicant has proposed retaining of up to 2.7 metres in height along the northern side boundary and up to 1.2 metres along the western front boundary. In accordance with the R Codes comment was requested from the neighbouring landowner as the proposed wall exceeds 0.5 metres in height. No comment was received from the adjoining landowner.

The design principles regarding site works refer to development that considers and responds to the natural features of the site and requires minimal fill. Furthermore, where fill is considered to be necessary then the finished levels need to respect the natural ground level at the lot boundary of the site and as viewed from the street.

It is arguable that such a large amount of fill contained within the primary street setback area is not considering the natural features of the site and that the resultant retaining will have an impact upon the streetscape.

Council has previously granted approval for retaining walls along this particular area of Glance Street. However, the maximum height has been 1.4 metres along the front boundary with the dwelling being raised another 0.6 metres above the finished level and being well setback from the street (7.2m). This has lessened the impact of retaining walls on the streetscape.

The existing dwelling to the north (Lot 202) has a finished floor level of 12.13m and the proposed finished level of the sand pad on Lot 203 is 13.0m.

Given the topography of the land and the lack of existing retaining it is necessary to employ some level of retaining in order to develop the land. However, given that the fall over the site is 3 metres and the applicant/landowners response is to fill the site to the level at the rear of the lot without varying the levels over the site to accommodate the natural features, it is considered that the proposed retaining wall will have a negative impact on the streetscape.

It is therefore recommended that Council grant approval to the proposed retaining wall subject to modified plans being received detailing a reduction in the height of the secondary retaining wall (2.7m) to a maximum of 2 metres or alternatively that the secondary wall be setback a minimum of 3 metres from the front boundary.

VOTING REQUIREMENT:

Absolute Majority Required: *No*

CONCLUSION:

It is recommended that Council grant approval to the proposed retaining wall subject to modifications to the size and/or location of the secondary retaining and standard conditions.

OFFICER RECOMMENDATION – ITEM 6.3.4 **APPROVAL**

That Council grant Planning Approval to the Retaining Wall on Lot 203 (No. 71) Glance Street, Horrocks subject to the following conditions:

1. **Development shall be in accordance with the attached approved plan(s) dated 20 February, 2015 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. **The secondary retaining wall shall be reduced in height from 2.7m to 2.0m or setback a minimum of 3m from the front boundary as shown in red on the attached approved plans, dated 20 February 2015;**

4. **A building permit shall be issued by the local government prior to the commencement of any work on the site;**

5. **Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;**

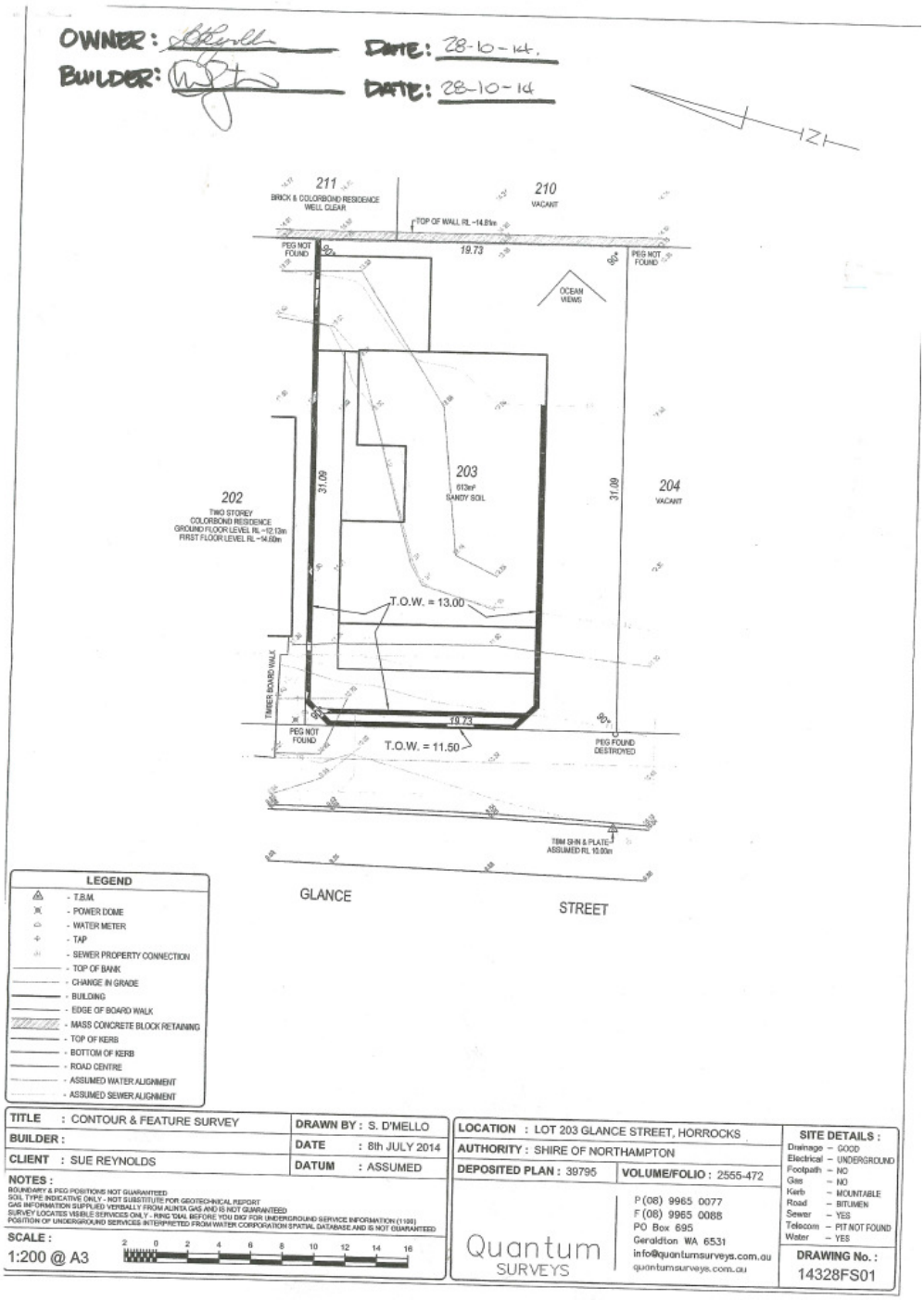
6. **In the case of the retaining wall on the property boundary, the finish of the retaining wall on the affected adjoining landowner's side is to be finished to a forked/pointed standard to the approval of the Local Government; &**

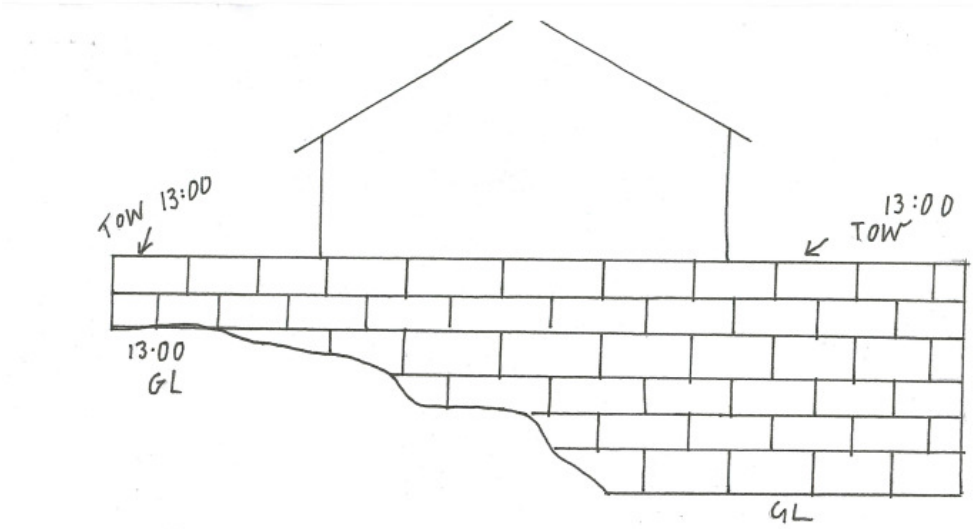
Advice Note

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

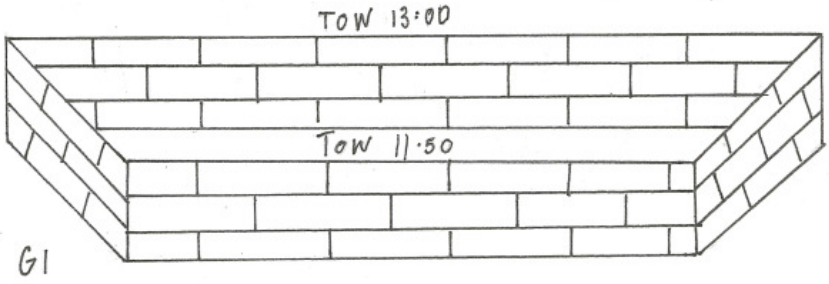
Note 2: **If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice.**

APPENDIX 1 – SITE PLAN, SURVEY & RETAINING DETAILS

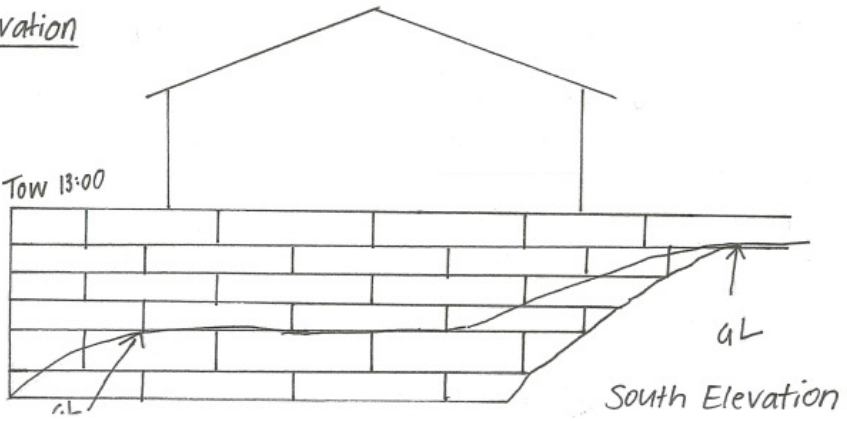




North Elevation



Front Elevation



South Elevation

6.3.5 PROPOSED RETAINING WALL - LOT 36 (NO. 12) CASTAWAY STREET, KALBARRI

FILE REFERENCE: 10.6.1.1 / 12 CAST (A3382)
APPLICANT: T Stringer
OWNER: T Stringer
DATE OF REPORT: 5 February 2015
REPORTING OFFICER: Hayley R. Williams - Principal Planner
APPENDICES:
1. Site Plan and retaining details
2. Example of retaining wall and fence

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 retaining wall to be constructed on Lot 36 (No. 12) Castaway Street, Kalbarri. Council consideration is required as the maximum retaining wall height and privacy setback do not comply with the deemed to comply provisions of the *Residential Design Codes (R-Codes)*. It is recommended that Council grant Planning Approval subject to conditions.

LOCATION PLANS:

Figure 1 – Location Plan, Lot 36 (No. 12) Castaway Street, Kalbarri



Figure 2 – Aerial Photograph, Lot 36 (No. 12) Castaway Street, Kalbarri



BACKGROUND:

An application has been received for the construction of a retaining wall upon Lot 36 (No. 12) Castaway Street, Kalbarri. The application has been brought before Council as the application does not comply with the requirements of the *Residential Design Codes of Western Australia 2013* ('R-Codes').

The application proposes the construction of a retaining wall along the northern side boundary to a maximum height of 1.2 metres. The proposed retaining wall will be 40 metres in length.

In consideration of the application the following information is provided:

Lot Size	2035m^2
Existing Development	Single Dwelling
Existing Services	Water, Power, Phone
Vehicular Access	Castaway Street
Vegetation	Cleared
Surrounding Land	Residential R5

A copy of the development plans are included within **Appendix 1**. The Applicant has also included an example of the type and style of retaining wall along with fencing that they are proposing to build, this is contained within **Appendix 2**.

COMMUNITY & GOVERNMENT CONSULTATION:

As the proposal does not comply with Sections 5.3.7 – Site Works and 5.3.8 – Retaining Walls of the R-Codes it is a requirement that any affected adjoining landowners are consulted.

On 15 January 2015 Shire staff wrote to the adjoining landowner to the North (Lot 37) seeking their comment upon the proposal. The landownerwas given 14 days in which to provide the Shire with comment. No response was received from the landowner.

During initial discussions between the Applicant and the adjoining landowner it was made clear that the owners of Lot 37 were not supportive of the retaining wall along the property boundary and were concerned about the impact it would have on visual privacy.

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 "Residential R5" under *Shire of Northampton Town Planning Scheme No. 9* with a 'Retaining Wall" considered a permitted use.

Residential Design Codes (2013)

The *Residential Design Codes* (R-Codes) are formulated using a modified "performance" approach. The "Deemed-to-Comply" provisions contained in the R-Codes provide a means by which development can be assessed as compliant, while the "Design Principles" allow the possibility of other ways of achieving an acceptable outcome.

Section 5.3.7 – Site Works of the *Residential Design Codes* states:

> *"Excavation or filling between the street and building or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for the dwelling.*
>
> *Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.*
>
> *Subject to compliance with subclause C7.2 above all excavation or filling behind a street setback line and within 1m of a boundary, not more than 0.5m above natural ground level at the lot boundary except where otherwise stated in the scheme local planning policy, local structure plan or local development plan."*

In relation to the proposed retaining wall Section 5.3.8 of the R-Codes states the following acceptable development provision:

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

The proposed site works and retaining do not comply with the deemed to comply provisions of the *Residential Design Codes* and therefore need to be considered in light of the Design Principles, which are stated below:

> *"Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*

Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street."

"Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1."

POLICY IMPLICATIONS:
Local: Shire of Northampton Local Planning Strategy (2009)

Nil.

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

Nil.

COMMENT:

Assessment of the application indicates that the proposed retaining wall does not comply with the deemed to comply provisions of the *Residential Design Codes of Western Australia* and therefore further consideration is required of the proposal against the design principles.

Site Works and Retaining Wall Height

The dwelling located on Lot 36 has been constructed on a sand pad that has been raised approximately 1.2m above natural ground level. Although this does not present any problems regarding visual privacy due to appropriate setbacks being achieved, the issue of visual privacy will be raised with the filling and retaining of the remainder of the site up to the northern boundary with Lot 37.

It is arguable with the appropriate height of fencing (screening) the proposed retaining wall will result in land which can be effectively used for the benefit of the residents and will not detrimentally affect the adjoining property. It should also be taken into account that Lot 37 is at present vacant and so there is an opportunity for the adjoining landowner to orientate their dwelling and outdoor living areas in a way that will afford them privacy.

The applicant has stated they would be prepared to place a fence along the retaining wall at a maximum height of 1.5 metres. This would result in a total height of 2.7 metres along the boundary at the highest point to the west and reduced down to 1.85m at the eastern end.

The proposed retaining wall is not considered to detrimentally affect the adjoining property as it has taken into consideration the matter of visual privacy through the use of fencing at an appropriate height.

It is therefore recommended that Council grant approval to the retaining wall subject to conditions.

VOTING REQUIREMENT:

Absolute Majority Required: *No*

CONCLUSION:

It is recommended that Council grant approval to the proposed retaining wall subject to screening being provided through the use of fencing at a height of 1.5 metres.

OFFICER RECOMMENDATION – ITEM 6.3.5 **APPROVAL**

That Council grant Planning Approval to a retaining wall on Lot 36 (No. 12) Castaway Street, Kalbarri subject to the following conditions:

1. **Development shall be in accordance with the attached approved plan(s) dated 20 February, 2015 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;**

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

3. **A building permit shall be issued by the local government prior to the commencement of any work on the site;**

4. **Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;**

5. **In the case of the retaining wall on the property boundary, the finish of the retaining wall on the affected adjoining landowner's side is to be finished to a forked/pointed standard to the approval of the Local Government; &**

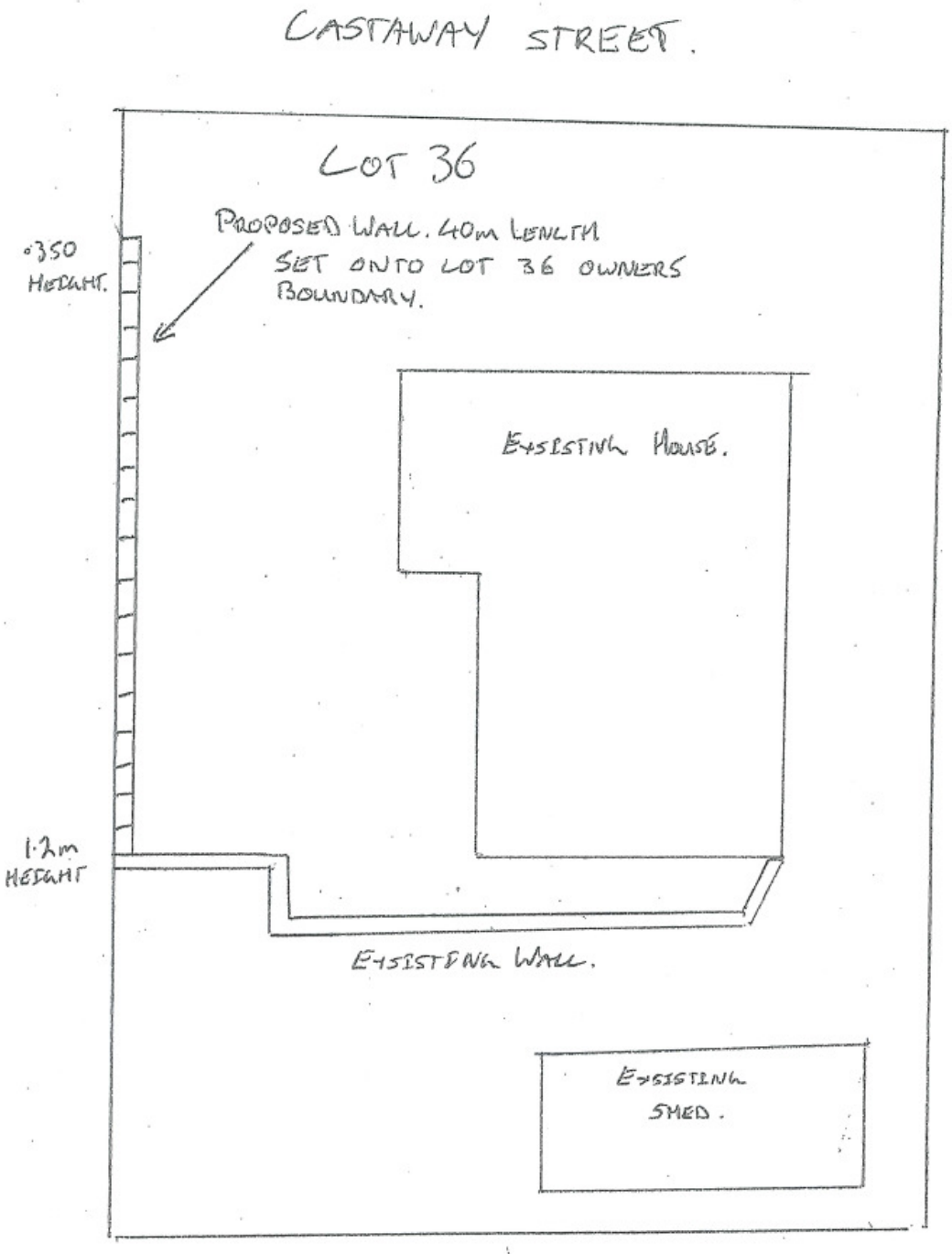
6. A 1.5m fence is required to be erected atop the retaining wall to the approval of the Local Government.

Advice Note

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

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

APPENDIX 1 – SITE PLAN & RETAINING DETAILS



APPENDIX 2 – RETAINING WALL & FENCING EXAMPLE



6.3.6 DEVELOPMENT ASSESSMENT PANELS

FILE REFERENCE: 10.4.1
DATE OF REPORT: 9 February 2015
REPORTING OFFICER: Hayley Williams – Principal Planner
APPENDICES:
1 Correspondence from Government of Western Australia – Development Assessment Panels

AUTHORITY / DISCRETION:

Advocacy ***when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.***

SUMMARY:

The Department of Planning has written to all Local Governments seeking nominations for 2 Development Assessment Panel ('DAP') members and 2 alternate members (4 in total). Given that there has been a change in Council membership recently and a loss of one DAP Representative, Jessica Booth, it is proposed that Council reconsider who is elected to these positions.

BACKGROUND:

On 24 March 2011 the Planning and Development (Development Assessment Panels) Regulations 2011 ('the Regulations') commenced operation. On 2 May 2011 the Ministerial Order formally creating the 15 DAP's across the state came into operation.

The DAP proposed for the Mid West (representing Carnamah, Chapman Valley, Coorow, Cue, Geraldton-Greenough, Irwin, Meekatharra, Mingenew, Morawa, Mount Magnet, Mullewa, Murchison, Northampton, Perenjori, Sandstone, Three Springs, Wiluna and Yalgoo) would consist of 5 members:

- Chairperson (a specialist member);
- 2 specialist members;
- 2 local government representatives from the relevant Local Government;
- 1 specialist member proxy*;
- 1 local government proxy from each local government*.

(* the proxies will only be used when there is failure to reach a quorum)

Council at their Ordinary Meeting held on 22 February 2013 resolved:

> *That Council submit to the Minister of Planning the following Local Government nominations to serve upon a Development Assessment Panel:*
>
> *Councillor Cr G Wilson (member); and*
> *Councillor Cr J Booth (member).*
>
> *Councillor Cr S Stock-Standen (alternate member/proxy); and*
> *Councillor Cr C Simkin (alternate member/proxy).*

COMMUNITY & GOVERNMENT CONSULTATION:

Not applicable.

FINANCIAL & BUDGET IMPLICATIONS:

Regulation 8(1)(b) of the Planning and Development (Development Assessment Panels) Regulations 2011 requires that any application that is required to be assessed by a DAP cannot be determined by the Local Government, this will take effect from 1 July 2011. Local Governments charge an application fee under Regulation 48A, although they will not be the determining body for DAP applications, as it will be the responsibility of the Local Government to undertake the assessment of the application. The Local Government application fee can not exceed that prescribed by Schedule 2 of the Regulations.

Applicants will be required to make payment of a DAP fee in addition to the Local Government Application Fee.

The financial threshold for activating a DAP is when the estimated cost of development is $7 million or more (except for the City of Perth where it is $15million). Applicants have the option of requesting that a DAP assess the application where the total development value is between $3million and $7million (between $10million and $15million in the City of Perth). Local Governments have the option of delegating applications for developments of any value to a DAP for determination if they so choose.

STATUTORY IMPLICATIONS:

State: Planning & Development (Development Assessment Panels) Regulations 2011

DAP members will be bound by similar requirements regarding their conduct as Local Government Councillors, for example:

- all DAP members will be required to declare any direct or indirect pecuniary interest in a matter, before the meeting on that application commences;
- DAP members will not be permitted to disclose or make improper use of information that they acquire during their time as a member;
- DAP members will be prevented from accepting "prohibited" gifts in all circumstances, and will be permitted to accept other types of gifts ("notifiable" gifts) as long as they notify the Department of Planning;
- Members will be required to comply with the DAP Code of Conduct developed by the Department of Planning; and
- No DAP member will be permitted to make a statement regarding the competence or honesty of a Local Government employee or public sector employee.

POLICY IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

COMMENT:

Local Governments have until 27 February, 2015 to submit to the Minister for Planning nominations for 2 DAP members and 2 alternate members. In the event that a Local Government does not provide the requisite nomination by the deadline the Minister is empowered to nominate replacements from eligible voters in the district to which the DAP is established.

The period of appointment for all DAP members will be 2 years. After the 2 year term has come to an end, the Minister will ask the relevant Local Government to provide nominations for its 2 Local Government members (and 2 alternate members). The same individuals can be re-nominated by the Local Government, however, the Regulations require the nomination process to occur every 2 years.

All DAP members, except those not entitled to receive sitting fees, will be paid sitting fees on a sessional basis. The presiding member will be paid $500 per session, and all other members will be paid $400 per session.

The Regulations provide that travelling costs that DAP members incur when attending meetings are to be paid to all DAP members, including accommodation and airfares. These costs are to be paid as set out in the current Public Sector Commissioner's Circular on this matter *(2009/20 Reimbursement of Travel Expenses forMembers of Government Boards and Committees)*. For the avoidance of doubt, all DAP members, including those not entitled to be paid sitting fees, will be entitled for reimbursement for these out-of-pocket expenses.

It is anticipated that the Minister and Cabinet would formally approve the Local Government DAP nominations on or around 15 June 2011.

The Regulations prevent a DAP member from attending a meeting without first completing mandatory training (any DAP member who successfully completes the training is entitled to payment of $400 from the Department of Planning). DAP training is anticipated to commence from early May with priority given to areas that are likely to experience a high volume of DAP applications.

It is proposed that DAPs would operate as follows:

- meetings will be conducted in a place open to the public;
- a person who has made a submission during the advertising period will be permitted to make a presentation to the DAP;
- in some circumstances, the public may be excluded from a meeting where the application contains commercial information of a confidential nature or information about the personal affairs of a person;
- Code of Conduct will be in place for DAP Members to adhere to;
- a record of meetings and voting outcomes by individual DAP members will be kept and made available to the public via websites;
- annual report will be required by the Department for Planning;
- professional staff from the relevant Local Government will prepare a report and recommendation on the development application for the DAP's consideration in making its determination;
- the planning officer will be required to attend the DAP to present the application and provide clarity on the assessment report;
- secretariat support for the DAP will be provided by the relevant Local Governments on a six monthly rotational basis;

- these duties will include preparing agendas, advertising meetings, organising meetings, taking minutes and publicising meeting outcomes;
- the Chairperson's sessional sitting fee will be higher than the other members to reflect the responsibilities of this role;
- a quorum for the DAP's is proposed to be three members which will be comprised of at least the chair, 1 Local Government member and 1 independent specialist member; &
- meeting frequency is proposed to be determined by the individual DAP, meeting frequency will be based on the number of applications submitted for consideration.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

That Council nominate 4 Councillors to sit as representatives on the Development Assessment Panel's.

OFFICER RECOMMENDATION – ITEM 6.3.6

That Council submit to the Minister of Planning the following Local Government nominations to serve upon a Development Assessment Panel:

Councillor _____ (member); and
Councillor _____ (member).

Councillor _____ (alternate member/proxy); and
Councillor _____ (alternate member/proxy).

APPENDIX 1 - CORRESPONDENCE FROM GOVERNMENT OF WESTERN AUSTRALIA – DEVELOPMENT ASSESSMENT PANELS

POSTED ICR25859

Government of **Western Australia**
Development Assessment Panels

Our Ref: DP/12/00609
Enquiries: DAPs secretariat
Telephone: 6551 9919

NORTHAMPTON SHIRE COUNCIL
File: 10.4.1
24 DEC 2014.

Admin	Eng	Hlth Bldg	Town Plan	Rang
			HW	

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

Dear Garry

DEVELOPMENT ASSESSMENT PANELS: LOCAL GOVERNMENT NOMINATIONS

As you would be aware, fifteen Development Assessment Panels (DAP) came into operation on 1 July 2011 to determine development applications that meet a certain threshold value. Each DAP comprises five members: three specialist members, one of which is the presiding member, and two local government members.

Appointments of all local government DAP members expire on 26 April, 2015. Members whose term has expired will be eligible for re-consideration at this time.

An Expression of Interest for Development Assessment Panel specialist members was advertised in the West Australian on 6 and 10 December, 2014 and in regional newspapers in the week commencing 8 December, 2014. Nominations for specialist members will close on Friday, 23 January, 2015. You will be advised of the new specialist members once they have been appointed by the Minister.

Under regulation 26 of the *Planning and Development (Development Assessment Panels) Regulations 2011,* your local council is requested to nominate four elected members of the Council, comprising two local members and two alternate local members to sit on your local DAP as required.

Using the attached form, please provide names, address, email, mobile and land line telephone numbers, date of birth, employer(s), position(s) and include curriculum vitae details of your four local government DAP nominees.

Nominations are required to be received no later than Friday 27 February, 2015.

Following receipt of all local government nominations, the Minister for Planning will consider and appoint all nominees for up to a two-year term, expiring on 26 April 2017. All appointed local members will be placed on the local government member register and advised of DAP training dates and times. It is a mandatory requirement, pursuant to the DAP regulations, that all DAP members attend training before they can sit on a DAP and determine applications. Local

140 William Street, Perth, Western Australia 6000
Tel: (08) 6551 9000 Fax: (08) 6551 9001 http://daps.planning.wa.gov.au/
ABN 79 051 750 68

government representatives who have previously been appointed to a DAP and have received training are not required to attend further training.

Local government elections may result in a change to local DAP membership if current councillors, who are DAP members, are not re-elected. In this instance, the deputy local DAP members will take the place of the former local DAP members. If both local and alternate (deputy) local members are not re-elected, the local government will need to re-nominate for the Minister's consideration of appointment.

The Council should consider the above matters in selecting nominees as local DAP members.

Local DAP members are entitled to be paid for their attendance at DAP training and at DAP meetings, unless they fall within a class of persons excluded from payment.

Members who are not entitled to payment of sitting, training and State Administrative Tribunal attendance fees include Federal, State and local government employees, active or retired judicial officers and employees of public institutions. These DAP members are not entitled to be paid without the Minister's consent, and such consent can only be given with the prior approval of Cabinet. This position is in accordance with *Premier's circular – State Government Boards and Committees Circular (2010/02)*.

Further information, including DAP location maps and the Premier's Circular, is available online at http://daps.planning.wa.gov.au.

Local representation is vital to DAPs. If no nominations are received by Friday 13 March, 2015, or if I have not allowed the local government a longer nomination period, regulation 26 of the *Planning and Development (Development Assessment Panels) Regulations 2011,* enables me to include on the local government register a person who is an eligible voter of your local government district and who has relevant knowledge or experience that will enable that person to represent the interest of the local community of your district.

If you have any queries regarding this request for nominations, please contact the DAPs secretariat – phone 6551 9919 or email daps@planning.wa.gov.au.

Yours sincerely

Gail McGowan
Director General

18 December 2014

6.3.7 BUILDING AND RETAINING WALL ENCROACHMENTS, MITCHELL STREET HORROCKS

LOCATION:	Mitchell Street, Horrocks
FILE REFERENCE:	10.5.1.1 / 36 MIT / A746
APPLICANT:	D Munday & S Mitchell
OWNER:	D Munday & S Mitchell
DATE OF REPORT:	11 December 2014
REPORTING OFFICER:	Hayley Williams – Principal Planner
APPENDICES:	
1. Letter from D Munday & S Mitchell	

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:

Council Staff have been liaising with the identified property owners in regard to formalising an easement for retaining walls constructed on Council owned land.

Three owners have confirmed that they are willing to pay the required amount for the survey and registration of an easement on their titles for the retaining wall encroachments. However, one landowner has forwarded correspondence to Council for consideration.

BACKGROUND:

Council staff have been working towards resolving a number of encroachments onto Lot 9501, which is owned freehold by the Shire of Northampton.

It was resolved at the Ordinary Meeting of Council in October 2014:

1. *To grant easements to building and/or retaining walls on Lot 9501 for the following properties:*

   Lot 17; Lot 93; Lot 67; Lot 18; Lot 94; and Lot 66 Mitchell Street, Horrocks.

2. *To obtain a quote for the survey of the property boundary between Lot 9501 and the abovementioned properties; and*

3. *To obtain a quote for the granting of easements from Council's appointed solicitor.*

Council staff have forwarded correspondence to the four landowners with retaining wall encroachments (Lots 17, 18, 66 and 67) regarding the cost of obtaining and interest only deposited plan survey and easement documentation.

Correspondence has been received from D Munday & S Mitchell, owner of Lot 18 expressing their dissatisfaction with the cost associated with formalising the encroachment of what is essentially the footings of the retaining wall given the face of the wall is located solely on their land.

A copy of the correspondence is included in **Appendix 1**.

COMMUNITY & GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

Costs will be incurred through surveying and the creation of easements. Council staff have obtained quotes for the associated works and this has been communicated to all four landowners.

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 *Local Planning Scheme No. 10.*

The zoning will not be affected should Council consider the easement option. Should Council consider pursuing for the boundary realignment option for Lots 93 and 94 then a minor amendment will need to be undertaken to change the zoning of the Scheme to reflect the new residential zone boundary.

COMMENT:

The correspondence from the owners of Lot 18 outlines what they believe is to be a minor encroachment of the retaining wall onto Lot 9501.

The owners did undertake a survey of the property as part of the Planning Application process and approval was granted to them for the construction of the retaining wall within their property boundary. However, the contractor did not adhere to the approved plans and constructed the footings of the retaining wall over the boundary, even when expressly told that this was not appropriate by Council staff. Although according to the landowners they were not made aware of this matter by the contractor.

In order to address the concerns of the landowner it is necessary for Council to consider contributing to the cost of the easement preparation or alternatively deciding that the encroachment is minor in nature and does not warrant an easement.

VOTING REQUIREMENT:

Absolute Majority Required: *No.*

OFFICER RECOMMENDATION – ITEM 6.3.7 **For Council consideration**

APPENDIX 1 – CORRESPONDENCE FROM D MUNDAY & S MITCHELL

POSTED
ICR25925

10.5.1.1
36 MIT / A74
GK/HW

Simon Mitchell & Debbie Munday
36 Mitchell Street
HORROCKS WA 6535

16 January 2015

Dear Garry,

I am writing to you regarding the building, excavation & retaining wall encroachments on Lot 9501 Mitchell Street Horrocks. We recently received a letter from you with a quote for preparing easement documents and feel we have a good case with regards to you and council reviewing the proposed costing that we will have to incur. Can you please discuss our concerns at the next meeting of Council. Our concerns are listed below:

- From our understanding, we submitted plans for the retaining/dividing wall that were approved by you with no breach of boundaries. We were unaware that the contractor we hired to build the wall had indeed not followed the plans. After talking to Ms Williams at your offices, the contractor was apparently spoken to about the Council's concerns before the wall was completed. We were unaware of this and feel if Shire had of informed us of their concerns we could have prevented this situation arising.
- From our understanding, the breaches into the lot held by the Shire are all underground and only breach the boundaries by one meter. Surely this is only a minor breach considering some of the other structures that have been erected along Mitchell Street and the encroachment into the Shire's lot cannot be seen. The visible part of our dividing structure is within the boundaries of our lot (as is lot 17).
- We were under the impression that the lot that makes up the hill along Mitchell Street was Crown land and being crown land, no one would be able to build any structures within 20 meters of the top of the hill. We had concerns of the safety of this land with regards to falling debris and fire. We felt the wall was the safest option. We are planning to place a fire break behind the wall and also signage (and maybe a physical barrier) to indicate the drop ahead to prevent any falling from heights. The design of the wall was constructed with safety in mind.
- The reason the dividing wall needed to be built in the first place was because rocks from your lot kept falling down the hill, one coming through the existing fence and smashing the panel. We thought it appropriate to build a structure that would ensure that any falling debris did not cause any further damage. We could have tried to landscape the hill to inhibit falling rocks and sand, similar to what other lot owners have done. We spoke to those lot owners and they reported that this was not a good solution as they still have problems with rocks and sand slipping into their lots.
- We have already paid for our lot to be surveyed and the pegs are still in place. We do not see why we would have to pay to have your lot surveyed as you did not make any payments into having our land surveyed. We do not understand why this cost is inflicted upon us.
- We feel we have done the right thing. We are only one of a few along Mitchell Street that went through the correct processes of applying for approval and meeting all that Shire has requested of us. We have made all the appropriate payments and complied with all directives without question. There are many lots along this street that have structures of varying degrees of permanency that I am sure have not gone through the correct processes. We feel we are now paying a penalty for this.

We write this letter in good faith and hope Council can review our situation as we feel that we are being penalised without due cause. If you would like to discuss this matter with us please do not hesitate to call either Simon on 0459 343 142 or myself on 0429 343 134. Our email address is debsim@westnet.com.au

Yours faithfully

Debbie Munday

6.3.8 REQUEST TO MODIFY LOCATION OF BUILDING ENVELOPE & LANDSCAPE PROTECTION AREA – LOT 6 (NO. 18) RANCH COURT, KALBARRI

LOCATION:	**Lot 6 (No. 18) Ranch Court, Kalbarri**
FILE REFERENCE:	**10.6.1.1**
APPLICANT:	**L Simkin & A Sweetman**
OWNER:	**Kalbarri River Developments Pty Ltd**
DATE OF REPORT:	**9 February 2015**
REPORTING OFFICER:	**Hayley Williams – Principal Planner**

APPENDICES:

1. **Correspondence from L Simkin & A Sweetman**
2. **Big River Ranch – Subdivision Guide Plan**
3. **Geotechnical Plan**
4. **Overlay of Geotechnical Plan and Subdivision Guide Plan – Lot 6**

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:

Correspondence has been received from abovementioned Applicant requesting Council consider modifying the location of the building envelope and landscape protection area on Lot 6 (No. 18) Ranch Court, Kalbarri. Although the Scheme allows for the modification of the building envelopes location, it does not permit the landscape protection zone to be changed. Therefore Council consideration is required.

LOCALITY PLANS:

Figure 1 – Location Plan, Lot 6 (No. 18) Ranch Court, Kalbarri

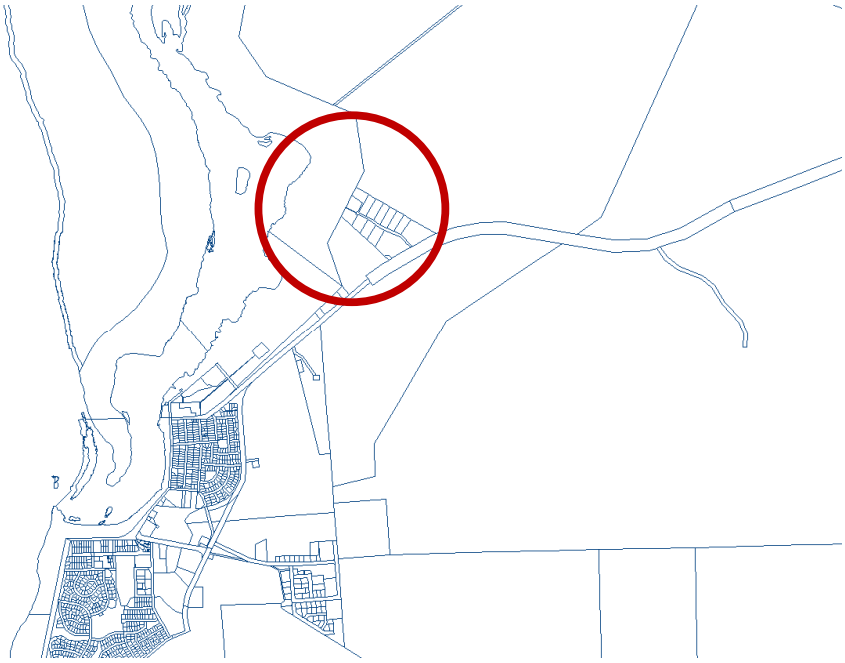


Figure 2 – Aerial Photograph, Lot 6 (No. 18) Ranch Court, Kalbarri



BACKGROUND:

Correspondence has been received from L Simkin and A Sweetman requesting that Council consider the relocation of a building envelope and landscape protection area on Lot 6 (No. 18) Ranch Court, Kalbarri.

Victoria Location 11493 Kalbarri-Ajana Road was subject of Scheme Amendment No. 37 to Town Planning Scheme No. 4. This Scheme Amendment rezoned the land from 'Special Site (Equestrian Centre/Resort) Zone' to 'Special Rural Zone' and 'Tourist Accommodation Zone'.

As part of the Scheme Amendment a Subdivision Guide Plan was included within the Scheme through the inclusion of Appendix No. 8. This contains various clauses relating to the subdivision and development of the land.

As part of the Scheme Amendment a detailed investigation was undertaken into the land capability, with specific reference to drainage. A copy of the Land Capability and Environmental Management Report will be tabled at the Council meeting.

The Applicant has provided a number of reasons for the proposed relocation of building envelope and landscape protection zone including:

- The existing envelope is positioned over the secondary water course area and thus may be inundated in winter.
- It would be neccessary to build a "crossing" over the creek to reach the current building area.
- Our proposed site for the building envelope is on the higher part of the block, it is closer to the main entrance, power, water and is clear of any native vegetation.

A copy of the correspondence is included within **Appendix 1**.

Lot 6 Ranch Court, Kalbarri is approximately 1.1ha. It has a shared access point with Lot 7 across the landscape protection area. The building envelope is located on the eastern side of the lot and the landscape protection zone covers the western half of the lot.

COMMUNITY CONSULTATION:

Nil

GOVERNMENT CONSULTATION:

Consultation with relevant government agencies will be necessary in order to ascertain if the relocation of the building envelope and landscape protection area is feasible.

FINANCIAL & BUDGET IMPLICATIONS:

Nil.

STATUTORY IMPLICATIONS:

State: *Planning and Development Act 2005*
Local: *Shire of Northampton Town Planning Scheme No. 9 - Kalbarri Townsite*

The land is zoned "Special Rural" under *Town Planning Scheme No. 9 - Kalbarri Townsite* with Appendix 8 providing a number of specific clauses that relate to the subdivision and development of the land.

Appendix 8 – Special Rural Zone No. 2 includes the following subdivision and development control provisions:

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 24m²) 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.*

A copy of the Subdivision Guide Plan is included within **Appendix 2.**

POLICY IMPLICATIONS:

Nil.

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

Nil.

COMMENT:

Council has previously allowed the relocation of building envelopes on lots within the Big River Ranch Special Rural Zone, however, these have been in accordance with the requirements specified by Appendix 8 and have complied with the setbacks in Clause 4(c).

The Land Capability and Environmental Management Report prepared by Landform Research examined a range of matters. Of particular importance to this request is the audit of the existing environment, the capability of the land to support subdivision and the geotechnical factors as they relate to drainage, stormwater disposal and erosion potential.

According to the author of the report, Mr Lindsay Stephens, there are no land capability or environmental management issues which would preclude the rezoning of the land for special rural purposes, provided that the recommendations made in the Environmental Management section are adhered to.

These recommendations included:

Water erosion – drainage control	• Excavate and train the central drainage channel by clearing some of the fringing shrubs and leaving space for future cleaning. • Replant widened vegetated buffer to the drainage line, with local species to a width of 20 metres either side of the drainage line. This would be encompassed within the landscape protection area shown on the subdivision guide plan. • Locate dwellings off the alluvial flood plain as shown on the attached geotechnical plan. • Normal soil management practices will reduce potential loss of solid particles from the larger lots. • Runoff from roads should be retained in detention basis designed for a 1:10 year storm event. • There is little or no surface runoff from soils because of the porosity of the soils. • Stormwater from dwellings should be retained in rainwater tanks, soakwells or similar facilities.

A copy of the Geotechnical Plan is included within **Appendix 3**. This provides detail on the location of the existing trained drainage line, the previous storm erosion channel and the alluvial flood plain.

Examining an overlay of the geotechnical /floodrisk plan with the subdivision guide plan (refer **Appendix 4**) it is evident that Lot 6 is impacted upon by the previous storm erosion channel and is wholly contained within the extent of the alluvial soils. However the current building envelope is located outside the primary and secondary drainage line.

There is the potential for the building envelope to be placed on the western side of the drainage line, however, this space is considerably smaller and it could be difficult to achieve the 15 metre side and rear setback requirements.

The potential for storm flood flow is still within the existing drainage line, which is included in the landscape protection area. However, the area of land that is located to the north-west corner is located outside the trained drainage line and is free from any secondary storm erosion channels.

In order to confirm that the relocation of the building envelope and modification of the landscape protection is possible without flood risk the Applicant would be required to undertake all necessary environmental and geotechnical investigations at their cost.

It is also recommended that Council obtain a legal opinion with regard to the risk associated with modifying the location of the landscape protection area on the subdivision guide plan.

VOTING REQUIREMENT:

Absolute Majority Required: *No.*

CONCLUSION:

It is recommended that Council consider the Applicant's request to modify the building envelope and location of the landscape protection area for the Big River Ranch Special Rural Zone in Appendix 8 of *Town Planning Scheme No. 9 – Kalbarri Townsite.*

OFFICER RECOMMENDATION – ITEM 6.3.8	**For Council consideration**

APPENDIX 1 – CORRESPONDENCE FROM L SIMKIN & A SWEETMAN

10·6·1·1 HN
A4765 18 RAN

POSTED ICR25883

Allan Sweetman
Lauren Simkin
24 Salmon Loop
EXMOUTH

Dear Councillors,

Re: Lot 6 River Ranch Road, Kalbarri

We are considering purchasing Lot 6 River Ranch Road with the intension of moving to Kalbarri in the future.

Although the block is ideal for what we want, we feel the current position of the Building Envelope is not in the most suitable place and we are requesting Council allow for its repositioning. Please see the attached documentation to support our proposal.
The factors influencing our request for the repositioning are:

- The existing Envelope is positioned over the secondary water course area and thus may be inundated in winter.
- It would be necessary to build a "crossing" over the creek to reach the current building area.
- Our proposed site for the Building Envelope is on the higher part of the block; it is closer to the main entrance, power and water and is clear of any native vegetation.

We understand that our preferred position for the Building Envelope is within a Landscape Protection Area and this precludes the moving of the Building Envelope at this stage. However, we intend to seek alteration of this also from the relevant departments and agencies as it would be far more beneficial environmentally if the Protection Area included the creek and the secondary water course – not the higher, cleared area and only part of the creek as it stands now.

We have permission from the current owners via Ray White Real Estate to seek these amendments.

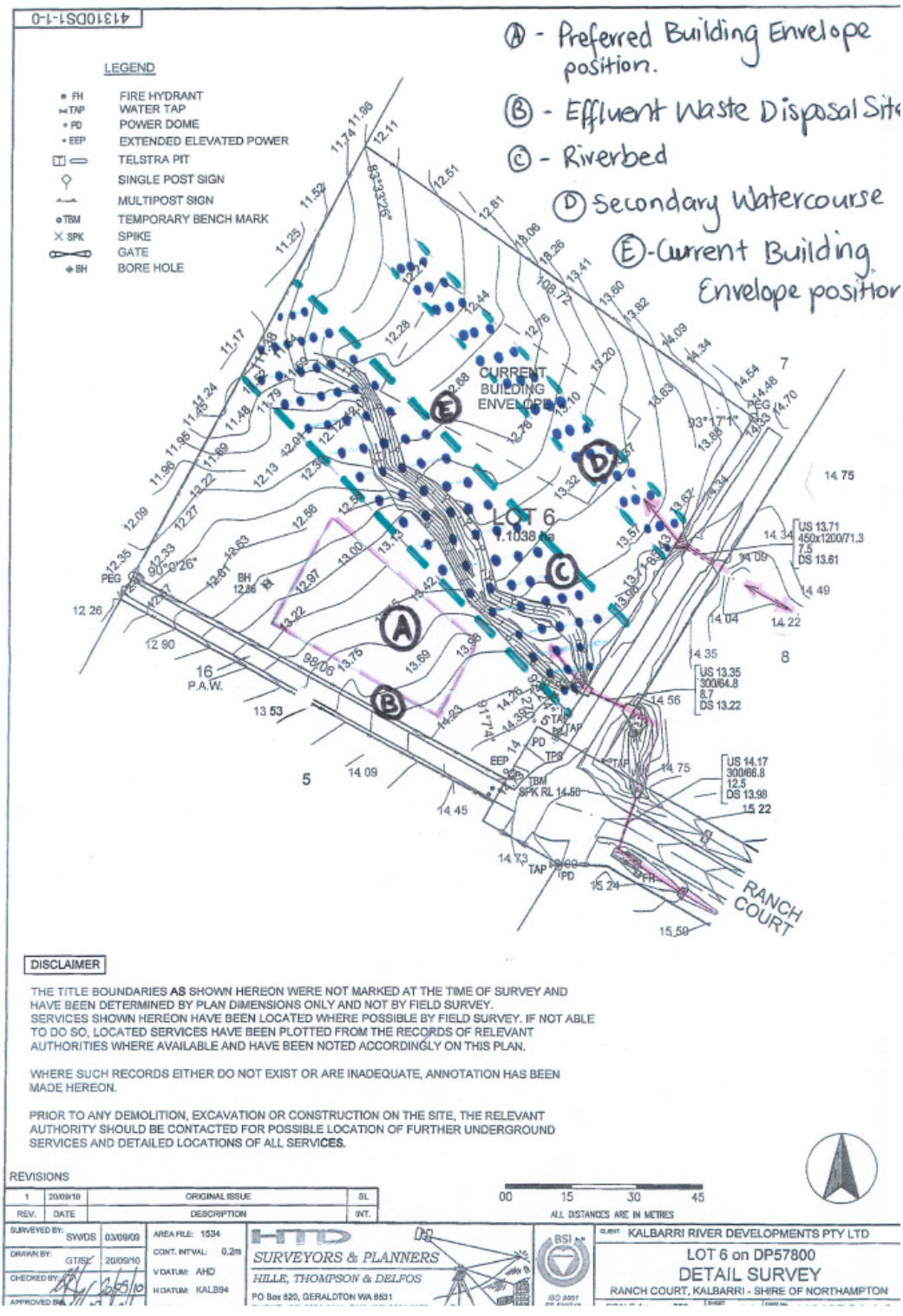
We hope you will consider our proposal favourably and look forward to your reply.

Yours sincerely,

Lauren Simkin
0427666353
Lsimkin87@hotmail.com

Allan Sweetman
0429121474
ajsweetman83@hotmail.com

14 January 2014


4131ODS1-1-0
Ⓐ - Preferred Building Envelope position.
Ⓑ - Effluent Waste Disposal Site
Ⓒ - Riverbed
Ⓓ Secondary Watercourse
Ⓔ-Current Building Envelope position
LEGEND
FH FIRE HYDRANT
TAP WATER TAP
PD POWER DOME
EEP EXTENDED ELEVATED POWER
TELSTRA PIT
SINGLE POST SIGN
MULTIPOST SIGN
TBM TEMPORARY BENCH MARK
SPK SPIKE
GATE
BH BORE HOLE
CURRENT BUILDING ENVELOPE
LOT 6
1.1038 ha
RANCH COURT
DISCLAIMER
THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO DO SO, LOCATED SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.
WHERE SUCH RECORDS EITHER DO NOT EXIST OR ARE INADEQUATE, ANNOTATION HAS BEEN MADE HEREON.
PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
REVISIONS
1 20/09/10 ORIGINAL ISSUE SL
REV. DATE DESCRIPTION INT.
00 15 30 45
ALL DISTANCES ARE IN METRES
SURVEYED BY: SW/DS 03/09/09
DRAWN BY: GT/SL 20/09/10
CHECKED BY:
APPROVED BY:
AREA FILE: 1534
CONT. INT'VAL: 0.2m
V DATUM: AHD
H DATUM: KALB94
HTD
SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS
PO Box 820, GERALDTON WA 6531
CLIENT: KALBARRI RIVER DEVELOPMENTS PTY LTD
LOT 6 on DP57800
DETAIL SURVEY
RANCH COURT, KALBARRI - SHIRE OF NORTHAMPTON

Preferred new building envelope.

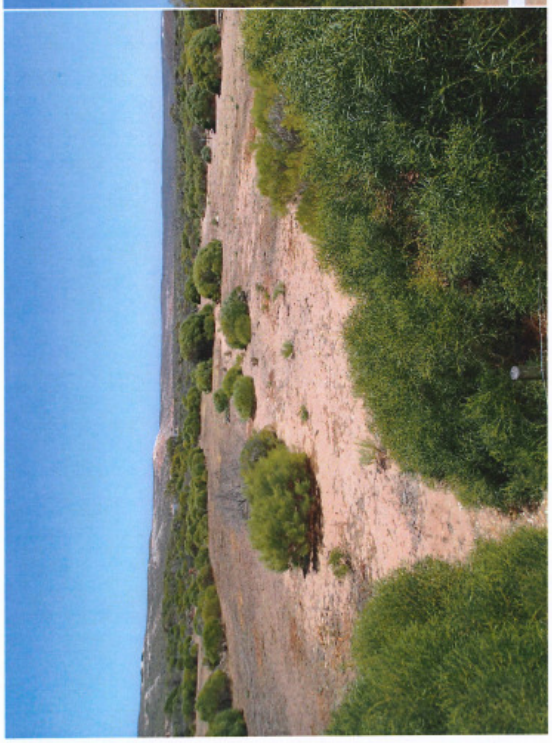
By repositioning the envelope here there is no need to disturb any of the natural vegetation and it is closer to the power and water stations.

We are aware of the need to preserve these waterways so any septic tanks shall be positioned well away from the river itself.

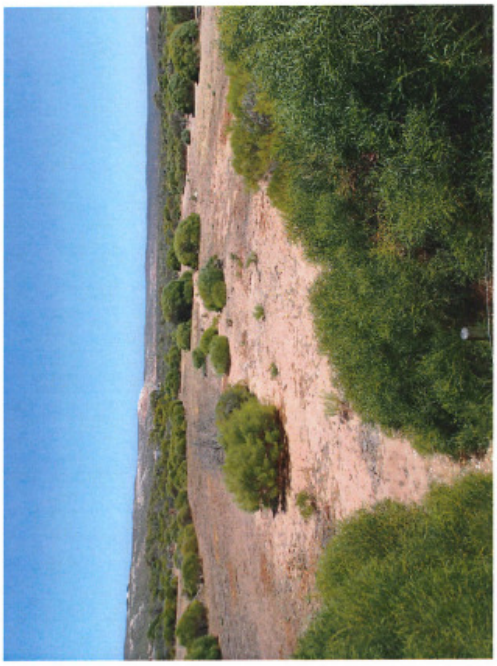


Current building envelope.

The current building envelope is situated in the middle of a secondary water course as well as being well vegetated. We do not wish to disturb too much of the natural landscape, therefore we would prefer the building envelope be moved to the other side of the water way in the clearing shown in the next photo.

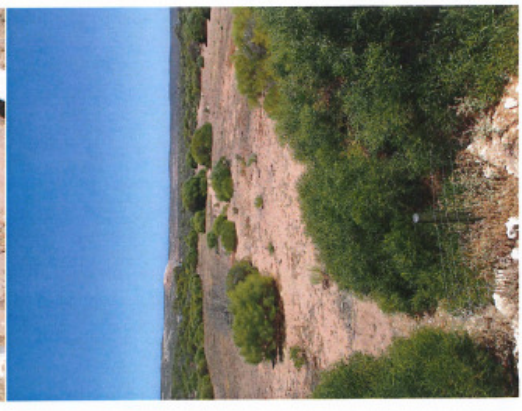




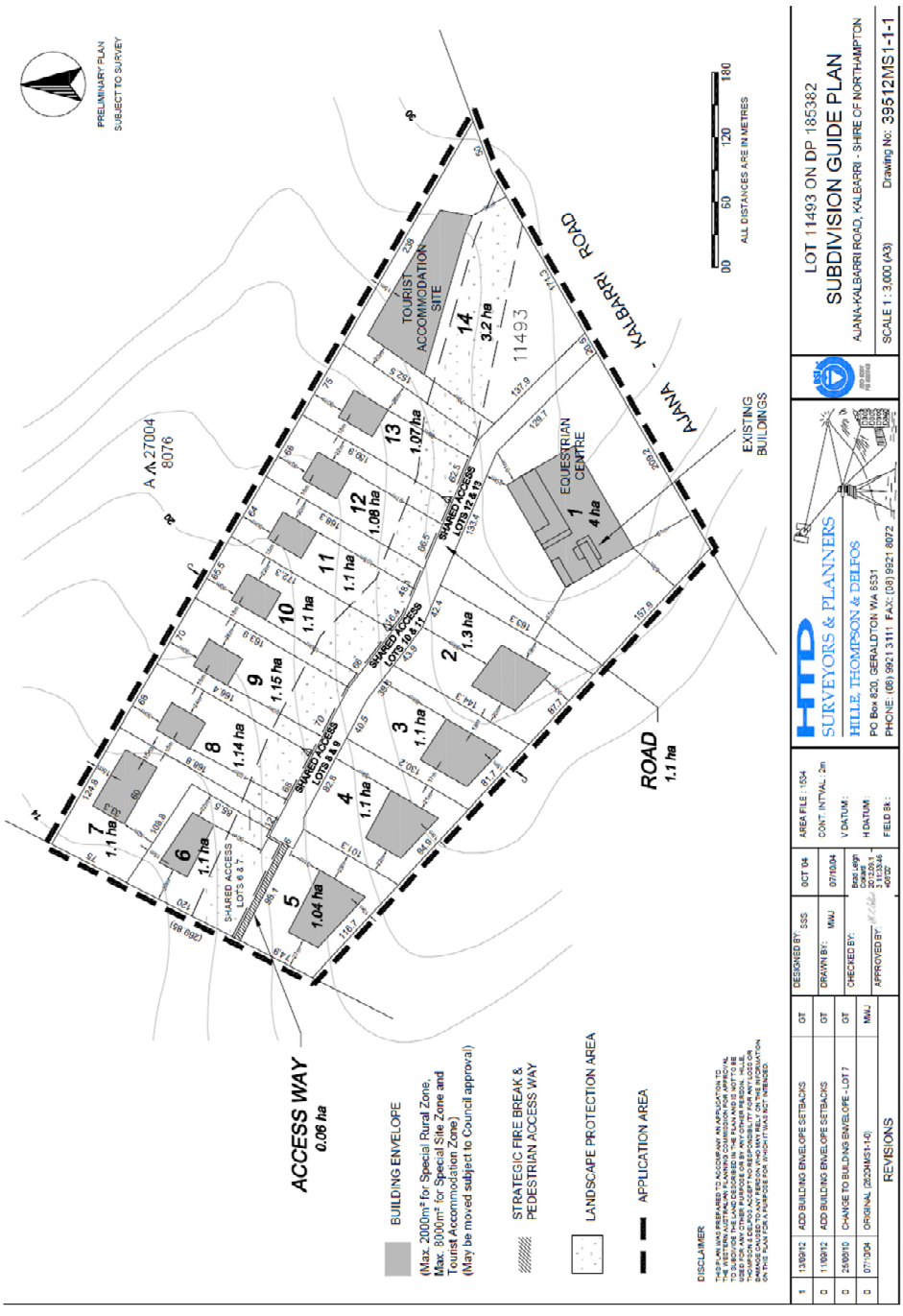


Photos taken of secondary watercourse (apparent overflow) situated in the middle of the current Building Envelope.

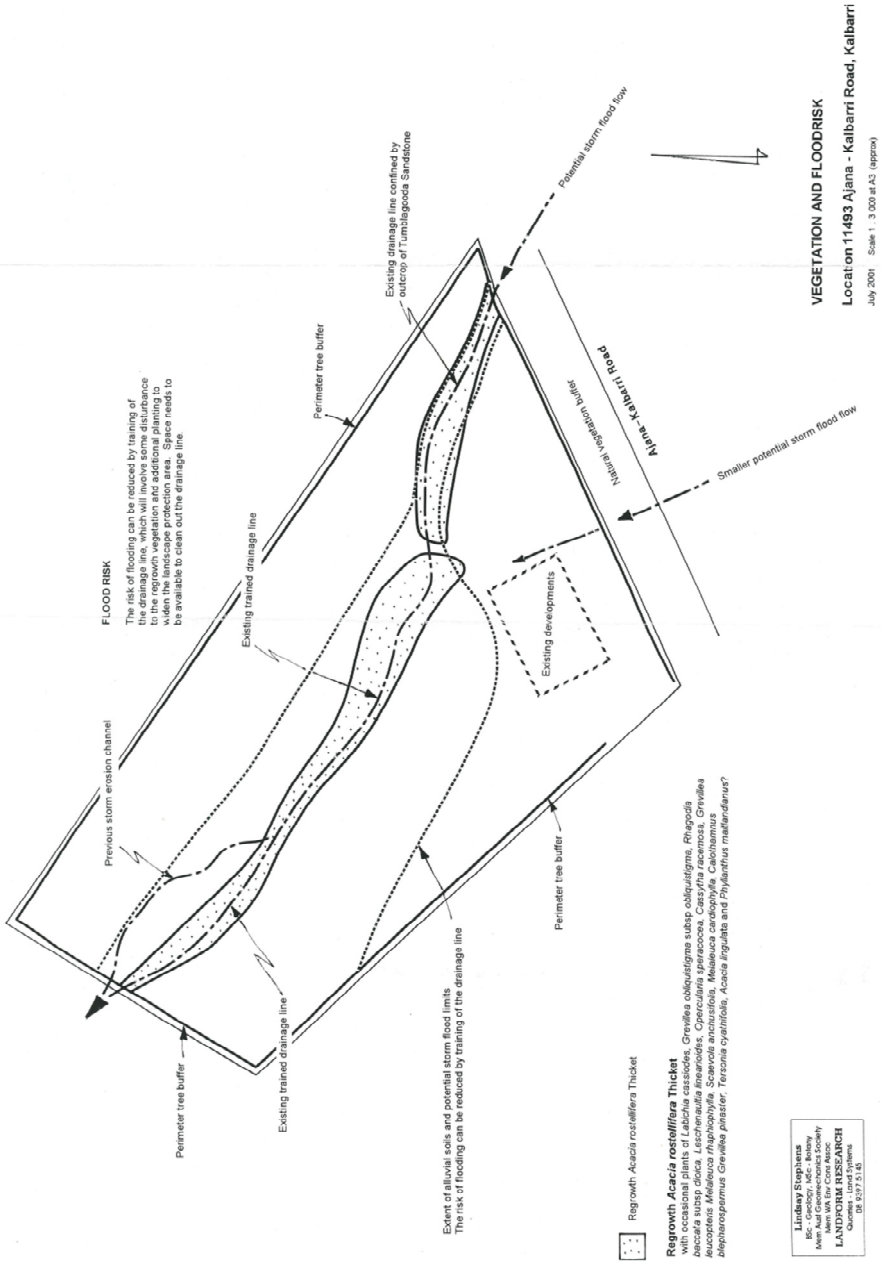




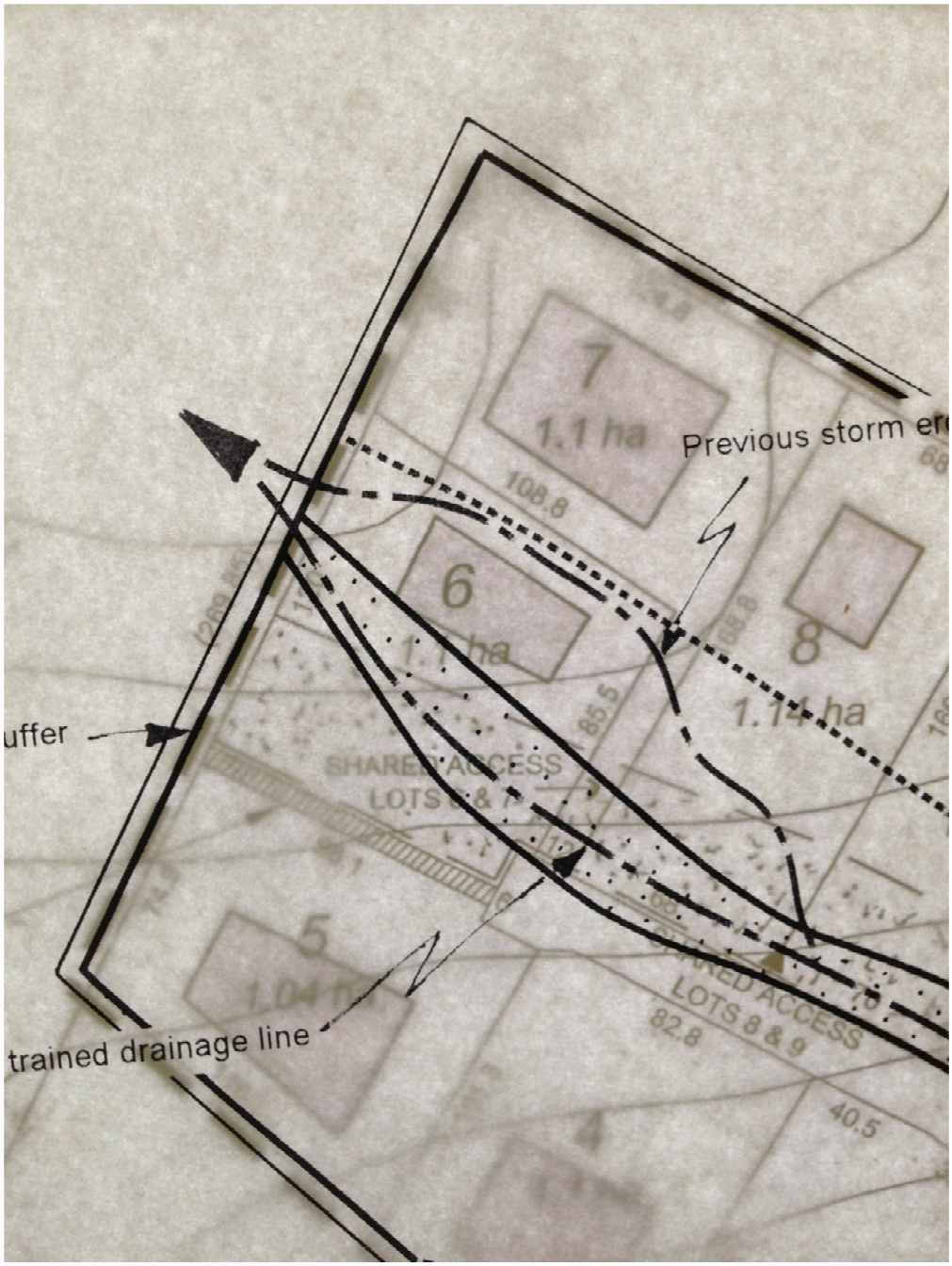
APPENDIX 2 – BIG RIVER RANCH SUBDIVISION GUIDE PLAN



APPENDIX 3 – GEOTECHNICAL PLAN (FLOOD RISK), LANDFORM RESEARCH



APPENDIX 4 – OVERLAY OF GEOTECHNICAL PLAN & SUBDIVISION GUIDE PLAN FOR LOT 6



6.3.9 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: 5 February 2015
REPORTING OFFICER: Hayley Williams - Principal Planner

COMMENT:

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

REF	APPLICANT	LOCATION	PROPOSED DEVELOPMENT / USE	DATE
066	J Walsh & M Close	LOT 4 (NO. 128) STEPHEN STREET, NORTHAMPTON	OUTBUILDING & RETAINING WALL – REDUCED SETBACKS	8 December 2014
067	I Leck	Lot 342 (No. 16) Penn Street, Kalbarri	Deck and Patio 0.5m	18 December 2014
068	P & K Murphy	LOT 254 (NO. 41) STOKES STREET, HORROCKS	SINGLE DWELLING & OUTBUILDING	18 December 2014
069	G White	LOT 366 (NO. 57) SMITH STREET, KALBARRI	ANCILLARY DWELLING	18 December 2014
070	V White	LOT 198 (NO. 46) HAMPTON ROAD, NORTHAMPTON	SIGNAGE	18 December 2014
071	J & B Armstrong	LOT 473(NO. 10) PORTER STREET, KALBARRI	PROPOSED TWO (2) ENSUITE UNITS – KALBARRI TUDOR CARAVAN PARK	19 December 2014
Planning Approvals 2015				
001	M McKeown	LOT 51 (NO. 4562)	Outbuilding – General Rural	27 January 2015

		NORTH WEST COASTAL HIGHWAY, BOWES	Purposes	

OFFICER RECOMMENDATION – ITEM 6.3.9 **For Council Information**

Shire of Northampton

KALBARRI TOWNSITE STRATEGY

January 2015

larry smith planning

Urban and Strategic Planning & Design

A.C.N. 009 254 666

Telephone: (08) 6241 3333

Telephone: 0418-916908

Updated by

Whelans Australia PTY LTD

Whelans@whelans.com.au

Telephone: (08) 6241 3333

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FIGURES & PLANS :

Figure 1.1 : Strategy Plan Area
Plan 1 : Kalbarri Townsite Strategy
Plan 2 : Kalbarri Town Centre Strategy

ADOPTION :

Adopted by the *Council of the Shire of Northampton* at its Ordinary Meeting of the 16th July, 2010.

Adopted by the *Western Australian Planning Commission* on the 29th September, 2010.

1. INTRODUCTION

[Figure 1 – Strategy Area]

Kalbarri is located in the Mid-West Region of Western Australia approximately 600 km north of Perth and 150km north of Geraldton, at the northern extent of the Shire of Northampton.

The Townsite is situated on the southern banks of the Murchison River and is substantially north facing, a favoured orientation along the Western Australian coast as a consequence of the degree of protection afforded from on-shore breezes.

Primary access to Kalbarri is via road, approximately six hours from Perth and 90 minutes from Geraldton. Kalbarri is also serviced by an airport situated within the National Park.

The Shire of Northampton has identified a need for the preparation of a Local Planning Strategy (LPS) to guide the future planning, development and management of the Kalbarri Townsite.

The need for the Plan has arisen as consequence of developing pressures on the Townsite from expanding tourism to the Town and region, an increasing population of "seachangers" and the fact that the current strategy is 15 years old, having been prepared in 1992.

Existing and planned major resource projects in the Mid-West Region combined with increasing tourism, will likely result in further significant population movement to mid-western Townsite locations and will result in further pressures and increases in demand for residential, employment, tourist and recreational choices in the short to medium term.

Larry Smith Planning, in association with *GHD Environmental*, was appointed by the Shire of Northampton to undertake the preparation of the LPS for the Kalbarri Townsite. The Strategy Area is broadly bounded by:

- the Kalbarri National Park in the east and to the south;
- the Murchison River in the north; and
- Gantheaume Bay and the Indian Ocean to the west.

The Strategy has been prepared under the guidance of a Project Steering Group, comprising representatives of the:

- Shire of Northampton;
- Department of Planning;
- Department of Environment and Conservation;
- LandCorp;
- Kalbarri Community; and
- Nanda Working Group.

Preparation of the Strategy has also involved extensive community consultation through a series of Public Workshops undertaken at key phases of the Strategy development process in addition to meetings with key stakeholders from government, business, service agencies and the community.

This document should be read in conjunction with the *Kalbarri Townsite Strategy – Volume 2 : Technical Appendix.*

2. STRATEGIC PLAN

2.1 KEY ISSUES

It is evident that strategic planning for the Kalbarri Townsite has, to date, been largely broad scale and heavily based on the Kalbarri Plan 1992.

Subsequent planning and management studies have sought to build upon the broad framework provided by the 1992 Plan.

A number of the premises upon which the 1992 Plan was based are in need of review. The growth and maturation of the Town has given rise to a greater appreciation by the community of the core values and there is a need to embrace higher levels of sustainability.

The essential purpose of the Townsite Strategy is to provide longer term strategic direction for the planning and development of Kalbarri.

The Strategy will necessitate a review of the current Kalbarri Town Planning Scheme No 9 (TPS 9) and the preparation of a new Local (Town) Planning Scheme for the Kalbarri Townsite.

The Kalbarri Community have a clear "sense of direction" as to how the future form of Kalbarri should evolve. Key principles emanating from the Community Workshops are:

- Significantly and independently of any population projections, a broad consensus of an "Optimum Foreseeable Population" for Kalbarri in the order of 5,000 residents plus visitors;
- Clean, green and environmentally aware Town through sustainable design and development that utilises land, water and natural resources in a responsible manner and accommodates the potential impacts of changing climate;
- Smarter residential planning that maintains the "feel" of Kalbarri and its connectivity to the natural environment; and
- The need to broaden the economic and employment base of the Town to reduce Kalbarri's reliance on the tourist industry.

The Planning Assessment contained in Volume 2 of the Strategy – Technical Appendix – identifies a number of Major Issues to be addressed through the broader Townsite Strategy, a number of which relate to the manner in which development should be undertaken and controlled.

Of those, there are a number of Key Issues of a "spatial" nature having a direct impact on the future layout of Kalbarri and the distribution of land uses to accommodate future growth in the desired manner and specifically:

- A projected resident population of 5,000 persons;
- A requirement for an additional 2,000 to 2,500 additional new permanent residential dwellings;
- A projected peak daily visitor population of some 10,000 persons;
- A requirement for an additional 1,200 to 1,500 tourist accommodation units across all accommodation types and additional land for commercially based visitor activities and attractions;
- Enhancement of the Tourist Precinct immediately north of Wittecarra Creek;
- Substantial "re-planning" of the core area into a clearly defined Town Centre with significant planning incentives and integration with the River Foreshore;
- Potential for the diversion of Grey Street traffic adjacent to the Town Centre;
- A District level retail centre in the range of 7,500m2, requiring an overall site area in the order of 3ha;
- An area within which new and more regionally based enterprises may develop to facilitate broadening of Kalbarri's economic base;
- An "outer" route to Nanda Drive north;
- Enhancement of strong green links and faunal corridors within the existing and expanded Townsite;
- Broadly lineal expansion of tourism opportunities parallel with the River Foreshore;
- Retention and enhancement of the current Sports & Recreation Centre precinct;
- Three dedicated Primary School sites of 4ha each, two within the Townsite and the third in Port Kalbarri and retention of the existing Kalbarri District High School site as a dedicated future Senior High School site;
- Expansion of the Health Centre to include larger emergency consultations department, eight bed Emergency Ward, twelve bed In-patient Ward and Aged Hostel and Nursing care;
- Expansion and upgrading of current community services and facilities including expanded administration and library services; a recreation and cultural facility; relocation of the tennis and basketball / netball courts; a moderate sized "water playground" and new Police Station and Ambulance Depot; and
- Management of short stay tourist accommodation within residential areas.

2.2 STRATEGIC VISION & OBJECTIVES

The Planning Assessment and Community Workshops have identified a number of issues and directions that cumulatively form the basis for the development of a longer term strategic plan for the future development and growth of Kalbarri. From these, the following Strategic Vision and Objectives have been distilled as the foundation for the development and evaluation of the Kalbarri Townsite Strategy.

STRATEGIC VISION

To develop a long term Strategy 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.

STRATEGIC OBJECTIVES

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.

2.3 KALBARRI TOWNSITE STRATEGY

The Kalbarri Townsite Strategy comprises Plan 1 (attached) and the following Schedule of Proposed Land Use which identifies the Land Use proposals for each Precinct and Planning Area within the Townsite together with relevant implementation and management strategies.

Plan 2 (attached) provides a more detailed overview of the Strategy proposals for the Kalbarri Town Centre including both private and public lands. It is important to note that implementation of the Town Centre proposals should be subject to further and more detailed precinct and site planning to form the basis for future subdivision, amalgamation, re-vesting of public lands and development approvals and should be undertaken with close consultation with landowners, stakeholders and the broader Kalbarri community.

The Strategy proposes a number of key textual and zoning changes as identified in the Schedule. The Strategy also recommends the preparation of specific development control policies under the Scheme. These amendments and policies are discussed further at Section 2.4 together with the need for a new Town Planning Scheme over the Kalbarri Townsite.

KALBARRI TOWNSITE STRATEGY – SCHEDULE OF PROPOSED LAND USE

PRECINCT	ANCHORAGE
Objective	*To enhance the visitor experience of the marine environment and provide for the development of a major tourist node based around Kalbarri's traditional industry.*
Precinct Planning	Prepare a Local Structure Plan over public lands from Clotworthy Street to Anchorage Lane addressing overall planning and integration of Planning Area proposals A1, A7 & A8, foreshore management requirements and traffic / pedestrian management with the objective of creating a low speed environment and maximising pedestrian comfort and safety. Consider boulevarde treatment to river frontage road to facilitate pedestrian movement from tourist sites to the river foreshore. Local Structure Plan to be advertised for public comment for a minimum period of 28 days and adopted by Council and WA Planning Commission.
Planning Area	***Use & Development Provisions***
A1	**Fisherman's Wharf :** Land-backed Wharf with Restaurant / Kiosk / Fish & Chips / Outdoor Seating & Al Fresco Dining. Consider also inclusion of a Marine Interpretive Centre (Physical, European & Aboriginal use, Marine Flora & Fauna, Sea Horse Centre) as part of the Fisherman's Wharf development. Alternatively, include in larger single Interpretive Centre with Visitor Centre incorporating the equivalent Terrestrial aspects. Require cash-in-lieu contributions to construction / upgrading of public car parks in vicinity and particularly POS area and Boat Trailer car parks in lieu of provision of on-site parking. Identify site boundaries in association with Department of Planning (DP) and State Land Services (SLS) and reserve appropriately with power to lease. Following completion of site definition prepare Detailed Local Structure Plan of site as basis for future subdivision, land and seabed leases and development approvals. Advertise Detailed Local Structure Plan for public comment for a minimum 28 days. Assess comments received and finalise for adoption by Council and WA Planning Commission.
	Rezone site under new Kalbarri Planning Scheme to Special Use Zone - Tourist Commercial and related provisions including an Interpretation of Tourist Commercial – minimum 42 day public advertising during rezoning period. Development to be subject to : ▫ Approval by Council and WA Planning Commission of a Detailed Local Structure Plan of site and minimum 28 day public advertising period; and ▫ Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence.
A2	**Mixed Use Local Centre :**

	Local Centre comprising : Ground Floor : Bistro / Coffee Shop / Outdoor Eating, Liquor Store, Delicatessen; and Upper Floors : Residential Apartments – permanent or short stay – to maximum R80 Density. Allow up to three storeys and reduced street setbacks to encourage "main street" frontage and high public interaction with street and Fisherman's Wharf and POS area opposite. Require resident parking only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks and specifically POS area and Boat Trailer Carparks in lieu of provision of on-site parking for commercial uses.
	Following receipt of an acceptable development proposal and *prior to initiating re-zoning procedures*, undertake 42 day public pre-consultation period to allow Kalbarri community to comment on development proposal. Assess comments received and finalise development proposal with Applicant for initiation of formal re-zoning / Scheme Amendment procedures to Special Use Zone. Rezone site under new Kalbarri Planning Scheme to Special Use Zone – Local Centre including description of permissible uses and reference to Adopted Site Plan – minimum 42 day public advertising during rezoning period. Approval subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence.
A3	**Caravan & Camping Park :** Retain existing Caravan and Camping Park through specific zoning. Include the site in new Kalbarri Planning Scheme as Special Use Zone – Caravan & Camping Park.
A4	**Tourist Resort :** Retain site for development of single large or two smaller tourist Resorts to a maximum density of R60. Two storey building height limit. Require on-site management and high level of facilities including adventure playground area, half courts tennis and basketball, pool / water playground and covered BBQ areas. Require 10m wide pedestrian easement (A6) through site from river to Clotworthy Street to provide pedestrian access to Anchorage precinct for residents and tourists in "Old Kalbarri" and GC4 – Budget Tourist Accommodation. Secure northern portion of pedestrian easement from Youth Centre & Campsite (A5).
	Include the site in new Kalbarri Planning Scheme as Tourist Accommodation.

	Development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Approval by Council of a Detailed Local Structure Plan of site and minimum 28 day public advertising period; and ▫ Approval to Commence Development.
A5	**Youth Centre & Campsite :** Retain site for future development as a long term Youth Centre and Camp particularly for school and service / community based groups incorporating dormitory style accommodation and communal kitchen / dining facilities in addition to camping areas and outdoor facilities and recreational areas. Require as condition of approval of future development plans the provision of a 10m wide pedestrian easement (A6) over the western portion of the lot to provide pedestrian access from Clotworthy Street and Tourist Resort (A4) to the south to River Frontage.
	Include the site in new Kalbarri Planning Scheme as Special Use Zone – Youth Centre & Campsite. Development to be subject to : ▫ Approval by Council of a Detailed Local Structure Plan of site and minimum 28 day public advertising period; and ▫ Approval to Commence Development.
A6	**Access Path :** Minimum 10m wide landscaped and lit access path from Clotworthy Street through Tourist Resort (A4) and Youth Centre (A5) to River Foreshore and Local Centre. Ensure visual surveillance of path from neighbouring developments.
A7	**Boat Launching Ramps :** Two boat launching ramps and retrieval jetty to service boat users along northern River and to absorb any increase in demand for launching facilities at western River Foreshore ramps. In the design and construction of the ramps and adjacent trailer parking area, allow for up to four ramps in the event that longer term demand requires additional launching facilities. Limit western River Foreshore boat ramps to two ramps only and associated parking at western River Foreshore boat launching facility as any increase in ramp numbers at this location and associated trailer parking will severely impinge on the usable foreshore area to the detriment of broader resident and tourist needs as well as present a major eyesore.
A8	**Boat Trailer Parking :**

	Amend vesting of site with Council for Community Purposes including parking for Boat Trailer associated with adjacent boat ramps. Identify an area within the eastern portion of the site for sub-leasing for the development of secured and monitored boat parking to encourage visitors to refrain from trailering boats on a daily basis. Develop the water frontage of the boat trailer parking area with a "hard" edge to facilitate line fishing. Consider inclusion of a small grassed area and shade / picnic table adjacent to foreshore fishing area for use by family groups.

PRECINCT	**RIVER RESIDENTIAL**
Objective	*To develop a quality residential estate of mixed density, capitalising on the general northerly orientation of the site and the extensive views of the Murchison River.*
Precinct Planning	Prepare Foreshore Management Plan contiguous with Precinct addressing rehabilitation of degraded areas and providing discreet activity nodes at appropriate locations. Facilitate pedestrian / cyclist movement along foreshore linking with Anchorage Precinct and from adjacent River Residential Precinct to River foreshore.
	Use & Development Provisions
	Low Density Mixed Residential Estate : Subdivision and development to be subject to : ▫ Environmental assessment including detailed Flora & Fauna assessment and identification and ceding of an appropriate River Foreshore Reserve; ▫ Native Title clearance and Aboriginal Heritage assessment; and ▫ Approval by Council and the WA Planning Commission of a Detailed Local Structure Plan of Precinct providing for a range of lot sizes and residential opportunities ranging from R12.5 to R30. Minimum 28 day public advertising period for Local Structure Plan.
	All lots of 500m2 or greater shall be subject of a minimum lot width of 17m and a minimum side setback to one side of 3m to facilitate the parking in the rear yard of recreational vehicles. Two storey building height limit. All development to be subject to Climate and Landscape Design Guidelines.
	Include in new Kalbarri Planning Scheme Text provisions for a "Residential Development" Zone and associated Local Area and Detailed Local Structure Plan provisions as a pre-condition to subdivision and development approvals. Ensure that any proposed tourist sites within Precinct are identified on Detailed Local Structure Plan, including type of accommodation and density.

	Following receipt of an acceptable Detailed Local Structure Plan rezone site under new Kalbarri Planning Scheme to include the land east of Anchorage Lane in the Residential Development Zone – minimum 42 day public advertising during rezoning period.

PRECINCT	**GOLF COURSE ESTATE**
Objective	*To facilitate the subdivision and development of a mixed density residential estate capitalising on the views available into the adjacent Golf Course.*
	Use & Development Provisions
	Low Density Mixed Residential Estate : Subdivision and development to be subject to : ▫ Environmental assessment including detailed Flora & Fauna assessment; ▫ Aboriginal Heritage assessment; and ▫ Approval by Council and the WA Planning Commission of a Detailed Local Structure Plan of Precinct providing for a range of lot sizes and residential opportunities ranging from R12.5 to R30. Minimum 28 day public advertising period for Local Structure Plan. Encourage high level of visual and physical integration between estate and Golf Course.
	All lots of 500m2 or greater shall be subject of a minimum lot width of 17m and a minimum side setback to one side of 3m to facilitate the parking in the rear yard of recreational vehicles. Two storey building height limit. All development to be subject to Climate and Landscape Design Guidelines.
	Include in new Kalbarri Planning Scheme Text provisions for a "Residential Development" Zone and associated Local Area and Detailed Local Structure Plan provisions as a pre-condition to subdivision and development approvals. Ensure that any proposed tourist sites within Precinct are identified on Local Structure Plan, including type of accommodation and density. Following receipt of an acceptable Detailed Local Structure Plan rezone site under new Kalbarri Planning Scheme to include the land in the Residential Development Zone – minimum 42 day public advertising during rezoning period.

PRECINCT	GOLF & BOWLING CLUB
Objective	*To provide limited permanent and short stay residential opportunities adjacent to the golf course.*
Precinct Planning	In consultation with EPA, DEC, MRWA , DP and SLS design, reserve and construct an outer route for Nanda Drive. Identify and create freehold lots for Planning Areas GC1 And GC2.
Planning Area	***Use & Development Provisions***
GC1	**Medium Density Residential :** Development to be subject to : ▫ Resolution and dedication of Nanda Drive Outer Route (GC3); ▫ Relocation of Tennis / Basketball Courts to Sports and Recreation Centre; ▫ Detailed Flora & Fauna assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Approval by Council of a Detailed Local Structure Plan of site providing for permanent residential opportunities only at an overall density of R40. Minimum 28 day public advertising period for Detailed Local Structure Plan; and ▫ Approval to Commence Development. Retain land comprising existing Tennis and Basketball / Netball courts in Golf Course site for future facility development following provision of new courts in Sports & Recreation Centre Precinct. Cost of relocation of existing Tennis and Basketball / Netball courts to be funded through proceeds of sale / development of site.
	Limit access to site via Haselby Street and portion of former Nanda Drive Reserve – cost of construction of site access to be condition of Approval to Commence Development. Two storey building height limit. All development to be subject to Climate and Landscape Design Guidelines.
	Following site definition and receipt of an acceptable Detailed Local Structure Plan rezone site under new Kalbarri Planning Scheme to Residential R40 – minimum 42 day public advertising during rezoning period.
GC2	**Mixed Use Medium Density Residential :** Development to be subject to : ▫ Resolution and dedication of Nanda Drive Outer Route (GC3);

	▫ Detailed Flora & Fauna Assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; and ▫ Approval by Council of a Detailed Local Structure Plan of site providing for a mix of permanent and short stay residential opportunities at an overall density of R40. Minimum 28 day public advertising period for Detailed Local Structure Plan; and ▫ Approval to Commence Development. Cost of relocation of existing Tennis and Basketball / Netball courts to be funded through proceeds of sale / development of site.
	Limit access to site via Haselby Street and portion of former Nanda Drive Reserve – cost of construction of site access to be condition of Approval to Commence Development. Two storey building height limit. All development to be subject to Climate and Landscape Design Guidelines.
	Following site definition and receipt of an acceptable Detailed Local Structure Plan rezone site under new Kalbarri Planning Scheme to Residential R40 with Additional Use of Short Stay Accommodation – minimum 42 day public advertising during rezoning period.
GC3	**Nanda Drive – Outer Route :** Relocate the northern portion of Nanda Drive to an outer route skirting the western edge of the National Park and turning to the west, then south of the Golf Course on an alignment east of the Western Power solar demonstration site. Initiate processes for dedication of road reserve including : ▫ Detailed Flora & Fauna Assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Excision of road reserve from A Class Reserve; and Reservation under new Kalbarri Planning Scheme as Major Road.
GC4	**Budget Tourist Accommodation :** Budget family short stay accommodation comprising basic chalet & cabin style accommodation using low cost construction techniques and materials – eg pre-fabricated / transportable / semi-demountable style of construction. R80 Density as guideline but allow higher density to facilitate low cost accommodation. Single storey unless otherwise justified on cost control grounds. Require minimum on-site facilities of covered BBQ area, basic pool and basic recreation room.

	Development to be subject to : ▫ Detailed Flora & Fauna Assessment; ▫ Native Title clearance over former Nanada Drive alignment and Aboriginal Heritage assessment; and ▫ Approval by Council of a Detailed Local Structure Plan of site providing for short stay residential opportunities at an overall density of R80. Minimum 28 day public advertising period for Detailed Local Structure Plan; and ▫ Approval to Commence Development.
	Two storey building height limit. Apply Climate and Landscape Design Guidelines as appropriate for site and short stay accommodation.
	Following receipt of an acceptable Detailed Local Structure Plan rezone site under new Kalbarri Planning Scheme to Special Use Zone – Chalet & Cabin Park – minimum 42 day public advertising during rezoning period.

PRECINCT	**OLD KALBARRI**
Objective	*To facilitate the sensitive, broad scale residential re-development of the older residential portion of Kalbarri while retaining the landscape ambience and protecting the residential amenity of the area from the intrusive impacts of random short stay accommodation.*
Precinct Planning	In consultation with EPA, DEC, MRWA , DP and SLS design, reserve and construct an outer route for Nanda Drive.
Planning Area	***Use & Development Provisions***
	Residential Infill : The precinct is currently coded R30 and comprises predominantly lots in the range of 800m2 to 850m2 for the most part, of framed construction in average to poor condition. Most lots contain mature trees, which while being predominantly eucalypts also include numerous large Poincianas. The western most edge of the precinct comprises larger lots typically of 1,000m2 currently coded R50. An R12.5 / R30 coding will allow quality redevelopment while facilitating the retention of the mature vegetation which has both high landscape amenity values as well as providing considerable relief from the prevailing on-shore winds. Allowance of the R30 coding is subject to demolition of existing framed construction and the retention of mature vegetation on the site. Where necessary, setback and design concessions should be provided to ensure retention of mature vegetation.

	Two Storey height limit. All development to be subject to Climate and Landscape Design Guidelines.
	Include the lots from Smith Street east to the former Nanda Drive alignment in new Kalbarri Planning Scheme as Residential R12.5 / R30. Include provisions in new Kalbarri Planning Scheme Text to require demolition of the existing fibro residence and retention of mature trees nominated by Council in the granting of the higher R30 coding. In the Zoning Table of the new Kalbarri Planning Scheme, identify short stay accommodation within the precinct as an "SA" Use requiring Council approval and public comment to respect the amenity of surrounding residents. Residential development at greater than R12.5 and / or development for short stay accommodation irrespective of density to be subject to Approval to Commence Development.

PRECINCT	**MIXED RESIDENTIAL**
Objective	*To enable the provision of medium density accommodation for either permanent or short stay 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.*
Planning Area	***Use & Development Provisions***
MR	**Mixed Residential :** Amend density coding to R50 / R60 to encourage re-development of existing sites for short stay accommodation. Residential development for permanent occupation limited to maximum density of R50. Two storey height limit. Allowance of R60 coding for tourist accommodation for short stay only and subject to: ▫ Amalgamation to a minimum site area of 2,000m2. ▫ Encouragement of on-site manager through exclusion of manager's residence from density calculation. ▫ Minimum on-site facilities of covered BBQ area and pool of all developments. ▫ Two storey height limit. Where necessary, setback and design concessions should be provided to residential and short stay developments to ensure retention of mature vegetation nominated by Council.
	Zone the area Mixed Residential R50 / R60 in new Kalbarri Planning Scheme.

	Include in new Kalbarri Planning Scheme Text provisions in respect of allowance of R60 coding for 2,000+m2 sites, exclusion of Manager's Residence from density calculations, minimum on-site facilities and preservation of mature vegetation. Development to be subject to Approval to Commence Development.
C1	**Tourist Commercial :** As for Mixed Residential (MR); and ▫ C1 provisions apply only to Tourist Short Stay developments. ▫ In addition to short stay accommodation provisions of MR, encourage ground floor tourist commercial activities within short stay developments including tourist retail, tourist services, tourist entertainment, cafés / coffee shops / fast food outlets and family restaurants. ▫ Provide plot ratio concessions through exclusion of tourist commercial floorspace from short stay residential plot ratio. ▫ Require parking for short stay units only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. ▫ Two storey height limit.
	Zone the area Mixed Residential R50 / R60 in new Kalbarri Planning Scheme. Include in new Kalbarri Planning Scheme Text provisions in respect of allowance of R60 coding for 2,000+m2 sites, exclusion of Manager's Residence from density calculations, exclusion of ground floor commercial from plot ratio calculations, parking concession and cash in lieu, minimum on-site facilities and preservation of mature vegetation. Include in new Kalbarri Planning Scheme an "Additional Use – Tourist Commercial" Zone and related provisions including an Interpretation of Tourist Commercial. Apply Additional Use – Tourist Commercial to the area in new Kalbarri Planning Scheme. Development to be subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence.
C2	**Local Service Shop :** As for Mixed Residential (MR); and ▫ Increase permissible density to R60 contingent upon re-development of site for predominantly short stay accommodation and a Local Service Shop to service the northern portion of the Mixed Residential precinct. ▫ Encourage provision of ground floor local convenience facility (Local Service Shop) of 100m2 net of storage and toilets comprising delicatessen, café / coffee shop/ alfresco area through plot ratio concessions by exclusion of

	Local Service Shop from short stay residential plot ratio calculations. ▫ Require parking for short stay units only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. ▫ Two storey height limit except for frontage to Grey Street which may increase to three storeys over 50% of the frontage but only if a Local Service Shop is included in the development proposal so as to accommodate ground floor convenience facility (Local Service Shop).
	Zone the site Mixed Residential R50 / R60 in new Kalbarri Planning Scheme. Include in new Kalbarri Planning Scheme Text provisions to require that R60 density and three storey development is contingent on short stay and inclusion of Local Service Shop and public advertising. Exclude Manager's Residence from density calculations and Local Service Shop from plot ratio calculations. Require minimum on-site facilities as for MR. Include in new Kalbarri Planning Scheme Text provisions to introduce an "Additional Use – Local Service Shop" Zone and related provisions including an Interpretation of Local Service Shop. Apply Additional Use – Local Service Shop to the site in new Kalbarri Planning Scheme. Following receipt of an acceptable short stay development proposal incorporating a Local Service Shop undertake 42 day public consultation period to allow Kalbarri community to comment on development proposal. Assess comments received and finalise development proposal with Applicant. Development to be subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence.

PRECINCT	**TOWN CENTRE**
Objective	*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.*
Precinct Planning	Prepare Detailed Local Structure Plan for Grey Street Mall and Diversion addressing staging scenarios, land requirements and broad landscape / land use concepts for Mall in consultation with landowners and Kalbarri Community. Review existing River Foreshore Management Plan to "upgrade" the level of facilities along Foreshore between Grey and Porter Streets so that the section becomes the principal focal point along the Foreshore. Consider inclusion of BBQ / picnic facilities with shaded tables and seating, small water play features and "natural" amphitheatre for small concerts and community events.

Planning Area	*Use & Development Provisions*
GSM / GSD	**Grey Street Mall & Diversion :** The KTS proposes the eventual closure of Grey Street between Porter and Woods Street and its development into a broad pedestrian mall contiguous with the primary tourist and accommodation sites. The mall is proposed to be retained ultimately within a reduced public access reserve thereby ensuring its continued vesting and use as a public area. It is accepted that Grey Street presently provides a most attractive scenic drive. However, developed properly as a vibrant pedestrian precinct integrating with the River foreshore, the concept of a pedestrian mall in this location has the clear potential to be a far greater and more valuable asset and attraction of Kalbarri than the current scenic drive values. Current traffic numbers are in the order of 3,000 vehicles per day (vpd) along this section in off peak periods, increasing to an estimated 5,000 vpd during peak tourist times. There are currently anecdotal references to the difficulty in crossing Grey Street in peak visitor periods. It is only a matter of time under current conditions before a serious injury or fatality occurs. The KTS projects a resident population of 5,000 persons and 10,000 visitors over a 25 year period based on current growth rates. Projected visitor numbers exclude tourists utilising private housing within Kalbarri which on current ratios could add up to a further 5,000 visitors. Under this scenario, traffic volumes along this portion of Grey Street will increase to in excess of 10,000 to 12,000 vehicles per day. Under these traffic conditions, Grey Street will no longer be an "attractive scenic drive", more likely a pedestrian "nightmare" and the risk of serious accidents involving injury or fatality will be acute. This portion of Grey street is currently, and will become increasingly so, the most important portion of Grey Street and River foreshore from a resident and visitor perspective. The KTS proposes that tourist accommodation and tourist and resident services be generally centralised within and adjoining this precinct to the north and south. Moreover, in recognition of the environmental values of Kalbarri and the projected population and visitation increases, the KTS deliberately seeks to discourage unnecessary vehicle use by visitors in particular by concentrating visitor accommodation and activity in and around the Town Centre precinct. Additionally, it is necessary to challenge the legitimacy of the claim that closure of this portion of Grey Street will seriously impact on tourists' decision to come to Kalbarri. Certainly, on arrival, the drive along Grey Street is currently very pleasant and relaxing. Beyond the arrival experience, it is more likely that visitors spend more of their time walking up and down Grey Street and adjacent foreshore to admire the view and access facilities and services Diversion of traffic from this section of Grey Street could result in increased traffic along Mortimer Street but less so Smith Street. Mortimer will in any

	case experience increased traffic through increased tourist accommodation. The KTS does not envisage the need for closure in the near future, nor does the KTS promote such. Consideration of closure should ultimately be driven by traffic, safety and pedestrian / foreshore amenity considerations. It is likely that various traffic calming / pedestrian crossing measures would be progressively required in the interim period as traffic volumes increase. Detail planning and criteria for consideration of the timing of any closure should be addressed as part of detailed planning for the Town Centre precinct. The closure of Grey Street was initially identified as a direction and subsequently discussed at the Public Workshops and supported.
	Plan for possible future closure of Grey Street between Woods and Porter Street to manage future traffic growth and pedestrian safety and amenity within Town Centre Precinct. Plan for replacement of north / south vehicular link along new alignment between Town Centre Precinct and Sports and Recreation Precinct – refer Town Centre Concept Plan. Initially, consider and implement appropriate traffic calming measures including raised pedestrian crossings and partial closure as traffic volumes increase. Assess on on-going basis continuing effectiveness of traffic calming measures implemented prior to consideration of full closure. Closure of Grey Street may have to be staged, depending on TC sites to be developed first, requiring temporary access arrangements. If TC1 and TC2 develop ahead of TC3, provide temporary connection to Woods Street through western portion of TC5a. Retain western 20m of Grey Street reserve and, if closed to general vehicular traffic, amend reservation purpose to PAW to maintain differentiation and delineation between private land and public River Foreshore. Amalgamate eastern portions of road reserve into adjacent lots in exchange for Gabba Gabba Creek Reserve and Smith Street extension (refer GGC). Following partial or full closure, develop entire closed length as pedestrian boulevarde / mall with strong links from tourist accommodation and commercial development on the east side of Grey Street across to the River Foreshore area. Develop as major pedestrian precinct with shade structures, seating, ornamental shade trees and public art. Encourage buskers and street entertainers. Allow alfresco dining areas from adjacent eateries in TC1 to TC3 inclusive to encroach into pedestrian boulevarde up to a maximum of 5m for no more than the equivalent of 30% of the frontage length of the parent superlot – contain alfresco dining areas associated with adjacent commercial with low height, decorative containment "fencing" and planting. If Grey Street closed to general vehicular traffic, Rezone site under new Kalbarri Planning Scheme to Reserve Grey Street diversion link as Major Road and western 20m of Grey Street reserve as Public Purposes reserves.

GGC	**Gabba Gabba Creek :** Excise Gabba Gabba Creek environs from adjacent private lots to the west free-of-cost as part of conditions of rezoning and development approval of Lots within TC1 to TC3 inclusive. Reserve for Recreation and Conservation following ceding of land. Rehabilitate and re-vegetate creek and limit public access to creek area by construction of boardwalk crossings at appropriate locations. Strong pedestrian link / boardwalk bridge required from Public Car Parks east of Gabba Gabba Creek to Town Square area of TC2 with possibility of minor crossing link required to Resort Hotel at TC1. Excise as separate reserve for Recreation and Conservation from Sports and Recreation Reserve. Include in new Kalbarri Planning Scheme to incorporate Gabba Gabba Creek environs as Conservation Area.
	Building Height – Town Centre The KTS proposes three and four storey height limits for the following three principal tourist sites on Grey Street between Woods and Porter Streets. The two main resort sites being the current Murchison Caravan Park and Tavern sites are proposed for a maximum four storey height limit and the tourist accommodation / services sites in between for a two to three storey limit. The KTS also proposes that the commercial centre opposite the Fishing boat wharf also be permitted to a maximum of three storeys. The KTS further requires for all the above sites that following receipt of plans acceptable to Council and prior to initiation of rezoning procedures, pre-consultation be undertaken with the Kalbarri community for 42 days to obtain further input to the proposals. The area between Woods and Porter Streets is backed by Gabba Gabba Creek which is to be retained within open space / conservation reserve, beyond which lies the Kalbarri Sports and Recreation Ground. Accordingly, four storey development in this location would not impede views from nor cast shadow on any residential properties to the east. Four storey development would cast early morning shadow to the west. Shadow diagrams should be prepared by the proponent as part of pre-consultation documentation. The KTS proposes the allowance of higher building limits on these sites in order to encourage their redevelopment with quality resort facilities for the benefit not only of visitors but residents also including expanded range of food and beverage facilities, convention and function facilities. The KTS also requires that these developments maintain a "main street" frontage with al fresco food and beverage services and tourist retail facilities which would remain available at all times to the broader public. It is considered that without the "bonuses" provided by the higher building limits proposed, the viability of re-development of these sites would be, at best, questionable as would the ability to provide the range of visitor and

	resident facilities required for the sites. This issue was canvassed at some length during the Community Workshops and examples of buildings of three and four storeys displayed. The Workshops supported the proposed height limits on these sites, recognising that they would not impact on any residential properties to the immediate east and that the incentive provided would encourage the standard of development sought.
TC1	**Four Star Resort Hotel :** Four Star Resort Hotel – Icon Building – No density restriction & no setback specifications. Four Storey building height limit. Require full range of facilities including bistro, quality restaurant, moderate size convention and function facilities, bar, pool, day spa & gymnasium. Encourage "main street" frontage to pedestrian boulevarde including food & beverage services and quality tourist retail to Porter Street, integrating with Retail centre on south side. Require parking for short stay units and key staff only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. Allow 25% permanent residential component to encourage re-development and defray development costs. Require provision of rear service access to TC1 site from Porter Street and extension of rear service access to facilitate servicing of TC2.
	Following receipt of an acceptable development proposal/s and *prior to initiating re-zoning procedures*, undertake 42 day public pre-consultation period to allow Kalbarri community to comment on development proposal. Assess comments received and finalise development proposal with Applicant for initiation of formal re-zoning / Scheme Amendment procedures to Special Use Zone. Rezone site under new Kalbarri Planning Scheme to zone site and eastern portion of Grey Street road reserve to Special Use Zone – Resort Hotel including description of permissible uses and key development criteria – minimum 42 day public advertising during rezoning period.
TC2	**Mixed Use Tourist Commercial & Accommodation :** Mixed development – Ground Floor tourist commercial and tourist services including food & beverage outlets, fast food / food hall, café / bistro / restaurants, wine bar / small tavern, tourist entertainment, tourist retail and tourist services - Upper Floors provide a mix of tourist accommodation from self-contained apartments to more budget, studio styled accommodation. No density restriction & no setback specifications. Design and architecture to visually and physically link sites TC1 and TC3. Two Storey building height limit to pedestrian boulevarde along western site frontage – Three Storey building height limit to side and rear of site.

	Development to focus around strong public Town Square with strong pedestrian links to Public Carparks to east of Creek and River Foreshore. Encourage "main street" frontage to pedestrian boulevarde including food & beverage services and tourist retail. Prohibit piecemeal development of individual lots. Require parking for short stay units and key staff only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. Allow up to 25% permanent residential component to encourage re-development and defray development costs. Rear servicing access through TC1 as condition of approval of TC1 development.
	Following receipt of an acceptable development proposal/s and *prior to initiating re-zoning procedures*, undertake 42 day public pre-consultation period to allow Kalbarri community to comment on development proposal. Assess comments received and finalise development proposal with Applicant for initiation of formal re-zoning / Scheme Amendment procedures to Special Use Zone. Rezone site under new Kalbarri Planning Scheme to zone site and eastern portion of Grey Street road reserve to Special Use Zone – Tourist Development including description of permissible uses and key development criteria – minimum 42 day public advertising during rezoning period.
TC3	**Four Star Family Resort Club :** Four Star Family Resort Club – Icon building. – Moderate cost "Club Med" style of family resort providing a "whole of family" holiday experience with "Kids Club" providing organised activities for children day & evening both on-site and utilising where possible existing tourist attractions, tours and services. No density restriction & no setback specifications to Grey Street. Minimum setback of 3m to Woods Street. Four Storey building height limit. Require granting of 20m road reserve for extension of Mortimer Street to Grey Street diversion free-of-cost as part of conditions of rezoning and development approval of TC3. Require a high level of outdoor recreation facilities including adventure playground area, half courts tennis and basketball, pool / water play area together with on-site wine bar and family based food facilities / eateries, covered BBQ areas. Encourage "main street" frontage to pedestrian boulevarde including food & beverage services and tourist retail. Require parking for short stay units and key staff only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. Allow up to 25% permanent residential component to encourage re-development

	and defray development costs.
	Following receipt of an acceptable development proposal/s and *prior to initiating re-zoning procedures*, undertake 42 day public pre-consultation period to allow Kalbarri community to comment on development proposal. Assess comments received and finalise development proposal with Applicant for initiation of formal re-zoning / Scheme Amendment procedures to Special Use Zone. Rezone site under new Kalbarri Planning Scheme to zone site and eastern portion of Grey Street road reserve to Special Use Zone – Family Resort Hotel including description of permissible uses and key development criteria – minimum 42 day public advertising during rezoning period.
TC4	**Tourist Information & Interpretive Centre** Visitor Centre – Icon Building, located on primary entry road to Kalbarri Townsite. Incorporate Terrestrial Interpretive Centre (physical, flora & fauna, Aboriginal history & heritage, European history of broader Northampton district). If Marine Interpretive Centre not included as part of Fisherman's Wharf development in Anchorage Precinct, then incorporate as part of expanded Interpretive Centre (Physical, European & Aboriginal use, Marine Flora & Fauna, Sea Horse Centre).
	Rezone site under new Kalbarri Planning Scheme to Public Purpose Reserve – Tourism.
TC5a & 5b	**Caravan and Chalet / Cabin Park :** Replacement for existing Grey Street Caravan Park. Tourist Caravan Park (5a) & Chalet / Cabin Park (5b) to be developed and operated by a single entity with on-site operator / manager providing for a range of mobile and lower cost / budget level accommodation needs. No density restriction. Setback requirements of 3m heavily vegetated buffer to surrounding streets, and 5m heavily vegetated buffer to residential on northern boundary of Chalet / Cabin Park. Require minimum on-site facilities of covered BBQ area, pool and recreation room. Maintain public pedestrian access to Sports & Recreation area between Caravan Park and Chalet Park along old Woods Street alignment.
	Include the site in new Kalbarri Planning Scheme as Special Use Zone – Caravan & Camping Park and include description of permissible uses. Development to be subject to : ▫ Detailed Flora & Fauna Assessment; ▫ Aboriginal Heritage assessment and Native Title clearance; and ▫ Approval by Council of a Detailed Local Structure Plan for Caravan / Chalet /

	Cabin Park. Minimum 28 day public advertising period for Detailed Local Structure Plan; and ▫ Approval to Commence Development.
TC6	**Sports & Recreation Precinct :** Retain Sports and Recreation grounds as primary open space area to Kalbarri. Modify sports oval to accommodate Gabba Gabba Creek Conservation Area and Grey Street diversion – refer Town Centre Concept Plan. Provide sealed parking areas as identified for Sports Ground and general Town Centre use. Rehabilitate and revegetate bushland in east & north-east as flora conservation area and faunal link to National Park.
	Include in new Kalbarri Planning Scheme to modify existing Reserve to reflect new reserve boundaries and requirements. Identify Grey Street Diversion as Major Road. Development to be subject to : ▫ Detailed Flora & Fauna Assessment; and ▫ Native Title clearance and Aboriginal Heritage assessment.
TC6a	**Ball Courts :** Construct new Public Tennis Courts and Basketball / Netball Courts to replace and better locate existing ageing courts adjacent to Golf & Bowling Club. Cost of relocation of Tennis and Basketball / Netball courts to be funded through proceeds of sale / development of sites GC1 and GC2.
TC7a & TC7b	**Kalbarri Civic Centre & Water Playground :** New Civic & Cultural Centre including relocated Shire Administration Offices, Library, Recreation & Cultural Centre and outdoor Water Playground (TC7B). Development to be subject to : ▫ Detailed Flora & Fauna Assessment; and ▫ Aboriginal Heritage assessment and Native Title clearance. Include the site in new Kalbarri Planning Scheme as Civic & Cultural.
TC8	**Worship Centre :** Multi-denominational worship centre based on existing facilities.
TC9	**Fauna Corridor :** Reserve under Omnibus Amendment the area between Golf Course and Nanda Drive diversion as Reserve for Recreation and Conservation to provide fauna link

	between National Park and Sports and Recreation Precinct.
TC10	**Budget Tourist Accommodation :** Budget family short stay accommodation comprising basic chalet & cabin style accommodation using low cost construction techniques and materials – eg pre-fabricated / transportable / semi-demountable style of construction. R80 Density as guideline but allow higher density to facilitate low cost accommodation. Single storey unless otherwise justified on cost control grounds. Require minimum on-site facilities of covered BBQ area, basic pool and basic recreation room.
	Development to be subject to : ▫ Detailed Flora & Fauna Assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; and ▫ Approval by Council of a Detailed Local Structure Plan of site. Minimum 28 day public advertising period for Detailed Local Structure Plan; and ▫ Approval to Commence Development. Following receipt of an acceptable Detailed Local Structure Plan rezone site under new Kalbarri Planning Scheme to Special Use Zone – Chalet & Cabin Park – minimum 42 day public advertising during rezoning period.
TC11	**Service Station / Roadhouse :** Replacement site for existing BP Service Station on Clotworthy Street. Incorporate as part of service station operation or as separate but integrated service units for mechanical repairs, tyres, exhaust, auto-electrics.
	Development to be subject to : ▫ Detailed Flora & Fauna Assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Approval to Commence Development. Include the site in new Kalbarri Planning Scheme as Special Use Zone – Service Station & Motor Vehicle Repairs and include description of permissible uses.
Existing Tourist Accommodation	**Palm Resort :** Encourage Palm Resort to progressively re-develop to R60 density. Ensure in any redevelopment, continuing on-site manager and minimum facilities of covered BBQ area, pool / water playground and on-site, lower key recreation facilities including playground. Two storey building height limit. Development to be subject to :

	▫ Detailed Local Structure Plan. Minimum 28 day public advertising period for Detailed Local Structure Plan; and ▫ Approval to Commence Development. Include the site in new Kalbarri Planning Scheme as Tourist Accommodation with density of R60 and subject to Detailed Local Structure Plan.
	Tudor Caravan Park : Retain existing Caravan and Camping Park through specific zoning. Include the site in new Kalbarri Planning Scheme as Special Use Zone – Caravan & Camping Park.
	Sun River Chalet Park : Assist retention of Sea View Chalet Park through specific zoning. Include the site in new Kalbarri Planning Scheme as Special Use Zone – Chalet & Cabin Park and inclusion of permissible uses.

PRECINCT	**RETAIL**
Objective	*To develop a dedicated & integrated main street styled retail precinct providing for a broad range of convenience and comparison shopping requirements so as to minimise retail leakage while ensuring the centres vibrancy through integration with low cost short stay accommodation and the adjacent retirement village.*
Planning Area	***Use & Development Provisions***
	Mixed Use Retail Centre : District Level Retail Centre of approximately 7,500m2 gla including 7 day family supermarket & 7 day fresh, butcher, newsagent, chemist, clothing, hairdresser, comparison goods including white / electronic goods – Offices – Tavern – private Medical Centre. Require normal parking of retail & office areas. Encourage "main street" style centre fronting Porter and Walker Streets and parking to the rear with high public use frontage to Porter Street. Allow studio / backpackers short stay above to encourage re-development and create vibrancy / surveillance of Centre. No density restriction. Allow reciprocal parking for short stay with retail floorspace. Two storey building height limit. Prohibit piecemeal development of individual lots – integrated design and development required. Close Hackney Street contiguous with retail site, incorporating any major underground services into easements as required.
	Include in new Kalbarri Planning Scheme to zone the entire retail centre site to Commercial.

	Development to be subject to : ▫ Approval by Council of a Detailed Local Structure Plan providing for integration of the overall retail centre zoned land. Advertise for public comment for 28 days; and ▫ Approval to Commence Development.

PRECINCT	**EMERGENCY SERVICES**
Objective	*To co-locate all emergency services to a location central to the Townsite with a high level of access.*
	Use & Development Provisions
ES1	**FESA Depot :** Retain FESA at the present site. Additional Fire Services to be located at Port Kalbarri.
ES2	**Police Station :** Construct new Police Station & Courthouse complex on the current Western Power transformer compound. Re-locate Western Power transformer compound to Nanda Drive solar power experimental site with minimum 5m vegetated screening to Nanda Drive and northern and eastern boundaries.
ES3	**Ambulance Depot :** Relocate Ambulance Depot from Kaiber Street site as insufficient area for expansion on current site. Progressively construct new Ambulance Depot and associated training, storage. Allow inclusion of basic visitor accommodation facilities for all visiting emergency services officers either on training or in supporting / relieving positions.
	Include all in new Kalbarri Planning Scheme to Reserve all three sites as Public Purposes, notated as specified. Development to be subject to Approval to Commence Development.

PRECINCT	RETIREMENT VILLAGE
Objective	*To provide for the accommodation needs of the over 55 population in self contained, self care accommodation in close proximity of all major services and facilities.*
	Use & Development Provisions
RV1	**Self-funded Retirement Village :** Over 55's self-funded Retirement Village. R60 net density inclusive of density bonuses. 5m metre vegetated screen buffer to Nanda Drive. Construct dual-use path from Village site to Retail centre along Gabba Gabba Creek edge – 50% contribution to cost of DUP as condition of development approval.
	Include the site in new Kalbarri Planning Scheme as Civic & Cultural, annotated for the purposes of Aged Persons Accommodation with a net density of R60. Development to be subject to Approval to Commence Development.

PRECINCT	HEALTH & AGED CARE CAMPUS
Objective	*To provide for the expansion of the health care needs of the community in an integrated centre that provides for all acute care needs including those of the elderly and infirm.*
	Use & Development Provisions
	Health and Aged Care Campus : Expanded Health Centre, Aged Hostel and Aged Nursing Home. May include specialist consulting rooms. Relocate Ambulance Depot to Emergency Services Precinct. Close Kaiber Street west of existing Health Centre Campus and amalgamate into site – build eastern road adjacent to High School.
	Include in new Kalbarri Planning Scheme to zone the whole of the land bounded by Hackney, Rushton, Glass and Kaiber Streets (both sides) to Civic & Cultural annotated for the purposes of Hospital, Medical Centre and Aged Care. Development to be subject to Approval to Commence Development.

PRECINCT	ENTERPRISE DEVELOPMENT AREA
Objective	*To provide an area for the accommodation of a range of non-industrial, commercial emerging new enterprises and service activities that will afford the opportunity for broadening the economic and employment base of Kalbarri.*
Planning Area	***Use & Development Provisions***
	New Enterprise Estate : Commercial and service area to accommodate non-industrial based emerging new enterprises that will facilitate broadening of Kalbarri's employment opportunities. Two storey building height limit. High level internal landscape and building design guidelines to maintain area as a quality commercial environment. Average 20m (minimum 10m) remnant vegetation buffer to be retained to Nanda Drive. Include small, centrally located convenience facility for office small goods services & café / lunch bar. Prohibit caretaker dwellings. All development to be subject to Climate and Landscape Design Guidelines. Encourage strong pedestrian / cyclist links to Town Centre and residential areas to the north & south.
	Subdivision and development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Approval by Council and the WA Planning Commission of a Local Structure Plan providing for a range of lot sizes. Minimum 28 day public advertising period for Local Structure Plan; and ▫ Approval to Commence Development. Include in new Kalbarri Planning Scheme Text provisions for an "Enterprise Development" Zone and associated Local Area and Detailed Local Structure Plan provisions from the Model Scheme Text as a pre-condition to subdivision and development approvals. Following adoption of an acceptable Local Structure Plan rezone site under new Kalbarri Planning Scheme to include all of the land in the Enterprise Development Zone – minimum 42 day public advertising during rezoning period.

PRECINCT	SERVICE / INDUSTRIAL AREA
Objective	*To 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.*
Planning Area	***Use & Development Provisions***
	Service & Industrial Estate : Maintain the existing industrial area to accommodate service commercial and industrial based enterprises that will facilitate broadening of Kalbarri's employment opportunities. Two storey building height limit. Implement basic streetscape landscape guidelines recognising maintenance and water requirements. Prohibit caretaker / residential dwellings.
	Review existing TPS9 development and zoning provisions to provide flexibility in lot sizes recognising that most enterprises will be small businesses – consider small lot subdivision with communal access and parking. Incorporate revised provisions into new Kalbarri Planning Scheme. Review existing TPS9 provisions to ensure that development of existing and future lots maximises the achievable floorspace and flexibility of use. Incorporate revised provisions into new Kalbarri Planning Scheme.

PRECINCT	SOUTHERN RESIDENTIAL
Objective	*To provide for future housing requirements in a residential estate of mixed density that maintains the ambience of existing residential cells to the immediate north and connectivity to the natural environment.*
Planning Area	***Use & Development Provisions***
SR1	**Low Density Mixed Residential Estate :** Subdivision and development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Identification of Seasonal Wetland and Fauna Corridor to the east to be vested as recreation and conservation reserve; ▫ Native Title clearance and Aboriginal Heritage assessment; and ▫ Approval by Council and the WA Planning Commission of a Local Structure Plan providing for a range of lot sizes and residential opportunities ranging from R12.5 to R30. Minimum 28 day public advertising period for Local Structure Plan.

	All lots of 500m2 or greater shall be subject of a minimum lot width of 17m and a minimum side setback to one side of 3m to facilitate the parking in the rear yard of recreational vehicles. Two storey building height limit. Average 20m (minimum 10m) remnant vegetation buffer to be retained to all surrounding major road boundaries including major internal distributor. Two storey height limit. All development to be subject to Climate and Landscape Design Guidelines. Provide Local Centre including Primary School, Service Station, Worship Centre and Local Convenience Store with attached fast food / take away facility. Develop pedestrian / dual-use path linkages to key beachfront nodes.
	Include in new Kalbarri Planning Scheme Text provisions for a "Residential Development" Zone and associated Local Area and Detailed Local Structure Plan provisions as a pre-condition to subdivision and development approvals. Following receipt of an acceptable Local Structure Plan rezone site under new Kalbarri Planning Scheme to include the land the subject of the Local Structure Plan in the Residential Development Zone – minimum 42 day public advertising during rezoning period.
SR2	**Medium Term Residential :** Eastern portion to be protected for medium term residential development requirements. Discourage subdivision and development within SR2 until such time as subdivision and development of SR1 is well progressed. Subdivision and development to be subject to: ▫ Use and Development provisions of SR1; and ▫ Maintenance of minimum 50m fauna corridor to National Park/Water Reserve Bushland to the east and Seasonal Wetland Conservation Reserve.

PRECINCT	**TOURIST PARK**
Objective	*To provide for affordable, family based, future tourist accommodation requirements in the vicinity of Red Bluff, capitalising on available views to the coast and Wittecarra Creek.*
Planning Area	***Use & Development Provisions***
	Family Tourist Park : Broad mix of affordable, short stay residential accommodation styles including caravan / camping, budget family cabins, chalets and villas. Open density. Two storey height limit.

	Require minimum on-site facilities of small convenience store, covered BBQ area, pool, recreation room and outdoor recreation facilities including playground. Average 20m (minimum 10m) remnant vegetation buffer to be retained to Nanda Drive / Red Bluff Road.
	Development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Refinement of zone boundaries based on environmental and Aboriginal Heritage considerations; and ▫ Approval to Commence Development. Following receipt of an acceptable development proposal rezone site under new Kalbarri Planning Scheme to include all of the land in the Tourist Accommodation Zone – minimum 42 day public advertising during rezoning period.

PRECINCT	**TOURIST ATTRACTIONS**
Objective	*To provide for future tourist attractions that have larger land requirements and contribute to the overall attraction and activities within the Townsite.*
Planning Area	***Use & Development Provisions***
	Tourist Attractions : Broad based zoning that provides for the development of a range of tourist attractions and activities, other than tourist accommodation. Single Caretaker / Manager residence only permitted per site. Average 20m (minimum 10m) remnant vegetation buffer to be retained to Nanda Drive.
	Subdivision and development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; ▫ Refinement of zone boundaries based on environmental and Aboriginal Heritage considerations; ▫ Approval by Council and the WA Planning Commission of a Local Structure Plan providing for the subdivision of the land into a range of lot sizes suitable for tourist commercial activities. Minimum 28 day public advertising period for Local Structure Plan; and

	▫ Approval to Commence Development of specific Tourist Attraction proposals. Following adoption of an acceptable Local Structure Plan rezone site under new Kalbarri Planning Scheme to include all of the land in the Tourist Development Zone – minimum 42 day public advertising during rezoning period.

PRECINCT	**WITTECARRA CREEK & NANDA DRIVE SOUTH**
Objective	*To conserve and enhance the landscape, environmental and heritage values of Wittecarra Creek and environs while providing a significant flora and fauna corridor between the coast and the National Park.*
Planning Area	***Use & Development Provisions***
WC1	**Wittecarra Creek Conservation Reserve :** Wittecarra Creek Conservation Reserve boundaries to be determined from site investigations and environmental and landscape assessments. Final boundaries may allow southward and westward expansion of Tourist Park and Tourist Attractions precincts. Conservation and re-vegetation of existing flora. Walk and heritage trails. Dual-use path linkage to central portion of Port Kalbarri. Land east of extended Nanda Drive to be reserved for flora conservation and groundwater protection to protect the cone of influence of existing groundwater production bores along western edge of National Park from the risk of contamination by urban activities.
	Following resolution of Tourist Park and Tourist Attractions zone boundaries, reserve the land under new Kalbarri Planning Scheme to include the Wittecarra Creek area and the land east of Nanda Drive as Recreation and Conservation Reserve.
WC2	**Nanda Drive – Southern Route :** Re-alignment of the southern portion of Nanda Drive to intersect with George Grey Drive immediately north of "Rainbow Jungle" and the tourist attractions area opposite Jacques Point. Delete Nanda Drive extension across Wittecarra Creek and through Port Kalbarri.
	Initiate processes for dedication of road reserve including : ▫ Detailed Flora & Fauna Assessment; ▫ Native Title clearance and Aboriginal Heritage assessment; and ▫ Reservation under new Kalbarri Planning Scheme as Major Road.

PRECINCT	RED BLUFF
Objective	*To provide for a range of tourist accommodation opportunities, capitalising on the premium views afforded by this a prime coastal location.*
Planning Area	***Use & Development Provisions***
RB1	**Tourist Resort :** Encourage a broad range of short stay residential accommodation styles including caravan / camping, chalets and villas as an integrated resort complex with casual and formal food and beverage facilities. Open density. Two Storey height limit. Require on-site management and high level of facilities including adventure playground area, half courts tennis and basketball, pool / water playground and covered BBQ areas. Allow up to 25% permanent residential component to encourage re-development and defray development costs.
	Include the site in new Kalbarri Planning Scheme as "Tourist Accommodation". Development to be subject to : ▫ Approval by Council of a Detailed Local Structure Plan of site and minimum 28 day public advertising period; and ▫ Approval to Commence Development.

PRECINCT	BROWE FARM AND SURROUNDS
Objective	*To ensure the provision of choice in residential living styles and locations while recognising the need to promote the longer term consolidation of the Kalbarri Townsite while recognising existing subdivision and development potential.*
Precinct Planning	Review the approved Port Kalbarri Structure Plan to : ▫ Modify the Kalbarri Access Road from a through route to Kalbarri Townsite into loop road arcing with Flora Boulevarde. ▫ Modify the southern intersection of Kalbarri Access Road into a "T" junction with George Grey Drive. ▫ Delete references to Marina / Water based recreation. ▫ Restrict retail facilities within Port Kalbarri to local convenience facilities and limited tourist retail only and a maximum supermarket gla of 500m2. ▫ Provide site for FESA station within the Western residential Precinct in

	consultation with FESA Officers. ▫ Retain Primary School site within Planning Area PK1. ▫ Consider providing larger range of lot sizes and particularly larger lifestyle lots in locations of remnant vegetation.
Planning Area	***Use & Development Provisions***
BF1	**Low Density Mixed Residential Estate :** Balance future subdivision approvals in shorter term with the need to facilitate and encourage additional and more attractive located land releases within main Townsite area. All future lots created within Browne Farm of 500m2 or greater shall be subject of a minimum lot width of 17m and a minimum side setback to one side of 3m to facilitate the parking in the rear yard of recreational vehicles. Two storey building height limit. Minimum 10m vegetated buffer to be retained and planted where necessary to George Grey Drive in future subdivision. Require as condition of approval of future subdivision, extensive verge planting of appropriate height native vegetation to soften the visual impact of existing retaining walls and development while maintaining resident ocean views. Two storey height limit. All future development to be subject to Climate and Landscape Design Guidelines. Develop pedestrian / dual-use path linkage across Wittecarra Creek Conservation Reserve to connect with Nanda Drive DUP into Kalbarri Town Centre.
	Subdivision and development to be subject to : ▫ Detailed Flora & Fauna assessment; ▫ Aboriginal Heritage assessment; and ▫ Approval by Council and the WA Planning Commission of a Local Structure Plan providing for a range of lot sizes and residential opportunities ranging from special rural to R10 residential. Minimum 28 day public advertising period for Local Structure Plan. Include in new Kalbarri Planning Scheme as "Residential Development" Zone and associated Local Structure Plan provisions from the Model Scheme Text as a pre-condition to subdivision and development approvals.
BF2	**Medium Term Residential :** Eastern portion of approved Port Kalbarri Structure Plan to be protected for medium term residential development requirements pending subdivision of an adequate range of housing choices within main Townsite. Subdivision and development to be subject to Use and Development provisions of

	PK1. Minimum 10m vegetated buffer to be retained and planted where necessary in future subdivision to all surrounding major road boundaries including major internal distributor.
BF3	**Long Term Residential :** The balance site area east of the Kalbarri Access Road in Browne Farm Structure Plan to be protected for long term residential requirements following substantial subdivision of Precinct SR1. Subdivision and development to be subject to Use and Development provisions of PK1. Protection and rehabilitation of existing creek lines in Recreation and Conservation Reserves. Minimum 10m vegetated buffer to be retained and planted where necessary in future subdivision to all surrounding major road boundaries including major internal distributor.

2.4 IMPLEMENTATION CONSIDERATIONS

The following matters will need to be addressed in the progression and implementation of the Local Planning Strategy.

2.4.1 Town Centre Concept Plan

Plan 2 attached presents a more detailed concept for the broad area of the Town Centre Precinct. The Plan addresses :

- The Grey Street diversion and staging considerations;
- Porter Street re-alignment and connections between the Town Centre and Retail Precincts;
- Identification of the land requirements for the northern portion of the Gabba Gabba Creek Reserve and associated land exchanges;
- The Town Centre foreshore pedestrian boulevarde and associated land matters;
- Key design considerations for the three primary Town Centre tourist sites;
- The Civic and Cultural Precinct;
- Modifications required to the Sports & Recreation Precinct to accommodate the Grey Street diversion and Gabba Gabba Creek as well as the upgrading of the Precinct as a key recreational node for the Townsite.; and
- Location and design of key Town Centre parking areas.

The Plan is provided for general guidance only in the progressive implementation of the Town Centre proposals. Development of the Town Centre Precinct should be subject to further and more detailed precinct and site planning in consultation with landowners and the broader Kalbarri community..

2.4.2 Town Planning Scheme No 9

The Local Planning Strategy proposes a number of significant zoning and textual changes to that currently provided under Town Planning Scheme No 9.

Given the extent of changes proposed, it is considered more practical for Council to prepare and adopt a new Local (Town) Planning Scheme over the Kalbarri Townsite rather than seek to amend the current Town Planning Scheme No 9. The adoption of a new Scheme will also facilitate introduction of the Model Scheme Text.

Accordingly, in respect of accommodating specific land use proposals, the Strategy proposes two approaches to the zoning of land and specifically:

- The zoning of identified sites under the new Local Planning Scheme. Typically, the areas of land proposed for inclusion are the subject of additional approval processes requiring public consultation or are of a more general or civic nature; and
- Site specific Zoning Amendments to the new Local Planning Scheme following Gazettal, on application, typically involving major development proposals under the Strategy and / or requiring completion of site specific investigations pertinent to the re-zoning process including Aboriginal Heritage and Environmental assessments.

In respect of textual amendments the Strategy proposals include:

- A broad scale review of the current tourist oriented Zones within Town Planning Scheme No 9 and the introduction of new tourist based zonings and Use Classes based on the State Tourism Strategy;
- Introduction of a "Mixed Residential" Zone;
- Introduction of a "Residential Development Zone" and associated provisions requiring the preparation and approval by Council and / or the WA Planning Commission of a Local Structure Plan prior to subdivision and development;
- Introduction of a "Enterprise Development Zone" and associated provisions requiring the preparation and approval by Council and / or the WA Planning Commission of a Local Structure Plan prior to subdivision and development;
- Introduction of Local Structure Plan and Detailed Local Structure Plan provisions from the Model Scheme Text, including a minimum 28 day public advertising period;
- Introduction of an "Additional Use" Zone and associated provisions;
- Introduction of provisions enabling Council to seek the comment of the public prior on major development proposals notwithstanding the Zoning Table provisions or the requirement for public consultation during other processes such as zoning change;
- Introduction of Building Height provisions;
- Introduction of provisions for adoption of formal Planning Policies such as Climate and Landscape Design Guidelines based on the Model Scheme Text; and
- Introduction of Tree Preservation provisions including provisions for variation of development standards and requirements to facilitate preservation of mature vegetation.

The new Local Planning Scheme would also include the broader textual amendments and new Zones identified above to facilitate later re-zoning proposals and provide guidance in relation to specific key sites and areas.

2.4.3 Sustainability

A Key Direction identified by the Kalbarri Community is the desire for a "clean, green and environmentally aware Town through sustainable design and development that utilises land, water and natural resources in a responsible manner and accommodates the potential impacts of changing climate".

The Strategy proposes three principal strategies for advancing the overall sustainability of all future development within Kalbarri and specifically criteria in respect of:

- On-Site Power Generation Guidelines;
- Water Balance Guidelines; and
- Climate and Landscape Design Guidelines.

It is envisaged that the Guidelines would be established and implemented as a formal Policy under the new Kalbarri Local planning Scheme and apply to the whole of the Townsite, including the Port Kalbarri locality. The Guidelines should be developed in close consultation with the Kalbarri community and relevant service agencies.

On-site Power Generation :

Kalbarri is reliant upon electricity for its energy requirements as there is no natural gas feed to the Town. The reliability of power supply to Kalbarri has been a matter of considerable concern within the community until recent extensions of supply from Port Gregory and line upgrades by Western Power.

Notwithstanding recent improvements, the provision of adequate power to meet Kalbarri's present and future needs is a matter of considerable concern as Kalbarri is, for all intent and purposes located at the "end of the line" for power supply from Geraldton. As a consequence, power drop in transmission lines and consumer requirements in between severely limit current capacity.

While the extent of upgrading currently proposed by Western Power will increase the overall power supply within the system, the requirements of intervening customers and particularly the garnet mine and beta-carotene plant on the Port Gregory Road and system draw arising from any expansion of the Horrocks Townsite, even though on a separate line, will significantly reduce the net power available for the further growth and expansion of Kalbarri. Accordingly, it is likely that Kalbarri would experience only a "moderate" improvement in power supply capacity. Under the above scenario, it is unlikely that the upgraded power supply would be adequate for target growth in population and visitors, necessitating additional future longer term upgrading of supply.

In the longer term, adequate and reliable longer term supply can only be achieved by an "express feeder" line between Geraldton and Northampton, and only after connection of the Mid-West Grid to the Perth Grid. A previously proposed "express feeder" to Northampton has now been diverted to feed the Oakajee development and there is no current proposal for that feeder to extend or be duplicated to Northampton.

Clearly, from a "supply" perspective alone there is a need for all future development within Kalbarri to be subject of minimum, domestic on-site power generation requirements to supplement incoming supply and advance the overall sustainability of the Townsite.

The Draft Horrocks Townsite Expansion Strategy prepared by the Shire of Northampton seeks to identify minimum criteria for on-site power generation and reduction of overall demand. It is proposed that similar criteria be adopted for all future development in the Kalbarri Townsite Strategy area and specifically:

- Minimum 1KW, grid-connected, expandable solar panel or alternative to each new dwelling (single or grouped) of 150m2 or less gross living area (excluding garages / carports & verandahs under the main roof);
- Minimum 2KW, grid-connected, expandable solar panel or alternative to each new dwelling (single or grouped) in excess of 150m2 gross living area (excluding garages / carports & verandahs under the main roof);
- Solar hot water system to each dwelling (single or grouped). Provision of comparable capacity shared solar water systems for multiple dwellings;
- In the case of multiple residential, commercial and tourist developments the provision of solar powered initiatives equivalent to a saving of not less than 25% of total estimated power requirement;
- Energy efficient lighting of all new streets and public spaces;
- Progressive retro-fitting of energy efficient lighting of existing streets and public spaces; and
- Development of a network of naturally shaded walk and Dual Use Paths including retro-planting of existing paths where practical.

It is anticipated that the above measures will reduce overall power demand of new development by in the order of 25% while adding supply to the grid in lower consumption periods.

Water Balance Measures :

The Water Corporation is currently reviewing longer term wastewater treatment options for Kalbarri and it seems probable that a major upgrade of the plant will be required. The review clearly presents an opportunity for Council to engage with the Water Corporation to secure a strong commitment from the Corporation to broad scale reuse and re-cycling of wastewater for reticulation of major open spaces and public areas, in addition to the current re-use of wastewater on the Golf Course.

Potable water supply is drawn from the Tumblagooda aquifer which is a large aquifer covering nearly 97,000km2 and extending approximately 500 km to the north, 65km to the east and 150km to the south. Broad scale estimates of the sustainable yield from the Tumblagooda aquifer vary from 29 GL/annum to 41 GL/annum; the latter being based on relatively high recharge rates which are unlikely to be reflective of more recent rainfall patterns. The Water Corporation presently is currently licensed to draw 500,000 kilolitres per annum with historical production ranging between 400 & 500,000 kilolitres. The quality of the water extracted from the aquifer is very high.

Excluding savings from future water sustainability measures, the projected population of 5,000 persons plus 10,000 visitors will effectively require a doubling of present production rates which appears to be well within the sustainable yield of the aquifer.

Given Kalbarri's low annual rainfall (355mm per annum), the concentration of rainfall during May to August and the adequacy of potable water supply, there is little to be achieved in promoting domestic on-site rainfall collection and storage.

Total water consumption per capita in Kalbarri is approximately 360Kl per annum suggesting a domestic per capita consumption, excluding commercial and industrial users, of in the order of 240Kl per annum or nearly 500Kl per annum per household compared to 300Kl per household per annum in Perth. Given Kalbarri's higher temperatures, it is probable that the higher water consumption is primarily associated with garden and bathroom usage. While the preparation of climate specific Landscaping Guidelines as further discussed will help in reducing garden water consumption, there is clearly an opportunity to achieve considerable water savings through grey water re-cycling of up to 100Kl per annum per household.

Accordingly, it is proposed that the following water balance criteria be adopted for all future development in the Kalbarri Townsite Strategy area and specifically:

- Installation of a grey water re-cycling system connected to the bathroom and laundry of each new single dwelling;

- In the case of group and multiple dwellings, the installation of a grey water re-cycling system of sufficient capacity to provide not less than 75% of estimated garden water requirements; and

- Installation of appropriate grey-water delivery faucets to enable connection to water efficient irrigation systems.

Climate & Landscape Design Guidelines :

The preparation and implementation of Climate and Landscape Design Guidelines are considered critical to the retention and enhancement with development of the unique character of Kalbarri.

There may be a need for some variation between the Guidelines applying to the main Townsite and those applying to Port Kalbarri, particularly from a visual character aspect.

From a Buildings perspective the Guidelines need to address as a minimum, the following issues:

- Building styles appropriate and inappropriate to the location;

- A palette of materials appropriate to and reflective of the location;

- Building orientation and design to reflect the micro-climate and particularly maximising the beneficial effects of summer cooling breezes and minimising exposure to the summer sun;

- Provision, as a minimum, of street frontage verandahs and external living areas to facilitate street level community interaction and passive security;

- Encouragement of passive and active solar technologies for cooling; and

- Provision for the storing of recreational vehicles and boats behind the buildings or, on smaller blocks, behind the street setback.

In respect of Landscape, the Guidelines need to address:

- Outdoor landscaping design based heavily on adopting Xeriscape principles that reflects the Kalbarri lifestyle and minimises external water requirements;
- Preservation of mature vegetation in established areas;
- Preservation and continuation of the current and unique blend of exotic and native vegetation and particularly larger exotic trees;
- Guidance on exotic species reflective of and appropriate to the location with an emphasis on those with lower water requirements;
- Guidance on native species suitable to the location with emphasis on those having low volatility characteristics;
- Guidance on limitation of lawn areas and suitable, drought tolerant grass species;
- Guidance on water efficient irrigation technologies; and
- Guidance on low cost, low water and low care landscaping solutions of street verges.

The Guidelines should be developed in close consultation with the community so as to achieve a shared vision of the future visual landscape of Kalbarri and drawing wherever possible on local knowledge.

2.4.4 "Whole of Plan Approach"

To date, the approach to significant Environmental values, Native Title and Aboriginal Heritage has been generally dealt piecemeal. This approach is counter productive as it is time consuming, discourages coordinated planning and development and unnecessarily delays subdivision and development processes.

It is strongly recommended that Council and the relevant Government Agencies seek a "whole of plan" approach to the identification of key Environmental Values and the resolution of Aboriginal Heritage and Native Title.

There is a pressing need to also apply this approach to the identification and resolution of major Environmental considerations, particularly within and adjacent to the main Townsite, through a Whole of Townsite audit process involving all key players and agencies.

2.4.5 Funding Tourist Infrastructure

Many of the proposed improvements to the River Foreshore and broader Townsite currently proposed by Council and required in the future both by the proposed Kalbarri Townsite Strategy and other future planning initiatives come at a significant cost to Council, both in their construction and their maintenance.

Works yet to be undertaken on the River Foreshore, improvements to traffic management on Grey Street and the proposed management plan for the southern River Foreshore east of Anchorage Lane alone are likely to total in the order of $3-4million. The Kalbarri Townsite Strategy proposes a number of further works to improve the overall attractiveness of Kalbarri as a premier holiday destination within WA, particularly for the West Australian family market.

Cumulatively, currently planned and future proposed improvements will significantly increase overall visitation to Kalbarri, resulting in increased visitor numbers and increased investment for the mutual benefit of visitors, residents and businesses, both current and future.

However, the rate and income base of the Shire is limited, particularly in the context of the constructional cost for many of the proposed improvements; a situation that is unlikely to improve markedly given the high rural base of the Shire and the impact of changing rainfall patterns on the continuing viability of much of the rural areas of the Shire.

Council currently applies a Special Area Rate (SAR) to all properties in Kalbarri with the principal object of raising funds for specific Townsite improvements; particularly from absentee owners who benefit directly and indirectly from the improvements whilst contributing little to the Town. The SAR rating approach has resulted in some considerable improvements to date including a significant contribution to the recently completed major extension of the Kalbarri Sports and Recreation premises. The SAR is clearly a valuable initiative but severely limited by:

- The need to maintain fairness and equity in the rating system; and
- The funds available relative to the costs of the work and the desirable timeframe for such works.

Currently, the SAR raises approximately $30,000 per annum. Council is also able to attract some money for improvements through Government Grants, such as the sealing of the western and northern boat ramps car park.

To undertake the works currently "in the pipeline" alone within a desirable timeframe, there is a clear and pressing need for an additional mechanism to increase the level of funding available for Townsite improvements if Kalbarri is to meet its potential as a significant tourist icon and particularly as a major tourist destination for WA families. Such a mechanism needs to be additional to and not an alternative to Council's current practice of Special Area rating which must be maintained.

Preliminary discussions have been held with members of the Kalbarri business community with the objective of establishing a "*Kalbarri Townsite Improvement Fund*" to raise additional funds through a voluntary levy on business establishments in Kalbarri with the specific objective of undertaking major improvements within the Kalbarri Townsite that would significantly improve the attraction of Kalbarri as a tourist destination, while also benefiting residents. The Fund effectively seeks to significantly expedite important improvements rather than rely wholly on funding from Council rates and other income.

Discussions to date have been encouraging and are continuing.

All contributions would be deposited with Council in a Special Purpose Reserve Fund for Kalbarri Townsite Improvements to be expended only for the specified purpose - Townsite Improvements.

There are a number of formulae by which participants could raise money for donation to the Fund. It is proposed that each establishment select the methodology of raising funds that best suits its circumstances. Further, the dollar amount or percentage of the levy, as the case may be, should be agreed between all operators for the reasons of equity and fairness. It is proposed that these values be established by consultation with all participants.

The amount that could be raised is obviously subject to the number of businesses that agree to support the Fund. Assuming participation by at least 50% of business operators within Kalbarri, it would not be unreasonable to anticipate the Fund to have the capacity to raise at least $500,000 per annum under normal economic conditions.

It is proposed that the Fund be managed by a formal Advisory Committee under Council comprising two Kalbarri Ward Councillors and representatives of the Kalbarri Business and general community.

If there is a "reasonable" level of support for the concept of the Fund within the Kalbarri business community, a formal proposal for the establishment of the Fund should be prepared and presented to Council for consideration.

2.4.6 Funding Community Infrastructure

It is clear that the Strategy proposals also include significant upgrading of broader community infrastructure including:

- Nanda Drive outer route and construction of the balance route;
- Grey Street diversion and foreshore pedestrian boulevarde
- Re-alignment and upgrading of Porter Street;
- New civic and cultural precinct incorporating new library and recreation centre as well as new Shire Administration facilities;
- Extensive public parking facilities; and
- Upgrading of existing local roads and upgrading / expansion of paths and community facilities to accommodate additional demand.

As with tourist infrastructure and facilities, Council's ability to fund the required works is limited.

In considering and approving subdivision and development proposals within the Townsite, Council should require a moderate per lot or per unit contribution to assist with the development and upgrading of community infrastructure within the Townsite.

Additionally, in the context of specific development proposals such as the three primary Tourist Sites within the Town Centre Precinct (TC1, TC2 & TC3), there are specific infrastructure proposals which are of significant benefit to and value add to those sites; in particular the diversion of Grey Street and the development of the pedestrian boulevarde.

It is not unreasonable that these specific development proposals also contribute directly in part to the costs of the diversion and development of the boulevarde as conditions of Development Approval.

At a more general level, elements of the Strategy propose concessions in respect of on-site parking, to be off-set by cash-in-lieu contributions to the construction of public parking facilities provided and maintained by Council.

Planning Bulletins 18 and 41 deal with the issue of Developer Contributions to local infrastructure. More recently, the WA Planning Commission has prepared a Statement of Planning Policy addressing the incorporation of Developer Contribution provisions into Town Planning Schemes.

It is recommended that Council investigate further and develop provisions for Developer Contributions for inclusion in the new Kalbarri Local Planning Scheme with proceeds being held in a Special Purpose Reserve Fund for Kalbarri Infrastructure Improvements.

2.4.7 Land Supply & Development Priorities

Notwithstanding the need to resolve Environmental, Heritage and Native Title issues on a "whole of plan" basis, the following table identifies the preferred priority for development of future residential cells currently wholly or partly comprising Unallocated Crown Land or Reserves.

The table also provides estimates of the total dwelling / lot yield of residential development proposals under the Strategy.

The estimates indicate a total yield in the range of 2240 to 2400 units, which is wholly consistent with projected dwelling needs of an additional 2,000 to 2,500 additional new dwellings.

Residential Development Priorities:

Residential Cell	Priority	Area	Density	Est. Yield (Dwellings)
Kalbarri Townsite :				
River Residential	**High**	40ha	R12 / R30	350 to 400
Southern Residential – North	Medium	30ha	R12 / R30	270 to 300
Southern Residential – South	Low	20ha	R12 / R30	180 to 200
Retirement Village – RV1	**High**	2.5ha	R60	120 to 150
Golf Course Estate	**High**	17ha	R12 / R30	120 to 150
Golf Course – GC1 (*1)	Low	3.0ha	R40	120
Golf Course – GC2 (*2)	Medium	2.0ha	R40	80
Sub - Total				*1240 to 1400*
Browne Farm :				
BF1 – Western Residential	Medium	101.4ha	(*3)	200
Total				***2240 to 2400 units***

*1 : Subject to Resolution and dedication of Nanda Drive Outer Route & relocation of Tennis / Basketball Courts to Sports and Recreation Centre.
*2 : Subject to Resolution and dedication of Nanda Drive Outer Route.
*3 : Refer Approved Browne Farm Structure Plan.

The following table identifies the preferred priority for development of future commercial, tourist and other development initiatives currently wholly or partly comprising Unallocated Crown Land or Reserves.

Commercial & Other Development Priorities:

Development	Priority
Fisherman's Wharf – A1	**High**
Tourist Resort – A4	Low
Boat Trailer Parking – A8	Low
Nanda Drive Outer Route – GC3	**High**
Budget Tourist Accommodation – GC4 (*1)	Medium
Caravan & Cabin / Chalet Park – TC5a & TC5b	**High**

Civic Centre & Water Playground – TC7a & TC7b	Medium
Gabba Gabba Creek	Medium
Retail – Hackney St & south to Magee Cres	**High**
Police Station & Courthouse – ES2	Low
Ambulance Depot – ES3 – Reserve Amendment	**High**
Health & Aged Care	Low
Enterprise Development Area	Medium
Service Station / Roadhouse – North – TC8	Medium
Nanda Drive Southern Alignment	Medium
Family Tourist Park – TP1	Low
Tourist Attractions – TA1	Low
Wittecarra Creek	Medium

*1 : Subject to Resolution and dedication of Nanda Drive Outer Route.

Shire of Northampton

KALBARRI TOWNSITE STRATEGY

Volume 2 : Technical Appendix

Final – January 2015

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1. INTRODUCTION

Kalbarri is located in the Mid-West Region of Western Australia approximately 600 km north of Perth and 150km north of Geraldton, at the northern extent of the Shire of Northampton. The Townsite is situated on the southern banks of the Murchison River and is substantially north facing, a favoured orientation along the Western Australian coast as a consequence of the degree of protection afforded from on-shore breezes.

Primary access to Kalbarri is via road, approximately six hours from Perth and 90 minutes from Geraldton. Kalbarri is also serviced by an airport situated within the National Park.

The Shire of Northampton has identified a need for the preparation of a Local Planning Strategy to guide the future planning, development and management of the Kalbarri Townsite. The need for the Plan has arisen as consequence of developing pressures on the Townsite from expanding tourism to the Town and region, an increasing population of "seachangers" and the fact that the current strategy is 15 years old, having been prepared in 1992. Existing and planned major resource projects in the Mid-West Region combined with increasing tourism, will likely result in further significant population movement to mid-western Townsite locations and will result in further pressures and increases in demand for residential, employment, tourist and recreational choices in the short to medium term.

Larry Smith Planning, in association with *GHD Environmental*, was appointed by the Shire of Northampton to undertake the preparation of the LPS for the Kalbarri Townsite. The Strategy Area is broadly bounded by:

- the Kalbarri National Park in the east and to the south;
- the Murchison River in the north; and
- Gantheaume Bay and the Indian Ocean to the west.

The Strategy has been prepared under the guidance of a Project Steering Group, comprising representatives of the:

- Shire of Northampton;
- Department of Planning;
- Department of Environment and Conservation;
- LandCorp;
- Kalbarri Community; and
- Nanda Working Group.

Preparation of the Strategy has also involved extensive community consultation through a series of Public Workshops undertaken at key phases of the Strategy development process in addition to meetings with key stakeholders from government, business, service agencies and the community. This document provides the supporting data to and should be read in conjunction with the *Kalbarri Townsite Strategy.*

2. REGIONAL ENVIRONMENT

2.1 LOCATION

[Figure 2.1 – Location Plan]

Kalbarri is located in the Mid-West Region of Western Australia approximately 600 km north of Perth and 150km north of Geraldton, at the northern extent of the Shire of Northampton.

The Townsite is situated on the southern banks of the Murchison River and is substantially north facing, a favoured orientation along the Western Australian coast as a consequence of the degree of protection afforded from on-shore breezes.

Primary access to Kalbarri is via road; the North West Coastal Highway, approximately six hours from Perth and 90 minutes from Geraldton by either of two routes:

- Ajana / Kalbarri Road which traverses the Kalbarri National Park; and
- Port Gregory Road and George Grey Drive which provides a more attractive route for tourists from and to the south.

Kalbarri is also serviced by an airport situated within the National Park and currently serviced by Fokker F50 aircraft with the capacity for larger aircraft to BAe146.

2.2 STATE PLANNING STRATEGY

The State Planning Strategy provides a strategic guide for land use planning within the State through to the year 2029. The Strategy identifies five key objective areas and specifically:

- **Environment:** To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.
- **Community:** To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.
- **Economy:** To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
- **Infrastructure:** To facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.
- **Regional Development:** To assist the development of regional Western Australia by taking into account the region's special assets and accommodating the individual requirements of each region.

In the context of the Mid-West Region, of which Kalbarri is a part, the Strategy envisages that the Region will continue to diversify its economic base in the areas of agriculture, minerals development, downstream processing of commodities and tourism. Further the Strategy notes that Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

Specific regional strategies to the Mid-West and particularly the Kalbarri Region are primarily aimed at protection of the marine and terrestrial environments and the protection of water resources.

2.3 GERALDTON REGION PLAN 1999

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

PRINCIPLE	**GUIDELINES & RECOMMENDATIONS**
Environment	<u>Coastal and Marine Environment</u> Protect and manage significant conservation areas such as the Murchison River. Recognise the environmental and visual importance of the coastal foredune areas. Promote the provision and development of green spines and river corridors around all major creeks and the Murchison River.
Community	<u>Kalbarri</u> Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs including: – single residential housing; – medium density housing (R30 – R60); and – aged persons' accommodation. Encourage opportunities through the preparation of new local planning schemes for urban consolidation within the older residential areas subject to: – compatibility with existing character; – protection/enhancement of residential amenity; and – protection of important views throughout Town. (Town Planning Scheme No. 9 rezoned residential land in the northern part of Town

	from R15 to R30).
Economy	Ensure that all development of tourist services resulting from the re-alignment of the North West Coastal Highway around Northampton and the coastal route from Horrocks to Kalbarri is focused on the Towns and within the community. Complete planning for the coastal road between Kalbarri and Shark Bay.
Infrastructure	Encourage electricity providers to improve the continuity of supply to Kalbarri. Ensure that boating facilities are adequate to meet the needs of: – the local fishing industry in Horrocks, Kalbarri and Port Gregory, – recreational fisherman in Horrocks and Kalbarri; and – tourist operators in Kalbarri.

2.4 BATAVIA COAST STRATEGY 2001

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

The primary objective of the Batavia Coast Strategy is:

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

The Strategy recommends a hierarchy of settlement and recognised recreation sites. Kalbarri is identified as a district centre. Overnight accommodation sites are identified at Lucky Bay and Little Bay, to the south of Kalbarri. Day use precincts are identified south of Kalbarri.

The Strategy divides the Batavia Coast into nine local areas:

- Oakajee – Oakabella;
- Horrocks – Port Gregory;
- Sandalwood – Kalbarri National Park;
- Kalbarri; and
- Zuytdorp Cliffs.

In respect of Kalbarri, Strategy responses of continuing relevance are:

- The need for integration of the Port Kalbarri development into the broader Townsite.;
- The limited capacity of the Murchison River to accommodate significant increases in boating traffic and the potential for the Port Kalbarri Marina to alleviate pressure on the River. The Strategy further recognises the difficulties with this facility and specifically the high energy nature of this section of coast;
- Involvement of local indigenous groups in furthering tourism opportunities within the area; and
- Potential of the Kalbarri / Shark Bay Road to improve tourism to the location.

2.5 SHIRE OF NORTHAMPTON LOCAL PLANNING STRATEGY 2007

The Local Planning Strategy provides a critical link between State and Regional objectives and provides Council with the framework to set out its vision for the Shire, and progressively implement this vision through the Local Planning Schemes, rezoning proposals, subdivision assessments and development control mechanisms.

Kalbarri is specifically excluded from the Local Planning Strategy. Accordingly the relevance of the Local Planning Strategy is limited to recognition of the regional positioning of Kalbarri as identified in broader regional planning strategies.

2.6 KALBARRI PLAN 1992

The Kalbarri Plan was prepared by the DPI in 1992 to provide guidance in the overall planning of the Kalbarri Townsite as a consequence of increasing land use pressures and conflicts arising from the increasing popularity of the Town as a tourist destination.

The Plan provides a broad land use framework for the future expansion of the Kalbarri Townsite supported by a number of strategies addressing residential, tourism and industrial expansion and the provision of public services and infrastructure. The Plan provided for a total permanent and visitor population in the order of 10,000 persons and its recommendations have largely been implemented, particularly in the overall land use distribution of the Townsite and the provision of support public infrastructure.

2.7 KALBARRI TOWN IMPROVEMENT PLAN 1995

The Kalbarri Town Improvement Plan 1995 in many respects sought to build on the Kalbarri Plan 1992 in providing depth to the broader design and management of key public areas of the Town and particularly the river foreshore, foreshore frontage development areas and entries with the object of enhancing the overall ambience of the Town.

The Plan dealt with a broad range of issues and sites including the Porter Street shopping precinct, upgrading of the river foreshore, coastal management and access together with guidelines for building theme and colour and building standards.

2.8 KALBARRI FORESHORE & COASTAL MANAGEMENT PLAN 2003

The Kalbarri Foreshore and Coastal Management Plan 2003 provides a comprehensive management plan for both the River and Ocean foreshores extending from Red Bluff to north of Oyster Reef and along the Murchison River to Murchison Homestead.

Funding limitations have restricted the extent to which the recommendations of the Plan have been implemented. Notwithstanding, the coastal foreshores of Kalbarri are well provided with both parking and shade / picnic facilities together with an extensive path network extending from Town to Red Bluff.

Similarly, works undertaken to date along the River foreshore within the main Townsite area have resulted in an expansive and pleasant riverine environment with detail design development scheduled for commencement for the River areas to the east of Town.

While the recommendations of the Plan are a continuing work in progress, the outcomes to date have significantly improved the attractiveness and broader ambience of both foreshore environments.

2.9 REGIONAL GROWTH

The broader Mid-West Region is experiencing considerable growth, generated largely by the resources sector. The location has a historical background in mining but major mining activity ceased in the 1970's with the completion of existing contracts for iron ore, more particularly, the development and rapid expansion of major ore bodies in the Pilbara.

Recent years has seen a major re-birth in the iron ore industry within the broader Mid-West with a number of major mines having been established with on-going exploration revealing considerable high grade long term resources. The expansion of mining in the region is projected to require an additional direct workforce in excess of 2,500 persons. Indirectly, the resource industry has far more significant economic and employment impacts including, ultimately, the construction of a new major deep water port at Oakajee.

As a consequence of Kalbarri's proximity to Geraldton there is an increasing trend for fly in / fly out workers to reside in Kalbarri and commute to Geraldton airport. No FIFO services currently operate from the Kalbarri Airport.

Additionally, tourism to the Mid-West has been growing steadily with visitor nights now exceeding 500,000 per annum. Intrastate tourists represent 80% of the tourist market with Interstate and International visitors representing a further 10% each. Domestic tourism has been growing in recent years at 1% per annum while

international tourism has been growing at around 5% per annum. Tourism expenditure in the Mid-West now exceeds $230 million per annum and accounts directly for 5% of employed persons.

2.10 Browne Farm

Situated approximately three kilometres south of the existing Kalbarri Townsite, Brown Farm comprises an area formally known as Port Kalbarri.

Browne Farm is the subject of an approved Structure Plan covering, in essence, the western half of the property. The Structure Plan provides for predominantly low density, single housing with a projected yield of up to 1,900 lots, of which approximately 600 have been developed. However, to date, there has been only limited housing construction on the lots created.

The Structure Plan also provides for two Commercial areas comprising a Retirement Village, medical centre and service station. Only local, immediate convenience needs will be provided so as to maintain the primacy of the existing Townsite as the main shopping and retail location.

Browne Farm originally proposed the development of a major marina facility in the vicinity of Wittecarra Creek. It is increasingly doubtful that a marina will be developed at Browne Farm as a consequence of:

- the extraordinary expense associated with marinas generally and particularly in a high wave energy location;
- the likely visual impacts of breakwater structures on the Red Bluff area, a key tourist location;
- the environmental and heritage impacts on Wittecarra Creek; and
- the increasing difficulty in securing environmental and development approvals for a marina.

The balance eastern portion of the site comprises a major conservation reserve incorporating Wittecarra Creek and its environs with the most immediate development of this area having the capacity for an additional 200 lots.

2.11 OBJECTIVES OF KALBARRI TOWNSITE STRATEGY

It is evident that strategic planning for the Kalbarri Townsite has, to date, been largely broad scale and heavily based on the Kalbarri Plan 1992, as was its function.

Subsequent planning and management studies have sought to build upon the broad framework provided by the 1992 Plan in the provision of greater detail for the design, development and management of specific key areas of the Townsite.

While the 1992 Plan sought to provide for a long term permanent and visitor population in the order of 10,000 persons, it is clear that a number of the premises upon which the 1992 Plan was based are in need of review.

Equally, the growth and maturation of the Town has given rise to a greater appreciation of the core values and directions of the Town together with the need for a review of the basic land use strategies having regard for the need to embrace higher levels of sustainability.

Accordingly, the objectives of this Strategy are defined as:

- *To review the broad land use structure and networks having regard for the core values and desired directions of the community while ensuring a high level of on-going sustainability;*
- *To provide a high level of planning and development control guidance within relevant planning areas; and*
- *As appropriate, develop urban design responses within specific precincts to ensure achievement of the desired outcome.*

It is envisaged that the outcomes of the Kalbarri Townsite Strategy will lead to a major review and amendment of Town Planning Scheme No 9 over the broader Kalbarri Region.

3. PHYSICAL ENVIRONMENT

3.1 CLIMATE

[Appendix A : Temperature, Rainfall and Wind Averages]

Kalbarri experiences a warm Mediterranean style climate, characterised by hot, dry summers and mild, wet winters.

Meteorological records from the Kalbarri recording station for the period 1970 and 2007 indicate:

- average maximum temperature range of 21.6°C in July to 34.2°C in February;
- average minimum temperature range from 9.7°C in July to 20.5°C in February; and
- rainfall average at approximately 355mm per year, with, on average, 75% of rainfall being recorded from May to August.

As with much of the Mid-West coast, on-shore breezes can be unpleasantly strong and particularly:

- south to south-easterly morning breezes common during summer and autumn, with north to north-easterly winds prevalent during spring and winter. The mean 9am windspeed records indicate a range of 10.9km/hr in July and 16.8km/hr in January; and
- generally south-westerly tending afternoon breezes over much of the year with variable lighter winds in winter, with a mean 3pm wind speed range of 12.5km/hr in June and 24.8km/hr in January.

The on-shore / sea breezes particularly during Spring and Summer, while providing for relief from Summer temperatures, impact on enjoyment of outdoor activities. Appropriate landscape techniques can significantly reduce the negative impacts of summer sea breezes as is evident in the older northern areas of Kalbarri. Additionally, high summer temperatures dictate the need to ensure appropriate housing design to reduce the requirement for air-conditioning with associated power demands and impacts on longer term sustainability.

3.2 EXTREME EVENTS

3.2.1 Flood & Storm Surge

[Appendix B : 2006 Flood Levels]

The highest risk period for floods and storm surges in northern Australia occurs in summer or early autumn in association with tropical cyclones or intense monsoonal depressions.

In the average cyclone season, 10 tropical cyclones develop over Australian waters, of which six cross the coast, mostly over northwest Australia between Exmouth and Broome. Kalbarri is located approximately 800km

south of the high-risk area in Western Australia, however, the low-pressure systems associated with cyclones can result in significant rainfall totals increasing the risk of flooding and storms surges within the surrounding areas.

In February / March 2006 tropical cyclone *Emma*, a weak monsoonal-type system of Category 1 intensity, caused extensive flooding through the Pilbara and of the Murchison River. The heavy rain in the headwaters of the Murchison catchment, resulting from *Emma*, caused the highest recorded flood along the river (the previous highest level was recorded in 1960). Floodwaters peaked at Kalbarri at about midnight on 15 March 2006, causing the river-mouth sandbar to be washed away. Residents and State Emergency Services volunteers, constructed two sandbag levees to protect the Town, one 400m by 1m high and a second 500m long by 2m high. The levees held as the flood peaked in Kalbarri, with only low-lying areas adjacent to the river flooding. No flooding within built up areas of the Town occurred.

Further discussions on the potential impacts of climate change on extreme events have been included below.

3.2.2 Fire

Kalbarri is surrounded on its landward sides by native bush both within the Kalbarri National Park and within the Townsite boundaries. Additionally, much of the older northern portion of Kalbarri is charcterised by fibro and timber frame construction which present a fire risk of equal if not greater proportions to the bush and National Park where controlled burning practices manage the total fire load. Fortunately, in this respect, the Kalbarri Golf Course provides a significant fire break to the bushland areas to the east.

The Townsite has been seriously threatened by bushfire only once in recent history when extreme temperature and wind conditions in 1990 resulted in the fire front approaching the eastern edge of the Townsite in the vicinity of the industrial area. A late wind change turned the fire back eastward and averted any further danger to the Townsite.

The continuing risk of bushfire combined with prevailing high wind conditions reinforces the need for maintenance of a substantive, strategic fire break between the Townsite and bushland providing both a break to the movement of fire and, more importantly, a major front from which FESA can actively prevent fire from entering Town.

3.3 CLIMATE CHANGE

The Intergovernmental Panel on Climate Change (IPCC), have produced estimates (in the third assessment) on global sea level rise by modelling a 100 year period (2000 to 2100), the study highlighted a 0.38 m rise. The IPCC fourth assessment has recently been released which re-evaluated the sea level rise at a rate of 0.34 m over a 100-year period (IPCC, 2007a).

The Australian Greenhouse Office, through the Australian Climate Change Science Programme, engaged CSIRO and the Bureau of Meteorology to develop climate change projections for Australia.

Table 1 below shows the annual 50th percentile projected temperature and rainfall change projections for the Kalbarri region for the years 2030, 2050 and 2070.

Table 1 Kalbarri Temperature and Rainfall change (Annual 50th percentile[1])

Emissions Scenarios[2]	Projected Temperature Change			Projected Rainfall Change		
	Low emissions (°C)	Medium emissions (°C)	High emissions (°C)	Low emissions (%)	Medium emissions (%)	High emissions (%)
2030[3]	0.6 to 1.0	0.6 to 1.0	0.6 to 1.0	–5 to –10	–5 to –10	–5 to –10
2050[3]	1.0 to 1.5	1.0 to 1.5	1.5 to 2.0	–5 to –10	–10 to –20	–10 to –20
2070[3]	1.5 to 2.0	2.0 to 2.5	2.5 to 4.0	–10 to –20	–10 to –20	–10 to –40

Notes to table:

The 50th percentile (the mid-point of the spread of model results) provides a best estimate result.

Emissions scenarios are from the IPCC Special Report on Emission Scenarios (IPCC, 2007b).

Projections are given relative to the period 1980-1999. The projections give an estimate of the average climate around 2030, 2050 and 2070, taking into account consistency among climate models. Individual years will show variation from this average.

Climate Change in Australia (2007) state that data on extreme events is limited and based upon many unknown variables, and that therefore, future prediction scenarios vary widely. However, present indications for Western Australia are that:

- The number of tropical cyclones may fall under warmer conditions;
- The intensity of the cyclones will increase;
- There will likely be a poleward extension of tropical cyclone tracks. One study quoted has predicted a poleward shift of 2 degrees latitude (approximately 200km) in the average tropical cyclone location of origin; and
- future changes in frequency will be modulated by changes in the El Niño Southern Oscillation.

Should the frequency, intensity and extent of tropical cyclones increase, so will associated extreme events such as oceanic storm surges, gales and flooding rains. Projected rises in average sea-level will also contribute to more extreme storm surges.

From an impact management perspective, three issues arise and specifically:

- Based on a medium emissions scenario, it is projected that average rainfall will decrease by in the order of 20% over the longer term. A decrease in average rainfall will impact on recharge rates of the aquifer from which Kalbarri draws all of its freshwater supplies. There is a need therefore to ensure that future development and its form and management is consistent with long term sustainable use of groundwater resources requiring both responsible use of the resource and maximisation of re-use opportunities; and

- While it seems unlikely that Kalbarri would be directly affected by a southward shift in cyclone tracking, it is reasonable to assume that flood events may increase in both frequency and severity and there is a need therefore to ensure that all new development is set at an appropriate level above likely future flood levels.

It is understood that major drainage infrastructure installed subsequent to local flooding following heavy rains in 1999 have been set at a level that would adequately compensate for projected sea level rise. Outlet structures have also been fitted with flood control gates to prevent back-flooding within the Townsite in the event of future flooding of the Murchison River.

3.4 GEOLOGY AND SOILS

The Study Area is located in the Geraldton Hills sub-region which incorporates the southern end of the Carnarvon Basin and northern end of the Perth Basin, with exposed areas of Permian/Silurian siltstone and Jurassic sandstones, mostly overlain by sandplains, alluvial plains, and coastal limestones.

The Geological Survey of Western Australia (1982), describes the regional geology of the Study Area as predominately aeolian and residual sand – red brown and yellow quartz sand and Tumblagooda Sandstone – red-bed sequence, sandstone, siltstone, minor conglomerate, fluviatile, and marginal marine.

Along the coastline (western) boundary of the Study Area are beaches and mobile coastal dunes – quartzose calcarenite and Tamala Limestone – calcarenite with calcrete soils, eolian. Soils along the river plain area of the Murchison River comprise of alluvium – clay, silt, sand and gravel, in places calcreted.

A number of popular geological tourist attractions are located within close vicinity to the Study Area; being the coastal cliffs and the Murchison River gorges.

3.5 HYDROLOGY

3.5.1 Wetlands & Surface Waters

The Murchison River is located at the northern boundary of the Study Area, with the Study Area located within the Murchison River surface water catchment area. This surface water catchment area is not identified as a Proclaimed Surface Water Area under the *Rights in the Water and Irrigation Act 1914*.

As discussed previously, a flood event caused by Tropical Cyclone Emma in February / March 2006 caused extensive flooding through the Pilbara and also on the Murchison River.

An area of 625ha of the lower reaches of the Murchison River has been listed in the Directory of Important Wetlands in Australia. The area has been listed based on the following criteria:

- It is a good example of a wetland type occurring within a biogeographic region in Australia; and
- The wetland is of outstanding historical or cultural significance.

In the southern portion of the Townsite there is an area of land subject to inundation. This area is located approximately 2 km south of the Murchison River mouth and covers an estimated area of 60 ha.

Other wetlands occur in the vicinity of the Townsite, including the Wittecarra Gully and an adjoining perennial lake to the south of the Townsite.

3.5.2 Protected Groundwater Areas

[Fig 3.1 – Groundwater Protection Area & Appendix C]

Kalbarri is located within the Gascoyne Proclaimed Groundwater Area protected under the *Rights in the Water and Irrigation Act 1914*.

A gazetted Public Drinking Water Supply Area (Kalbarri Water Reserve) protected under the *Country Areas Water Supply Act 1947*, is located to the immediate east and south–east of the Townsite. The majority of this reserve is classified as a Priority 1 Reserve with a minor localised areas classified as Priority 2 and Priority 3. The former and current Kalbarri Water Reserve location boundaries are presented in Appendix C.

Activities and risks to water quality within the Kalbarri Water Reserve and recommended management strategies are detailed in the *Kalbarri Water Reserve Drinking Water Source Protection Plan*.

3.5.3 Groundwater Depth

[Appendix D – Groundwater Bores Location & Quality]

A Department of Water registered bore search was conducted for the Project and identified 112 registered bores within a 5km radius of the Project Sites. Once-off static groundwater levels recorded for the bores ranged from 0.00m to 24.38m below ground level.

These groundwater depth indicators should be viewed with some caution as the bores are widely spaced and provided from a once-off reading, which would vary seasonally and with climate over time.

3.5.4 Groundwater Quality

[Appendix D – Groundwater Bores Location & Quality]

The area has been identified by the Department of Water (DoW) as having, on average, groundwater salinity levels of between 500 and 1,000 mg/L total dissolved solids (TDS).

The DoW bore search, discussed above, also provided limited salinity data, which indicated that samples taken for these bores recorded salinity levels from 230 mg/L to 2,860 mg/L TDS. The limitations of this data should be noted.

Groundwater salinity measurements taken in 2004 indicated that groundwater salinity in Kalbarri was generally less than 400 mg/L Total Dissolved Solids (TDS) and that a thin lens of brackish groundwater may locally occur at or near the water table. Measurements show that groundwater salinity usually increases with depth near the coast due to the presence of a wedge shape of salt water underlying fresh water.

3.5.5 Groundwater Recharge

Recharge to the Tumblagooda aquifer is mainly via direct percolation from rainfall where the aquifer outcrops and by leakage from the overlying sediments where the confining Kockatea Shale is absent. Most of the recharge occurs south east of Kalbarri on the sandplain, with episodic recharge from the Murchison River in the east and from streams originating on the dissected plateau during periods of flow. The DoW suggests that the extent of recharge from streams draining the outcrop area is minor since there is little marked effect on the watertable contours.

The Department of Water has advised that in general aquifer recharge information is very limited, and that no specific recharge statistics are available for the Tumblagooda aquifer at Kalbarri.

However, monitoring of the production bores for Kalbarri indicate that water levels have remained relatively stable, notwithstanding an extended period of below average rainfall; suggesting that the present rate of extraction from each bore is within recharge rates and more importantly sustainable limits.

The Tumblagooda aquifer is a large aquifer covering nearly 97,000km2 and extending approximately 500 km to the north, 65km to the east and 150km to the south. Broad scale estimates of the sustainable yield from the Tumblagooda aquifer vary from 29 GL/annum to 41GL/annum; the latter being based on relatively high recharge rates which are unlikely to be reflective of more recent or projected rainfall patterns.

4. TERRESTRIAL ENVIRONMENT

4.1 FLORA AND VEGETATION

4.1.1 Vegetation Description

The Interim Biogeographic Regionalisation for Australia (IBRA categorises the Australian continent into regions of like geology, landform, vegetation, fauna and climate. There are 80 such regions throughout Australia, and 26 occur in Western Australia.

Kalbarri is located within the Geraldton Sandplains IBRA bioregion. The Geraldton Sandplains bioregion comprises mainly proteaceous scrub-heaths, rich in endemics. Extensive York Gum and Jam woodlands occur on outwash plains associated drainage.

Beard (1976) has mapped the vegetation of the general area at a scale of 1:250,000. The vegetation of the area is within the Ajana Botanical District, in the Zuytdorp sub-district of the South Western Botanical Province, as recognised by Beard.

Beard identified the area as containing two vegetation types:

- Shrublands, *Acacia rostellifera* thicket; and
- Shrublands, *Acacia rostellifera* scrub-heath

The vegetation has been mapped as a mosaic controlled by topography. The area has been mapped as follows:

- Scrub and heath on slopes facing the sea;
- *Acacia rostellifera* thicket, or patchy mixtures of the *Acacia rostellifera* thicket and scrub-heath, in more sheltered areas; and
- *Acacia* thicket bordering the Murchison River.

4.1.2 Vegetation in a Regional Context

A vegetation type is considered to be underrepresented if there is less than 30% of its original extent remaining. From a biodiversity perspective, and taking no account of any other land degradation issues, there are several key criteria applied to vegetation where clearing is still occurring (EPA Position Statement No. 2, December 2000):

- The "threshold level" below which species loss appears to accelerate exponentially at an ecosystem level is regarded as being at a level of 30% of the pre-European extent of the vegetation type.

Vegetation communities where less than 30% of the original vegetation extent remain are referred to as "Vulnerable"; and

- A level of 10% of the original vegetation extent is regarded as being a level representing an "Endangered" vegetation community. Clearing which would put a vegetation type into this category should be avoided.

Such vegetation community status can be delineated into five (5) classes, where:

- *Presumed extinct:* Probably no longer present in the bioregion
- *Endangered**: <10% of pre-European extent remains
- *Vulnerable**: 10-30% of pre-European extent exists
- *Depleted**: >30% and up to 50% of pre-European extent exists
- *Least concern:* >50% pre-European extent exists and subject to little or no degradation over a majority of this area.

* or a combination of depletion, loss of quality, current threats and rarity gives a comparable status

The vegetation types presented in Table 2 are those recorded by Beard (1976), with existing extents in the Geraldton Sandplains IBRA region.

Table 2 Regional Assessment of Vegetation Extent (Shepherd *et al*, 2005)

Vegetation Association	Description	Pre-European Extent (Ha)	Current Extent (Ha)	% Remaining (2005)	Status
17	Shrublands, *Acacia rostellifera* thicket	54,070	44,772	82.8	Least Concern
383	Shrublands, *Acacia rostellifera* scrub-heath	5,299	5,285	99.7	Least Concern

The Vegetation Associations detailed in Table 2 above record 82.8% and 99.7% of the original regional vegetation extent remaining intact as at 2005. These are above 30% which means they are above the 'threshold level'. Clearing of this vegetation is not considered contradictory to the EPA's recommendations stated in Position Statement No. 2.

4.1.3 Threatened Ecological Communities

[Appendix E – Threatened Ecological Communities – Flora & Fauna]

[Appendix F – EPBC Act Protected Species]

Ecological communities are defined as 'naturally occurring biological assemblages that occur in a particular type of habitat. Threatened Ecological Communities (TECs) are ecological communities that have been assessed and assigned to one of four categories related to the status of the threat to the community, that is, Presumed Totally Destroyed, Critically Endangered, Endangered, and Vulnerable. Some TECs are protected under the Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*. Although TECs are not formally protected under the WA *Wildlife Conservation Act* 1950, the Environmental Protection Authority's position on TECs states that proposals that result in the direct loss of TECs are likely to require formal assessment.

A search of the Department of Environment and Conservation (DEC) TEC Database was undertaken. No TECs are known to be located within the Kalbarri Townsite area. The *EPBC Act* Protected Matters Search Tool also does not identify any TEC's within the Shire of Northampton municipality.

4.1.4 Environmentally Sensitive Areas

Environmentally Sensitive Area's (ESA's) are subject to definition under Section 51B of the *Environmental Protection Act 1986* and may include areas such those requiring special management attention to protect important scenic values, fish and wildlife resources, historical and cultural values, and other natural systems or processes.

The DEC (2007a) identifies the Murchison River, and a buffer to the river, on the northern boundary of the Study Area, as an ESA.

No other ESA's are identified in the Study Area (DEC, 2007a).

4.1.5 Significant Flora

[Appendix G – Flora & Fauna Conservation Codes]

Kalbarri is one of a number of areas in the Wheatbelt that are significant for rare species, due to widespread clearing in the surrounding landscape, and to the high diversity and level of local endemism (DEWHA, 2007a).

Flora species that are considered to be significant are listed under the Western Australian *Wildlife Conservation Act 1950* and the *EPBC Act 1999.* Additionally, the DEC keeps a list of Priority Flora species, that are not listed under legislation but for which the DEC feels there is cause for concern, or for which not enough information is known.

A search was undertaken through the Department of Environment and Conservation (DEC) Threatened *(Declared Rare)* Flora Database (TFD) and the *Western Australian Herbarium Specimen* (WAHERB) database for species of rare and priority flora located within the vicinity of the Study Area. The DEC also provided results from a search of their *Declared Rare and Priority Flora* (DR&PF) list. The species in this list are those known to exist in the general surrounds, and not to the Study Area specifically.

The TFD and WAHERB database searches indicated that there are three Declared Rare Flora species (gazetted under the *Wildlife Conservation Act 1950*) known to occur within the Kalbarri area, in the vicinity of the Townsite, being *Caladenia wanosa, Lechenaultia chlorantha* and *Stachystemon nematophorus*. These species are considered to be nationally significant and as such are also afforded protection under the *EPBC Act.*

A large number of Priority Flora species are also known to exist in the vicinity of the area, with some recorded within the Townsite.

Other flora species of national significance have been historically recorded within the Shire of Northampton municipality. Some species that appear in the Commonwealth *Environment Protection and Biodiversity Act 1999* Protected Matters Search Tool and the DR&PF database are often not likely to occur within the specified area, rather the search provides an approximate guidance to matters of national significance that may require further investigation.

4.1.6 Diseases or Pathogens

Phytophthora cinnamomi ("Dieback") disease is generally restricted to areas in the south west of the State, south of the 26th parallel of latitude, in areas receiving an average annual rainfall of greater than 400mm.

As the Study area is south of this latitude, and pockets of Dieback have been recorded in Kalbarri (Northern Agricultural Catchment Council, 2007) the location can be considered to be susceptible to the development of the *Phytophthora cinnamomi* pathogen.

4.1.7 Weeds

The Department of Agriculture and Food (2007) have recorded 80 Declared Plants as occurring within the Shire of Northampton.

Two Declared Plants are known to be common in the vicinity of the Townsite, being:

- Saffron Thistle (*Carthamus lanatus*) (Paxman, *pers comm.*, 2007); and
- Paterson's Curse (*Echium plantagineum*) (Fabo, *pers comm.*, 2007).

These plants are classified as P1 Declared Plants in the Shire of Northampton. This means that the movement of plants or their seeds is prohibited.

Other common weeds in the area include Cape Weed (*Arctotheca calendula*), Maltese Cockspur (*Centaurea melitensis*), Wild radish (*Raphanus raphanistrum*), Double gee (*Emex australis*) and Ruby Dock (*Acetosa vesicaria*).

4.2 FAUNA AND HABITAT

4.2.1 Regional Fauna Habitat

Kalbarri National Park, with an area of approximately 186,000 ha, is a significant habitat area to the north-east of the Study Area. This area is identified as maintaining existing processes at a regional scale and providing an important refuge for many species, including invertebrates and smaller vertebrates (DEWHA, 2007a). The area is known to host a wide variety of fauna, including 44 species recognised as endemic to the area; including 4 frogs, 25 reptiles, and 13 bird species.

The habitat provided in the broader region of the Townsite includes:

- Murchison River estuary;
- Coastline;
- Acacia scrub heath and thicket communities; and
- Heath on coastal limestone.

The area would provide a linkage for animals moving from the Kalbarri National Park to the Murchison River or the coast.

4.2.2 Significant Fauna

[Appendix G – Flora & Fauna Conservation Codes]

The conservation status of fauna species is assessed under State and Commonwealth Acts; in particular the Western Australian *Wildlife Conservation Act 1950*; *Wildlife Conservation (Specially Protected Fauna) Notice 2006,* and the Commonwealth *EPBC Act*.

The significance levels for fauna used in the *EPBC Act* are those recommended by the International Union for the Conservation of Nature and Natural Resources (IUCN).

The EPBC Act also has lists of migratory species that are recognised under international treaties such as the China Australia Migratory Bird Agreement (CAMBA), the Japan Australia Migratory Bird Agreement (JAMBA) and the Bonn Convention (The Convention on the Conservation of Migratory Species of Wild Animals).

Listed migratory species also include any native species identified in an international agreement approved by the Commonwealth Environment Minister. The Minister may approve an international agreement for this purpose if satisfied that it is an agreement relevant to the conservation of migratory species.

In Western Australia, the *Wildlife Conservation (Specially Protected Fauna) Notice 2006* has classified Threatened Fauna in a series of Schedules. The DEC also produces a supplementary list of Priority Fauna, being species that are not considered "threatened" under the Western Australian *Wildlife Conservation Act 1950* but for which the Department feels there is a cause for concern. These species have no special protection, but their presence would normally be considered to determine any potential impacts on these species.

A search for species potentially existing in the Study Area was undertaken through DEC Threatened Fauna database, which includes species declared as '*Rare or likely to become extinct* (Schedule 1)', '*Birds protected under an international agreement* (Schedule 3)', and '*Other specially protected fauna* (Schedule 4)'.

Table 3 lists the DEC search results for significant fauna historically known from the Townsite and surrounding area.

Table 3 Threatened Fauna

Scientific Name	Common Name	Record No / Date	Other information
Ardeotis australis	Australian Bustard	2 in 2000 and 2001	This species is uncommon and may occur in open or lightly wooded grasslands. Sightings occurred in Kalbarri National Park.
Burhinus grallarius	Bush Stonecurlew	1 in 2000	A well camouflaged, ground-nesting bird which prefers to 'freeze' rather than fly when disturbed. It inhabits lightly timbered open woodlands. Sighting occurred in Kalbarri National Park.
Cacatua leadbeateri	Major Mitchell's Cockatoo	1 in 1983	This species is sporadically distributed through arid and semi-arid Australia and may occur in sparsely timbered grasslands and shrublands and rocky outcrops.
Dasyurus geoffroii [1]	Chuditch	1 in 2000	This carnivorous marsupial occupies large home ranges, is highly mobile and appears able to utilise bush remnants and corridors. Sighting occurred in Kalbarri National Park.

Falco peregrinus	Peregrine Falcon	1 in 1974	This species is uncommon and prefers areas with rocky ledges, cliffs, watercourses, open woodland or margins with cleared land. Sighting occurred in Kalbarri National Park.
Hypseleotris aurea	Golden Gudgeon	1 in 1948	*Hypseleotris aurea* is a freshwater fish and is known from the Gascoyne and Murchison rivers in the southern Pilbara. Sighting occurred in Kalbarri National Park.
Idiosoma nigrum	Shield-backed Trapdoor Spider	1 in 1989	This species is in decline in its patchy distribution through the northern and central wheatbelt and coastal plain. It is a long-lived species that is very sensitive to disturbance.
Isoodon obesulus fusciventer	Quenda	1 in 2000	This species prefers areas with dense understorey vegetation, particularly around swamps and along watercourses, that provides ample protection from predators. Sighting occurred in Kalbarri National Park.
Leipoa ocellata [1]	Malleefowl	8 from 1983 to 2001	This species was once widely distributed across southern Australia. It prefers woodland or shrubland with an abundant litter layer that provides essential material for the construction of its nest mound. The majority of the sightings occurred in Kalbarri National Park.
Lerista axillaris	A Lerista lizard	1 in 1987	Only known from one locality on the Midwest coast (21 km S of Kalbarri). Confined to WA (Western Australian Museum, 2007).
Macropus eugenii derbianus	Tammar Wallaby	1 in 1979	This species prefers thickets of Melaleuca, Sheoak or other large shrubs associated with grassland. Sighting occurred in Kalbarri National Park.

Pletholax edelensis	*gracilis*	A legless lizard	1 (date not recorded)	This long-tailed pygopod is endemic to the west coast of Western Australia between Shark Bay and the lower Murchison. It is mainly found in dense *Triodia.*

Note:

1. These species are protected under the Commonwealth *Environmental Protection and Biodiversity Act (1999),* as well as the State *Wildlife Conservation Act (1950*) and have been categorised as 'vulnerable'.

In addition to the DEC database search, an *EPBC Act* Protected Matters Search was undertaken for the Shire of Northampton, including species additional to that recorded in the DEC Search results for the Study Area and surrounds.

Some species that appear in the *EPBC Act* Protected Matters Search Tool are often not likely to occur within the specified area, rather the search provides an approximate guidance to matters of national significance that may require further investigation. The records from the DEC searches of Threatened Fauna are considered to provide more accurate information for the general area, however, some of these records can also be out-dated and often misrepresent the current range of threatened species.

4.2.3 Introduced Fauna

The Kalbarri National Park is known to host a number of Declared Pest species under the *Agriculture and Related Resources Protection Act 1976* including;

- Rabbit (*Oryctolagus cuniculus*);
- Feral Goat (*Capra hircus*);
- Feral Pig (*Sus scrofa*); and
- Fox (*Vulpes vulpes*);

Feral Cats (*Felis cat*us) are known to be present in the area, particularly along the riverbanks. Feral rabbits are also located within the area particularly along the foreshore areas.

4.3 RESERVES AND CONSERVATION AREAS

The Kalbarri National Park, which is listed on the Register of the National Estate, covers an area of approximately 186,000 ha and is located on the eastern boundary of the Study Area. Kalbarri National Park includes the Murchison River Gorge, and Shell House Cliffs, both of which are also listed on the Register of the National Estate.

The "Blue Holes", a series of inter-tidal pools within the reef formation along portion of the Townsite coast, has recently been proclaimed a "Fish Habitat Protection Area". The "Blue Holes" are a popular location for observing marine life and all fishing is prohibited within the Protection Area.

The Shire of Northampton Town Planning Scheme No. 9 (2006) identifies areas of parks and recreation located next to the coast to the north and south of the Murchison River, along the length of the Murchison River and to the southeast of Ajana- Kalbarri Road.

4.4 CONTAMINATED SITES

A search for Potentially Contaminated Sites through the DEC online database was conducted (DEC, 2007). This search concluded that no previously recorded contaminated sites occur within the Townsite.

The site lies well outside any known or suspected Unexploded Ordinance (UXO) contamination sites.

Potentially contaminated sites may exist in the Townsite, often being associated with industrial premises or service stations.

Other potential sources of contamination, particularly relevant to the Kalbarri Water Reserve have been identified by the DoW (2006); being the wastewater treatment plant, the existing and decommissioned landfill and the industrial area.

5. SOCIAL ENVIRONMENT

5.1 POPULATION

5.1.1 Residents

The resident population of Kalbarri at the 2006 Census was approximately 1400 persons, inclusive of Browne Farm comprising 52% males and 48% females. On an annual basis, population growth between 1996 and 2006 has averaged at approximately 5% per annum.

The period 2001 and 2006 witnessed a major shift in the population dynamics of Kalbarri with the influx of a younger, family based population and corresponding "exodus" of the older age cohorts as evidenced in a decrease in the median age from 48 years to 41 years. Infant and school age children increased from some 15% of the population in 2001 to approximately 25% by 2006. Similarly, the 30 to 50 age groups have likewise increased from some 22% in 2001 to 32% in 2006.

Conversely, there has been a significant decrease in the over 65 age groups from some 20% of the population in 2001 to 13% in 2006.

There has been little change, either proportionally or in person numbers, in the 50 to 60 age groups, indicating that the "sea-change" being experienced in Kalbarri is predominantly driven by family groups settling into business and employment opportunities within the Town.

5.1.2 Families

The shift in the resident age structure is similarly reflected in family structure with a decrease in childless families from 52% in 2001 to 48% in 2006 and a converse increase in families with children from 34% in 2001 to 40% in 2006 with the majority being families with children under 15.

Single parent families have remained relatively constant between 2001 and 2006 at around 11% of all families with families of children under 15 also being the predominant group.

Household size has decreased noticeably between the Census from 2.9 persons in 2001 to 2.3 persons in 2006 due largely to an increase in single person households and the smaller family sizes moving into Kalbarri between the Census.

5.1.3 Future Population & Housing

Population projections prepared by the WA Planning Commission indicate that the population of the Shire will remain constant over the next 15 years. The projections were prepared in 2004/05, prior to the 2006 Census and explosion of the mining sector within the State, including the Mid-West. Accordingly, and given recent

population growth within Kalbarri, the projections are considered to be of little use in the context of the Strategy.

Recent years has seen an influx of families seeking business and lifestyle opportunities within the Town which combined with continuing growth in tourism in the Kalbarri area will generate further employment and growth.

More importantly, the broader Mid-West is experiencing significant growth generated largely by the resources sector. Existing and proposed resource developments will generate significant employment within the Region both directly and indirectly over the medium to longer term. Kalbarri's geographical positioning and range of attractions places it well as a recreational destination for Mid-West residents as well as an ideal residential location for fly-in / fly-out workers. Additionally, creative marketing and promotion of Kalbarri has the potential to generate new and different employment opportunities within the Town, further expanding its employment and population base.

The period 1996 to 2006 witnessed an increase in population in Kalbarri from approximately 900 persons to 1,400 persons, representing an average annual growth rate for Kalbarri approaching 5% per annum. It is not unreasonable therefore to assume, at least for the purposes of the Strategy, that Kalbarri has the potential to maintain recent growth rates which will generate a resident population in the order of 5,000 persons within 25 years.

Significantly, and as discussed further in this section, a population in the order of 5,000 persons is generally regarded by the local community as being a desirable optimum population at which the Townsite could retain its core values and qualities.

Accordingly, the Strategy adopts a target population of 5,000 residents over 25 years as the basis for the overall future planning and management of Kalbarri.

5.1.4 Housing the Future Population

A target population of 5,000 persons will require in the order of an additional 2,000 to 2,500 additional new dwellings ranging from conventional single housing through to group, town housing and retirement accommodation.

There are five major locations within and adjacent to the Townsite for accommodating future residential demand and specifically:

- South Kalbarri to Wittecarra Creek : The whole of the land south of the existing Townsite to Wittecarra Creek and west of the National Park totals approximately 290ha. Significant portions of the area are constrained by seasonal wetlands, buffer requirements to existing drinking water production bores and the Wittecarra Creek environs. Nanda Drive also extends through this area. Assuming that half of the area is developable, at conventional densities it could accommodate in the range of 1,500 lots. The Land also requires approval under Native Title provisions;

- Browne Farm : The previous Structure Planning within and around Browne Farm provided for approximately 500 lots, of which some have currently been developed, most of which remain vacant; the latest structure plan for Browne farm allows for an extra 200 with a large proportion of these being lifestyle and special rural lots. In addition, there is capacity for future higher density residential subdivision of the Lifestyle lots.

- Old Kalbarri : Old Kalbarri comprises primarily fibro housing of average to poor condition and is ripe for re-development group and town housing. Densities provisions within Old Kalbarri should seek to provide viable single housing alternatives to conventional lot subdivision. Opportunities also present for innovative small lot subdivision, particularly in the larger lot, western portion;

- East Anchorage : East of Anchorage Road lies a large tract of elevated, river frontage land with extensive River views. Excluding a reasonable foreshore reserve, the developable area approximates 40ha and could accommodate at conventional densities in the order of 350 to 400 lots. The Land also requires approval under Native Title provisions; and

- East Golf Course : The land to the east of the Golf Course and currently occupied by the Wildflower Centre presents opportunities for a residential estate integrated with and affording views into and over the Golf Course. The land has an area of approximately 17ha and at conventional residential densities could accommodate in the order of 150 lots.

While Browne Farm clearly has the capacity to accommodate the greater portion of projected housing requirements, it is not practical, nor desirable, to direct all new residential accommodation to the Browne Farm area as it limits both locational and housing choice. More importantly, it presents a less sustainable option in that the majority of primary services and facilities required by the residential population will continue to be focussed on the existing Townsite, placing an excessive reliance on the use of motor vehicles.

Nor is it practical to direct all new residential accommodation to the existing Townsite to the exclusion of Port Kalbarri as it impinges on locational choice and in this respect Browne Farm does offer an alternative location and views not available in the Townsite environs, at least at present. However, it is also noted that there are what could reasonably be regarded as an extraordinarily high number of vacant lots in PBrown Farm at present, representing something in the order of a quarter to a third of projected demand.

It could also be argued that the extent of subdivision at Browne Farm is adversely impacting on residential development and re-development within the Townsite. For this reason the current structure plan is focussing on achieving larger lots at a lower density than was previously envisaged. It is clearly more desirable from a sustainability perspective for new residential development to be developed in and around the Townsite and there is a clear and obvious preference for locations closer to water. It is noted in this respect that LandCorp are proposing subdivision of the former Primary School site in South Kalbarri and still hold a small number of lots in an earlier adjacent subdivision. Interest in the remaining lots has been low, most probably because they

are in the least desirable location within the context of locational preferences in Kalbarri as reflected in the positioning of the Primary School at that location.

In the end analysis, market forces will largely determine locational choices but it would be desirable from a long term sustainability perspective for preparatory tasks including Native Title approvals and Local Area Planning to be undertaken for the subdivision and development of better located and more leading edge residential estates adjacent to the main Townsite.

5.2 ECONOMY & EMPLOYMENT

The total labour force within Kalbarri has remained relatively constant between 2001 and 2006 at approximately 800 persons with the primary employment sectors being tourism (25%), State and Local Government services (16%) and fishing (14%).

The static nature of the labour force in this period appears to reflect the movement of younger families moving into business and employment opportunities within Kalbarri.

The following discusses the key economic and employment centres of Kalbarri and examines longer term economic and employment needs of the Townsite.

5.2.1 Tourism

5.2.1.1 Overview

Unsurprisingly, tourism provides the largest source of employment at approximately 25% of the workforce. It is estimated that indirectly, tourism would be responsible for at least a further 25% of employment within Kalbarri in the retail, support services, light industries and community facilities management sectors.

Kalbarri forms part of the broader Coral Coast Tourism region which in 2006 experienced 650,000 visitors and 4.5million visitor nights with the vast majority (78%) being from within WA (Intrastate). The Northampton sub-region, and predominantly Kalbarri, accounts for 17% of the region visits with 165,000 visitors staying some 650,000 nights or an average of 4 nights per visit.

Overall visitor numbers to Kalbarri have been steadily increasing from around 90,000 visitors in 1996 to approximately 125,000 visitors in 2006 (Kalbarri Visitor Centre People Monitor). Kalbarri is a destination to which people have to make a conscious decision to visit as it is not on the "main road" and, partly as a consequence, is particularly popular with family groups. The adjoining Kalbarri National Park adds a unique outback experience for all visitors and particularly International visitors who comprised a high 27% of all visitors with Interstate visitors comprising a further 10%. Visitation to Kalbarri National Park has increased significantly from some 100,000 visits in 2002/03 to almost 200,000 visits in 2005/06, inclusive of multiple visits. Since 2002, overall visitation to Kalbarri has remained relatively constant at around 120,000 visitors.

While visitor numbers to the broader Coral Coast Region during this period have also remained relatively constant, it is conceivable that the static level of visitor numbers to Kalbarri is also reflective of limited accommodation in the commercial sector, particularly of a reasonable or good standard. This possibility is supported by comments from local operators who advise 100% occupancy during peak periods and 70% occupancy during mid-season.

Visitor numbers peak in the period July to October at around 15,000 visitors per month comprising Intrastate, Interstate and International visitors. At an average stay in the order of 3 to 4 nights, there is a demand for some 1,750 to 2,000 "beds" per day of commercial standard in villas, resorts or caravan parks. While there are no definitive details of accommodation numbers in Kalbarri, the general perception of visitor numbers at any one time and "beds" in Town is up to 5,000. However, the greater proportion of these comprise old homes, predominantly in north Kalbarri, typically of asbestos framed construction and of varying quality from, at best, average to poor. Additionally, a number of the villa / motel developments in Kalbarri are from the 1980's, or earlier. While some have been maintained well, others are not particularly attractive.

The other busy periods are during the school holidays with Christmas holidays at around 10,000 visitors per month and April at around 12,500 visitors per month. The only relatively quite periods are February / March when monthly visitor numbers fall to 5,000 and 7,500 persons per month respectively and November / December when monthly visitor numbers average around 7,500 persons per month. The period of May and June sees monthly visitors also around 7,500 persons.

The principal means of access to Kalbarri is by road, predominantly by car or by tour group. Four flights a week service Kalbarri as part of the Perth / Geraldton / Carnarvon route. Accordingly, because of through bookings in both directions, seats for travel to and from Kalbarri are limited. The introduction of a second air service to Geraldton is likely to ease seat availability and, more importantly, open up the fly drive market from Perth to Geraldton as a consequence of probable airfare discounting and reductions.

In addition to the National Park, Kalbarri offers a range of tours and attractions including river cruises, boat / canoe / surfcat hire, quad bike and canoe safaris and sand boarding. The beaches, River and National Park provide for a range of recreational experiences either at an organised or commercial level or for private recreation. The River is particularly popular for swimming, fishing and a range of water based activities as it provides a haven from the strong sea breeze which makes coastal beaches largely unusable. Boating in both the River and Ocean is particularly popular with Intrastate visitors with launching ramps and associated parking areas provided in the western portion of the River and at the Anchorage in north Kalbarri.

As visitor numbers increase, it is inevitable that land use and recreational conflicts will occur. Quad bikes are becoming increasingly popular and apart from the increasing levels of damage being done to environmentally fragile areas along the river and coast, there are reports emerging of conflicts and accidents between private off road vehicles and tour groups.

Kalbarri is a particularly attractive destination for family groups from within WA attracting family groups from all over the State. During the period July to October, Intrastate caravanners and International tourists tend to predominate. While the opportunity exists for further expansion of Intrastate and International visitation, these opportunities are ultimately reliant upon tourist movement within the broader Coral Coast Region and the promotion of that market; by others.

It is considered that Kalbarri's long term security of visitors lies heavily in expanding and promoting the Intrastate family tourist market and, in particular, heightening the range of experiences and services available to families. This requires not only the provision of accommodation, attractions, and entertainment but, more importantly, the "packaging" of these into a "whole of family" (eg Club Med) experience where the parents have the opportunity to enjoy their holiday as much as the children.

From a longer term regional perspective, Kalbarri is considered to be well positioned as a highly marketable, iconic destination within WA. Key considerations for tourism in Kalbarri are:

- Expanded and improved accommodation reflecting the Kalbarri experience and family orientation;
- Increased activities, particularly for children;
- Increased evening and night activities / entertainment;
- Development of Indigenous Tourism opportunities;
- Expanded eating facilities, particularly mid-priced family establishments;
- Improved convenience retail and particularly supermarket facilities; and
- Improved and cheaper air services.

Plans presently in place for the River Foreshore areas and proposed development of the River Foreshores east of the Anchorage will significantly improve activities available to visitors within the Townsite, as well as improve the overall attractiveness of Kalbarri as a tourist destination. Additionally, long term planning for the Townsite needs to address a number of structural modifications that will encourage and enable commercial interests to undertake significant additional development, including the often well needed re-development of key sites.

One market sector in which Kalbarri is not well represented is the provision of Eco-tourism accommodation. This can be attributed to the lack of suitable and desirable sites that display the locational qualities for such development. The Gantheaume Bay coast is not suitable, largely because of the impacts of the on-shore breezes and limited recreational opportunities along the coast. Clearly, the opportunities for Eco-Tourist accommodation within the Kalbarri hinterland are limited to possible sites within the National Park or along the River.

5.2.1.2 Present and Projected Tourist Population

From a facility planning perspective, there is a need to establish a peak daily visitor. The process is difficult as there is no definitive data on available accommodation and there are a large number of private residences that are rented to holiday makers. Additionally, there are a large number of private residences that are retained primarily as holiday homes and occupied infrequently and particularly during peak holiday periods.

Anecdotal evidence suggests some 5,000 "visitor" beds across all sectors, inclusive of private residences. Allowing a peak occupancy of around 90% would provide a total visitor population at any one time of around 4,500 persons, a ratio of around 3:1 to the "base" population. Available accommodation data suggests approximately one-third of beds are within private homes, reducing visitor numbers to commercial accommodation to around 3,000 persons or a 2:1 ratio to the base population.

Given a projected population of 5,000 persons within 25 years would suggest, on a continued 2:1 ratio, a peak daily visitor population of some 10,000 persons across all sectors, including private holiday homes; essentially a doubling from present estimates.

A doubling to 10,000 "visitors" in Town at any one time is not out of the realms of possibility given that:

- Overall visitor numbers to Kalbarri have increased by 35% in the last 10 years;
- Population growth projections both for the broader Mid-West and the more distant visitor markets of Perth and the North-West;
- The likelihood of substantially improved air services and seat availability to Kalbarri by that time, generated in part, at least, by the probable entry of a second airline.

An increase in daily visitor population by up to an additional 5,000 persons will require a substantial expansion and upgrading of tourist accommodation and the provision of some additional 1500 accommodation units across all accommodation types from caravan chalet parks to resort and quality hotel accommodation. Growth in overall visitation will also require additional land for commercially based visitor activities and attractions.

5.2.1.3 Financing Public Tourist Facilities

Many of the proposed improvements to the foreshores and broader Townsite currently proposed and required in the future both by this Townsite Strategy and other future planning initiatives come at a significant cost to Council, both in their construction and their maintenance.

The rate and income base of the Shire is limited, particularly in the context of the constructional cost or many of the proposed improvements; a situation that is unlikely to improve markedly given the high rural base of the Shire and the impact of changing rainfall patterns on the continuing viability of much of the rural areas of the Shire.

Council applies Specified Area Rating (SAR) to all properties in Kalbarri with the principal object of raising funds for specific Townsite improvements; particularly from absentee owners who benefit directly and indirectly from the improvements whilst contributing little to the Town. The rating approach has resulted in some considerable improvements to date including a significant contribution to the recently completed major extension of the Kalbarri Sports and Recreation premises.

The SAR approach is applauded but limited by:

- The need to maintain fairness and equity in the rating system; and
- The funds available relative to the costs of the work and the desirable timeframe for such works.

A mechanism additional to Specified Area rating is required to generate increased funding for public improvements if Kalbarri is to meet its potential as a significant tourist icon and particularly as a major Intrastate tourist destination for families. Such a mechanism is clearly additional to and not an alternative to current practice of Specified Area rating which should be maintained.

5.2.2 Fishing

The fishing industry is the third largest employer with 14% of the workforce.

Typically, twelve crayfishing boats are based at and operate out of Kalbarri. During the season, boats based in Geraldton also harbour at Kalbarri and frequently up to 20 boats may be moored in the River prior to opening of the Abrolhos Island season in March which extends to June.

Periodically, the number of boats in the River may reach anywhere between 50 and 100 comprising boats seeking to fish the edge of the continental shelf, the "big bank", also harbouring at Kalbarri before heading out to sea.

There are five wet line fishing boats currently based at and operating out of Kalbarri. Restrictions on wet line fishing now limit commercial fishing to specific days of the week.

The fleet is anchored at two sets of pens at the northern end of the Townsite with a combined capacity for 34 boats together with a separate fuelling and unloading jetty. Additional swing moorings are also available in the River.. Annual dredging of the River mouth and navigation channel is required. General maintenance and mechanical repairs are undertaken at the pens. More substantial maintenance or repairs are undertaken at Geraldton. Given the size and likely future of the resident fleet, it is unlikely that more substantial maintenance facilities would be viable or serviceable given the skills base in Kalbarri.

It seems likely that resource management restrictions are likely to be extended over time with the effect of further reducing the number of cray pot licences together with further restrictions on wet line fishing. Accordingly, the fishing industry in Kalbarri could be expected to decline over time.

5.2.3 Retail

Kalbarri is serviced by two relatively small 7 day supermarkets and a range of smaller convenience stores including butcher, newsagent, pharmacy, boutiques, liquor store, post office, fast food and limited tourist retail. Comparison style goods are very limited and as a consequence there is considerable retail leakage to Geraldton. Retail within Kalbarri is fragmented between four principal locations. Floorspace data is not available but is estimated to be in the order of 2,000m2. Retailing in Kalbarri employs approximately 10% of the workforce.

A small convenience centre is proposed at Port Kalbarri and will be limited to local, daily convenience needs and take way food so as to retain the primacy of the Townsite as the main retail centre.

There is a clear need within Kalbarri to provide for a primary dedicated retail precinct to service the convenience and comparison retail needs of the resident and visiting population. Kalbarri's isolation combined with a target population of 5,000 residents plus visitors should support a smaller district level retail centre in the range of 7,500m2 gross leasable area (gla), requiring an overall site area in the order of 3ha. A centre of this size would enable a broad range of convenience stores as well as provide for a greater level of comparison stores including clothing, footwear and electrical / white goods. Tourist retail should be provided separately and there will continue to be a need for local convenience centres at Port Kalbarri and the Anchorage area.

5.2.4 Light Industry

A Light Industrial Area (LIA) is located to the east of the Townsite. The LIA accommodates a limited range of service and light industrial activities related primarily to mechanical and building services required and supportable by the Townsite.

Most lots within the LIA are in the order of 2,000m2. Significant portions of the LIA remain to be subdivided and the intensity of development on existing lots is low with the majority of sites seeming to achieve floorspace levels approaching only half of that permissible under the Town Planning Scheme.

There is however, from a longer term perspective, limited opportunity for activities such as constructional and building materials storage, transport depots that require a much larger site area. It is not practical nor desirable that large land area uses be located within the LIA as the cost of land is higher and the presence of such uses in the LIA will place pressure on land accessibility in the LIA as well as present a potential dust / noise nuisance to lighter service industries. There also exists a range of other uses which either require substantial land areas or are not suitable for close town locations that may require to be accommodated.

The land to the immediate east of the LIA comprises a reserve vested with Council for waste disposal and other purposes. Should a need for such activities become evident in the future, consideration may need to be given to excising a portion of the Reserve and providing basic services and infrastructure for accommodating such activities east of the LIA.

5.2.5 Future Employment

The high dependency on tourism for employment is undesirable, if not perilous, for the long term economic sustainability of Kalbarri. Additionally, it carries with it a high social cost in that there is limited training and limited employment for youth of the district, necessitating them to move to elsewhere for training and employment. While tourism to Kalbarri has survived a range of impacts on the tourist industry including terrorism and fuel price rises, the tourism market is notoriously fickle and, in the context of regional locations such as Kalbarri, heavily dependent on the largesse of external agencies and promoters including Government, tourism operators and airlines.

There is a clear and pressing need for Kalbarri to engage in the growth occurring in the broader Mid- West and position itself as a viable, if not desirable, alternative residential and commercial location to Geraldton.

It is not inconceivable for Kalbarri to offer itself as an alternative office location for Mid-West based resource companies or educational / research establishments that can benefit from the resources of the location or the access to a quality lifestyle for their employees. At a lower scale, there is the opportunity for Kalbarri to investigate and develop a range of enterprises that not only reduce the need for "importation" of goods and produce such as vegetables and fresh produce, but also develop small but sustainable markets within the narrower region.

The expansion of Kalbarri's economic base will require an innovative marketing and promotional strategy that:

- should be driven by key stakeholders in Kalbarri with assistance from State and Local Government;
- provides a suitable area for emerging enterprises with approvals obtained to enable land to be "rolled out" with minimal delay; and
- provides comparatively low cost land, including consideration of alternative approaches such as lease / buy, to reduce initial establishment costs and provide Kalbarri with a financial edge over alternative mainstream locations.

5.3 BUILT FORM AND LAND TENURE

[Fig 5.1 – Aerial Photo] [Fig 5.2 – Approved Port Kalbarri Structure Plan]

The existing Kalbarri Townsite essentially comprises four main built precincts which, for the most part, are within comfortable, if not easy, walking or cycling distance of the river and ocean foreshores which are central to the overall attraction and ambience of Kalbarri.

The principal urban precincts are :

- The Anchorage : Situated at the northern extremity of the Townsite, the Anchorage comprises a predominantly tourist and convenience retail precinct focussed on the eastern stretches of the River

and fishing boat pens and service areas. The precinct includes a major tourist resort, large caravan and camping park, a youth camp and local commercial facilities including Post Office, Hardware, Liquor Store, Fast Food and Café. The foreshore lands include a developed open space area with picnic / bbq facilities, boat launching ramps and a large vacant area adjacent to the ramps originally set aside for boat servicing and maintenance purposes but never used for that purpose , nor likely to be. East of the current built area is a significant area of essentially north facing, vacant land with an extensive river outlook. The foreshore forward of this land, though "rocky" is particularly attractive and coming under increasing recreational pressure.

- Old Kalbarri : Comprising the old northern residential portion of Kalbarri, this area comprises two main sub-areas being the western portions of typically 1,000m2 lots and the balance eastern half being typically lots of 800m2 to 850m2. The majority of housing in the area is old, typically of fibro construction and generally of average to poor condition. Many of the houses through this area are either holiday homes or rented to tourists and, as a consequence, there are a high number of vacant homes. The letting of homes for short stay purposes is starting to generate amenity impacts between residents and visitors.

  Commercial tourist accommodation within Old Kalbarri is largely located within the southern, western edges of the precinct and adjoining the foreshore. The majority of the tourist accommodation appears to date from the 80's and, while in generally good condition, is need of major refurbishment and, in some cases, re-development. The southern most foreshore frontage also includes some limited tourist commercial facilities notably restaurant and retail.

- Core Tourist & Commercial : Broadly located central to the overall Townsite area, the Core could probably be best described as an aggregation of tourist, commercial, community and recreation land uses with little cohesion and much of it in need of re-development with some sites, such as the hotel / motel in dire need of demolition. The fragmentation of the area is largely a product of the lack of more detailed planning direction in and subsequent to the Kalbarri Plan 1992.

  The precinct comprises a range of tourist uses including hotel / motel, caravan parks, resort style villas, tourist information centre, two separate shopping areas, food establishments, community facilities and core education, medical and health facilities.

  The precinct fronts the river foreshore, a key resident and visitor resource but remains separated from it by Grey Street.

  The precinct, which could be very loosely defined as Kalbarri's Town Centre, is backed by a major recreation and sportsground area that is frequented daily by native fauna and provides a strong visual and physical link between the Townsite and the bushland areas to the west. It is an important area in the context of Kalbarri's ambience and visual environment and retains the potential as a major focus for

visitor and community activities and interaction. In many respects it should be afforded the status of Kalbarri's "Kings Park".

There is an overwhelming need for substantial "re-planning" of the Precinct with the provision of significant planning incentives to achieve early re-development, particularly of key sites and integration with the river foreshore.

- South Kalbarri : Situated in the south western portion of the Townsite, the area primarily comprises later residential development and subdivision with mixed commercial tourist accommodation towards the central Core precinct. Residential development in the area dates predominantly from the late 80s onwards with some better located properties having been redeveloped more recently with substantial homes. The older northern portion comprises lots typically in the 1,000m2 range while lots in the relatively newer southern areas are typically in the range of 800m2+.

  Commercial tourist accommodation within South Kalbarri is largely located within the eastern, northern edges of the precinct and adjoining the foreshore. Similarly, the majority of the tourist accommodation appears to date from the 80's onwards and, while in generally good condition, is need of major refurbishment and, in some cases, re-development. The eastern most foreshore frontage also includes some limited tourist commercial facilities notably retail.

Additional to these is Browne Farm, located approximately 3km to the south of the main Townsite and separated from the main Townsite by Wittecarra Creek, a significant landscape and environmental feature of the broader location. The area was formerly a farm and is the subject of an previous Structure Plan which provided for a range of housing but predominantly single housing at conventional densities. The approved Structure Plan provides for approximately 500 lots and the construction of a new access road to the main Townsite crossing Wittecarra Creek approximately 1km east of George Grey Drive. Approximately 600 lots from this area are currently being subdivided and mostly lie vacant. The new structure plan provides for an extra 200 lots of lower density and special rural. These are envisaged as lifestyle. The Structure Plan also provides for two Tourist sites, of which the primary site overlooking the Ocean is the subject of a current Development Approval. Previous structure planning around Browne Farm provided for Community and Retail sites are also proposed but not currently developed.Kalbarri is also serviced by a Golf Course and a small Services / Light industrial area to the east of the main Townsite.

5.4 RIVERINE ENVIRONMENT

The Murchison River is the core of Kalbarri Townsite's attraction as a tourist and holiday destination. The existence of a major and relatively "deepwater" river system is, in itself, unusual along the western seaboard and, other than for Perth, provides a setting unique to west coastal settlements. Additionally, the alignment of the River provides the Townsite with the effect of a north facing bay, a most valued orientation on what is an attractive but regularly, wind swept coastline.

The River mouth and adjacent reef systems provide a dangerous access to the high energy marine environment of Gantheaume Bay for the fishing fleet and pleasure craft. The traditional use of the River as safe harbour for the resident and visiting fishing fleet continues, and will continue not withstanding likely future reductions in the fleet, to influence the management of the River and channel which requires annual dredging. Additionally, the River is subject to periodic flooding, the most recent and severe in March, 2006.

The River and foreshore have historically been an important recreation resource for the Nanda Aboriginal group and the River environs include areas of significant heritage value to the Aboriginal community.

Both the northern and southern River foreshores comprise Crown Reserves. The southern foreshore from the River mouth to immediately east of the fishing fleet pens at the Anchorage has been grassed and provided with a range of facilities including shade structures, bbq / picnic facilities, seating, parking areas and two boat launching ramps with a large associated parking area. The southern foreshore east of the Anchorage is coming under increasing pressure. Though "rocky", the area is particularly attractive and in need of institution of appropriate management to reduce the impacts of indiscriminate use and off-road vehicle activities. The area is becoming highly degraded and its condition is worsening.

A foreshore development and management plan has been prepared and is being progressively implemented for the main foreshore adjacent to the Townsite east to the Anchorage and a foreshore development and management plan is to be prepared in the near future for the southern foreshore east of the Anchorage.

The mouth of the River and the waters adjacent to the Townsite are subject to intense competition for use by recreational swimmers and boaters, recreational and commercial fishing vessels accessing the ocean and tourism activities which is continuing to increase. As a consequence, existing conflicts and issues can be expected to intensify including:

- Ensuring the safety of swimmers from boating traffic and the need to ensure clear demarcation of boating channels for swimmers;
- Conflicts between swimmers and other recreational users of non-powered craft, including commercially hired craft;
- The need for emergency response measures in the event of fuel spills or other localised contamination; and
- The impacts of the adjacent urban development on maintenance of water quality.

Additionally, the River supports a number of commercial tourist operations including river cruise boats, powered and non-powered hire craft and water based tours such as canoeing tours. The approval and Licensing of all River based activities is under the care and management of the Department of Planning and Infrastructure, often operating in isolation of Council.

Given the increasing pressures on the River and adjacent foreshore together with :

- Council's role and responsibilities and its objectives in developing and managing the Townsite foreshore;
- Council's role and responsibilities in planning and managing the broader Townsite; and
- amenity considerations of residents and visitors relative to activities on the River and particularly noise;

it is important that DPI, as a matter of course, seeks the comment and recommendation of Council on all applications pertaining to the use of the River.

5.5 HERITAGE

5.5.1 Aboriginal Heritage

[Appendix I – Aboriginal Heritage]

A search of the Department of Indigenous Affairs (DIA, 2007) Register of Aboriginal Sites was conducted for the Study Area.

A total of 37 registered sites of Aboriginal heritage were located within close vicinity of the Kalbarri Townsite, with five sites identified as intersecting the Townsite.

It may also be possible that there are unregistered sites in the project area and it is recommended that the proponent liaise with the DIA and potentially the Native Title Claimants concerning any potential unregistered sites.

5.5.2 Native Title

The National Native Titles Tribunal (2007) recognise one active registered native title claim over the area. The registered claim is under the Nanda People – WC00/13.

Expansion of the Townsite will, for the most part, occur within land that is currently Unallocated Crown Land. It will be necessary for such areas to be subject to resolution of Native Title procedures and the establishment of an appropriate Indigenous Land Use Agreement with the Nanda People.

5.5.3 European Heritage

[Appendix J – European Heritage]

A search of the Australian Heritage database (DEWHA, 2007b) was conducted to determine the likelihood of the project impacting upon a listed World Heritage Site, National Heritage Site, Commonwealth Heritage Site or site listed on the Register of the National Estate.

A search of the Heritage Council of Western Australia's (2007) Heritage Places database was also conducted to determine the likelihood of the project impacting upon a Western Australian listed heritage site inclusive of those listed on the local council Municipal register.

In addition to those sites listed in Appendix J, Chinaman's Point is also considered to be of local cultural significance (Shire of Northampton, 2003).

5.6 COMMUNITY SERVICES

[Fig 5.1 – Aerial Photo]

5.6.1 Education

Kalbarri is serviced by a District High School providing the full spectrum of education levels from Pre-School to Year 12. The Kalbarri District High School was originally constructed as a Primary School only and in 2001 was expanded to a District High School to include Years 8 to 10. Total enrollments at that time were in the order of 90 children.

Further substantial expansion of the school was undertaken in 2007 so as to provide Year 11 and 12 students with a fuller range of educational choices for which most students previously had to travel and board either in Geraldton of Perth. Sixteen Year 11 and 12 students were enrolled for 2007 and in 2008 total year 11/12 numbers are expected to be in the order of 30 students with total enrollments in 2008 of some 270 students. The school has a current student capacity of 400 students comprising 260 Pre and Primary and 140 High School. The KDHS has a total site area of approximately 6ha.

The KDHS encourages community access to all its facilities. The site is unfenced and the sports field is used by community sporting groups.

A target population of 5,000 residents will require substantial expansion of education facilities within the Townsite and specifically three Primary Schools. At this level, it is conceivable that the District High will need to convert to a full Senior High School in order to accommodate the number of Year 8 to 12 students within the system. Accordingly, the Strategy needs to provide for:

- Two dedicated Primary School sites of 4ha each distributed between the core Townsite and southern extension of the Townsite; and
- Retention of the existing KDHS site as a dedicated future Senior High School site. The existing site area at 6ha is below the minimum recommended of 10ha. However it adjoins land reserved for but not vested as Public Open Space area which could be developed if required to accommodate future sporting fields with joint community / school access.

5.6.2 Health & Medical

Medical services within Kalbarri are well catered for by both a private General Practitioner and a substantial Health Centre located within the main Townsite area.

A GP operates between Kalbarri and Mullewa providing two days per week general consulting in Kalbarri. In the absence of the GP, the Health Centre provides general consultation services. A Physiotherapist also operates within the Town.

The Kalbarri Health Centre was constructed in 1998, prior to which only Nursing Post services provided by Silver Chain were available to the Town. The Health Centre is on a site of approximately 5,000m2, adjoining the GP Clinic, and comprises a four bed Emergency Ward and four Bed In-patient Ward and is fully staffed with Registered and Enrolled Nurses and Assistants but does not have a resident Doctor; relying instead on the services of the local GP. The Health Centre also has limited X-Ray facilities and provides in-home Home and Community Care (HACC) services to elderly residents of Kalbarri, including Meals-on-Wheels. Visiting specialist services are also operated from the Centre including Dental, Physiotherapy, Podiatry, Speech, Occupational Therapy, Dietician and Child / Antenatal Care.

The Emergency Department receives all cases, including road trauma, within a service area from the North West Coastal Highway south to approximately Port Gregory. The primary objective of emergency services is to stabilise the patient to enable ambulance transfer to Geraldton Regional Hospital for treatment. Lesser cases including minor fractures can be managed directly within the Health Centre, utilising the services of the local GP as necessary. During 2007, the Health Centre dealt with an average of 250 -300 patients per month in peak periods and 200 to 250 patients in non-peak periods. In-patient stay is generally limited to cases where no more than a three to four day stay is required, although the Centre has discretion and has also accommodated local palliative patients, respite and minor acute care requiring longer periods of stay. Typically, cases requiring extended stay and higher levels of acute care are transferred to Northampton where more substantial in-patient facilities are available.

The capacity of the Health Centre to handle a major emergency or outbreak is extremely limited and would necessitate assistance being brought in from Northampton and Geraldton to manage cases that could not be transferred to Northampton or Geraldton Hospitals.

Based on a target population of 5,000 residents plus tourists, the Health Centre site will require expansion in order to cater for a substantial upgrading providing for:

- Resident Medical Officer / Doctor;
- Expanded emergency consultations department;
- Eight bed Emergency Ward and twelve bed In-patient Ward with attenuate nursing and support staff; and

- Expanded support and ambulance services.

Additionally, there is a critical lack of aged care services within Kalbarri and particularly hostel and nursing care which logically should be provided as an adjunct to the Health Centre. In this respect, Council has secured a site for an Aged Care Hospice opposite the Health Centre, on the corner of Glass and Kaiber Streets. Construction of the facility is dependent upon Federal Government funding. A retirement village is also envisaged to be located at the northern area of the existing Browne Farm area.

The Health Centre is supported by two ambulances with a new ambulance to be delivered in 2008 and a further ambulance proposed for 2009. The ambulance service is operated entirely by volunteers and also provides first aid and advanced training for various other groups and organisations within the broader region. The requirement for patient transfers to Northampton or Geraldton frequently places a strain on services. The depot is situated on a single lot located adjacent to the Health Centre and comprises administration, training and supplies storage areas in addition to garaging for the ambulances. The site is becoming too small for the services needs with no room for expansion on the current site. The Ambulance service will require re-location to a new site with improved accessibility to the broader Kalbarri area and regional road links.

5.6.3 Fire and Emergency Services

Kalbarri Fire and Emergency Services are located on a joint site of approximately 3,500m2 within the centre of Kalbarri. Fire services comprise light and heavy tankers together with road trauma and hazardous materials equipment. The Kalbarri Fire Service provides back-up services to fire services within the National Park Additionally, in the event of a bushfire; the Fire Service is able to call on a range of earthmoving equipment and water tankers from businesses within the Townsite and the Shire. The local air charter service can also be seconded as required for spotter purposes. Fire services equipment is limited to two storey development.

State Emergency Services comprise light truck and rescue services in addition to a trailable light boat for flood rescue and management.

A projected Townsite population of 5,000 persons and visitors will require expansion of current services to provide for an additional light and medium tanker. It is preferable that the additional equipment be stationed at Browne Farm, within which provision has previously been made for a fire services site. The exact location will require further investigation.

A Volunteer Sea Search & Rescue service operates from a control centre adjacent to the Town boat ramps.

5.6.4 Police & Judicial

The Kalbarri Police Station is located within the Town retail precinct on a site of approximately 4,000m2, including the Station Officers residence. The Station is manned by only three officers and because of shift

limitations and the need for all officers to travel in pairs, duty hours are limited to four main shifts per week, including Friday and Saturday afternoon and evenings. The Station district extends from Lucky Bay to the south to the North West Coastal Highway in the east and approximately mid-way to the Billabong Roadhouse to the north.

Crime and misdemeanor rates within Kalbarri are relatively low with total infringements and cautions for 2007 totaling 152. The positioning of the Station in the retail precinct and with a clear view of the foreshore has a positive effect on overall policing with the Townsite in that it presents a visible police presence as well as providing Officers surveillance of events outside. It is the preferred position of the Police that the Station be retained in its present location with the Officers residence retained as part of the overall Station complex as it facilitates improved response times in the event of call out or an emergency.

In addition to normal duties, Officers of the Station also co-ordinate the Kalbarri Volunteer Sea Search & Rescue service.

Judicial services are provided by a monthly JP Court and a quarterly Magistrates Court, both of which are held within the main Station building.

A target Townsite population of 5,000 persons plus visitors will require the Station, which is scheduled for replacement in 2017, to be redeveloped as a Full Time Day station with up to eight Officers and associated administrative and judicial services. It is questionable whether the current site would be large enough to accommodate an expanded Station and Court facilities.

5.6.5 Civic & Cultural

Civic and Cultural services within the Townsite are provided by the Shire at a regional office facility – the Allen Centre – located centrally to the Townsite and shared with the Kalbarri Visitor Information Centre. The Centre includes basic administrative services including office facilities for key Shire professional officers who are located at Kalbarri during specified days of the week. The Centre also provides a base for local engineering and works staff as well as a meeting facility both for local residents / community groups and Council events. The Centre also contains a Library which is managed and maintained by Shire Staff.

Larger community gatherings are catered for at the Kalbarri Sport and Recreation Centre, also located central to the main Townsite area, which is managed by the Kalbarri Sport and Recreation Club under lease from Council.

Growth of the Townsite to 5,000 persons plus visitors will require a significant upgrade of current facilities to include expanded administration and library services. Other cultural services within the Town are limited and there is no general recreation and cultural facility. The existing Allen Centre site is small and expansion of broader civic and cultural facilities will require either expansion of the current site or identification of a new civic and cultural precinct.

5.6.6 Cemetery

A cemetery site has been developed at the eastern extremity of the Townsite adjacent to the National Park. The cemetery was established in 1983 but has only been used for burials in more recent times. No cremation facilities are available and the cemetery has an area of approximately two hectares with the opportunity for considerable expansion to the north.

5.7 RECREATION & OPEN SPACE

The primary open space areas within Kalbarri are the River Foreshore and the Sports and Recreation Ground located centrally to the Townsite.

The River Foreshore, which is grassed, reticulated and provides a range of facilities, substantially compensates for the lack of open spaces within Kalbarri, other than for within the newer subdivision of South Kalbarri. The foreshore is within 500m of the eastern most section of Old Kalbarri and for most residences within a 5 minute walk.

The Sports and Recreation Ground is also a key feature of Kalbarri, although access to it is largely limited to the southern approaches as a consequence of remnant bushland to the north. It is a significant component of Kalbarri's open spaces and in many respects it can be regarded as Kalbarri's "Kings Park". The facility comprises a large grassed field capable of a range of sports, including football. The field requires re-levelling and the adjacent clubroom facilities have been the subject of a major extension. The area provides a strong link to bushland areas to the east and is regularly frequented by native fauna. The overall facility is under-utilised at present but has significant potential as a major recreational focus for Kalbarri residents and visitors. The facility provides the opportunity for greater recreational interaction between residents and visitors through-semi-organised sporting and social activities, heightening the attractiveness of Kalbarri as a holiday destination, particularly for families.

The District High School sports field is also used by community sporting groups.

To the east of the Townsite is the Kalbarri Golf and Bowling Club, an 18 hole reticulated course with a new and substantial clubhouse and two bowling greens. The course has only recently been expanded with the second nine and the course is reticulated with waste water from the Water Corporation Wastewater Treatment Plant to the near south-east. Stringent health requirements apply to the use of water from the Treatment Plant due to its low level of treatment including the need for the water to be mixed with bore water. The Golf And Bowling Club is open to visitors and would, in terms of the standard of facilities available, would have few comparisons within country locations. Similarly, it represents a significant recreational asset to Kalbarri, both for residents and visitors with the potential to become a major "country club" style facility for all.

To the immediate north of the Golf and Bowling Club are public tennis and basketball / netball courts. The courts are lit for night sports and include four tennis courts and two basketball / netball courts. Access to the

courts is convoluted and through residential streets. It would be better if the courts had been located closer to the Town core and primary tourist areas so that they afford another stream of recreational activities for visitors and particularly families and younger people.

As an older subdivision, there are fewer parks or open spaces within Old Kalbarri. Residents within the western most portion have no open space but are within only a short distance of extensive foreshore open space areas. The "newer" eastern portion contains two, large grassed open space areas in the central (5,400m2) and southern portions (6,000m2), providing good accessibility to open space for residents. Many of these homes also remain within reasonable proximity of the foreshore open spaces, access to which is, at most times, relatively safe from traffic.

South Kalbarri, having been planned and subdivided in relatively more recent times, has been screened from Red Bluff Road by a buffer strip comprising native vegetation and provided with the normal 10% public open space requirement. The open space areas have, for the most part, been left as remnant vegetation. The combination of the vegetated buffer and un-developed open spaces has, by default, created an attractive residential environment that compliments the proximity and connectivity of Kalbarri to surrounding bushland areas. There is a need however to review and evaluate the longer term role and management of these areas of open space to enhance and ensure the survival and protection of the remnant vegetation and to improve broader utilisation and security issues in the context of other available open space areas in the location and primarily the High School sports grounds.

Kalbarri does not have a public swimming facility. Public pools are typically expensive to build and maintain and entry fees rarely cover operating costs. Moreover, conventional pools appeal to only a limited sector of the population and a combined pool / water playground facility is a higher cost option and, to a degree, a duplication of facilities.

The likely eventual upgrading of the High School to full Senior High School status will typically include construction of a swimming pool. There are opportunities in this respect for Council to engage with the Education Ministry to secure joint use of the facility with the community.

It is considered that greater value would be achieved from development of water play facilities and specifically the construction of a moderate sized "water playground" in association with a recreation and cultural centre. Construction of water play facilities within the River, though an attractive option, is not practical on safety grounds as a consequence of variability of water depth and limited visibility to the River bottom.

5.8 CONSULTATION AND COMMUNITY OUTCOMES

5.8.1 Consultation Programme

Extensive stakeholder and community consultation has been an integral component of the preparation of the Kalbarri Townsite Strategy with the objective of ensuring that:

- All viewpoints, related issues and community values and aspirations in respect of the Townsite are identified early in and addressed through the planning process; and
- The Townsite Strategy enjoys the broadest, practical and achievable support within the "community of interest".

The principles underlying the approach to the consultation process have been:

- A clearly defined and transparent consultation process;
- A process that provides opportunities for all stakeholders to participate and obtain feedback; and
- Respect for all viewpoints expressed.

Three Phases of consultation were undertaken.

5.8.2 Phase 1 Consultation

Phase 1 Consultation comprised the following principle steps:

- Press releases to community based newspapers and specifically the Kalbarri Town Talk, Geraldton Guardian and interview on ABC Radio to announce the Strategy Review to landowners and the broader community and invite submissions and registrations for future Workshops;
- Key Agency and Community Stakeholder identification and interview; and
- Invitations to all stakeholders and the Kalbarri Community through the Kalbarri Town Talk to the Phase 1 Community Workshop.

The Phase 1 Community Workshops (Workshops #1 & #2) were held on the evenings of the 10th & 11th December at the Kalbarri Sports & Recreation Centre and proved to be particularly valuable in respect of the gaining an appreciation of the community issues and views that need to be addressed in the preparation of the Kalbarri Townsite Strategy.

Workshop#1 on the Monday evening was attended by approximately 40 community members and sought to address three primary questions and specifically:

- What is unique about Kalbarri and what does the community value about Kalbarri and the way it has developed?
- What does the community dislike about Kalbarri and the way it has developed?
- How does the community wish to see Kalbarri develop?

The Values, Issues and Directions of a "spatial" nature directly impacting on the planning and distribution of land use within the Townsite are discussed further in this section.

Unfortunately, Workshop#2 clashed with the High School Graduation Evening and some Xmas functions which prevented a number of Monday night participants returning. However, some residents who were unable to make Monday night attended the Tuesday Workshop, providing a total attendance of approximately 20 residents.

Workshop#2 required participants to plan Kalbarri as they would like to see it based on a future population of 5,000 persons and a "shopping list" of key land use requirements. Each table was facilitated by a Planner and provided with base mapping of the Townsite. The key features of the resulting plans are discussed further in this section.

5.8.3 Phase 1 Outcomes - Community Values

The Key Values identified by the community are:

- Tourism is the economic mainstay of Kalbarri and the basis for which Kalbarri enjoys a very high level of services and facilities well beyond that of comparable sized Towns.
- Kalbarri enjoys a unique setting on the River and adjoining extensive natural bushland giving it a strong sense of close connectivity with nature visually from the ever-present views of the National Park, bushland, the River and the Coast; and physically through the large areas of bushland within Town and the presence of both avian and terrestrial native fauna.
- Kalbarri's isolation makes Kalbarri a destination to which people choose to come and has protected it from conventional urban sprawl and the lack of character of suburban Perth.
- As a residential and tourist location, Kalbarri has a year round holiday atmosphere or "holiday at home".
- The compactness of Kalbarri, particularly in respect of the location of resident and visitor services and facilities, facilitates a high level of walkability / cyclability.
- Kalbarri enjoys a strong sense of community identified by a high level of acceptiveness and inclusiveness between residents and towards visitors and care for other members of the community.
- Kalbarri has progressed to now attract and maintain a diverse age and family structure.

5.8.4 Phase 1 Outcomes - Community Issues

The following are the principal Issues to be addressed as identified by the community:

- The lack of any structure to the Town and seemingly haphazard planning has resulted in a number of deficiencies including:
    - no Town Centre
    - no office or business space
    - no aged hostel / nursing home
    - inadequate retirement accommodation
    - lack of rental housing and staff accommodation
    - residential amenity impacts of dispersed holiday housing
    - limited activities for youth.
- The lack of employment for school leavers and the young and limited post-Secondary training opportunities.
- The need to maintain larger lot sizes to facilitate and encourage good climatic design, accommodate recreational vehicles off the front lawns and verges and to retain Kalbarri's difference in urban form.
- Ensuring the long term quality and security of the Towns water supply through more sustainable practices in the use of water and its re-use / re-cycling.
- Ensuring the long term adequacy and reliability of power supplies.
- The need to re-consider the alignment of Nanda Drive north to reduce amenity impacts on the existing residential area.
- The need to ensure that traffic management and parking provision keeps pace with growth and development.
- Increasing conflict between users of the River Foreshore including increasing parking of 4WD vehicles on the River beaches.

5.8.5 Phase 1 Outcomes - Community Directions

The Kalbarri Community have a clear "sense of direction" as to how the future form of Kalbarri should evolve. The Values identified by the community are held very deeply and clearly help distinguish Kalbarri from many other rural

and coastal locations. Their preservation and enhancement where possible is critical to broad acceptance and ownership of the Townsite Strategy.

Key Principles emanating from the Workshop discussion are:

- Significantly and independently of any population projections, a broad consensus of an "Optimum Foreseeable Population" for Kalbarri in the order of 5,000 residents plus visitors.
- Clean, green and environmentally aware Town through sustainable design and development that utilises land, water and natural resources in a responsible manner and accommodates the potential impacts of changing climate.
- Smarter residential planning that maintains the "feel" of Kalbarri and its connectivity to the natural environment.
- The need to broaden the economic and employment base of the Town to reduce Kalbarri's reliance on the tourist industry.

The three plans generated at Workshop#2, though different in many respects, contained a number of elements of commonality. Key Principles emanating as broadly common concepts are:

- An "outer" route to Nanda Drive north;
- Connection of the existing Townsite with Kalbarri Vision;
- Enhancement of strong green links and faunal corridors within the existing and expanded Townsite;
- Broadly lineal expansion of tourism opportunities parallel with the River Foreshore;
- Retention and enhancement of the current Sports & Recreation Centre precinct;
- Establishment of the Town Centre based around the Allen Centre / existing shopping precincts, including retirement accommodation;
- Expansion of residential and foreshore recreation north-east of Anchorage Lane;
- Increased residential opportunities around the Golf Course;
- Traffic calming / closure of Grey St between Porter and Woods Streets;
- Extension of future Townsite residential south along Red Bluff Road to Wittecarra Creek; and
- Enhancement of the Tourist Precinct north of Wittecarra Creek.

The Values, Issues and Directions identified by the community provide a deep insight into the aspirations of the community and a strong and sound basis for the development of the Townsite Strategy.

5.8.6 Phase 2 Consultation

The Phase 2 Community Workshops (Workshops #3 & #4) were held on the evenings of the 10th & 12th March, 2008, again at the Kalbarri Sports & Recreation Centre.

Workshop#3 on the Monday evening was attended by approximately 30 community members and presented:

- A Draft Statement of Key Issues impacting on the longer term planning of Kalbarri for community discussion and confirmation; and
- A Preliminary Draft Townsite Strategy for questions of clarification to enable more closer discussion and confirmation at the Workshop#4.

The outcomes of discussion on the Draft Key Issues are reflected, as appropriate, in the Key Issues identified in Section 8.1. Additionally, attendees were provided with an overview of the Key Issues and Draft Strategy to take away to discuss and consider in preparation for Workshop#4.

Workshop#4 on the Wednesday evening was also attended by approximately 30 community members and, in working groups, discussed and evaluated the Preliminary Draft Strategy. Table outcomes were presented in the context of likes, dislikes, alternatives and missed opportunities.

5.8.7 Phase 2 Outcomes

With some minor modifications, Workshop #4 resulted in broad support for the concepts and proposals presented in the Preliminary Draft Townsite Strategy and in particular:

- The Outer Route to Nanda Drive;
- Closure and diversion of Grey Street from Woods to Porter Streets; and
- Three and Four Storey building heights in the specified locations only.

The modifications suggested are addressed in the Draft Strategy.

5.8.8 Phase 3 Consultation

Phase 3 Consultation comprised the formal advertising of the Draft Strategy from January to March 2010 under the Local Planning Strategy processes of the WA Planning Commission. Copies of the draft were placed in the Shires Libraries at Northampton and Kalbarri, on the Shire's website and forwarded also to various State Agencies and Key Stakeholders for formal comment.

The outcomes of Phase 3 consultation, and submissions from State Agencies, Key Stakeholders and the community are presented at Appendix K to the Strategy, together with staff recommendations and Council's resolution in respect of each submission.

The outcomes of the Phase 3 Consultation are reflected in the Final of the Kalbarri Townsite Strategy – December 2010.

6. UTILITIES & INFRASTRUCTURE

6.1 ROADS & TRANSPORT

6.1.1 Roads, Paths & Parking

Regional road access to Kalbarri is by sealed road from the North west Coastal Highway either:

- Directly from the East via the Ajana - Kalbarri Road; or
- From the south from Northampton via Port Gregory;

All roads within the Townsite are bitumen sealed, varying from average to good condition. Within Old Kalbarri, road condition tends to be lower and there is a need to review pavement widths and design to reduce overall re-construction costs and improve pedestrian safety through traffic speed reduction initiatives. Additionally, reserve widths in Old Kalbarri are typically 20m and verges largely unkempt as a consequence of number of factors including water and the higher than normal level of absentee owners; while in South Kalbarri a range of narrower reserve widths are employed and verges typically are better maintained.

From an overall aesthetic viewpoint, there is a need to investigate practical and low cost, low maintenance approaches to verge development and maintenance so as to improve the overall presentation of the Town to incoming visitors and tourists.

The only "cross-Town" access within Kalbarri is via Grey Street which skirts the River Foreshore and connects with the principal access into the Townsite from the North (Kalbarri – Ajana Road) and the South (Red Bluff Road & George Grey Drive).

During peak holiday periods, Grey Street constitutes a significant barrier to pedestrian movement between the River and Town centre and adjacent areas. Traffic counts undertaken in Grey Street during June 2004 forward of the Visitor Centre indicate an average daily traffic flow on Grey Street of approximately 3,000 vehicles per day. Typically, tourist numbers in Kalbarri in June are half of that of the peak season. Given that the majority of visitors access Kalbarri by car, peak season traffic flow on Grey Street is likely to be in the order of 5,000 vehicles per day.

Given a target population of 5,000 residents plus 10,000 visitors, traffic flows on Grey Street forward of the Visitor Centre during peak months will increase significantly to between 10,000 and 12,000 vehicles per day. Traffic volumes of this order will impact severely on the ability of pedestrians to cross Grey Street comfortably and safely. The continuing need for Grey Street to remain as a traffic route within the Town Core precinct is highly questionable.

Planning for Kalbarri has provided for an "outer" distributor – Nanda Drive – which connects with the Ajana Road immediately west of the Golf Course and adjoining the eastern edge of Old Kalbarri. Nanda Drive continues in a general southerly direction east of the main Townsite, through the central portion of Port Kalbarri and linking with Red Bluff / Port Gregory Road. While the alignment is currently provided for in TPS9, the final alignment of Nanda Drive remains to be determined as part of this Townsite Strategy. In this respect, the community have expressed a desire for the northern portion, which lies adjacent to the eastern edge of Old Kalbarri, to be relocated to an "outer" route to reduce the amenity impacts of future traffic noise. Construction of Nanda Drive will ease some traffic pressures on Grey Street and facilitate better integration of the Town Core precinct with the River Foreshore.

Public parking areas are generally well distributed within Kalbarri, providing ready access to most facilities and locations with a number of foreshore carparks providing ready access to the River and Coastal areas. The principal tourist areas of Kalbarri are situated within relatively close proximity of each other and of major accommodation locations and connected by pleasant walks, primarily along the River. As a consequence, Kalbarri is a relatively compact and very walkable urban area, a feature noted and valued by the local community.

Retention of Kalbarri's compact nature is considered a key objective of future planning for the Townsite supported by restricted additional parking so as to encourage walking as the principal means of access around Town, particularly for visitors.

The path network within Kalbarri is being progressively developed and of a good standard. Key locations are typically serviced with paths and a pathway system extends all the way south to Red Bluff.

As a consequence of generally low traffic volumes, most locations within Kalbarri do not require formal footpaths as the streets are safe to walk along.

6.1.2 Air

Kalbarri Airport is located approximately 8km East of Town. Completed in 2002, the Airport replaced a gravel strip to the south of Town adjacent to Port Kalbarri.

The runway is sealed and is designed and constructed to take aircraft up to the size of the BAe 146 or equivalent. Currently, there is a basic terminal building.

As a consequence of the distance from the Airport to Town, overall noise exposure forecasts indicate that noise from aircraft operations will not impact the Town. Additionally, single event noise forecasts, such as on take-off, indicate minimal impact on the Town. Similarly, Obstacle Limits for the Airport do not impact the Town.

Kalbarri is presently serviced by four flights a week by Fokker F50 on the Perth to Geraldton / Carnarvon route. The aircraft has a seating capacity of 40 persons but because of through flight bookings, seat availability to Kalbarri is frequently limited and sometimes not available.

6.2 WATER

Kalbarri's water supply is drawn from the underground resources of the Tumblagooda aquifer with four extraction bores located 2km to the south-east of Town within the National Park. Browne Farm draws its water requirements from a separate, temporary small bore field immediately south of the development. The Water Corporation also maintains two former production bores closer to Town for monitoring purposes.

The Water Corporation presently is currently licensed to draw 500,000 kilolitres per annum with historical production ranging between 400 & 500,000 kilolitres, below, license allowances. The quality of the water extracted from the aquifer is very high and requires only aeration to remove iron content and chlorination before distribution into the Town. The Treatment Plant is located within the bore field south-east of Town.

The Department of Water has advised that in general aquifer recharge information is very limited, and that no specific recharge statistics are available for the Tumblagooda aquifer at Kalbarri.

However, monitoring of the production bores for Kalbarri indicate that water levels have remained relatively stable, notwithstanding an extended period of below average rainfall; suggesting that the present rate of extraction from each bore is within recharge rates and more importantly sustainable limits; notwithstanding reduced rainfall patterns.

Recharge to the Tumblagooda aquifer is mainly via direct percolation from rainfall where the aquifer outcrops and by leakage from the overlying sediments where the confining Kockatea Shale is absent. Most of the recharge occurs south east of Kalbarri on the sandplain, with episodic recharge from the Murchison River in the east and from streams originating on the dissected plateau during periods of flow. The DoW suggests that the extent of recharge from streams draining the outcrop area is minor since there is little marked effect on the watertable contours.

The Tumblagooda aquifer is a large aquifer covering nearly 97,000km2 and extending approximately 500 km to the north, 65km to the east and 150km to the south. Broad scale estimates of the sustainable yield from the Tumblagooda aquifer vary from 29 GL/annum to 41 GL/annum; the latter being based on relatively high recharge rates which are unlikely to be reflective of more recent rainfall patterns.

Excluding savings from future water sustainability measures, the projected population of 5,000 persons plus 10,000 visitors will effectively require a doubling of present production rates.

Assuming current production rates, up to an additional five production bores will be required to provide for increased demand including the connection of Browne Farm to the main supply system. The additional bores will be located north-east and / or south-east of Town and subject to adequate spacing to maintain

groundwater levels, could be expected to provide for additional demand within sustainable levels; based on current monitoring outcomes. Notwithstanding, a more detailed analysis of the sustainable limits of the Tumblagooda aquifer at Kalbarri is required.

6.3 WASTEWATER

With the exception of the Services / Industrial Area, the existing Townsite is mostly fully sewered with the last of infill sewers being completed in 2002/03. The Wastewater Treatment, which requires a 500m buffer, is located approximately 1km east of Town, behind the Light Industrial Area. The treatment site is approximately 6ha in area and is estimated to be about 25% utilised.

Treatment is currently by open lagoon with waste water currently being distributed to the Golf Course for reticulation. Given that the waste water is currently largely untreated, strict health restrictions apply to the use of the wastewater and because of the risk of infection, cannot be used on sporting, playing fields or areas of general public recreation. Restrictions also apply to the use of wastewater on the Golf Course including the need for mixing / dilution with bore water, application times and clear times after application before the course is allowed to be used. The Golf Course currently utilises most of the treated wastewater, with the balance being disposed of through soakage ponds within the existing Treatment Plant.

Population and visitor growth will require expansion of treatment facilities and the Water Corporation is currently undertaking a major review of wastewater treatment options for Kalbarri. The review, which will also examine reuse and re-cycling opportunities, is expected to be completed in late 2008. It seems probable that the Corporation will upgrade the method of treatment of wastewater and as a consequence, there is unlikely to be any requirements for expansion of the Treatment Plant site. Given the extent of existing infrastructure and the limitations imposed by the National Park, re-location of the Treatment Plant is not considered by the Corporation to be a viable option.

Disposal of future additional treated wastewater is a matter of increasing concern for the Water Corporation, particularly in light of the potential risk of increased soakage impacting on groundwater quality and ultimately, seepage into the River. Given the likelihood of an upgrade in treatment systems, it is probable that wastewater from an upgraded plant would, or could be made to, be suitable for re-use on general public open spaces and sporting fields.

The current review clearly presents an opportunity for Council to engage with the Water Corporation to secure a strong commitment from the Corporation to broad scale reuse and re-cycling of wastewater for reticulation of major open spaces and public areas including the Kalbarri Sportsground and River Foreshore, subject in the case of the latter to a suitable level of treatment to ensure no impacts on River water quality from nutrient contamination.

6.4 ENERGY

Kalbarri is reliant upon electricity for its energy requirements as there is no natural gas feed to the Town. The reliability of power supply to Kalbarri has been a matter of considerable concern within the community until recent extensions of supply from Port Gregory and line upgrades by Western Power.

Notwithstanding recent improvements, the provision of adequate power to meet Kalbarri's present and future needs is a matter of considerable concern as Kalbarri is, for all intent and purposes located at the "end of the line" for power supply from Geraldton. As a consequence, power drop in transmission lines and consumer requirements in between severely limit current capacity and it is understood that Western Power are unable to supply any new major users, including the proposed Resort within Kalbarri which is currently under construction. Low to moderate residential growth can still be supplied but total available capacity is becoming increasingly limited.

Western Power has commenced a series of major upgrades to overall power supply and generation within the Mid-West including supply to Kalbarri which are proposed for completion by 2011 / 2012.

The proposed improvements to the system include:

- Connection of the Mid-West Grid to the Perth Grid by 2012;
- Additional generating capacity in the northern Perth Grid;
- Upgrading of supply to Northampton including a new sub-station and additional generating power within Oakajee when commenced; and
- Further line upgrades to Kalbarri along the Port Gregory line.

Two wind turbines have been constructed on the Coast south of the National Park to supplement existing supply, however Western Power do not consider current renewable energy technologies to be sufficiently reliable in terms of output to be able to replace base load generation by other than gas or coal.

While the extent of upgrading will considerably increase the overall power supply within the system, the requirements of intervening customers, particularly the garnet mine and beta-carotene plant on the Port Gregory Road and future residential growth at Horrocks, will significantly reduce the net power available for the further growth and expansion of Kalbarri. Accordingly, it is likely that Kalbarri would experience only a "moderate" improvement in power supply capacity. It is not known, but seemingly unlikely, that the upgraded power supply would be adequate for target growth in population and visitors, necessitating additional future longer term upgrading of supply.

There is a pressing need for Council to engage with Western Power / Verve to secure longer term reliable power supply to Kalbarri within the context of this Townsite Strategy, including expanded use of renewable energy sources to supplement the incoming supply to Kalbarri.

6.5 WASTE DISPOSAL

Domestic and commercial solid waste, including liquid septage, is disposed of to landfill at a new site approximately 4km east of Town. The site has an area of approximately 10ha and accepts in excess of 1,000 tonnes of wastes per week. Because of limited volumes and transport distances to markets, re-cycling is not currently a viable option within Kalbarri, other than for cardboard which is transported to Geraldton by road. A monitoring bore is maintained at the landfill site and is sampled on a regular basis for contamination of groundwater.

The existing landfill has a projected life in the order of 10 years and the site the potential for up to 30 years, depending on disposal rates.

A projected resident population of 5,000 persons can be expected to generate in the order of 0.4 tonnes per person per annum of waste across all sectors. Combined with an average daily visitor population through the year of 5,000 persons, total waste generation within Kalbarri is projected in the order of 5,000 tonnes per annum, which is broadly consistent with current patterns. Properly compacted, a tonne of general waste occupies approximately 0.8m3 indicating an annual minimum requirement of around 3,500m3 tipping volume.

It is evident that the existing landfill site could not accommodate long term waste disposal requirements, without further expansion. The current location of the landfill is not desirable from a longer term perspective as a consequence of increasing risks of contamination of groundwater and resulting impacts on drinking water quality and potentially, the River.

As a consequence, Council is acquiring a site south of the National Park as a long term disposal location for putrescible and hazardous wastes. The current landfill site will be retained for inert and green waste as well as acting as a transfer station to the new landfill which will not be accessible to the public. Development of the new facility is contingent upon funding availability as significant road infrastructure is required to gain vehicle access to the site.

There is also a need for Council to address reduction of the waste stream within practical limits. For the most part, re-cycling is not currently viable nor seemingly likely to be without significant change in re-cycling markets and technologies. Even with these, the distance factor may continue to be a disincentive. It would seem the most effective option would be to reduce the waste stream at point of generation, the home, through such options as the provision, free of cost, of composting technologies to each household and the installation of central composting for commercial waste.

7. SUMMARY OF MAJOR ISSUES

7.1 REGIONAL ENVIRONMENT

7.1.1 Townsite Strategy Objectives

It is evident that strategic planning for the Kalbarri Townsite has, to date, been largely broad scale and heavily based on the Kalbarri Plan 1992. Subsequent planning and management studies have sought to build upon the broad framework provided by the 1992 Plan. A number of the premises upon which the 1992 Plan was based are in need of review. The growth and maturation of the Town has given rise to a greater appreciation of the core values and there is a need to embrace higher levels of sustainability.

The objectives of this Strategy, which will likely lead to major review and amendment of Town Planning Scheme No 9, are therefore defined as:

- *To review the broad land use structure and networks having regard for the core values and desired directions of the community while ensuring a high level of on-going sustainability;*
- *To provide a high level of planning and development control guidance within relevant planning areas; and*
- *As appropriate, develop urban design responses within specific precincts to ensure achievement of the desired outcome.*

7.2 PHYSICAL ENVIRONMENT

7.2.1 Climate

Appropriate landscape techniques can significantly reduce the negative impacts of summer sea breezes as is evident in the older northern areas of Kalbarri. Additionally, high summer temperatures dictate the need to ensure appropriate housing design to reduce the requirement for air-conditioning with associated power demands and impacts on longer term sustainability.

7.2.2 Extreme Events - Fire

The continuing risk of bushfire combined with prevailing high wind conditions reinforces the need for a provision and maintenance of a strategic fire break between the Townsite and bushland providing both a break to the movement of fire and a major operating front from which the fire can be prevented from enetring Town.

7.2.3 Climate Change

It is projected that average rainfall will decrease by in the order of 20% over the longer term impacting on recharge rates of the aquifer from which Kalbarri draws all of its freshwater supplies. There is a need therefore

to ensure the long term sustainable use of groundwater resources requiring both responsible use of the resource and maximisation of re-use opportunities.

While it seems unlikely that Kalbarri would be directly affected by a southward shift in cyclone tracking, it is reasonable to assume that flood events may increase in both frequency and severity and there is a need therefore to ensure that all new development is set at an appropriate level above likely future flood levels.

7.2.4 Flora & Fauna

Although the Townsite area is not currently identified as hosting Declared Rare Flora (DRF), it is known to host several Priority Flora species and may host DRF in areas where detailed field surveys have not yet taken place. Any proposed development in the area will require an appropriate level of assessment.

While Threatened Fauna have been identified in the Townsite Area, some of these records are out-dated and potentially mis-represent the range of Threatened Fauna. Any proposed development in the area will require an appropriate level of assessment. Important habitats should be buffered from conflicting forms of development; including the Murchison Coast, Kalbarri National Park and local fauna corridor reserves.

7.3 SOCIAL ENVIRONMENT

7.3.1 Population

The resident population of Kalbarri at the 2006 Census was approximately 1400 persons; representing an annual growth rate between 1996 and 2006 of approximately 5% per anum, with a significant movement of younger families into the Town.

Given the significant economic growth being experienced in the Mid-West and continuing strong growth in tourism to the Town and local Region, it is not unreasonable to assume that Kalbarri has the potential to maintain recent growth rates which will generate a resident population in the order of 5,000 persons within 25 years.

A target population of 5,000 persons will require in the order of an additional 2,000 to 2,500 additional new dwellings ranging from conventional single housing through to group, town housing and retirement accommodation.

There are five major locations within and adjacent to the Townsite for accommodating future residential demand and specifically:

- South Kalbarri to Wittecarra Creek;
- Browne Farm;
- Old Kalbarri ;

- East Anchorage; and
- East Golf Course.

It would be desirable from a long term sustainability perspective for preparatory tasks including Native Title approvals and Local Area Planning to be undertaken for the subdivision and development of more leading edge residential estates adjacent to the Townsite so as to reduce "reliance" on Browne Farm as the principal growth area within Kalbarri.

7.3.2 Tourism

Unsurprisingly, tourism provides the largest source of employment at approximately 25% of the workforce and indirectly, for at least a further 25% of employment within Kalbarri in the retail, support services, light industries and community facilities management sectors.

Overall visitor numbers to Kalbarri have been steadily increasing from around 90,000 visitors in 1996 to approximately 125,000 visitors in 2006. Since 2002, overall visitation to Kalbarri has remained relatively constant at around 120,000 visitors and is likely to be reflective of limited accommodation in the commercial sector, particularly of a reasonable or good standard.

From a longer term regional perspective, Kalbarri is considered to be well positioned as a highly marketable, iconic destination within WA. Key considerations for tourism in Kalbarri are:

- Expanded and improved accommodation reflecting the Kalbarri experience and family orientation;
- Increased activities, particularly for children;
- Increased evening and night activities / entertainment;
- Development of Indigenous Tourism opportunities;
- Expanded eating facilities, particularly mid-priced family establishments;
- Improved convenience retail and particularly supermarket facilities; and
- Improved and cheaper air services.

Anecdotal evidence suggests some 5,000 "visitor" beds across all sectors, inclusive of private residences. Excluding private residences, the total daily visitor population at any one time is estimated at 3,000 persons, a ratio of around 2:1 to the "base" population in commercial accommodation. Given a projected population of 5,000 persons within 25 years would suggest, on a continued 2: 1 ratio, a peak daily visitor population of some 10,000 persons across all sectors, including private holiday homes; essentially a doubling from present estimates.

An increase in daily visitor population of up to 5,000 persons will require a substantial expansion and upgrading of tourist accommodation and the provision of some additional 1500 accommodation units across all accommodation types from caravan chalet parks to resort and quality hotel accommodation. Growth in overall visitation will also require additional land for commercially based visitor activities and attractions.

Many of the proposed improvements to the foreshores and broader Townsite currently proposed come at a significant cost to Council, both in their construction and their maintenance. The rate and income base of the Shire is limited. A mechanism additional to Specified Area rating for raising greater funding for public improvements is required if Kalbarri is to meet its potential as a significant tourist icon and particularly as a major Intrastate tourist destination for families.

7.3.3 Fishing

It seems likely that resource management restrictions are likely to be extended over time with the effect of further reducing the number of cray pot licences together with further restrictions on wet line fishing. Accordingly, the fishing industry in Kalbarri could be expected to decline over time.

Given the size and likely future of the resident fleet, it is unlikely that more substantial maintenance facilities would be viable or serviceable given the skills base in Kalbarri.

7.3.4 Retail

Kalbarri is serviced by two relatively small 7 day supermarkets and a range of smaller convenience stores with an estimated current retail floorspace in the order of 2,000m2. There is a clear need within Kalbarri to provide for a primary dedicated retail precinct to service the convenience and comparison retail needs of the resident and visiting population. Kalbarri's isolation combined with a target population of 5,000 residents plus visitors should support a smaller district level retail centre in the range of 7,500m2 gross leaseable area, requiring an overall site area in the order of 3ha. A centre of this size would enable a broad range of convenience stores as well as provide for a greater level of comparison stores including clothing, footwear and electrical / white goods. Tourist retail should be provided separately and there will continue to be a need for local convenience centres at Browne Farm and the Anchorage area.

7.3.5 Light Industry

A Light Industrial Area (LIA) is located to the east of the Townsite significant portions of which remain to be subdivided. The intensity of development on existing lots is low with the majority of sites seeming to achieve floorspace levels approaching only half of that permissible under the Town Planning Scheme.

Consideration may need to be given in the longer term to development of portion of Council's reserve east of the LIA for large lot uses which should not be located in the LIA for reasons of impacts of land availability and pricing as well as the potential for interference with other light industrial activities.

7.3.6 Future Employment

The high dependency rate on tourism for employment is undesirable, if not perilous, for the long term economic sustainability of Kalbarri as it is notoriously fickle. Additionally, it carries with it a high social cost in that there is limited training and limited employment for youth of the district, necessitating them to move to elsewhere.

There is a clear and pressing need for Kalbarri to engage in the growth occurring in the broader Mid- West and position itself as a viable, if not desirable, alternative residential and commercial location to Geraldton.

The expansion of Kalbarri's economic base will require an innovative marketing and promotional strategy that:

- should be driven by key stakeholders in Kalbarri with assistance from State and Local Government;
- provides a suitable area for emerging enterprises with approvals obtained to enable land to be "rolled out" with minimal delay; and
- provides comparatively low cost land, including through alternative approaches such as lease / buy, to reduce initial establishment costs and provide Kalbarri with a financial edge over alternative mainstream locations.

7.3.7 Built Form & Land Tenure

The letting of homes for short stay purposes is starting to generate amenity impacts between residents and visitors.

There is an overwhelming need for substantial "re-planning" of the Town Core area with the provision of significant planning incentives to achieve early re-development, particularly of key sites and integration with the river foreshore.

7.3.8 Riverine Environment

The Murchison River is the core of Kalbarri Townsite's attraction as a tourist and holiday destination. The mouth of the River and the waters adjacent to the Townsite are subject to intense competition for use by recreational swimmers and boaters, recreational and commercial fishing vessels accessing the ocean and tourism activities which is continuing to increase. As a consequence, existing conflicts and issues can be expected to intensify.

The River supports a number of commercial tourist operations including river cruise boats, powered and non-powered hire craft and water based tours such as canoeing tours. The approval and Licensing of all River based activities is under the care and management of the Department of Planning and Infrastructure, typically operating in isolation of Council. It is illogical that DPI does not, as a matter of course, seek the comment and recommendation of Council on all applications pertaining to the use of the River.

7.3.9 Aboriginal & European Heritage

There are a number of sites of both Aboriginal and European heritage located within, or in close vicinity of the Kalbarri Townsite.

7.3.10 Education

Kalbarri is serviced by a District High School providing the full spectrum of education levels from Pre-School to Year 12. A target population of 5,000 residents will require substantial expansion of education facilities within the Townsite and specifically:

- Three dedicated Primary School sites of 4ha each distributed between the core Townsite, southern extension of the Townsite and Port Kalbarri, provision for which has been made in the Port Kalbarri Structure Plan; and
- Retention of the existing KDHS site as a dedicated future Senior High School site. The existing site area at 6ha is below the minimum recommended of 10ha. However it adjoins Crown Land designated for Open Space which could be developed if required to accommodate future sporting fields with joint community / school access.

7.3.11 Health & Medical

Medical services within Kalbarri are well catered for by both a private General Practitioner and a substantial Health Centre located within the main Townsite area.

Based on a target population of 5,000 residents plus tourists, the Health Centre site will require expansion in order to cater for a substantial upgrading providing for:

- Resident Medical Officer / Doctor;
- Expanded emergency consultations department;
- Eight bed Emergency Ward and twelve bed In-patient Ward with attenuate nursing and support staff; and
- Expanded support and ambulance services.

Additionally, there is a critical lack of aged care services within Kalbarri and particularly hostel and nursing care which logically should be provided as an adjunct to the Health Centre.

The site of the existing Ambulance Service is too small for current and future requirements. The Ambulance Service will require re-location to a new, much larger site capable of accommodating an increased fleet, as well as a training area, administration and storage requirements of the service.

7.3.12 Fire and Emergency Services

A projected Townsite population of 5,000 persons and visitors will require expansion of current services to provide for an additional light and medium tanker. It is preferable that the additional equipment be stationed at around Browne Farm, within which provision has previously been made for a fire services site. The exact location will require further investigation.

7.3.13 Police & Judicial

The Kalbarri Police Station is located within the Town retail precinct on a site of approximately 4,000m2, including the Station Officers residence. The positioning of the Station in the retail precinct and with a clear view of the foreshore has a positive effect on overall policing within the Townsite.

A target Townsite population of 5,000 persons plus visitors will require the Station, which is scheduled for replacement in 2017, to be redeveloped as a Full Time Day station with up to eight Officers and associated administrative and judicial services.

7.3.14 Civic & Cultural

Civic and Cultural services within the Townsite are provided by the Shire at a regional office facility shared with the Kalbarri Visitor Information Centre. The centre includes basic administrative services, Library and a meeting facility both for local residents / community groups and Council events.

Growth of the Townsite to 5,000 persons plus visitors will require a significant upgrade of current facilities to include expanded administration and library services. The existing site is small and expansion of broader civic and cultural facilities will require either expansion of the current site or identification of a new civic and cultural precinct.

7.3.15 Recreation & Open Space

The primary open space areas within Kalbarri are the River Foreshore and the Sports and Recreation Ground located centrally to the Townsite. The proximity of the River Foreshore to much of Kalbarri substantially compensates for the lack of open spaces.

The Sports and Recreation Ground is a key feature of Kalbarri and is under-utilised at present but has significant potential as a major recreational focus for Kalbarri residents and visitors. It is a significant

component of Kalbarri's open spaces and in many respects it can be regarded as Kalbarri's "Kings Park". The facility provides the opportunity for greater recreational interaction between residents.

The Kalbarri Golf and Bowling Club is of a standard with few comparisons in country WA. It represents a significant recreational asset to Kalbarri, both for residents and visitors with the potential to become a major, "country club" style facility.

The existing public tennis and basketball / netball courts adjacent to the Golf and Bowling Club should be re-located closer to the Town Core and primary tourist areas so that they afford another stream of recreational activities for visitors and particularly families and younger people.

There is a need to review and evaluate the longer term role and management of open space areas within South Kalbarri to enhance and ensure the survival and protection of the remnant vegetation and to improve broader utilisation and security issues in the context of other available open space areas in the location and primarily the High School sports grounds.

Kalbarri does not have a public swimming facility. Public pools are typically expensive to build and maintain and conventional pools appeal to only a limited sector of the population. The likely eventual upgrading of the High School to full Senior High School status will typically include construction of a swimming pool. There are opportunities in this respect for Council to engage with the Education Ministry to secure joint use of the facility with the community. It is considered that greater value would be achieved from development of a moderate sized, outdoor "water playground" in association with a recreation and cultural centre.

7.3.16 Community Directions

The Kalbarri Community have a clear "sense of direction" as to how the future form of Kalbarri should evolve. Key Principles emanating from the Workshop discussion are:

- Significantly and independently of any population projections, a broad consensus of an "Optimum Foreseeable Population" for Kalbarri in the order of 5,000 residents plus visitors.
- Clean, green and environmentally aware Town through sustainable design and development that utilises land, water and natural resources in a responsible manner and accommodates the potential impacts of changing climate.
- Smarter residential planning that maintains the "feel" of Kalbarri and its connectivity to the natural environment.
- The need to broaden the economic and employment base of the Town to reduce Kalbarri's reliance on the tourist industry.
- An "outer" route to Nanda Drive north;

- Connection of the existing Townsite with Kalbarri Vision;
- Enhancement of strong green links and faunal corridors within the existing and expanded Townsite;
- Broadly lineal expansion of tourism opportunities parallel with the River Foreshore;
- Retention and enhancement of the current Sports & Recreation Centre precinct;
- Establishment of the Town Centre based around the Allen Centre / existing shopping precincts, including retirement accommodation;
- Expansion of residential and foreshore recreation north-east of Anchorage Lane;
- Increased residential opportunities around the Golf Course;
- Traffic calming / closure of Grey St between Porter and Woods Streets;
- Extension of future Townsite residential south along Red Bluff Road to Wittecarra Creek; and
- Enhancement of the Tourist Precinct north of Wittecarra Creek.

7.4 UTILITIES & INFRASTRUCTURE

7.4.1 Roads, Paths & Parking

From an overall aesthetic viewpoint, there is a need to investigate practical and low cost, low maintenance approaches to verge development and maintenance so as to improve the overall presentation of the Town to incoming visitors and tourists.

During peak holiday periods, Grey Street constitutes a significant barrier to pedestrian movement between the River and Town centre and adjacent areas. Given a target population of 5,000 residents plus 10,000 visitors, it is likely that traffic flows on Grey Street forward of the Visitor Centre during peak months would quadruple from 3,000 to between 10,000 and 12,000 vehicles per day, significantly increasing the dangers to pedestrians. The continuing need for Grey Street to remain as traffic route within the Town Core precinct is highly questionable.

Planning for Kalbarri has provided for an "outer" distributor – Nanda Drive – which connects with the Ajana – Kalbarri Road immediately west of the Golf Course and adjoining the eastern edge of Old Kalbarri. Construction of Nanda Drive will ease traffic pressures on Grey Street and facilitate better integration of the Town Core precinct with the River Foreshore.

The community have expressed a desire for the northern portion of Nanda Drive, which lies adjacent to the eastern edge of Old Kalbarri, to be relocated to an "outer" route to reduce the amenity impacts of future traffic noise.

Public parking areas are generally well distributed within Kalbarri, providing ready access to most facilities and locations with a number of foreshore carparks providing ready access to the River and Coastal areas. As a consequence, Kalbarri is a relatively compact and very walkable urban area, a feature noted and valued by the local community.

Retention of Kalbarri's compact nature is considered a key objective of future planning for the Townsite supported by restricted additional parking so as to encourage walking as the principal means of access around Town, particularly for visitors.

The path network within Kalbarri is being progressively developed and of a good standard. Key locations are typically serviced with paths and a pathway system extends all the way south to Red Bluff. As a consequence of generally low traffic volumes, most locations within Kalbarri do not require formal paths as the streets are safe to walk along.

As a consequence of the distance from the Airport to Town, noise from aircraft operations will not impact the Town. Similarly, Obstacle Limits for the Airport do not impact the Town.

7.4.2 Water

Kalbarri's water supply is drawn from underground resources of the Tumblagooda aquifer with four extraction bores located 2km to the south-east of Town within the National Park. The Water Corporation presently is currently licensed to draw 500,000 kilolitres per annum. The quality of the water extracted from the aquifer is very high.

Monitoring of the production bores for Kalbarri indicate that water levels have remained relatively stable, notwithstanding an extended period of below average rainfall; suggesting that the present rate of extraction from each bore is within recharge rates and more importantly sustainable limits; notwithstanding reduced rainfall patterns.

Excluding savings from future water sustainability measures, the projected population of 5,000 persons plus 10,000 visitors will effectively require a doubling of present production rates. The additional bores will be located north-east and / or south-east of Town and could be expected to provide for additional demand within sustainable levels.

The Tumblagooda aquifer is a large aquifer covering nearly 97,000km2 and extending approximately 500 km to the north, 65km to the east and 150km to the south. Broad scale estimates of the sustainable yield from the Tumblagooda aquifer vary from 29 GL/annum to 41GL/annum; the latter being based on relatively high recharge rates which are unlikely to be reflective of more recent rainfall patterns.

Notwithstanding, a more detailed analysis of the sustainable limits of the Tumblagooda aquifer is required.

7.4.3 Wastewater

With the exception of the Services / Industrial Area, the existing Townsite is fully sewered. The Wastewater Treatment, which requires a 500m buffer, is located approximately 1km east of Town.

Population and visitor growth will require expansion of treatment facilities and the Water Corporation is currently undertaking a major review of wastewater treatment options for Kalbarri. It seems probable that the Corporation will upgrade the method of treatment of wastewater and as a consequence, there is unlikely to be any requirements for expansion of the Treatment Plant site. Given the extent of existing infrastructure and the limitations imposed by the National Park, re-location of the Treatment Plant is not considered by the Corporation to be a viable option.

Disposal of future additional treated wastewater is a matter of increasing concern for the Water Corporation. Council should engage with the Water Corporation to secure a strong commitment from the Corporation to broad scale reuse and re-cycling of wastewater for reticulation of major open spaces and public areas.

7.4.4 Energy

Kalbarri is reliant upon electricity for its energy requirements as there is no natural gas feed to the Town. The reliability of power supply to Kalbarri has been a matter of considerable concern within the community until recent extensions of supply from Port Gregory and line upgrades by Western Power.

Notwithstanding recent improvements, the provision of adequate power to meet Kalbarri's present and future needs is a matter of considerable concern.

There is a pressing need for Council to engage with Western Power / Verve to secure longer term reliable power supply to Kalbarri within the context of this Townsite Strategy, including expanded use of renewable energy sources to supplement the incoming supply to Kalbarri.

7.4.5 Waste Disposal

Domestic and commercial solid waste, including liquid septage, is disposed of to landfill at a new site approximately 4km east of Town with a projected life in the order of 10 years.

The projected resident and visitor population can be expected to cumulatively generate in the order of 5,000 tonnes per annum, which is broadly consistent with current patterns. It is evident that the existing landfill site could not accommodate long term waste disposal requirements, without further expansion. The current location of the landfill is not desirable from a longer term perspective as a consequence of increasing risks of contamination of groundwater and resulting impacts on drinking water quality and potentially, the River.

Council is acquiring a long term waste disposal site south of Kalbarri. There is also a need for Council to address reduction of the waste stream at source.

wave international

DETERMINE • DESIGN • DELIVER





Lot 9502 & 9505 George Grey Drive, Kalbarri

Infrastructure Servicing Report

Whelans

Rev C - December 2014

engineering project management environment

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Project Brief

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Client	Whelans
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1 INTRODUCTION

1.1 Background

Wave International has been commissioned by Whelans to prepare an infrastructure servicing report for Lots 9502 & 9505 George Grey Drive in Kalbarri, known colloquially as Browne Farm. The site is located approximately 5km south of the Kalbarri townsite within the Port Kalbarri Project Structure Plan area and the subsequent Lot 903 and Superlot 2 George Grey Drive, Kalbarri Structure Plan area (referred to as the Superlot 2 Structure Plan).

Lots 9502 & 9505 are bounded by George Grey Drive and existing residential subdivision to the west, undeveloped rural land to the east, Wittecarra Gully to the north and an existing special rural development to the south. The previously developed parts of the site are delineated into four distinct precincts from north to south – the Eco Flora estate, the existing R5 development, Capital Hill Stage 1, and the existing Stiles Road special rural development.

This infrastructure servicing report has been prepared to support an amendment to the Superlot 2 Structure Plan, which has been prepared by Whelans to reduce the density of the undeveloped parts of the LSP area to R2.5-R10 (1000-4000m^2 lot size), special rural (1ha) and rural (10-20ha). This amended structure plan (referred to as the Lot 9502 & 9505 Structure Plan) also encompasses an area to the north of the previous LSP boundary, which is proposed to be zoned as a "special use" site and could potentially be developed as a caravan park.

Figure 1.1 shows the site's location, and the previously-developed precincts.

1.2 Proposed land use

Lots 9502 and 9505 George Grey Drive have a combined area of approximately 260ha and are currently zoned for predominantly residential development, with densities between R20 and R40. The structure plan that is currently in place over Lots 9502 and 9505 is the Superlot 2 Structure Plan, which has an estimated residential lot yield of 2400 lots with supporting landuses including primary school, tourist development, neighbourhood & village centres, commercial development and public open space also included in the structure plan area.

Approximately 500 lots of the Superlot 2 Structure Plan area adjacent to George Grey Drive have previously been developed. The remaining undeveloped land surrounding the constructed area has an estimated lot yield of 1900 lots, based on the densities in the Superlot 2 Structure Plan.

This infrastructure servicing report has been prepared to support a revised structure plan for Lots 9502 and 9505, which proposes to reduce the density of the LSP area and therefore reduce the estimated lot yield of the undeveloped area from 1900 lots to approximately 250 lots. Proposed densities and lot sizes vary from R10 (1000m^2) to special rural (1ha) in the western part of the site; while the eastern part of the site is currently proposed to be developed as large (10-20ha) rural lots with the possibility of subdividing these further into special rural lots in the future. The proposed LSP is included as Figure 1.2.

An estimated lot yield for the revised LSP is as follows:

- R10 – 126 lots with an average lot size of 1000m^2
- R5 – 65 lots with an average lot size of 2000m^2

- R2.5 – 19 lots with an average lot size of 4000m^2
- Special rural – 20 lots with an average lot size of 1ha
- Rural – 8 lots of various size ranging between 10ha and 20ha.

The concept plan also makes provision for the following land uses:

- A 6.7ha Special Use (development) site, which could potentially be developed as a caravan park.
- 36.4ha of public open space.

1.3 Existing site conditions

The site's natural topography generally falls from south to north at an average grade of approximately 4%, with levels falling from 114mAHD at the site's highest point on the southern boundary to 4mAHD at the lowest point of the Special Use site in the northern corner. An area in the site's south-western corner, between Stiles Road and the previously-developed R20 lots, falls to the west towards George Grey Drive, with the remainder of the site falling towards the north and north-east.

A geotechnical investigation was carried out in 2007 over the southern part of the site - Capital Hill, Kalbarri, Geotechnical Investigation Report (Maunsell/Aecom, February 2007) – which established that geotechnical conditions in this area consisted of sand of varying depths, overlying rock or well-cemented sand. The depth of the rock/cemented material varied from 0.5m below natural surface in several locations near George Grey Drive, to >8m below natural surface in the area surrounding a ridge at the southern end of the site.

Additional geotechnical investigations will be required prior to subdivision for the central and northern parts of the LSP area, to verify the geotechnical conditions of the remainder of the site. There is exposed at-surface rock at the northern end of the site, where the natural topography drops away towards Wittecarra Gully.

Figure 1.3 shows the natural topography of the site, and the geotechnical test pit locations.

2 ROADS AND TRAFFIC

The site is located adjacent to George Grey Drive, which is a rural-standard road that connects the Kalbarri and Northampton townsites. The existing development is serviced by four access roads that have been constructed off George Grey Drive – Flora Blvd, Jacques Blvd, Browne Blvd and Coral Blvd.

The amended structure plan does not propose any additional access points onto George Grey Drive to service the proposed residential lots, and access will be via the four existing boulevards noted above. Given that the estimated lot yield of the development is being reduced when compared with the current structure plan, there will be a corresponding reduction in forecast traffic demand on the existing subdivision roads and George Grey Drive and accordingly no additional road improvements on Gerorge Grey Drive or the existing internal road network are proposed.

A new access point onto George Grey Drive will be required for the Special Use (development) Site in the northern corner of the LSP area. A traffic review by Riley Consulting has confirmed that safe access to this site (which may potentially be developed as a caravan park) can be achieved from George Grey Drive with consideration to intersection sight distances, space for right-turn lanes, and forecast traffic demands.

Internal subdivision roads will be constructed to service the proposed new development, along the approximate alignments shown in Figure 1.2. The previous stages of the development have experienced pavement cracking issues, and the design and construction of future stages of the subdivision works will need to carefully monitor pavement material selection and construction methodology to ensure that the pavement cracking issues do not continue in the future stages.

3 SEWER

3.1 Existing infrastructure

There is an existing Water Corporation sewer reticulation network that services the previous Capital Hill Stage 1 and Eco Flora developments.

This sewer network includes gravity sewer reticulation that takes wastewater from the two development areas to a DN225-DN300 gravity sewer main which runs along George Grey Drive, before discharging into the existing Kalbarri Sewer Pump Station K4. This pump station then discharges via a pressure main along George Grey Drive to a discharge manhole in Nanda Drive, approximately 2.5km to the north.

3.2 Water Corporation sewer planning

The Water Corporation has advised that Pump Station K4 was sized for the much higher lot densities as proposed in the Superlot 2 Structure Plan, and therefore has sufficient capacity to service the lots in the amended LSP.

Lots larger than 2,000 m^2 will dispose of wastewater onsite in accordance with the Country Sewerage Policy (draft), with only the 126 proposed R10 lots requiring reticulated sewer connections.

The Water Corporation has also advised that their current wastewater planning (based on the higher densities of the Superlot 2 Structure Plan) shows a 5m deep sewer being required along the extension of Amber Vista, which was previously required to service the R20 lots that were previously proposed in the south-western corner of the site. The increase in lot sizes to over 2,000m^2 in this area removes the need for the deep sewer along Amber Vista, and a shallower sewer can be installed to service the proposed R10 lots that form an extension of the Capital Hill area.

There is also an area of R10 lots proposed in the north-eastern corner of the site. These lots are located on a ridge, and the levels of the existing sewer along the northern boundary of the Eco Flora estate are not deep enough to allow the sewer for these lots to discharge to the nearest existing sewer manhole. A separate sewer line through the POS surrounding these northern lots will be required, which will discharge to an existing sewer manhole in George Grey Drive, upstream of the pump station. The Water Corporation will require an easement over the sewer, and the location of this sewer line will be determined during detailed design stage to determine the best alignment, taking into consideration geotechnical conditions, topography, existing vegetation etc. Should it not be feasible to construct this sewer line, an alternative solution for this area is to construct a small wastewater pump station at the northern end of these R10 lots, with a pressure main discharging into the existing sewer reticulation off Flora Blvd. Further geotechnical and environmental investigations will be required to determine which option is the most appropriate to service these lots.

The Special Use site in the northern corner of the LSP area can only be partially serviced by Pump Station K4. The majority of this site will either need to be filled, or be serviced by a separate private pump station to allow wastewater to discharge to the Water Corporation's sewer network. If the site is eventually developed as a caravan park, a private pump station that is maintained by the park owners would be the most economically feasible option.

Figure 3.1 shows the existing sewer infrastructure at the site, along with an indicative sewer layout to service the proposed R10 lots.

3.3 Sewer construction issues in previous development stages

The Water Corporation has provided comment on the issues with subsidence that were experienced near the sewer alignment in Amber Vista as part of the Capital Hill Stage 1 development.

The Water Corporation understands that the subsidence and subsequent investigations were not finalised before the previous developer went into administration, and the cause of the subsidence may not have been clearly established by the investigations that were undertaken in 2009-2010. The Water Corporation has advised that they may require a copy of the outcomes of the investigation and causes of the subsidence before accepting any further wastewater reticulation design submissions for the development.

4 WATER

4.1 Existing infrastructure

The existing Water Corporation infrastructure in the LSP include an elevated tank located on Stiles Road, and a ground-level tank located to the east of the Capital Hill Stage 1 development area. The ground level tank is filled from the elevated tank via a DN110 main that crosses Lot 9502. The elevated tank is supplied by the existing borefield and treatment plant approximately 2km east of the site.

The Water Corporation has advised that there are pressure issues in the existing developed areas that are higher than the ground-level tank near Capital Hill, and this may affect the ability to service some of the higher elevation lots in the proposed first development stage of the amended LSP. The Water Corporation is currently in the process of determining the highest elevation that can be serviced from the existing tanks.

4.2 Water Corporation water planning

The current water supply infrastructure is intended as a temporary/interim measure, and does not have the capacity to service the entire proposed development.

The Water Corporation's long-term planning for the area includes the decommissioning of the existing ground-level tank and DN110 main east of the Capital Hill Stage 1 development, and constructing new permanent ground level tanks at the existing site on Stiles Road. A DN300 main will be required to service the future development from the new tanks on Stiles Road.

The Water Corporation are currently in the process of determining the trigger points in the staging of the development that will trigger the requirement to construct the permanent ground-level tanks on Stiles Road. The Water Corporation's capital investment program currently shows these works being funded in 2025.

All lots in the LSP area – except for the large rural lots on the eastern side of the LSP area – will require a potable water service. If these large rural lots are further subdivided into special rural lots in the future, they will require a potable water service from the existing elevated tank on Stiles Road if the subdivided lots are <2ha in area. If the future lot size is >2ha, a potable water supply will not be required.

Figure 4.1 shows the existing water infrastructure, along with the location of the future ground level tanks on Stiles Road and the approximate alignment of the future DN300 water main.

4.3 Non-potable water for irrigation

There are a series of groundwater bores located across the LSP area which are used to source water for irrigation of the public open space.

The Shire of Northampton has advised that the groundwater bores are to be protected through the design of the subdivision layout and during construction works.

5 STORMWATER MANAGEMENT

5.1 Existing infrastructure

The drainage infrastructure for the existing developments generally follows the site's natural topography. The existing stormwater drainage network is a piped network which discharges towards the west, into a series of detention basins, before discharging into an existing open drain on the eastern verge of George Grey Drive, which follows the natural fall of the land towards Wittecarra Gully to the north.

5.2 Subdivision drainage strategy

Stormwater runoff from within the subdivision will be similarly managed via a pit and pipe network which will follow the natural topography where possible. Stormwater detention areas will be located in strategic locations in low points in the natural topography.

In areas where there is sufficient depth of sand above the underlying rock, roof runoff will be retained on-site within each lot via soakwells. For areas with shallow rock where on-site disposal is not possible, roof runoff will discharge to the road drainage network and be retained in the detention areas across the site.

To ensure that downstream areas are not impacted by development within areas further upstream in the catchment, the stormwater detention areas will be sized to ensure that post-development flow rates remain within pre-development levels. This will ensure that the flow rates generated by runoff from the current undeveloped land are not increased as a result of the development and there is no impact on the downstream environment.

Previous infrastructure reports for the Port Kalbarri area proposed to size stormwater drainage basins to retain the 2-year or 5-year ARI storm event. Since these previous reports were completed, the Department of Water and WAPC have released the Better Urban Water Management framework, which provides a basis for implementing water sensitive urban design in new developments. One of the requirements under the BUWM framework is to attenuate post-development runoff to within pre-development levels in new developments, rather than providing storage for a particular storm event.

The BUWM framework also sets out the requirements for various water management reports that should be completed at each level of planning during the land development process. A separate Local Water Management Strategy has been prepared to support the Lot 9502 & 9505 Local Structure Plan, which will set out the design objectives and criteria for water management within the development.

5.3 Flood management strategy

To ensure that developed areas are not subjected to flooding, detention areas will be provided with an overflow location to the downstream environment that will allow stormwater to exit the site in major flood events.

The roads within the subdivision will be designed to eliminate trapped low points wherever possible, and to ensure that finished lot levels are above the 100-year flood level to protect houses from flooding in major storm events.

6 POWER

6.1 Existing high voltage infrastructure

Existing overhead Western Power HV distribution lines run along Stiles Road and the eastern boundary of the LSP area, from which the existing subdivision areas are serviced. The alignment of the existing power is shown in Figure 6.1.

6.2 Estimated load

The estimated yield of the structure plan area is for approximately 250 additional residential lots and a "special use" site which could potentially be developed as a caravan park. The residential lots will require an estimated total load of 1.2 MVA based upon a load allowance of 4.7kVA/lot (excluding the "special use" site).

Western Power's network capacity mapping tool (NCMT) shows that the network has a remaining capacity of <5MVA to service new connections to the network.

The Western Power NCMT does not indicate the need for a new feeder or other HV network upgrades, which can only be determined at detail design stage. The allocation of remaining capacity to service new developments is determined on a first-come first-served basis when a subdivision application is lodged..

6.3 Funding

The extension of any HV infrastructure to the subject site will likely be a developer funded project as the initial stages of the project will most likely not meet the economic test of the Western Power HV Pool. Developers may be entitled to a capital contribution from Western Power if capacity provided in the main extension is in excess of that required for the specific project.

Project feasibility studies should be conducted by Western Power to determine optimum infrastructure requirements on a project by project basis and to provide an estimate of any developer contributions that may be required.

7 GAS

There is no reticulated gas network in Kalbarri, and therefore there will not be a reticulated gas supply for this development.

8 COMMUNICATIONS

It is envisaged that telecommunications and broadband infrastructure in this development would be supplied via the National Broadband Network (NBN) which requires developers to install an approved pit and pipe system as part of the development. The NBN rollout has not yet commenced in this area and initially the service will have to be supplied via existing Telstra fixed line or wireless service.

Subsequent to the installation of the NBN pit and pipe system by the developer, the network infrastructure will be installed by NBN appointed contractors.



LOCALITY PLAN

NOT TO SCALE

SITE LOCATION

NOT TO SCALE

SOURCE: GOOGLE

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WHELANS
GEORGE GREY DRIVE
INFRASTRUCTURE PLAN
SITE LOCALITY PLAN

Job Number	3844
Revision	A
Date	OCTOBER 2014

FIGURE 1.1

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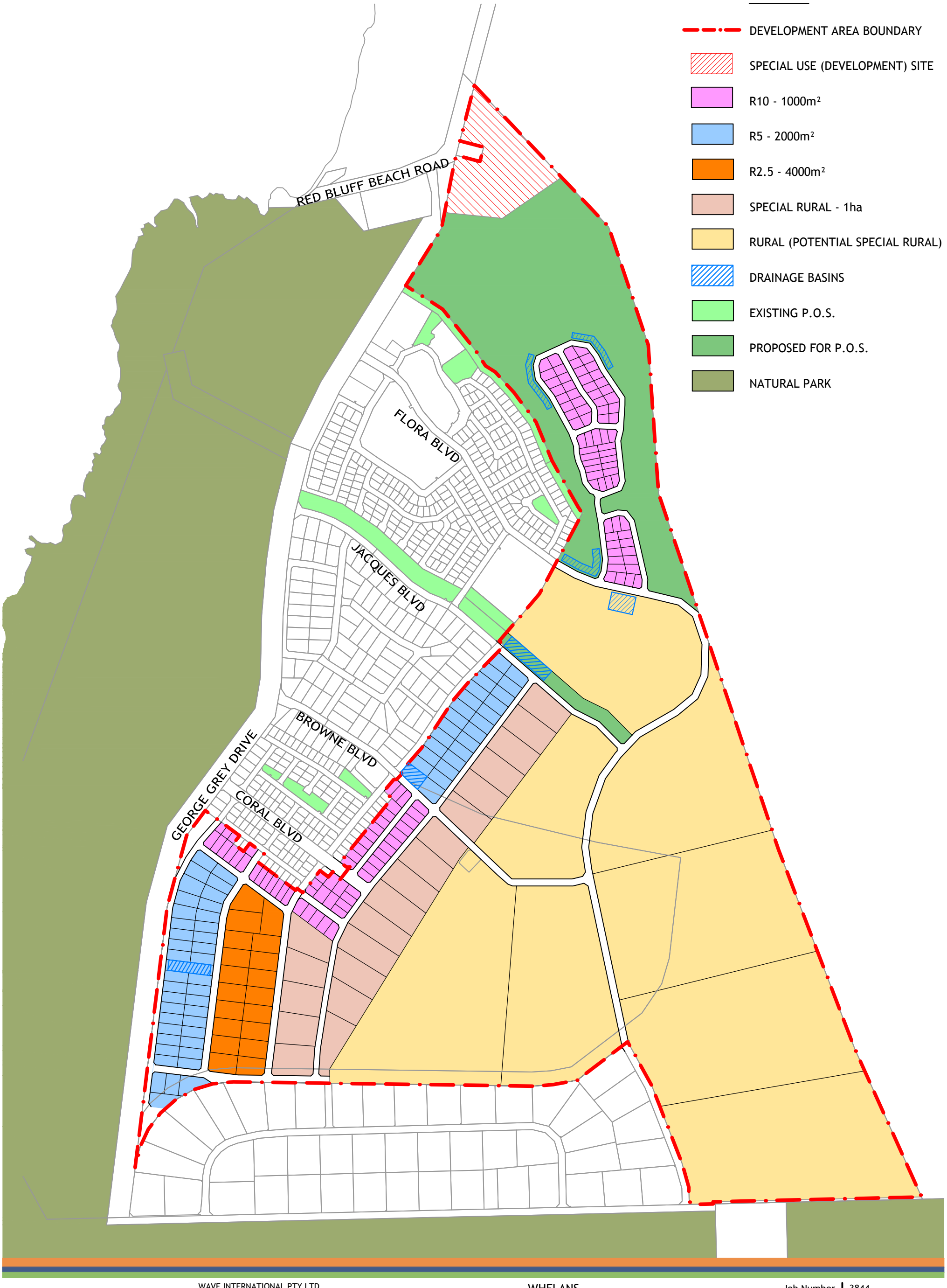

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INFRASTRUCTURE PLAN

LOCAL STRUCTURE PLAN

Job Number	3844
Revision	C
Date	DECEMBER 2014

FIGURE 1.2

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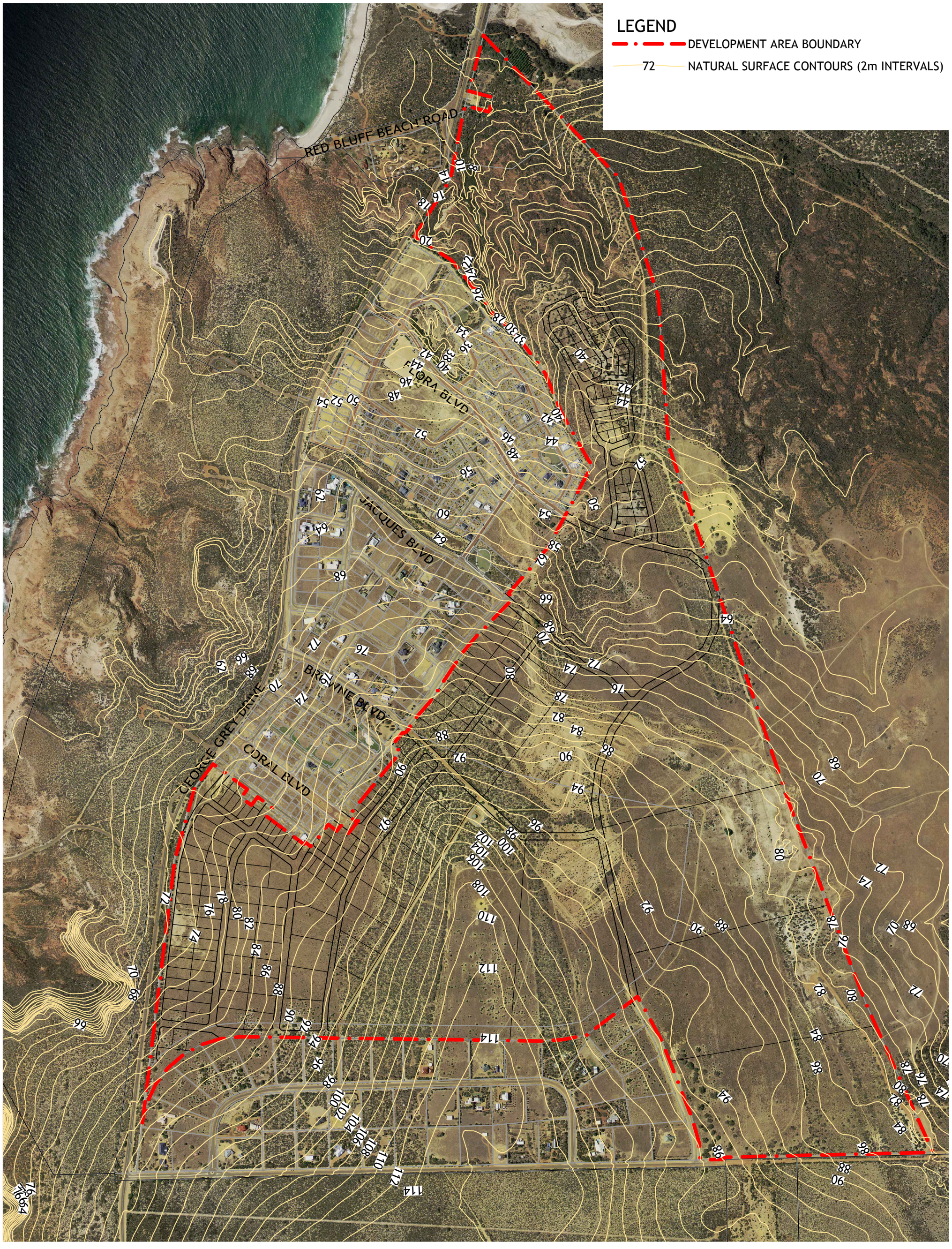

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WHELANS
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INFRASTRUCTURE PLAN

TOPOLOGY AND AERIAL PHOTOGRAPH

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FIGURE 1.3

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LEGEND

DEVELOPMENT AREA BOUNDARY

TP04 GEOTECH TEST PIT LOCATION

CPT30 CONE PENETROMETER TEST LOCATION

RED BLUFF BEACH ROAD

P.O.S.

FLORA BLVD

JACQUES BLVD

P.O.S.

BROWNE BLVD

GEORGE GREY DRIVE

CORAL BLVD

CPT15 CPT16 CPT24 CPT09 TP07 CPT19 TP04 CPT10 CPT05 CPT17 CPT18 PCPT2 TP11 CPT30 TP02 CPT04 CPT11 CPT20 PCPT3 CPT34 TP16 CPT40 TP05 TP08 TP14 CPT06 PCPT1 CPT27 CPT03 CPT12 CPT21 CPT31 CPT35 CPT39 TP03 CPT07 TP10 CPT26 TP12 TP17 CPT02 CPT13 CPT22 CPT28 CPT32 TP15 CPT36 CPT38 TP18 CPT08 TP06 CPT25 TP13 TP01 CPT01 CPT14 TP09 CPT23 CPT29 CPT33 CPT37

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GEOTECHNICAL TEST PIT LOCATIONS

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Date	OCTOBER 2014

FIGURE 1.4

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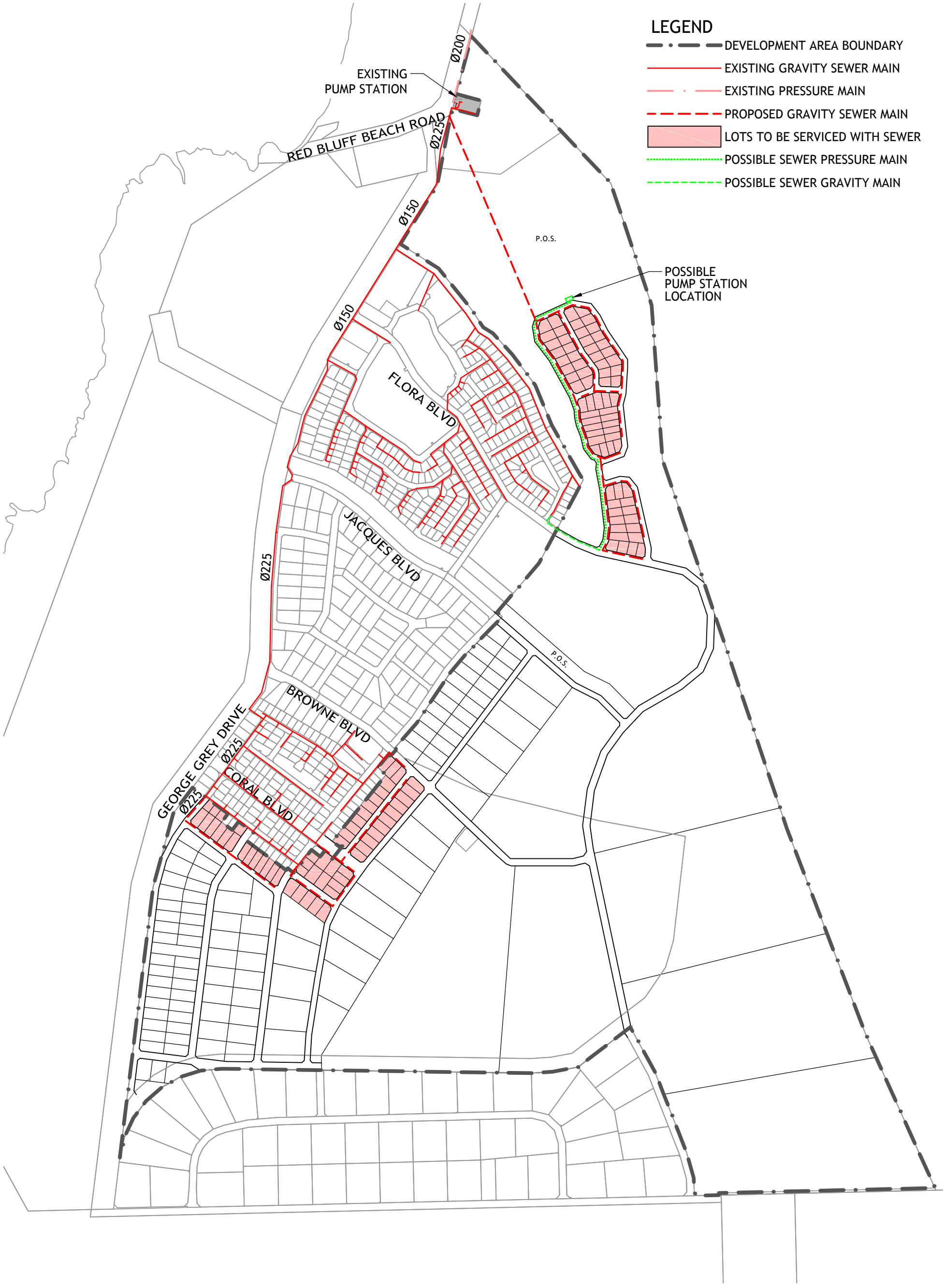

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EXISTING AND PROPOSED SEWER INFRASTRUCTURE

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FIGURE 3.1

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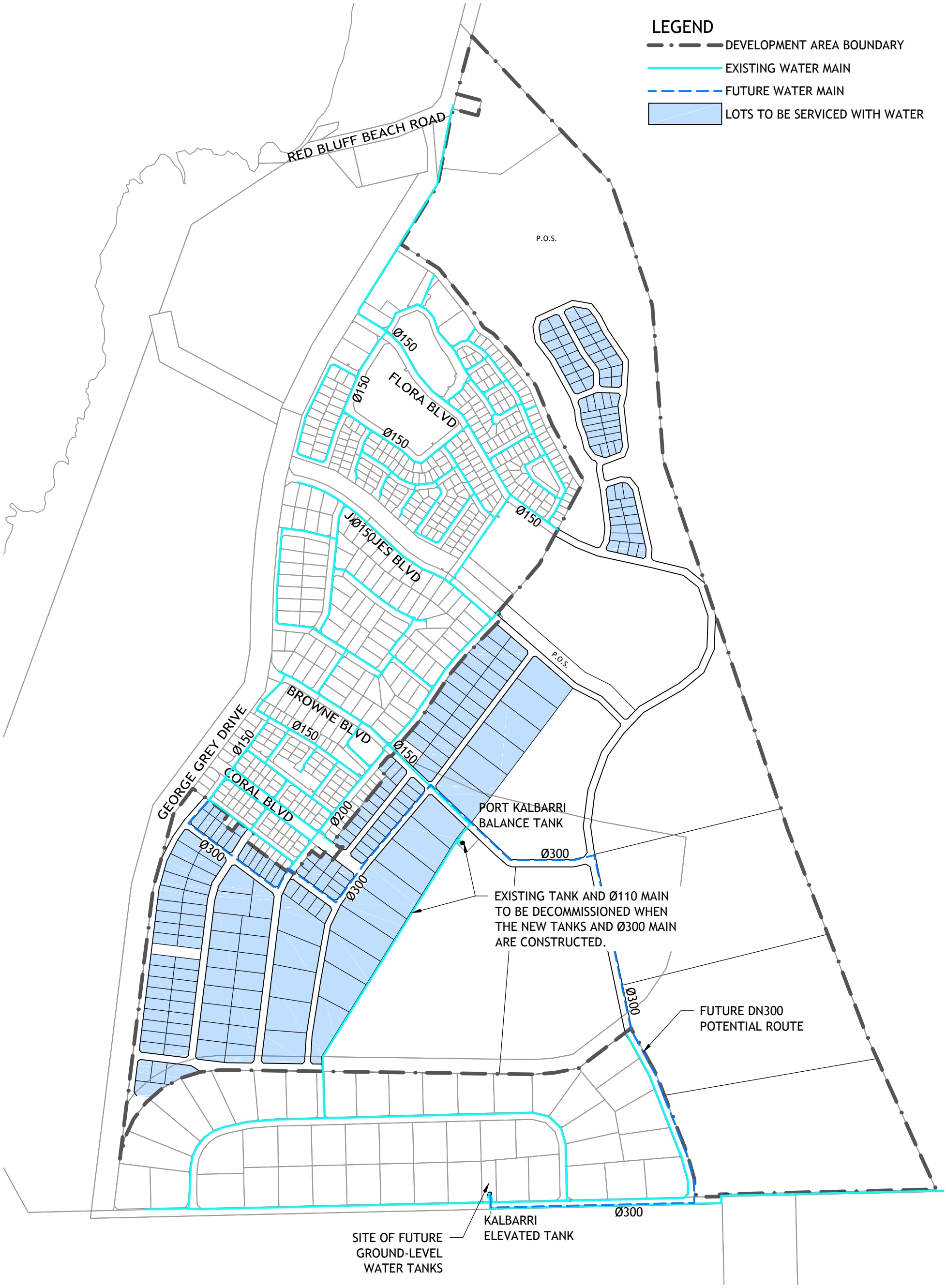

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WHELANS
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INFRASTRUCTURE PLAN

EXISTING AND PROPOSED WATER INFRASTRUCTURE

Job Number	3844
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FIGURE 4.1

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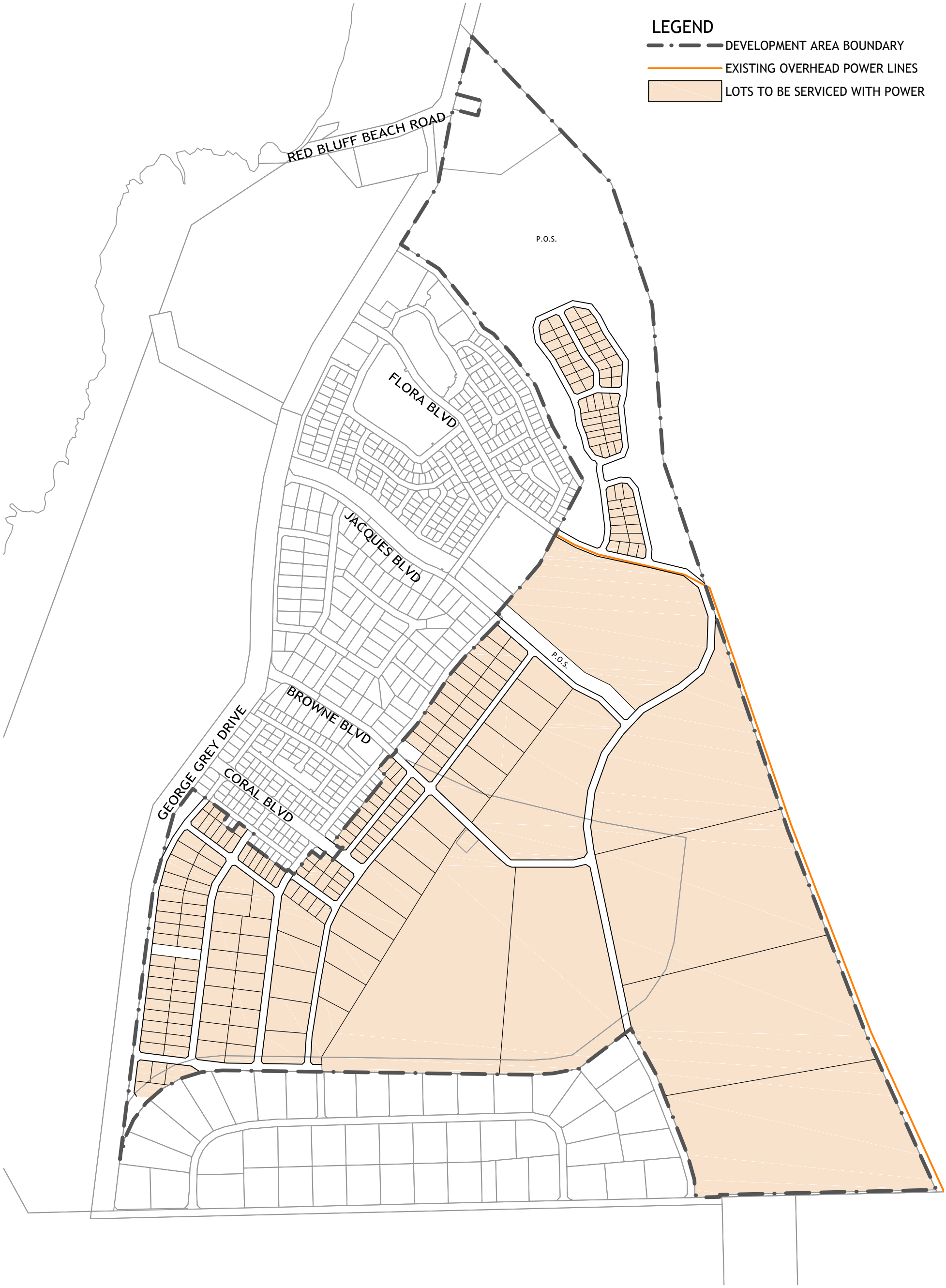

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WHELANS
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INFRASTRUCTURE PLAN

EXISTING AND PROPOSED POWER INFRASTRUCTURE

Job Number	3844
Revision	B
Date	DECEMBER 2014

FIGURE 6.1

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wave international

DETERMINE • DESIGN • DELIVER





Lot 9502 & 9505 George Grey Drive Kalbarri

Local Water Management Strategy

Whelans

Rev C – December 2014

engineering project management environment

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Project Brief

Job Number	3844
Project	Lot 9502 & 9505 George Grey Drive, Kalbarri Local Water Management Strategy
Client	Whelans
Client Contact	Greg Comiskey
Client Address	PO Box 99 Mount Hawthorn WA 6915

Document Status

Rev	Date	Description	By	Signed
A	October 2014	Draft for client review	KW	
B	December 2014	Lodged for review by SoN/DoW	KW	
C	December 2014	Drainage basin locations amended	KW	

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Figure 5.1 – Post-development drainage management

1 INTRODUCTION

1.1 Background

Wave International has been commissioned by Whelans to prepare a local water management strategy (LWMS) for Lots 9502 & 9505 George Grey Drive in Kalbarri, known colloquially as Browne Farm. The site is located approximately 5km south of the Kalbarri townsite within the Port Kalbarri Project Structure Plan area and the subsequent Lot 903 and Superlot 2 George Grey Drive, Kalbarri Structure Plan area (referred to as the Superlot 2 Structure Plan).

Lots 9502 & 9505 are bounded by George Grey Drive and existing residential subdivision to the west, undeveloped rural land to the east, Wittecarra Gully to the north and an existing special rural development to the south. The previously developed parts of the site are delineated into four distinct precincts from north to south – the Eco Flora estate, the existing R5 development, Capital Hill Stage 1, and the existing Stiles Road special rural development.

This LWMS has been prepared to support an amendment to the Superlot 2 Structure Plan, which has been prepared by Whelans to reduce the density of the undeveloped parts of the LSP area to R2.5-R10 (1000-4000m^2 lot size), special rural (1ha) and rural (10-20ha). This amended structure plan (referred to as the Lot 9502 & 9505 Structure Plan) also encompasses an area to the north of the previous LSP boundary, which is proposed to be zoned as a "special use" site and could potentially be developed as a caravan park.

Figure 1.1 shows the site's location, and the previously-developed precincts.

1.2 Proposed development

Lots 9502 and 9505 George Grey Drive have a combined area of approximately 260ha and are currently zoned for predominantly residential development, with densities between R20 and R40. The structure plan that is currently in place over Lots 9502 and 9505 is the Superlot 2 Structure Plan, which has an estimated residential lot yield of 2400 lots with supporting landuses including primary school, tourist development, neighbourhood & village centres, commercial development and public open space also included in the structure plan area.

Approximately 500 lots of the Superlot 2 Structure Plan area adjacent to George Grey Drive have been developed. The remaining undeveloped land surrounding the constructed area has an estimated lot yield of 1900 lots, based on the densities in the Superlot 2 Structure Plan.

This LWMS has been prepared to support a revised structure plan for Lots 9502 and 9505, which proposes to reduce the density of the LSP area and therefore reduce the estimated lot yield of the undeveloped area from 1900 lots to approximately 200 lots. Proposed densities and lot sizes vary from R10 (1000m^2) to special rural (1ha) in the western part of the site; while the eastern part of the site is currently proposed to be developed as large (10-20ha) rural lots with the possibility of subdividing these further into special rural lots in the future. The proposed LSP is included as Figure 1.2.

An estimated lot yield for the revised LSP is as follows:

- R10 – 126 lots with an average lot size of 1000m^2
- R5 – 65 lots with an average lot size of 2000m^2
- R2.5 – 19 lots with an average lot size of 4000m^2
- Special rural – 20 lots with an average lot size of 1ha
- Rural – 8 lots of various size ranging between 10ha and 20ha.

The concept plan also makes provision for the following land uses:

- A 6.7ha Special Use (development) site, which could potentially be developed as a caravan park.
- 36.4ha of public open space.

1.3 Design principles and objectives

There is no over-arching district water management strategy that sets out the design principles and objectives for this site; however Lots 9502 & 9505 are within an approved local structure plan area. This LWMS has been prepared to support an amended LSP which seeks to reduce the density of the existing approved structure plan, which will reduce the impact of the development on the natural environment.

The drainage strategy for the overall previously-approved LSP was to size stormwater drainage basins to retain the 2-year or 5-year ARI storm event. Since these previous reports were completed, the Department of Water and WAPC have released the Better Urban Water Management framework, which provides a basis for implementing water sensitive urban design in new developments. This framework, along with the Department of Water's guidelines for developing a Local Water Management Strategy, have been used to establish a set of design principles and objectives that should be used as the basis of water sensitive urban design during the development of the remainder of the LSP area.

Table 1.1 - Design principles and objectives

Category	Design objectives	Design criteria
Water conservation – potable and non-potable	Where alternative water sources are available, no potable water should be used outside of homes and building. Achieve efficient use of scheme water.	Consumption target for water of 100 kL/person/day, with an aspirational target of not more than 40-60 kL/person/day of scheme water.

Category	Design objectives	Design criteria
Water quantity management	Maintain post-development peak flows relative to pre-development conditions, unless otherwise established through determination of ecological water requirements for sensitive environments.	Ecological protection – for the critical 1-year ARI event, the post-development discharge volume and peak flow rates shall be maintained relative to pre-development conditions in all parts of the catchment. Flood management – manage the catchment runoff for up to the 100-year ARI event within the development area to pre-development peak flows.
Water quality management	Maintain surface water and groundwater quality at pre-development levels (winter concentrations) and, if possible, improve the quality or water leaving the development tare to maintain and restore ecological systems in the (sub)catchment in which the development is located.	If the pollutant outputs of the development (measured or modelled concentrations) exceed catchment ambient conditions, the proponent shall achieve water quality improvements within the development area or, alternatively, arrange equivalent water quality improvement offsets within the catchment. Drainage – ensure that all runoff contained within the drainage infrastructure network received treatment prior to discharge to a receiving environment consistent with the Stormwater Management Manual for Western Australia (2004-07). Swales/vegetation bioretention systems are to be sized at 2% of the construction impervious are from which they receive runoff.
Disease vector and nuisance insect management	Reduce the health risk from mosquitoes	Retention and detention treatments should be designed to ensure that between the months of November and May, detained immobile stormwater is fully infiltrated within a time period not exceeding 96 hours.

2 PRE-DEVELOPMENT ENVIRONMENT

2.1 Topography

The site's natural topography generally falls from south to north at an average grade of approximately 4%, with levels falling from 114mAHD at the site's highest point on the southern boundary to 4mAHD at the lowest point of the Special Use site in the northern corner. An area in the site's south-western corner, between Stiles Road and the previously-developed R20 lots, falls to the west towards George Grey Drive, with the remainder of the site falling towards the north and north-east.

An aerial photo showing the existing topography is included as Figure 2.1.

2.2 Geotechnical conditions

A geotechnical investigation was carried out in 2007 over the southern part of the site - Capital Hill, Kalbarri, Geotechnical Investigation Report (Maunsell/Aecom, February 2007) – which established that geotechnical conditions in this area consisted of sand of varying depths, overlying rock or well-cemented sand. The depth of the rock/cemented material varied from 0.5m below natural surface in several locations near George Grey Drive, to >8m below natural surface in the area surrounding a ridge at the southern end of the site.

Prior to subdivision, additional geotechnical investigations will be required for the central and northern parts of the LSP area, to verify the geotechnical conditions of the remainder of the site. There is exposed at-surface rock at the northern end of the site, where the natural topography drops away towards Wittecarra Gully.

The geotechnical test pit locations are shown on Figure 2.2.

2.3 Groundwater

An assessment of the hydrogeological conditions at the site was carried out by Coffey Geotechnics in 2005. This assessment found that an overall gradient of groundwater flow exists from east of the LSP area, discharging along the coast line to the west of the development area. A local groundwater mound exists between Wittecarra Creek and the coast, with some north-easterly "back" flow towards the creek.

2.3.1 Groundwater levels

Groundwater levels at the site were measured during construction of the previous stage of the development as a condition of the groundwater licence. Five production/irrigation bores and three monitoring bores were monitored between December 2006 and January 2008.

Groundwater levels in December 2006 were between -2mAHD and 19mAHD (5m - 72 m below natural surface level). The lowest level was at bore 'Charlie 2', which is located in the Wittecarra Gully immediately to the north of the LSP area. The highest groundwater level was measured at bore MB2, located approximately 1.5km to the east of the LSP area.

Groundwater levels have also been measured by the Water Corporation at their production and monitoring bores on Stiles Road, approximately 1km east of the LSP area. Groundwater levels were last measured at the Water Corporation bores in 2005, which showed groundwater to be between 39 and 41mAHD at this location (9m – 11 m below natural surface level).

The locations of the production and monitoring bores in the LSP area are shown in Figure 2.3, along with groundwater contours as provided by Coffey Geotechnics.

The groundwater level data collected at the site is included in Table 2.1below.

Table 2.1 - Pre-development groundwater level data

Monitoring date		8 Dec 06	19 Dec 06	29 Aug 07	29 Oct 07	9 Nov 07	19 Nov 07	29 Nov 07	10 Dec 07	23 Jan 08
Groundwater level (mAHD)	MB1		5.8	6.7		6.3			6.8	5.7
	MB2		18.5	20.7		20.6			20.6	20.5
	Charlie 2		-2.4	-10.7		-8.1			-12.4	-2.9
	P1	7.1								7.6
	P2	13.2								
	P3	13.1			12.9	12.6	11.7	11.8	12	
	P4	13								12.3
	P5	17.3			18.7	18.7	15.7	16.6	16.4	16

Groundwater level over the monitoring period ranged from 2m to 72m below natural surface level across the LSP area, and will not be a constraint to development.

2.3.2 Groundwater quality

The groundwater monitoring that was done by Coffey Geotechnics also measured water quality, predominantly Electrical Conductivity and pH.

A snapshot monitoring event at production bores P1, P2 and P5 was undertaken in January 2007, which measured a range of nutrients.

The groundwater quality data collected at the site is included in Table 2.2 and Table 2.3 below.

Table 2.2 - Groundwater EC and pH data

Monitoring date		8 Dec 06	19 Dec 07	29 Aug 07	9 Nov 07	10 Dec 07	23 Jan 08
MB1	pH						6.6
	EC (mS/cm)		0.47				8.4
MB2	pH			5.5			5.9
	EC (mS/cm)		0.32	0.89			0.79
Charlie 2	pH			6.4			5.6
	EC (mS/cm)		0.71	0.66			0.77
P1	pH						5.9
	EC (mS/cm)	0.67					0.68
P2	pH						
	EC (mS/cm)	0.52					
P3	pH				6.3	6.3	
	EC (mS/cm)	0.8			1.41	1.43	
P4	pH						
	EC (mS/cm)	0.93					
P5	pH				6.5	6.4	
	EC (mS/cm)	0.62			1.96	2.06	

Table 2.3 - Groundwater nutrient data

Parameter	Units	Detection limit	P1	P2	P5
pH		n/a	7.9	7.9	8
EC	µS/cm	<2	720	930	1800
TDS	mg/L	<10	520	530	900
Ca	mg/L	<0.2	5.8	5.2	12
Mg	mg/L	<0.1	10	15	35
K	mg/L	<0.1	5.5	6.8	12
Na	mg/L	<0.5	130	150	270
Cl	mg/L	<1	200	260	520
SO4	mg/L	<1	21	26	54
CO3	mg/L	<1	<1	<1	<1
HCO3	mg/L	<5	25	25	30
CaCO3	mg/L	n/a	19	20	26
Fe	mg/L	<0.02	0.02	<0.02	<0.02
TN	mg/L	<0.2	1.6	1.3	1.9
TKN	mg/L	<0.1	1	0.6	0.5
NO3	mg/L	<0.2	2.4	2.8	6.2
NO2-N	mg/L	<0.05	<0.05	<0.05	<0.05
TP	mg/L	<0.05	0.35	<0.05	<0.05

The above snapshot of groundwater quality data will be used as the baseline pre-development groundwater quality, and ongoing groundwater monitoring will be measured against this data.

2.4 Surface water

Stormwater runoff from the majority of the site discharges to Wittecarra Creek, which is located to the east of the LSP area and flows from south-east to north-west to the coast. A series of smaller flow paths and tributaries to Wittecarra Creek are located around the LSP area, one of which runs along with northern edge of the existing Eco Flora estate. An area in the south-western corner of the LSP area is located on the western side of a natural ridge, and runoff from this area discharges towards George Grey Drive to the west rather than to Wittecarra Creek. In major storm events, runoff from this catchment discharges via overland flow across George Grey Drive to the coast.

Figure 2.4 shows the natural catchment boundaries and flow paths in the LSP area.

An estimate of surface water flows from the undeveloped parts of the LSP has been made based on the rational method, using the methods outlined in Australian Rainfall and Runoff for small to medium sized rural catchments. The methods used in AR&R apply a frequency factor to the runoff coefficient for various average recurrence interval (ARI) storms. For the Kalbarri region, these frequency factors apply to storms with an ARI between 2 years and 50 years. For this reason, the pre-development flows outlined below are shown for the 2 year, 5 year and 50 year storm events, rather than the typically-reported 1 year, 5 year and 100 year storms.

Section 5 outlines the post-development flows generated by the LSP area and includes 1 year ARI allowable flow rates for the development, based on a comparison of the relative rainfall intensities between the 1yr and 2yr storm events (refer to Section 5 for more information).

The estimated pre-development flow rates for stormwater runoff from the undeveloped areas of the LSP area are shown in Table 2.4 below.

Table 2.4 - Estimated surface water flow rates

	Catchment area	Estimated flow rate		
		2yr ARI	5yr ARI	50 yr ARI
Catchment 1	30 ha	0.3 m^3/s	0.5 m^3/s	2.5 m^3/s
Catchment 2	30 ha	0.2 m^3/s	0.4 m^3/s	2.0 m^3/s
Catchment 3	160 ha	0.6 m^3/s	1.2 m^3/s	5.7 m^3/s
Catchment 4	40 ha	0.4 m^3/s	0.8 m^3/s	3.9 m^3/s

3 WATER CONSERVATION

The State Water Plan (WA Government, 2007) sets a target for total water use of no more than 100 kL/person/year. This water consumption target is reflected in the Department of Water's interim guidelines for developing an LWMS, which also sets an aspirational target of no more than 40-60 kL/person/year of potable (scheme) water use.

3.1 Potable water supply

Potable water will be supplied from the Water Corporation's reticulated water supply.

The total water consumption target of 100kL/person/year is generally achieved through the use of waterwise fittings and appliances inside the house, along with planting water efficient gardens with minimal lawn areas and native, low-water-use plants. Future UWMPs will include a detailed water consumption estimate to show that the development can achieve the State Water Plan consumption target.

To achieve the potable water consumption target of 40-60kL/person/year, all water use outside the house (i.e. outdoor taps and irrigation) would need to be from non-potable sources like groundwater, rainwater or recycled water.

Future urban water management plans (UWMPs) will need to include an estimate of potable water consumption to demonstrate how these water consumption targets will be met.

3.2 Non-potable water supply

An important part of water sustainability is fit-for-purpose water use, or the use of alternative water sources for applications where drinking-quality water is not necessary (e.g. toilet flushing, garden watering).

Public open space is expected to be irrigated using groundwater. The site falls within the Gascoyne Groundwater Area, and the Kalbarri/Eurardy Groundwater Subarea. There is an existing groundwater licence over the site, for the purpose of POS irrigation for the existing POS in previously-developed areas and for proposed POS in the future subdivision. This existing licence is for 22,000 kL/year (GWL 161829), and the allocation is from the Carnarvon-Tumblagooda aquifer.

A series of production and monitoring bores are already in place across the LSP area for irrigation and monitoring purposes, as discussed in more detail in Section 2.3 above. This existing bore network will be used to irrigate the areas of future POS that require irrigation.

4 GROUNDWATER MANAGEMENT

As discussed in Section 2.3.1 above, groundwater levels across the LSP area are deep (2m to 72m below natural surface level), and will not be an influence on the future development of the LSP area.

Groundwater quality will primarily be managed through the landscaping design guidelines, with the landscape design of POS areas making use of plants that require low fertiliser use, to minimise the amount of nutrients leaching into the groundwater.

5 SURFACE WATER MANAGEMENT

The key design objectives for stormwater management as per the DoW's LWMS guidelines are as follows:

- For the critical 1yr ARI event, the post-development discharge volume and peak flow rates shall be maintained relative to pre-development conditions in all parts of the catchment.
- The catchment runoff shall be managed for all ARI events up to and including the 100yr ARI event within the development area to pre-development peak flow rates.
- All runoff contained within the drainage infrastructure network is to receive treatment prior to discharge. Bioretention systems are to be sized at 2% of the impervious area from which they receive runoff.

5.1 Minor storm management (up to 5yr ARI)

Runoff from the LSP area will be managed by collecting road runoff in a piped drainage network which will discharge to the basins in the approximate locations shown in Figure 5.1.

Stormwater modelling has been completed using the XP-Storm software package to size the basins to ensure that peak discharge rates from the development to the surrounding environment are within the pre-development levels outlined in Section 2.4. Appendix A includes details of the parameters used in the modelling. Table 5.1 and Note 1 – Lots 2,000m^2 and smaller have been excluded from the catchment calculations on the basis that they will retain runoff within the lot.

Table 5.2 below shows the estimated post-development flow rates for each catchment in the LSP area, along with the required basin volumes to achieve these flow rates, for the critical 1yr and 5yr ARI storm events.

Pre-development flow rates are not available for the 1yr ARI storm event. In order to calculate 1 year peak flow rates, to achieve the DoW's design objectives for stormwater management (maintaining post-development flows relative to pre-development conditions for the critical 1yr ARI event), a comparison of the intensity of 1yr vs 2yr ARI storm events was undertaken, which showed that 1yr ARI storms typically have 75% of the intensity of a 2yr ARI storm event. This multiplier was applied to the 2yr ARI pre-development flow rates to establish an allowable flow rate under post-development conditions for a 1yr ARI storm.

Table 5.1 – 1yr ARI storage areas and peak flows

Catchment number	1	2	3a	3b	3c	3d	3e
Allowable flow rate (per hectare) (75% of the 2yr ARI pre-development flow rate)	6.7 L/s/ha	5.5 L/s/ha	2.8 L/s/ha	2.8 L/s/ha	2.8 L/s/ha	2.8 L/s/ha	2.8 L/s/ha
Catchment area	32 ha	22 ha	52 ha	13 ha	4 ha	5 ha	5 ha
Allowable post-development flow rate	0.1 m^3/s	0.1 m^3/s	0.1 m^3/s	0.03 m^3/s	0.01 m^3/s	0.01 m^3/s	0.01 m^3/s

Catchment number	1	2	3a	3b	3c	3d	3e
Required basin volume	1550 m^3	1100 m^3	4080 m^3	1150 m^3	420 m^3	290 m^3	260 m^3
Approximate basin depth	0.6 m	0.6 m	0.7 m	0.4 m	0.5 m	0.4 m	0.3 m
Modelled outflow from stormwater basin	0.1 m^3/s	0.1 m^3/s	0.1 m^3/s	0.05 m^3/s	0.02 m^3/s	0.01 m^3/s	0.01 m^3/s

Note 1 – Lots 2,000m^2 and smaller have been excluded from the catchment calculations on the basis that they will retain runoff within the lot.

Table 5.2 - 5yr ARI storage areas and peak flows

Catchment number	1	2	3a	3b	3c	3d	3e
Pre-development flow rate (per hectare)	17.8 L/s/ha	14.7 L/s/ha	7.4 L/s/ha	7.4 L/s/ha	7.4 L/s/ha	7.4 L/s/ha	7.4 L/s/ha
Catchment area	32 ha	22 ha	52 ha	13 ha	4 ha	5 ha	5 ha
Allowable post-development flow rate	0.4 m^3/s	0.3 m^3/s	0.3 m^3/s	0.1 m^3/s	0.03 m^3/s	0.01 m^3/s	0.01 m^3/s
Required basin volume	2330 m^3	1800 m^3	6250 m^3	1550 m^3	690 m^3	420 m^3	350 m^3
Approximate basin depth	0.8 m	0.9 m	1.1 m	0.6 m	0.7 m	0.5 m	0.5 m
Modelled outflow from stormwater basin	0.3 m^3/s	0.3 m^3/s	0.4 m^3/s	0.1 m^3/s	0.03 m^3/s	0.02 m^3/s	0.02 m^3/s

Note 1 – Lots 2,000m^2 and smaller have been excluded from the catchment calculations on the basis that they will retain runoff within the lot.

Basin 1 is located in a trapped low point, where the natural flow path is to the west via overland flow in major storm events across George Grey Drive. When the subdivision is constructed, this existing flow path over the road will be replaced with a culvert under George Grey Drive.

The large rural lots on the eastern boundary of the site naturally fall to the east, and therefore runoff from these lots will not be captured in the stormwater basins within the LSP area. Should these lots be subdivided in the future, these lots will need to manage their own runoff (i.e. attenuate flows to pre-development levels) in accordance with the general design objectives outlined in Section 1.3.

The Special Use development site in the northern corner will also be required to provide its own stormwater detention measures to ensure that post-development flow rates to Wittecarra Creek remain within pre-development levels. The sizing of the required detention storage will depend on the ultimate landuse and layout of this development site, and will be designed as part of a future DA for this site.

5.2 Major flood management (up to 100yr ARI)

Surface runoff from roads and lots in major storm events will be conveyed via overland flow within road reserves towards the basins, which are located in the low points of each catchment. The earthworks design through the LSP area will ensure that an overland flow path is available through the catchment to a basin and/or POS area, and that there is also an overland flow path from each basin to the downstream environment.

Finished lot levels are required to be at least 0.3m above the 100 year flood level in the subdivision roads and basins, or 0.5m above the 100 year flood level in Wittecarra Creek.

Table 5.3 shows the peak flow rates that were calculated for the critical 100yr ARI storm event. These flow rates are well within the 50-year ARI pre-development flow rates.

Table 5.3 - 100yr ARI storage areas and peak flows

Catchment number	1	2	3a	3b	3c	3d	3e
Pre-development flow rate (per hectare)	83.8 L/s/ha	69.1 L/s/ha	34.8 L/s/ha	34.8 L/s/ha	34.8 L/s/ha	34.8 L/s/ha	34.8 L/s/ha
Catchment area[1]	32 ha	22 ha	52 ha	13 ha	7 ha	4 ha	5 ha
Allowable post-development flow rate	1.9 m^3/s	1.3 m^3/s	1.6 m^3/s	0.4 m^3/s	0.1 m^3/s	0.1m^3/s	0.1 m^3/s
Required basin volume	2670 m^3	1950 m^3	6590 m^3	1790 m^3	740 m^3	460 m^3	410 m^3
Approximate basin depth	0.9 m	1.0 m	1.1 m	0.6 m	0.8 m	0.6 m	0.5 m
Modelled outflow from stormwater basin	0.9 m^3/s	0.8 m^3/s	1.3 m^3/s	0.3 m^3/s	0.2 m^3/s	0.1 m^3/s	0.1 m^3/s

Note 1 – Lots 2,000m^2 and smaller have been excluded from the catchment calculations on the basis that they will retain runoff within the lot.

5.3 Surface water quality

An area at the inlet of each basin will be designed as a shallow bioretention swale, with planting to be designed to promote the uptake of nutrients from the stormwater runoff. In accordance with the Stormwater Management Manual for Western Australia (DoW, 2004-2007), bioretention areas will be sized with a surface area that is 2% of the connected impervious (road reserve) area for each catchment. Table 5.4 below shows the required size of the bioretention areas that will be required.

Table 5.4 - Required bioretention areas

Catchment number	1	2	3a	3b	3c	3d	3e
Bioretention area 2% of connected impervious (road) area	1,100 m^2	400 m^2	1,000 m^2	100 m^2	300 m^2	400 m^2	300 m^2

If geotechnical conditions are suitable, all residential lots will be expected to retain runoff from roof and hardstand areas in soakwells and/or rainwater tanks within the lot.

5.4 Wetlands & waterways

The site is located adjacent to Wittecarra Creek, and stormwater runoff from the majority of the site naturally discharges via overland flow to the creek. To ensure that the creek is not adversely affected by the development, stormwater runoff will be attenuated to pre-development levels in the detention basins across the site, and bioretention areas will be planted out in the base of each basin to treat runoff from frequent, first-flush storm events.

6 SUBDIVISION AND URBAN WATER MANAGEMENT PLANS

The preparation of more detailed water management plans to support subdivision is a requirement of the Better Urban Water Management framework. While strategies have been provided in this LWMS that address planning for water management within the LSP area, it is a logical progression that future subdivision designs and supporting urban water management plans will further develop these water management strategies and will outline details of the designs that are not able to be determined at this stage of the planning process. Future UWMPs for development of Lots 9502 & 9505 George Grey Drive will include more detailed information on the design of the following infrastructure:

- Stormwater retention/detention basin sizes, depths & configurations.
- Confirmation that the final stormwater drainage design achieves the objectives of this LWMS – particularly that post-development flow rates remain within allowable levels.
- Details of the specific water-conservation measures that will be applied at the site and an estimate of water consumption based on the final lot mix and layout.

7 MONITORING AND IMPLEMENTATION

Post-development groundwater monitoring is already required as part of the irrigation licence and additional monitoring is not considered to be necessary. Groundwater monitoring reports should include a comparison with the baseline data outlined in Section 2.3.

Post-development surface water monitoring should be undertaken at the outlets from each of the stormwater detention basins for a period of 2 years following the completion of the subdivision works surrounding each basin. The Urban Water Management Plan for the site should outline the proposed frequency and monitoring parameters.

8 REFERENCES

Coffey, *Kalbarri Vision – constrains on development due to public drinking water issues (May 2005)*

Coffey Geotechnics, *Kalbarri Vision – application to draw water from borefield (December 2006)*

Coffey Geotechnics, *Monitoring Report No 1 for GWL 161829(1) – Kalbarri Vision development (February 2008)*

Department of Water, *Interim: Developing a local water management strategy (December 2008)*

Maunsell | Aecom, *Capital Hill Kalbarri – Geotechnical Investigation Report (February 2007)*

Maunsell, *Strategic Management Plan for Port Kalbarri Estates (June 2004)*

Western Australian Planning Commission, *Better Urban Water Management (October 2008)*

Whelans, *Kalbarri Vision – Lot 903 & Superlot 2 George Grey Drive, Kalbarri – Structure Plan (September 2007)*



LOCALITY PLAN

NOT TO SCALE

SITE LOCATION

NOT TO SCALE

SOURCE: GOOGLE

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SITE LOCALITY PLAN

Job Number	3844
Revision	A
Date	OCTOBER 2014

FIGURE 1.1

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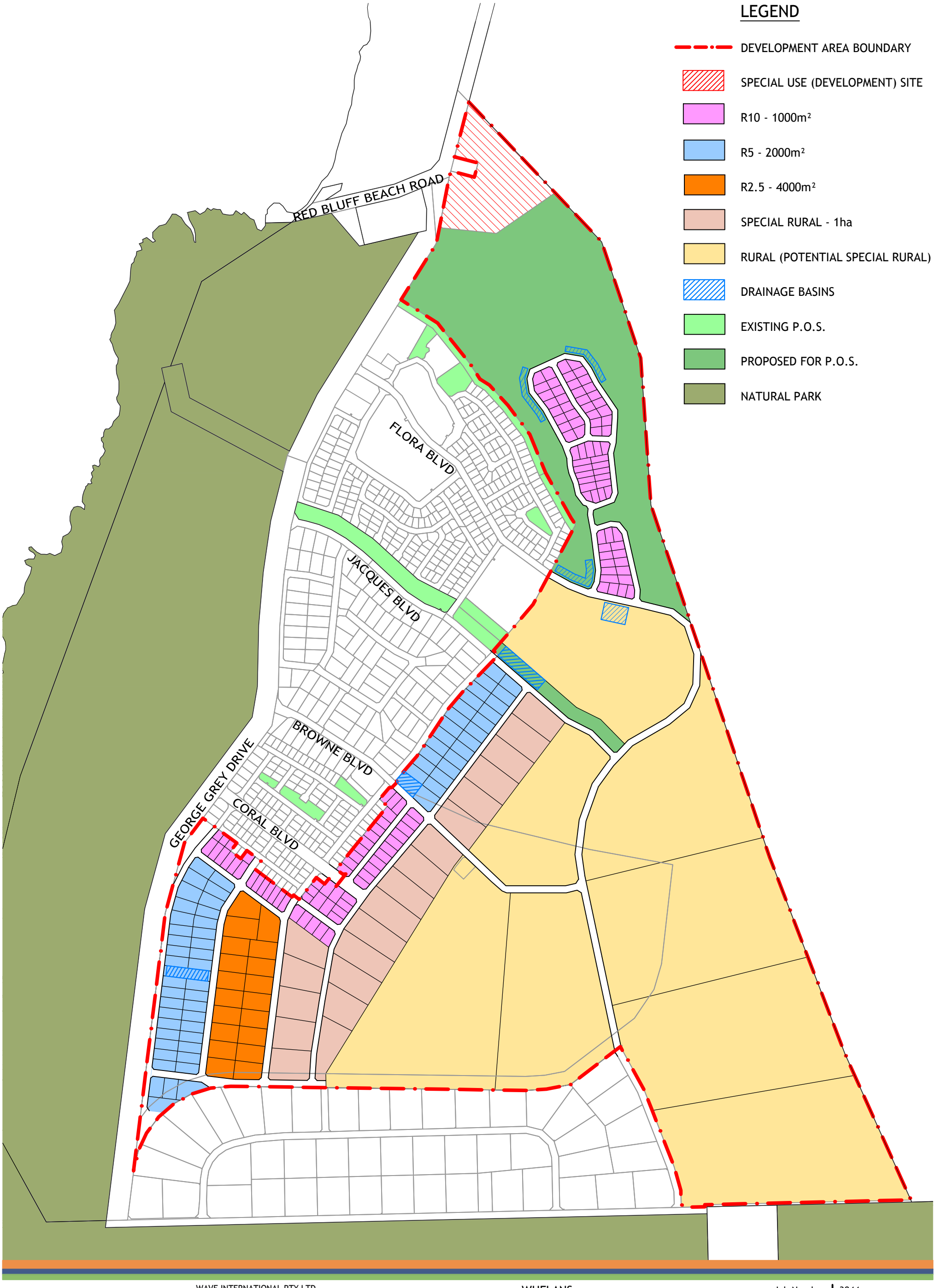

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LOCAL STRUCTURE PLAN LAYOUT

Job Number 3844
Revision C
Date DECEMBER 2014

FIGURE 1.2

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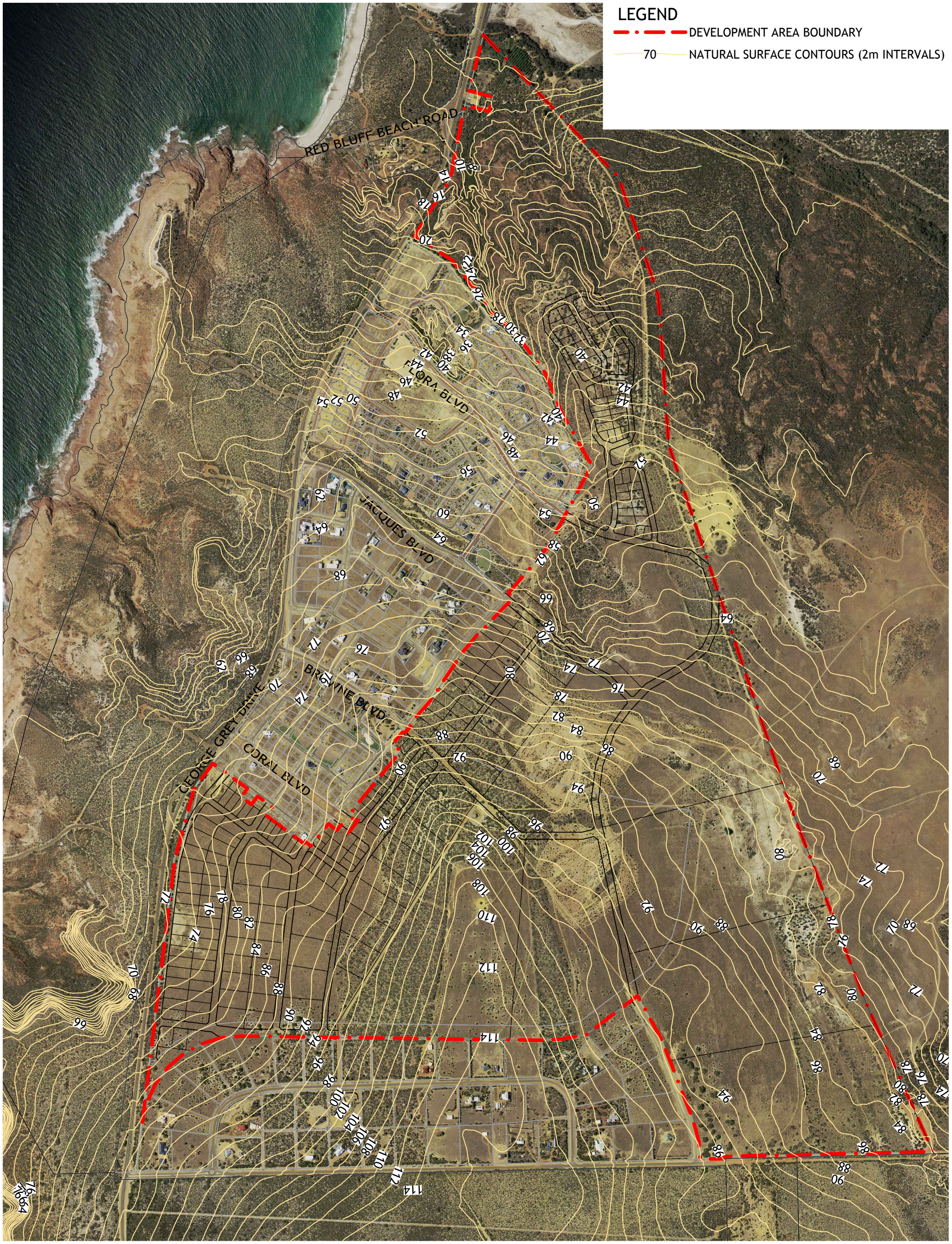

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EXISTING CONTOURS AND AERIAL PHOTO

Job Number	3844
Revision	A
Date	OCTOBER 2014

FIGURE 2.1

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LEGEND

DEVELOPMENT AREA BOUNDARY

TP04 GEOTECH TEST PIT LOCATION

CPT30 CONE PENETROMETER TEST LOCATION

RED BLUFF ROAD

P.O.S.

FLORA BLVD

JACQUES BLVD

P.O.S.

BROWNE BLVD

GEORGE GREY DRIVE

CORAL BLVD

CPT15 CPT16 CPT24 CPT09 TP07 CPT19 TP04 CPT10 CPT05 CPT17 CPT18 PCPT2 TP11 CPT30 TP02 CPT04 CPT11 CPT20 PCPT3 CPT34 TP16 CPT40 TP05 TP08 TP14 CPT06 PCPT1 CPT27 CPT03 CPT12 CPT21 CPT31 CPT35 CPT39 TP03 CPT07 TP10 CPT26 TP12 TP17 CPT02 CPT13 CPT22 CPT28 CPT32 TP15 CPT36 CPT38 TP18 CPT08 TP06 CPT25 TP13 TP01 CPT01 CPT14 TP09 CPT23 CPT29 CPT33 CPT37

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GEOTECHNICAL TEST PIT LOCATIONS

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FIGURE 2.2

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LEGEND

DEVELOPMENT AREA BOUNDARY

50 GROUND WATER CONTOURS (5m INTERVALS)

70 NATURAL SURFACE CONTOURS (2m INTERVALS)

MB1 MONITORING BORE

P1 PRODUCTION BORE

CHARLIE2

WITTECARRA GULLY

P1

MB1

P2

P3

P4

P5

MB2

5

10

15

20

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MONITORING BORE LOCATIONS AND GROUND WATER CONTOURS

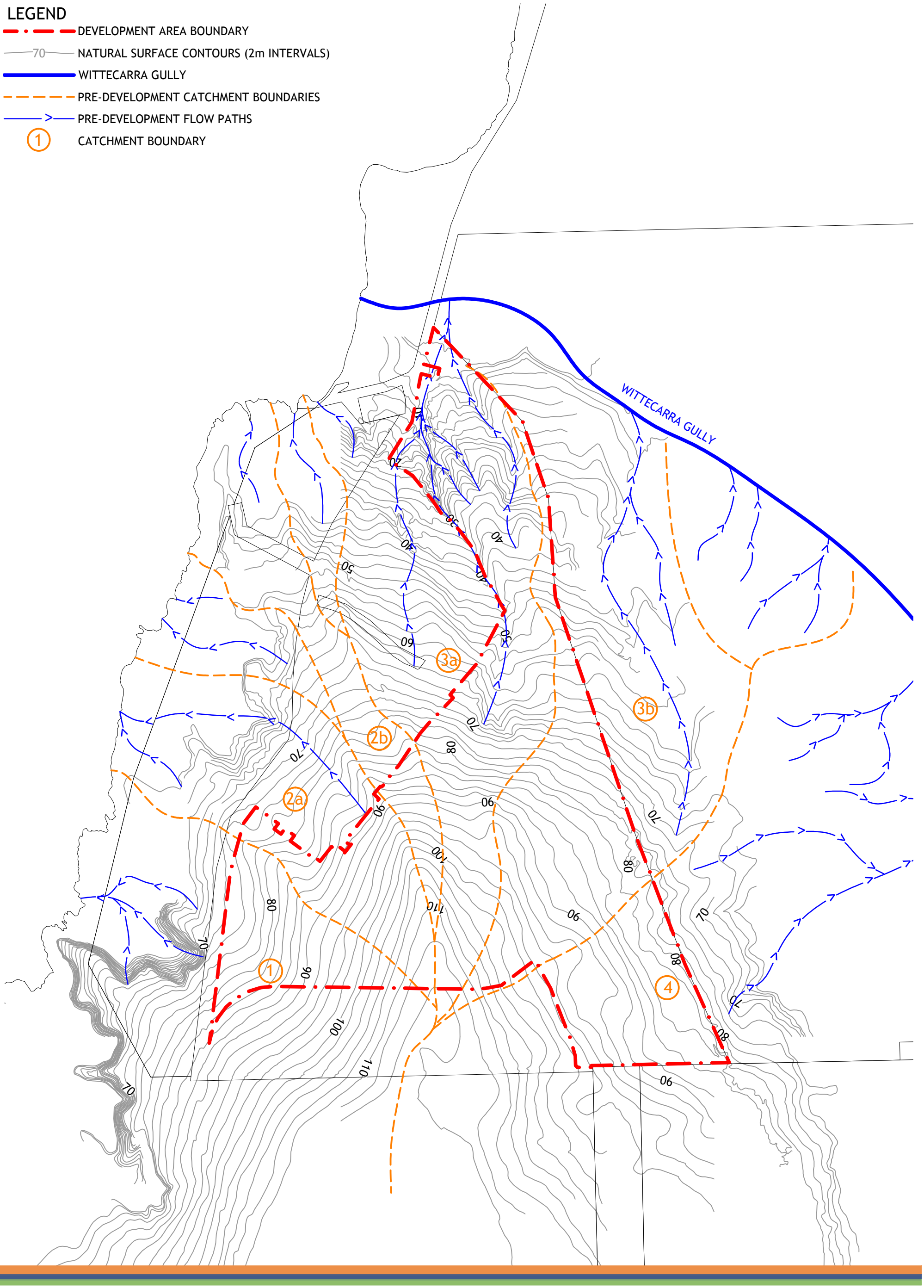
Job Number 3844
Revision A
Date OCTOBER 2014

FIGURE 2.3

C:\projectwise\wrk\pwdata\nsmith\dms00548\3844-40-SKT-CI-22006.dwg - nelson smith - 28/10/2014 12:06:08 PM

LEGEND

- DEVELOPMENT AREA BOUNDARY
- 70 NATURAL SURFACE CONTOURS (2m INTERVALS)
- WITTECARRA GULLY
- PRE-DEVELOPMENT CATCHMENT BOUNDARIES
- PRE-DEVELOPMENT FLOW PATHS
- (1) CATCHMENT BOUNDARY



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WHELANS
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PRE-DEVELOPMENT FLOW PATHS

Job Number	3844
Revision	A
Date	OCTOBER 2014

FIGURE 2.4

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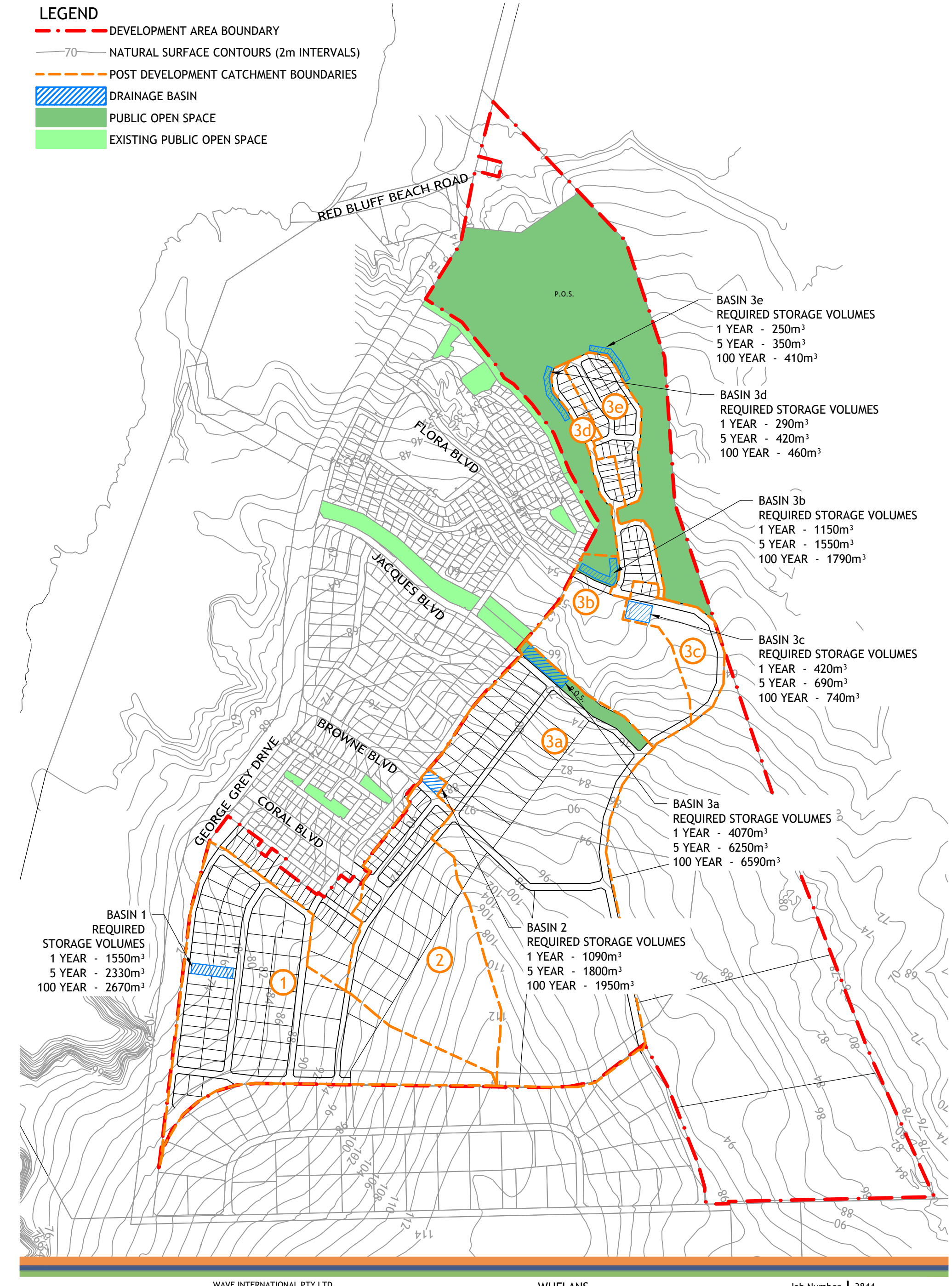

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POST DEVELOPMENT DRAINAGE MANAGEMENT

Job Number 3844
Revision C
Date DECEMBER 2014

FIGURE 5.1

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APPENDIX A – Stormwater modelling parameters

Post-development surface water modelling parameters

Post-development stormwater modelling was also undertaken using the XP Storm design package.

The program uses a node & link network to model the hydrology of the urban catchment, and the hydraulic elements such as basins and piped or open drains.

The following sections outline the parameters used in modelling the subdivision runoff.

Design rainfall

Design storm durations varied between 1 hour & 72 hours, for 1yr, 5yr & 100yr ARI design storms. Design rainfall Intensity Frequency Duration (IFD) data was created using the Bureau of Meteorology's online IFD-generator tool. The data used for the Kalbarri site is presented in Table A.1 below.

Table A.1 - IFD design data

ARI	Duration					
	Intensity (mm/hr)					
	1 hour	6 hour	12 hour	24 hour	48 hour	72 hour
1 year	15.3	4.53	2.82	1.78	1.09	0.789
2 year	19.9	5.84	3.63	2.27	1.4	1.03
5 year	26.3	7.5	4.63	2.91	1.82	1.33
50 year	41.7	11.5	7	4.43	2.8	2.06
100 year	46.8	12.8	7.79	4.93	3.13	2.3

Catchment properties

The breakdown of subcatchment areas by land use is shown in Table A.2 below.

The catchment parameters for the various land uses included in the modelling are outlined in Table A.3 &Table A.4 below.

Table A.2 - Subcatchment landuse breakdown

Catchment number	Total area	Lot area (<2,000 m^2)	Lot area (>2,000 m^2)	Road reserve area	POS area
1	32 ha	9 ha	17 ha	5 ha	-
2	22 ha	3 ha	17 ha	2 ha	-
3a	52 ha	7 ha	39 ha	5 ha	2 ha
3b	13 ha	-	12 ha	1 ha	-
3c	4 ha	-	3	1 ha	-
3d	5 ha	3 ha	-	2 ha	-
3e	5 ha	3 ha	-	2 ha	-

Table A.3 - Post-development land use

Post-development landuse	% impervious
Residential lots[1]	0 %
Road reserve	80 %
POS	0 %

Note 1 – Runoff from impervious areas within residential lots is to be retained on site via soakwells and/or rainwater tanks.

Table A.4 - Manning's n & infiltration losses

Landuse	Manning's roughness	Initial loss (mm)	Continuing loss (% of rainfall)
Impervious surfaces	0.014	1 mm	0 mm/hr
Road verges	0.03	10 mm	20 %
POS and lots >2,000 m^2 (refer Note 1)	0.03	6 mm	50 %

Note 1 – The loss model for POS and large lots was calculated to approximate pre-development flows from the catchment.

REVISED LOCAL STRUCTURE PLAN

BROWNE FARM – LOTS 9502 & 9505 GEORGE GREY DRIVE, KALBARRI – SHIRE OF NORTHAMPTON

JANUARY 2015

REF: 15982



whelans
TOWN PLANNING

REVISION HISTORY

Version	Date	Author	Reviewed	Change Description
0.0	20/5/2014	S. Fernandez		
1.0	5/11/2014	S. Fernandez		Addition of engineering and environmental detail
2.0	16/12/2014	S. Fernandez		Modifications to reference of density ranges

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EXECUTIVE SUMMARY

Purpose

This Local Structure Plan (LSP) has been prepared for Lots 9502 and 9505 George Grey Drive Kalbarri. The land the subject of this LSP comprises (2) lots located approximately 4 kilometres south of the Kalbarri town centre and is adjacent to the Kalbarri National Park. The LSP area is within the Kalbarri Townsite Strategy.

This LSP provides the planning framework to guide and facilitate the development of 257.33 hectares of land for residential purposes and has been prepared in accordance with the provisions of the Shire of Northampton Town Planning Scheme No. 9

The LSP forms part of the future residential growth area of Kalbarri and is adjacent and is a revision to the former 'Kalbarri Vision' Structure Plan that covers 'Residential' and 'Rural' zoned land on the eastern side of George Grey Drive. The LSP design provides for integration with the adjoining urban developed areas and approved 'Kalbarri Vision' Structure Plan.

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ABBREVIATIONS

CERTIFIED THAT THIS STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

…… Date

Signed for and on behalf of the Western Australian Planning Commission

……

An officer of the Commission duly authorized by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

…… ……

Witness Date

And by

RESOLUTION OF THE COUNCIL OF THE SHIRE OF NORTHAMPTOPN ON

……

Date And

PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF

……

President, Shire of Northampton

……

Chief Executive Officer, Shire of Northampton ……

Date

The Structure Plan is prepared under the provisions of the Shire of Northampton Local Planning Scheme

Table of Modifications

Modification no.	Description of modification	Date endorsed by council	Date endorsed by WAPC
Modification 1 Modification 2			

Table 1 Structure Plan Summary Table

Item	Data	Section number referenced within the structure plan report
Total area covered by structure plan	257.33hectares	
Area of each land use proposed: -Residential -Rural Residential -Rural	 35.47 hectares 21.64 hectares 138.86 hectares	
Estimated lot yield	242 lots	
Estimated number of dwellings	241dwellings	
Estimated residential site density	N/A	
Estimated population	554 people	
Number of high schools	N/A	
Number of primary schools	N/A	
Estimated commercial floor space (for activity centres if appropriate)	N/A	
Employment self-sufficiency targets	N/A	
Estimated number and % of public open space: Regional open space District open space	 Nil hectares ----- % 34.64 hectares13.5 %	
Estimated area and number: Neighbourhood parks Local parks	 0 hectares 0 Parks 1.77 hectares 1 parks	
Estimated number and area of natural area and biodiversity assets	34.64 hectares 1 sites + 19 areas of Priority Flora Locations	

BROWNE FARM STRUCTURE PLAN

PART ONE (STATUTORY SECTION)

1.1 Local structure plan area

This structure plan shall apply to Lots 9502 and 9505 being the land contained within the inner edge of the line denoting the structure plan boundary on the structure plan map (plan 1).

1.2 Local structure plan content

This structure plan compromises:

a) Part 1 – Statutory section
This section contains the structure plan map and statutory planning provisions and requirements.

b) Part 2 – Non-statutory (explanatory) section
This section is to be used as a reference guide to interpret and justify the implementation of Part One.

c) Appendices – Technical reports and supporting plans and maps.

Interpretation and relationship with the scheme

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the Shire of Northampton Town Planning Scheme No.9 (the Scheme) including any amendments gazetted thereto.

The structure plan map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area. The zones and reserves designated under this structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to clause 5.28.6.3 of the Scheme:

a) The provisions, standards and requirements specified under Part One of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this structure plan, then the provisions, standards or requirements of this Structure Plan shall prevail;

b) Any other provision, standard or requirement of Part One of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the structure plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and

c) Part Two of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

1.3 Operation

In accordance with clause 5.28.12 of the Scheme, this structure plan shall come into operation when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to clause 5.28.12.1of the Scheme or adopted, signed and sealed by the Council pursuant to clause 5.28.10.2 of the Scheme, whichever is the latter.

1.4 Land Use and Subdivision

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

1.4.1 Land Use Permissibility

Land use permissibility within the structure plan area shall be in accordance with the corresponding zone or reserve under the Scheme. Except for the following:

a)No exceptions

1.4.2 Residential

1.4.2.1 Dwelling Target

a) Objective

To provide for a minimum of 241 dwellings within the structure plan area.

b) Subdivisions are to achieve the following:

i) Land coloured orange will achieve 2.5 to 5 dwellings per ha

ii) Land coloured blue will achieve 5 to 10 dwellings per ha

iii) Land coloured pink will achieve 10 to 20dwellings per ha

iv) Land designated as Special Rural will achieve1 dwellings per 1ha

v) Land designated as Rural will achieve 1 dwellings per 15ha

1.4.2.2 Density

a) Plan 1(the LSP)defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities are indicative of the desired outcome at the time of development of the LSP and are subject to variation within the ranges indicated on Plan 1.A Residential Code Plan is to be submitted before or at the time of subdivision to the WAPC and shall indicate the R-Code applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 1.4.2.3.

b) Approval of the Residential Codes shall be undertaken at the time of determination of the subdivision application by the WAPC.

c) Variations to the Residential Codes will require further approval of the WAPC, with a revised LSP submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised LSP shall be consistent with Residential Density ranges identified on Plan 1 and the locational criteria contained in Clause 5.3.3.

d) Residential Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-

i) The amalgamation of lots;

ii) Consolidation of land for "superlot" purposes to facilitate land assembly for future development;

iii) The purposes of facilitating the provision of access, services or infrastructure; or

iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

1.4.2.3 Locational Criteria

The allocation of residential densities on the LSP shall be in accordance with the following criteria:

a) within the Residential zone an residential density of of between R2.5 to R20- shall be provided for residential lots; and

b) within land identified for 'Future Special Residential' densities of 8 lots per 138 hectares shall be provided.

Note: Residential Codes have been addressed as part of the LSP.The Residential Codes includes densities ranging from R2.5 to R20. The Residential Codes are based on current market demand and will be subject to change based on changes on long term development trends.

1.4.3 Public Open Space

The provision of a minimum of 10 per cent public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1 and Table 3, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the Shire of Northampton

Table 2

POS SITE	SIZE (HA)
Red Bluff P.O.S.	34.9ha
Linear P.O.S. (Jaques Boulevard)	1.78ha
Browne Boulevard P.O.S. and drainage reserve	2771m^2
George Grey Drive P.O.S. and drainage reserve	4050m^2

1.4.4 Reports/Strategies Required Prior to Subdivision

Prior to the lodgement of subdivision applications to the WAPC, the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided with the application for subdivision:

a) Bushfire Management Plan – (Shire of Northampton)
b) Local Water Management Plan – (Department of Water)
c) Traffic Impact Assessment (Shire of Northampton)
d) Implementation Plan

1.4.5 Conditions of Subdivision Approval

a) At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:
   i) Bush fire management plan
   ii) Local Development plans
   iii) Retention and protection of key priority flora
   iv) The provision of public utility services i.e. underground power, reticulated scheme water and reticulated effluent disposal to residential lots. Provision of septic systems to rural lots.

b) At the time of subdivision the Shire of Northampton shall recommend to the WAPC the implementation of the following strategies which have been prepared and approved as part of the Structure Plan as conditions of subdivision:
   i) Bushfire Management Plan – (Shire of Northampton)
   ii) Local Water Management Plan – (Department of Water)

iii) Traffic Impact Assessment (Shire of Northampton)
iv) Implementation Plan

1.5 Other Requirements

1.5.1 Special Use (Development) Caravan Park

The northern portion of the LSP proposes a special use site that has been set aside to facilitate a local caravan park, short stay holiday accommodation or long term residential development. The shape of this lot has been configured to allow for maximum benefit of coastal views while still being cognisant of the protection of local flora in the adjacent public open space.

Further detailed design will be required within a planning application to indicate exact building layout and operations.

2 PART TWO (EXPLANATORY SECTION)

2.1 Planning background

2.1.1 Introduction and purpose

The purpose of this document is to revise the central and eastern area of the 'Kalbarri Vision' Structure Plan and extend the area of the Structure plan to the east. This new (Revised) Local Structure Plan is now known as Browne Farm. This Local Structure Plan is as per instructions from the Western Australian Planning Commission (WAPC) and in accordance with the provisions made under Amendment No. XX of the Shire of Northampton Town Planning Scheme No.9.

This Local Structure Plan (LPS) shall apply to Lots 9502 and 9505 George Grey Drive, Kalbarri. This is a residential and rural development known as Browne Farm (herein known as the subject site.)

Whelans has been commissioned by the land owner who wishes to progress the structure plan. The owner's details can be found in section 2.1.2.3 Legal Description and Ownership.

The subject site currently is zoned 'Rural' under the Shire of Northampton Town Planning Scheme No. 9 (TPS9).

A Structure Plan that was prepared and endorsed by the Shire and the WAPC covers most of the area of the new Browne Farm LSP; however this structure plan was never fully acted upon by the previous land owner. This revised LSP looks to update this plan and expand the area covered by the LSP. This is in line with the new owner's vision for the direction of future development.

2.1.2 Land description

2.1.2.1 Location (Location Plan)

The subject site is located approximately 4km south of the Kalbarri town centre on the east side of George Grey Drive Kalbarri within the Shire of Northampton. Please refer to Figure 1 Location Plan, at the end of this report.

2.1.2.2 Area and Land Use

The total area of the subject site is 257.33ha and is comprised of two super lots both zoned 'Rural'. Lot 9502 is 93.7429ha is located to the south west of the subject site and bound by George Grey Drive to the west, rural residential development to the south and residential development to the north it abuts Lot 9502 to the east. Lot 9502 is 163.5872ha and is irregular in shape with Lot 9502, both residential and rural residential land and George Grey Drive abutting to the west. To the south the lot abuts the Kalbarri state forest reserve and to the east abuts super lot 10792.

The land has been cleared in areas in line with works completed from previous development. The land forms part of the undulating coast line for the area with high points to the south with views facing both inland northeast and northwest to Red Bluff.

2.1.2.3 Legal Description and Ownership

Following is the list of the original lots and the associated land owners. These details are listed on Figure 3 Land Holdings Plan found under figures at the end of this report. Refer to the reference number to locate each lot on the figure.

Lot No.	Deposited Plan	Certificate of Title	Owner
9502	57812	2699/529	Virginia Ann Clarke, Ronald Edward John Clarke (Joint tenants in 1/3 share) Ilam Pty Ltd (1/3 share) Silkcharm Pty Ltd C/o Duncan McPhail & Co. (1/3 share) Tenants in Common
9505	58862	1092/252	Virginia Ann Clarke, Ronald Edward John Clarke (Joint tenants in 1/3 share) Ilam Pty Ltd (1/3 share) Silkcharm Pty Ltd C/o Duncan McPhail & Co. (1/3 share) Tenants in Common

2.1.3 Planning framework

2.1.3.1 Zonings and Reservations

Under the Shire of Northampton TPS9 the zone for the subject site is 'Rural'. It is envisaged that this LSP will form the basis of the documentation as an extension to Amendment XX of TPS9.

2.1.3.2 Planning Strategies

The subject site is referred to in the Shire of Northampton's Kalbarri Townsite Strategy. The planning area of 'PK1' refers to the western and central areas of Lot 9502 and the northern portion of Lot 9505. These areas are designated as 'Low Density Mixed Residential Estate'. This planning area allows for a range of lots sizes from R.2.5 to R30.

The eastern side of Lot 9502 and the southern portion of Lot 9505 are referred to as 'PK2' and are designated for 'Medium Term Residential'. This area can be developed pending adequate creation of housing choices provided within the main townsite. Both 'PK1' and 'PK2' areas subject to Use and Development provision.

2.1.3.3 Policies

State Government Policies that relate to the LSP include:

- State Planning Policy No.2.5 – *Land Use Planning in Rural Areas (WAPC 2012)*
- State Planning Policy No.3 - *Urban Growth and Settlement (WAPC 2006)*
- Development Control Policy 3.4 – *Subdivision of Rural Land (WAPC 2012)*

2.1.3.4 Other Approval and Decisions

Amendment No.XX to the Shire of Northampton TPS9 has been developed in conjunction with and is informed by the preparation of this LSP over the subject site.

2.2 Site conditions And Constraints

2.2.1 Biodiversity and natural area assets

Advice has been received from the Department of Park and Wildlife (DPaW) in regards to the existing situation within the Structure Plan area in terms of Threatened Species, Bushfire Mitigation, Weed Control, Water Management and Boundary Interface. A letter from Nigel Sercombe dated 4 February 2014 makes the following recommendations that have been addressed.

- Threatened species and communities of flora were identified within the northern area of the LSP especially south of the land designated for the Special Use site. DPaW recommended that this land be designated as POS to protect these species and the design of the LSP has incorporated this recommendation.
- An acknowledgement was made that the LSP is within close proximity to the Kalbarri National Park and as such bushfire mitigation measures would need to be installed to protect the LSP should a major bushfire incident occur. A Bushfire Management Plan has been prepared for the LSP area that does not place imposition on Kalbarri National Park itself.
- As anticipated within the DPaW correspondence a Local Water Management Strategy has also accompanies this LSP and addresses the issues of surface water runoff.

2.2.2 Flora

Bio Diverse Solutions was commissioned by Ilam Pty Ltd and Silkcharm Pty Ltd to conduct a flora and vegetation assessment of the special use site on the northern tip of the proposed Browne Farm Development area.

During the field survey 59 species, consisting of 26 families and 54 genera were found. The most common families were Myrtaceae, Poaceae and Asteraceae. This list includes 43 native species and 16 introduced species. Three species of priority flora were found within the survey area including: *Baeckea subcuneata*, *Chamelaucium marchantii* and *Verticordia polytricha*.

The northern section of the survey area is considered to be in degraded to completely degraded condition as a result of fruit cultivation and farming activities, which have completely cleared and modified the area. Some regeneration has occurred to the south of the main mango farm area, but the vegetation structure is completely altered and the overstorey now dominated by *Acacia rostellifera*, with minimal species diversity and a high level of weed invasion throughout this area.

The vegetation associated with the transition zone between the rocky breakaway and the deep red sand ecotypes is considered to be in very good - excellent condition. This area contains significant bare areas that have been invaded by weeds such as **Cuscuta epithymum, *Lysimachia arvensis* and **Mesembryanthemum crystallinum*. The ground cover composition and structure has been somewhat altered by the weed invasion, particularly in areas where **Mesembryanthemum crystallinum* is present.

2.2.3 Landform and soils

2.2.3.1 Existing landform

The site's natural topography generally falls from south to north at an average grade of approximately 4%, with levels falling from 114mAHD at the site's highest point on the southern boundary to 4mAHD at the lowest point of the Special Use site in the northern corner. An area in the site's south-western corner, between Stiles Road and the previously-developed Capital Hill Estate, falls to the west towards George Grey Drive and the coast, with the remainder of the site falling towards the north and north-east.

2.2.3.2 Geotechnical conditions

A geotechnical investigation was carried out in 2007 over the southern part of the site, which established that geotechnical conditions in this area consisted of sand of varying depths, overlying rock or well-cemented sand. The depth of the rock/cemented material varied from 0.5m below natural surface in several locations near George Grey Drive, to >8m below natural surface in the area surrounding a ridge at the southern end of the site.

Additional geotechnical investigations will be required prior to subdivision for the central and northern parts of the LSP area, to verify the geotechnical conditions of the remainder of the site. There is exposed at-surface rock at the northern end of the site, where the natural topography drops away towards Wittecarra Gully.

2.2.4 Groundwater

An assessment of the hydrogeological conditions at the site was carried out by Coffey Geotechnics in 2005. This assessment found that an overall gradient of groundwater flow exists from east of the

LSP area, discharging along the coast line to the west of the development area. A local groundwater mound exists between Wittecarra Creek and the coast, with some north-easterly "back" flow towards the creek.

2.2.4.1 Groundwater levels

Groundwater levels at the site were measured during construction of the previous stage of the development as a condition of the groundwater licence. Five production/irrigation bores and three monitoring bores were monitored between December 2006 and January 2008.

Groundwater levels in December 2006 were between -2mAHD and 19mAHD (5m-72m below natural surface). The lowest level was at bore 'Charlie 2', which is located in the Wittecarra Gully immediately to the north of the LSP area. The highest groundwater level was measured at bore MB2, located approximately 1.5km to the east of the LSP area.

Groundwater levels have also been measured by the Water Corporation at their production and monitoring bores on Stiles Road, approximately 1km east of the LSP area. Groundwater levels were last measured at the Water Corporation bores in 2005, which showed groundwater to be between 39 and 41mAHD at this location (9m-11m below natural surface).

The sandstone breakaway areas and fringing vegetation are significant for conservation of the priority listed taxa located during the survey and should be excluded from development if possible (Figure 4). These ecotypes are not readily developed due to their rocky and uneven terrain and would not be expected to add significant value to the proposed development on this site. Inclusion of this area in the public open space to the south would achieve protection for known populations of *Verticordia polytricha* and *Baeckea subcuneata* and for >70% of the population of *Chamelaucium marchantii* within the survey area.

2.2.5 Surface water

2.2.5.1 Existing infrastructure

The drainage infrastructure for the existing developments generally follows the site's natural topography. The existing stormwater drainage network is a piped network which discharges towards the west, into a series of detention basins, before discharging into an existing open drain on the eastern verge of George Grey Drive, which follows the natural fall of the land towards Wittecarra Gully to the north.

2.2.5.2 Surface water management

Stormwater runoff from the LSP area will be similarly managed via a pit and pipe network which will follow the natural topography where possible. Stormwater detention areas will be located in strategic locations in low points in the natural topography.

To ensure that downstream areas are not impacted by development within areas further upstream in the catchment, the stormwater detention basins will be sized to ensure that post-development flow rates remain within pre-development levels. This will ensure that the flow rates generated by

runoff from the currently undeveloped land are not increased as a result of the development and there is no impact on the downstream environment.

2.2.5.3 Major flood management

To ensure that developed areas are not subjected to flooding, detention areas will be provided with an overland flow path to the downstream environment that will allow stormwater to exit the site in major flood events.

The roads within the subdivision will be designed to eliminate trapped low points wherever possible, and to ensure that finished lot levels are above the 100-year flood level to protect houses from flooding in major storm events.

2.2.6 Bushfire hazard

A Bushfire Management Plan was prepared by Bio Diverse Solutions to assess and make recommendations in relation to a fire hazard assessment. A full copy of this report has been supplied with this LSP.

The basic requirements of the Bushfire Management Plan (BMP) is to identify potential issues or problems relating to environmental fire threats and recommend specific actions by certain persons, agencies, authorities and developers to ensure, as much as practical, that the lives and assets of the location are not put at undue threat from any unplanned fire event.

The subdivision has been rated as having a Moderate Bushfire Hazard as defined by the hazard assessment procedure defined in Planning for Bushfire Protection Edition 2, 2010 and the Draft Planning for Bushfire Risk Management Guidelines (WAPC, 2014) due to internal and adjacent Woodland, Shrubland and Scrub bushfire risks. There are low to moderate slopes across the site. This requires "Performance Principle" and "Acceptable Solutions" to be met.

The Elements which are met either through the objectives of the "Performance Principle" or "Acceptable Solutions" for the Subject site include:

- Element 1 – Location: The subdivisions are located in an appropriate landscape with a Moderate Bushfire Hazard Rating. No building greater than BAL 29, HSZ and building to BAL and AS3959-2009 as outlined in Table 4 of the BMP report.
- Element 2 - Siting and design of development: The design of the subdivision allows for bushfire hazard mitigation measures to be incorporated reducing threat to people, property and infrastructure.
- Element 3 - Vehicular access: The presence of linking road networks which has a minimum of 20m road reserves and meets technical standards as outlines in Table 5 of the BMP report; and
- Element 4 – Water: Reticulated water to subdivision and water hydrants to Water Corporation WA standards.

A full list of Developers and Owners responsibilities and works program, in relation to the BMP are, set out in the BMP report. The implementation of the Bushfire Management Plan for stage 1 is provided in the BMP report.

2.2.7 Heritage

2.2.7.1 Cultural Heritage

As part of previous structure planning, a detailed archaeological and heritage assessment was undertaken and no specific heritage sites were found relating to the current LSP area. In relation to the Kalbarri Vision site, the Heritage Council has advised (in previous correspondence relating to the Port Kalbarri Project Structure Plan) of sites potentially significant in terms of cultural heritage, including the Wittecarra Gully, Wittecarra Spring and Sir George Grey's cave (1839). These, however, are outside of the LSP area and are contained in the area previously known as Superlot 1. Further consideration of these heritage sites will be taken into consideration in future planning of the Superlot 1 area.

2.2.7.2 Indigenous Heritage

Previous consultation with the Department of Indigenous Affairs for comment, advised that there are three registered Aboriginal Heritage sites located in the area previously known as Superlot 1, which is to the north of this revised LSP area. The Shire of Northampton required that the landowner consider this matter in the future planning for Superlot 1 area. It is noted that these do not have any impact for the current LSP.

2.2.8 Coast and foreshores

The High Water Mark of the coast is in excess of 300m from the nearest point of the LSP area crossing George Grey Drive. The site at its lowest point is set approximately 4m above the High Water Mark, however the bulk of the residential area ranges between 72m AHD and 92m AHD. As such the LSP will not have any impact on the existing land abutting the coast and foreshore.

2.3 Land use and subdivision requirements

2.3.1 Land use

The proposed LSP (Plan 1) is the guide by which further subdivision of the subject site can take reference. The LSP sets out road networks, residential densities, open space and infrastructure pertinent to future development. Following is a brief outline of the points that justify the proposed land uses and their integration in the surrounding land use.

The majority of the site is cleared for pastoral uses; however the quality of the soil and the rocky nature of the subject site leave the area generally unproductive for farming purposes. The subject site will be far better utilised as an area of residential development.

The western side of the LSP will be low density residential located in areas along George Grey Drive and completing areas of existing residential development. This style of lots will be in keeping with the rural residential character of the surrounding area and will act as a transitional interface to larger lots to the east. The rural lots to the east provide greater flexibility for future growth, allowing a location for rural living with the option for further subdivision dependant on future demand.

To the north of the subject land an area is designated for a Special Use (Development) Site. Further investigation will be require as to the adequacy of this area, however it is envisaged, given the proximity to the beach at Red Bluff and the Wittecarra Creek Conservation Reserve, this will be an location for tourist accommodation and a caravan park site.

South of the Special Use Site is an area of rocky terrain that will be set aside as a location of public open space (POS) maintaining the natural bush land. This location will preserve several locations of priority flora as well as provide a location for capture of rainfall runoff and drainage. Secluded in this location is a development area that will incorporate larger residential lots (R10), that will form a premium lot location having both a natural bush land buffer and ocean views in a hamlet setting.

A Linear POS link will be extended from the existing George Grey Drive connection east towards the rural lots. This avenue of POS will provide walkable access to the coast and the beach at Red Bluff. Flows of natural drainage and rainfall runoff can also be directed to this is area.

2.3.2 Open space

Four areas of POS are located within the LSP. The first is the extension of the POS link that connects George Grey Drive with proposed rural land area. This POS will provide a walkable link as well as a location for a drainage basin to capture rainfall runoff.

The second POS location is that of the reserve for bushland at the north of the subject land. This location provides several benefits. It will preserve several locations of priority flora, it will provide an area for rainfall runoff retention and will provide a backdrop for both the Special Use (development) site and the premium R10 hamlet. This area also abuts the Wittecarra Creek Conservation Reserve.

The remaining smaller POS sites on Browne Boulevard and George Grey Drive have been established as part of the LWMS while also facilitating development as valuable recreational and access linkages.

2.3.3 Residential

All residential development in this LPS shall conform to standards set out in the Residential Design Codes (RCodes) and the Shire of North Hampton TPS9.

Design aspects of the LSP that are key features are as follow:

- Topography and Location – The design has taken into consideration the sloping nature of the subject site, the existing vegetation and the proximity to the George Grey Drive and the Coast. Extension of the POS link and retention of an area of natural bushland, orientation and position of higher density lots to the west of the estate, transitioning into lager rural lots heading east will maintain the character of the area with a rural community 'feel'.
- Road Network – The arterial bypass connection to the Kalbarri Townsite exists through George Grey Drive. This is enhanced by directing all vehicular access to the estate through several strategic boulevard locations. No eastern access into the estate will be established.

The internal road network is generally grid in nature and well interconnected to allow good vehicle permeability while encouraging walking and cycling along the road network that borders the POS.

- Lot Layout – Where possible passive solar design has been considered, wherever possible future lot design has been considered to keep dwelling orientation north-south or east-west facing. The higher density lots have been strategically placed to maximise the views and access to the ocean.

2.3.4 Movement networks

The amended structure plan does not propose any additional access points onto George Grey Drive to service the proposed residential lots, and access will be via the four existing boulevards – Flora Blvd, Jacques Blvd, Browne Blvd and Coral Blvd. The estimated lot yield of the development is being reduced when compared with the current structure plan, and there will be a corresponding reduction in forecast traffic demand on the existing subdivision roads and George Grey Drive. Therefore, no additional road improvements on George Grey Drive or the existing internal road network are proposed.

A new access point onto George Grey Drive will be required for the Special Use (development) Site in the northern corner of the LSP area. A traffic review by Riley Consulting has confirmed that safe access to this site (which may potentially be developed as a caravan park) can be achieved from George Grey Drive with consideration to intersection sight distances, space for right-turn lanes, and forecast traffic demands.

The current LSP shows an alternative access road to Kalbarri, which runs along the southern and eastern boundaries of the LSP area. We understand that the Shire of Northampton's draft planning scheme has relocated this access road to the north of Wittecarra Gully, and it has been removed from this LSP accordingly.

2.3.5 *Water management*

The Department of Water has set overarching design objectives for new developments that should be used as a basis for water sensitive urban design. These design objectives cover the following categories:

- water conservation
- water quantity management (i.e. water levels and flows)
- water quality management
- mosquito management

The initiatives that are being investigated to achieve the specific design objectives and criteria in the LSP area are outlined in the Local Water Management Strategy that has been prepared by Wave International to support this LSP. A summary of the design criteria and the associated design initiatives is included in the sections below.

2.3.5.1 *Water conservation*

The State Water Plan (WA Government, 2007) sets a target for total water use of no more than 100 kL/person/year. This water consumption target is reflected in the Department of Water's interim guidelines for developing an LWMS, which also sets an aspirational target of no more than 40-60 kL/person/year of potable (scheme) water use. These targets will be met by the use of waterwise fittings and appliances inside new houses, water-efficient landscape design, and encouraging the use of groundwater or rainwater for irrigation and non-potable water uses.

2.3.5.2 *Water quantity management*

Peak post-development surface water flow rates from the development are required to be within pre-development levels. This will be achieved through the use of stormwater detention basins, which will be sized to attenuate surface runoff across the site and ensure that post-development flow rates are within pre-development levels.

2.3.5.3 *Water quality management*

Post-development surface water and groundwater quality is to be maintained at pre-development levels. Bioretention areas are to be provided in each stormwater basin to retain and treat runoff from frequent, 'first-flush' storm events to ensure that surface water quality in downstream environments is not degraded as a result of the development.

Groundwater quality will be managed through the appropriate use of fertilisers in landscaped areas (and the use of low-fertiliser-use plants), to minimise the amount of nutrients that can infiltrate into the groundwater.

2.3.5.4 *Mosquito management*

The DoW requires that stormwater basins be designed to ensure that between the months on November and May, detained immobile stormwater is fully infiltrated within 96 hours (5 days), to reduce the health risk from mosquitoes. Detailed design of the stormwater basins at subdivision stage will ensure that this design objective can be met.

2.3.6 *Education facilities*

The WAPC has its general requirements for school sites set out under Development Control Policy 2.4. Within this policy section 3.1 refers to *The Demand for School Site*. The following sub section outlines the policy that is applicable:

3.1.2 The Department for Education and the main non-government education providers require the following provision for school sites.

Primary Schools – 1 site for between 1500 and 1800 housing units for government schools.

The LSP is estimated to provide for 241 dwellings; this is below the 1500 housing requirement and therefore a primary school facility within this LSP is not required.

2.3.7 *Activity centres and employment*

There is no activity centre as part of this LSP. It is the intention of the Shire of Northampton to have the majority of commercial activity directed to the existing facilities within the town of Kalbarri. The key commercial facilities in the vicinity of the LSP include land previously set aside in the existing 'Kalbarri Vision' structure plan along George Grey Drive allowing for a medical centre and local service station.

In addition the Special Use site is intended for future development as a local caravan park, short stay holiday accommodation or long term residential development. This will be the only business operation located within the LSP area.

2.3.8 *Infrastructure coordination, servicing and staging*

2.3.8.1 *Sewer reticulation*

Only lots that are smaller than 2,000m^2 are required to be serviced by the Water Corporation sewer network. This includes the R10 lots surrounding the existing Capital Hill estate, and the R10 lots in the north-eastern corner of the LSP area. The lots surrounding the existing Capital Hill estate can easily be serviced by extending the existing sewer infrastructure to these new lots.

The R10 lots in the north-eastern corner will require a new reticulated sewer network, which will discharge to an existing sewer manhole on George Grey Drive just south of the existing Kalbarri Sewer Pump Station K4.

The Special Use development site in the northern corner of the LSP area can only be partially serviced by the existing Pump Station K4. This site will either need to be filled so that it can discharge via gravity sewer to the existing pump station, or to install a private sewer pump station that will then pump into the Water Corporation's pump station.

2.3.8.2 *Water reticulation*

All lots that are smaller than 2ha are required to be serviced with potable water.

The existing Water Corporation water supply infrastructure at the site includes an elevated tank on Stiles Road, and a balance tank near Browne Blvd to the east of the Capital Hill estate. The two tanks are connected via a DN110 water main. This existing infrastructure is intended to be a temporary/interim measure, and significant upgrades are required to service the ultimate development.

Some of the proposed lots may be able to be serviced from the Water Corporation's existing infrastructure. The Water Corporation is currently in the process of determining the highest elevation that can be serviced from their existing tanks.

The Water Corporation's planning for the area includes the decommissioning of the existing ground level tank and the existing DN110 water main near Browne Blvd, and the construction of new permanent ground-level tanks on Stiles Road (at the existing elevated tank site) and DN300 water main to service the future development. The Water Corporation is in the process of determining the trigger points in the staging of the development that will trigger the requirement to carry out these permanent works. The Water Corporation's capital investment program currently shows these upgrade works being funded in 2025.

2.3.8.3 Power

Existing overhead Western Power HV distribution lines run along Stiles Road and the eastern boundary of the LSP area, from which the existing subdivision areas are serviced.

The estimated yield of the structure plan area is for approximately 250 additional residential lots and a "special use" site which could potentially be developed as a caravan park. The residential lots will require an estimated total load of 1.2 MVA based upon a load allowance of 4.7kVA/lot (excluding the "special use" site).

Project feasibility studies should be conducted by Western Power to determine optimum infrastructure requirements and to provide an estimate of any developer contributions that may be required.

2.3.8.4 Communications

It is envisaged that telecommunications and broadband infrastructure in this development would be supplied via the National Broadband Network (NBN) which requires developers to install an approved pit and pipe system as part of the development. The NBN rollout has not yet commenced in this area and initially the service will have to be supplied via existing Telstra fixed line or wireless service.

Subsequent to the installation of the NBN pit and pipe system by the developer, the network infrastructure will be installed by NBN appointed contractors.

2.3.9 Developer contribution arrangements

The Shire of Northampton does not have a Developer Contributions Scheme (DCS) for the area contained in the LPS. As there is not a DCS, the construction of the infrastructure, such as services,

drainage, roads, and open space will be guided by the Implementation Plan, approved as a part of this structure plan.

TECHNICAL APPENDICES

Table 3 Technical Appendices Index

Appendix no.	Document title	Nature of document	Referral/approval agency	Summary of document modifications
1	Infrastructure Servicing Report	Supporting document for the revised LSP	Shire of Northhamton Department of Water	Rev B
2	Local Water Management Strategy	Supporting document for the revised LSP	Shire of Northhamton Department of Water	Rev B
3	LEVEL 1 FLORA and VEGETATION SURVEY	Supporting document for the revised LSP	Department of Environment	Final 8/12/2014
4	Bushfire Management Plan	Supporting document for the revised LSP	Department of Firem and Emergency Services	Draft 12/12/2014

DEVELOPMENT LOT OPTIONS:
- Caravan Park
- Residential
- Tourism Developement

LOT 112 - COMMERCIAL ZONE
- Medical Centre
- Service Station

LOT 116 - 117 - RETIREMENT VILLAGE

STAGE ONE DEVELOPMENT
22 LOTS

LEGEND

Structure Plan Boundary

Stage One Development

Possible Stage One (TBC)

Area
Lot 9502 - 93.7429ha
Lot 9595 - 163.5872ha

RED BLUFF ROAD

GREY DRIVE

GEORGE

JACQUES BLVD

BROWNE BLVD

CORAL BLVD

FLORA BLVD

112 Commercial

Medical Centre

Service Station

106 R40

118 R40 Group Housing

116

117 Retirement Village

P.O.S.

Linear Open Space

Future Access

Overhead powerlines

Services Easement

9595

5202

POSSIBLE STAGE ONE (TBC)

STAGE ONE DEVELOPMENT

MASTER DRAFT No. 4 - 25 November 2014

Plan No. : 15982-10
Revision : REV.0
Scale : 1:10 000@A3

0 100 200 300

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STAGE PLAN
LOTS 9502 AND 9505
BROWNE FARM - GEORGE GREY DRIVE KALBARRI

DATE DRAWN: 25/11/2014
DRAWN BY: CdeL
CHECKED BY: SF
FILE: 141126 Stage Plan.dgn
V DATUM: AHD
H DATUM: MGA94 (50)

whelans TOWN PLANNING

DEVELOPMENT LOT OPTIONS:
- Caravan Park

LOT 112 - COMMERCIAL ZONE
- Medical Centre
- Service Station

LOT 106 - R40

LOT 118 - R40
- Split

LOT 116 - 117 - RETIREMENT VILLAGE

REZONE FROM RURAL

STAGE ONE DEVELOPMENT
22 LOTS

"T" INTERSECTION

6.2ha

P.O.S.
34.9ha

Medical Centre

Service Station

112
Commercial

106
R40

118
R40
Group Housing

116

117
Retirement Village

ROAD

DRIVE

RED

BLUFF

GREY

FLORA

BLVD

JACQUES

BROWNE

GEORGE

CORAL

Open Space

15.27ha

10.01ha

16.82ha

21.32ha

5202

15.16ha

9595

20.03ha

POSSIBLE
20.00ha
STAGE ONE (TBC)

20.03ha

Future Access

Overhead powerlines

STAGE ONE DEVELOPMENT

LEGEND

- Priority Flora Location
- New Roads
- Special Use (development) Site
- R10 - R20
- R5 - R10
- R2.5 - R5
- Special Rural - 1ha
- Special Rural
- * Bores to be Protected
- Drainage Basins
- Rezone Boundary (TBC)
- Reserve for P.O.S.

Area
Lot 9502 - 93.7429ha
Lot 9595 - 163.5872ha

MASTER DRAFT No. 4 - 25 November 2014

Plan No. : 15982-9
Revision : REV.2.1
Scale : 1:10 000@A3

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LEGEND
- Water Mains
- Sewer Mains
- Power Lines
- 135 Contours
- Existing Boundary
- Proposed Boundary
- Application Area

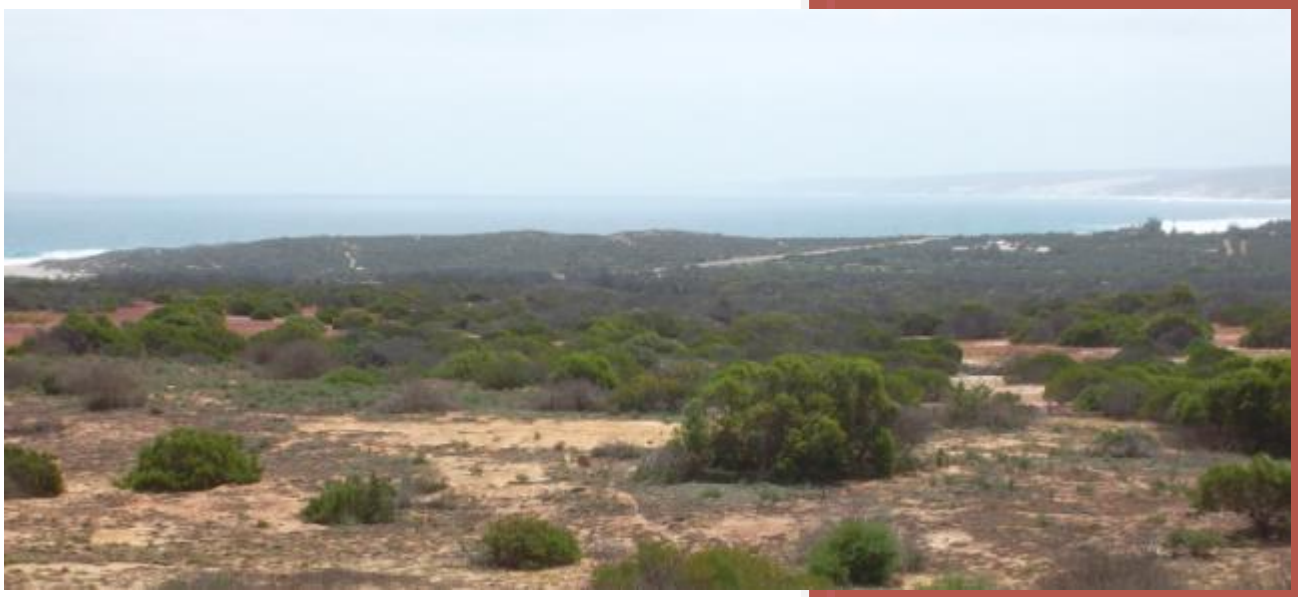
Figure1: LOCAL STRUCTURE PLAN
LOTS 9502 AND 9505
BROWNE FARM - GEORGE GREY DRIVE KALBARRI

DATE DRAWN: 22/12/2014
DRAWN BY: CdeL
CHECKED BY: SF
FILE: 141126 Structure Plan.dgn
V DATUM: AHD
H DATUM: MGA94 (50)

whelans TOWN PLANNING

Browne Farm,
Lots 9502 and 9505
George-Grey Drive,
Kalbarri

Bushfire Management Plan



19/12/2014

Kathryn Kinnear

Bio Diverse Solutions

DOCUMENT CONTROL

TITLE

Lots 9502 & 9505 George Grey Drive Kalbarri Bushfire Management Plan

Author (s): Kathryn Kinnear

Reviewer (s): Vern Butterly

Job No. WHEL026

Client : REJ Clarke & VA Clarke, Ilam Pty Ltd & Silkcharm Pty Ltd

REVISION RECORD

Revision	Summary	Revised By	Date
Draft id 5/11/2014	**Planning Review**	**Whelans**	**5/11/2014**
Draft 12/12/2014	**Client review**	**REJ Clarke & VA Clarke, Ilam Pty Ltd & Silkcharm Pty Ltd**	**12/12/2014**
Draft Id 12/12/2014	**DFES review**	**DFES J.Dunn**	**15/12/2014**
Final Id 19/12/2014	**Issued to Client**	**K.Kinnear**	**19/12/2014**

DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire prone Areas, DFES's planning for Bushfire Protection and CSIRO's research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

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Albany WA 6330

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1. Introduction

Ilam Pty Ltd & Silkcharm Pty Ltd ("the Clients") commissioned Bio Diverse Solutions (Bushfire Consultants) to undertake a fire hazard assessment and prepare a Bushfire Management Plan to guide all future fire management for a proposed Structure Plan (and subsequent subdivision) of Lots 9502 and 9505 George Grey Drive, Kalbarri.

The basic requirements of any Bushfire Management Plan (BMP) is to identify potential issues or problems relating to environmental fire threats and recommend specific actions by certain persons, agencies, authorities and developers to ensure, as much as practical, that the lives and assets of the location are not put at undue threat from any unplanned fire event. A BMP takes into account various physical attributes of the land, including topographical and vegetation properties, local climatic impacts, biodiversity, past and current land use, past fire history and management practices, local authority fire management obligations, road access, water supplies, adjacent property and tenure, and future obligations by various parties should the subdivision application be successful.

Such planning takes into consideration standards and requirements specified in various documents such as Australian Standard (AS) 3959-2009, WA Planning for Bushfire Protection Edition 2 (2010) and due regard to the Draft "Planning for Bushfire Risk Management Guidelines (WAPC, 2014). These plans have developed to ensure uniformity to bushfire management with interpretation of onsite vegetation types, site design, and building standards.

The subject area is described as Lots 9502 and 9505 George Grey Drive, Kalbarri and is shown in Location Mapping Appendix A and Structure Plan Appendix B.

1.1. Statutory Conditions

This BMP has been prepared for Lots 9502 and 9505 George Grey Drive, Kalbarri to address fire management issues associated with the proposed Structure Plan, consistent with State and Local Government planning instruments, in particular the Department of Fire and Emergency Services (DFES) and Western Australia Planning Commission (WAPC) Planning for Bushfire Protection (2010) The Plan aims to resolve any conflicts and provide planning information and guidance for the Shire of Northampton, DFES, present and future owners.

This document and the recommendations contained are aligned to the following policy and guidelines:

- AS 3959-2009 "Construction of Buildings in Bushfire Prone Areas";
- "Planning for Bushfire Protection Edition 2" WAPC (2010);
- Draft "Planning for Bushfire Risk Management Guidelines (WAPC, 2014);
- *Bushfires Act 1954*; and
- Shire of Northampton (SoN) current Fire Break Notice.

1.2. Suitably Qualified Bushfire Consultant

This BMP has been prepared by Kathryn Kinnear (nee White), who has 10 years operational fire experience with the DEC (1995-2005) and has the following accreditation in Fire Management:

- Incident Control Systems;
- Operations Officer;
- Prescribed Burning Operations;
- Fire and Incident Operations;
- Wildfire Suppression 1, 2 & 3;
- Structural Modules – Hydrants and hoses, Introduction to Structural Fires, and Fire extinguishers; and
- Ground Controller.

Kathryn Kinnear currently has the following Tertiary Qualifications:

- BAS Technology Studies & Environmental Management;
- Diploma Business Studies; and
- Progression towards Masters of Environmental Management (current).

Kathryn Kinnear is presently a member of Fire Protection Australia Association and a committee member of the Bushfire Subcommittee Western Australia. Kathryn is a suitably qualified Bushfire Consultant to prepare this Bushfire Management Plan.

2. Aims of this Plan

The aim of this BMP is to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the threat to life, property and the environment. The BMP has been prepared by Bio Diverse Solutions (Bushfire Consultants) for the Clients with the "Subject site" being Lots 9502 and 9505 George Grey Drive, Kalbarri.

2.1. Planning Context

The BMP has been prepared to support a Structure Plan proposal (and subsequent subdivision proposal) of Lots 9502 and 9505 George Grey Drive, Kalbarri and to seek endorsement for the development of the land.

2.2. Site inspection

To ensure that every aspect of the proposed subdivision meets the planning requirements as set in Planning for Bushfire Protection Ed. 2 (2010), a site inspection was undertaken on the 8th and 9th September 2014 by Kathryn Kinnear (Bushfire Consultant, Bio Diverse Solutions) to assess the vegetation and the site conditions.

The site was assessed as having a **"Moderate"** bush fire hazard rating due to the presence of adjacent Woodland, Shrubland and Scrub vegetation. The "Elements" which are to be met either through the objectives of the "Performance Principle" or "Acceptable Solutions" (WAPC, 2014) for the subject site include:

- Element 1 - Location;
- Element 2 - Siting and design of development.
- Element 3 - Vehicular access; and
- Element 4 – Water.

2.3. Objectives

The objectives of this BMP are:

- Achieve consistency with objectives and policy measures of SPP 3.7, AS3959-2009 (current and endorsed standards), the Planning for Bushfire Protection Guidelines (WAPC 2010, current and endorsed guidelines) and due regard to the Draft "Planning for Bushfire Risk Management Guidelines (WAPC, 2014);
- Understand and document the extent of the bushfire risk to the subject site
- Prepare bushfire risk management measures for bushfire management of all land within the subject area with due regard to people, property, infrastructure and the environment;
- Nominate individuals and organisations responsible for fire management and associated works within the subject area; and
- Aligned to the recommended assessment procedure which evaluates the effectiveness and impact of proposed, as well as existing, bushfire risk management measures and strategies.

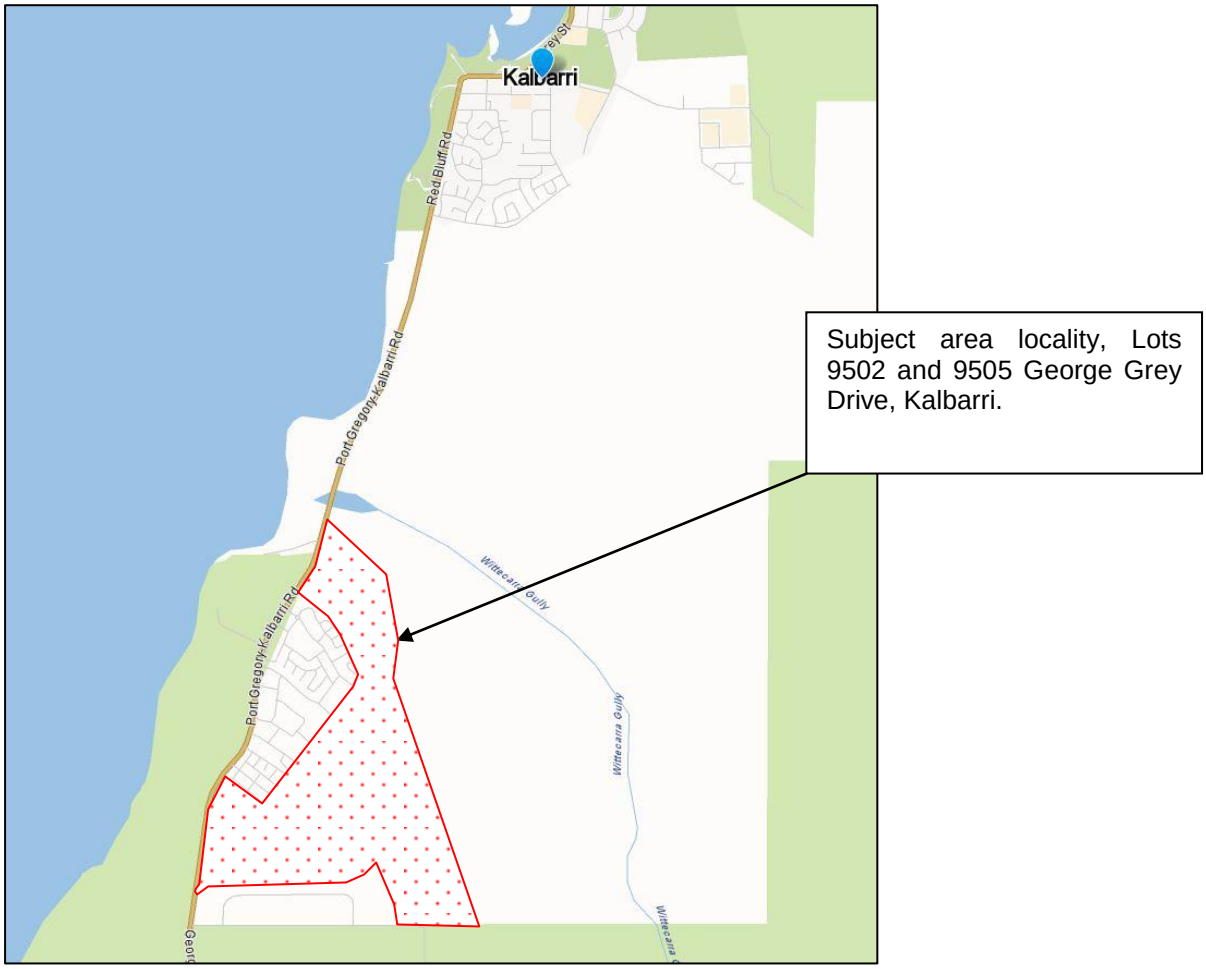
The BMP applies to the proposed subdivision at Lots 9502 and 9505 George Grey Drive, Kalbarri.

3. Description of the area

3.1. Location

The survey area is located approximately 3.6 km south/south west of Kalbarri within the municipality of the Shire of Northampton. The subject site is a 257.3271 ha made up of 2 existing lots (Lot 9502 – 93.7429ha, Lot 9595 – 163.5872ha) which have been used for historical grazing and have existing adjacent subdivision. Please refer to Figure 1 below - Locality Map, and Location Mapping Appendix A.

Figure 1 – Subject site locality



3.2. Development proposal

The applicant is seeking to subdivide the subject area for subdivision development with Special Use (development) areas, Reserves for Public Open Space (POS) and dwellings in Special Rural (1ha lots), R10, R5 and R2.5 densities. The BMP has been prepared during WAPC assessment for Structure Plan, to verify the hazard rating, document control mechanisms to reduce the risk of fire to residences and give recommendations to the current and future owners and the developer of the site.

Please refer to the Draft Structure Plan as provided by Whelans (28/8/2014), Appendix B.

4. Desktop Assessment – Regional Setting

4.1. Current site land use

The site is currently 2 rural lots of predominantly cleared paddocks with grasslands and adjacent existing subdivision developments. Historically the subject area has been used for grazing/agricultural pursuits. . Please refer to Photographs 1 and 2 below.



Photograph 1 – View of cleared grassland areas used historically for grazing.



Photograph 2 – View of existing subdivision on location 9502 and 9505 George Grey Drive.

There is a Water Corporation WA town water supply located central in the subject site and an easement from the south to the tanks. Refer to Photographs 3 and 4 below.



Photograph 3 – View of Water Corporation town water supply infrastructure located central on subject site.



Photograph 4 – View of Water Corporation easement to tank infrastructure.

In the north west there is a Water Corporation pump and overflow facility located off George Grey Drive. Refer to Photographs 5 and 6.



Photograph 5 – View of pump infrastructure located off George Grey Drive in the north west of the subject site.



Photograph 6 – View of pump overflow area in north west of the subject site.

4.2. Surrounding Land uses

To the west and south of the subject site is Kalbarri National Park, which is managed by the Department of Parks and Wildlife (DPaW), Western Australia. Refer to Photographs 7 and 8 below.



Photograph 7 – View of Kalbarri National Park to the south of the subject site.



Photograph 8 – View of Kalbarri National Park to the west of the subject site.

Adjacent to the north and north west of the site is Wittlecarra Creek, a Shire of Northampton (SoN) managed reserve and to the north is a small horticultural farm. Refer to photographs 9 and 10.



Photograph 9 – View of Wittlecarra Creek, Shire Managed Reserve to the north and north west of the subject site.



Photograph 10 – View of Horticultural farm to the north of the subject site.

To the east is a Western Power transmission line and private property which has been cleared and grazed, as well as pockets of remnant vegetation. Refer to Photographs 11 and 12.



Photograph 11 – View from south east of the property, Western Power transmission line and cleared grazed areas to the east (right of photo).



Photograph 12 – View from dominant ridge in the subject site to the north east, remnant vegetation on private property.

4.3. Climate

Kalbarri experiences a warm Mediterranean climate, characterised by hot, dry summers and mild, winters. These seasons extend into the autumn and spring months, which are transitional periods between the main seasons (BoM, 2014).

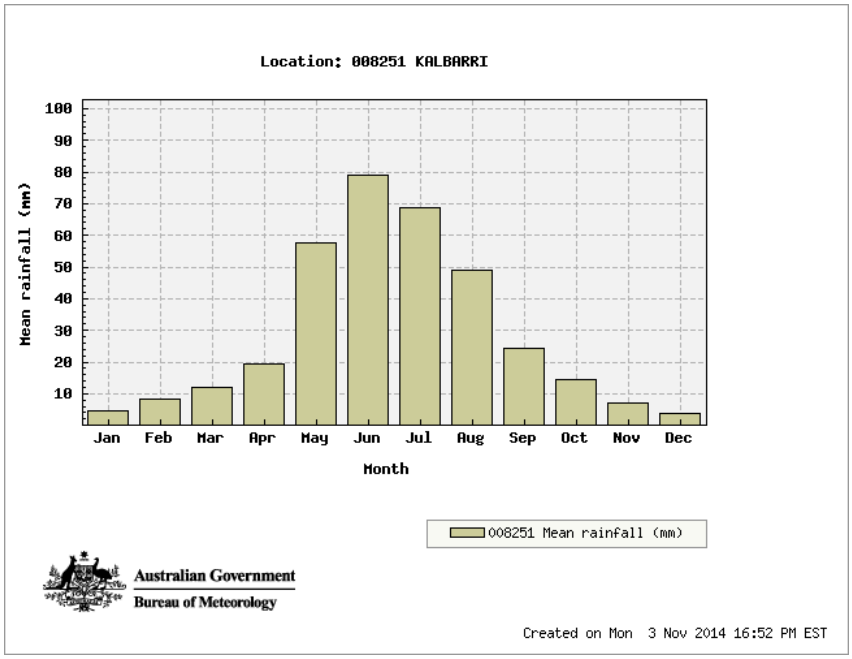
The climate of the region is strongly influenced by the position of the axis of the band of high pressure known as the sub-tropical ridge, and in the warmer months by the development in the easterlies to the north of the ridge of a trough of low pressure near the West Coast. For much of the year the ridge is located to the south allowing the east or southeasterly winds to prevail. During the cooler months the ridge periodically moves to the north allowing cold fronts to pass over the west coast and deliver much of the annual rainfall. Sometimes these fronts interact with tropical cloud bands from the northwest and this can enhance the amount of rainfall produced.

4.3.1. Rainfall

Long term climate statistics from Kalbarri Bureau of Meteorology (BOM) station (Site number 008251) indicates an annual mean rainfall of 374.3mm (BOM, 2014), which occurs on 44 rain

days, approximately 80% usually falls between May and September. Flooding is rare to the region, however heavy rain may be produced by strong winter cold fronts or, by summer storms or by decaying tropical cyclones. The highest mean monthly rainfall is 79.0mm recorded in June, with the driest month being December with 3.9mm mean rainfall. It is not unusual for there to be extended dry periods during the warmer months. Please refer to Kalbarri BOM Station - Annual Rainfall graph below (Figure 2).

Figure 2 – BoM Rainfall for Kalbarri Station (#008251)



(BoM, 2014)

4.3.2. Temperature

Mean monthly air temperatures range from 34.3°C in February to 21.8°C in July (BoM , 2014). Summer maximum temperatures are strongly dependent upon the arrival time of the reliable sea breezes. Heatwaves are associated with strong easterly winds and the late arrival or absence of the sea breeze. The average minimum temperature ranges from 9.6°C in July to 20.7°C in February. Please refer to average temperatures over the page for Kalbarri Station Figure 3 and Figure 4 below.

Figure 3 – Mean Max Temperatures

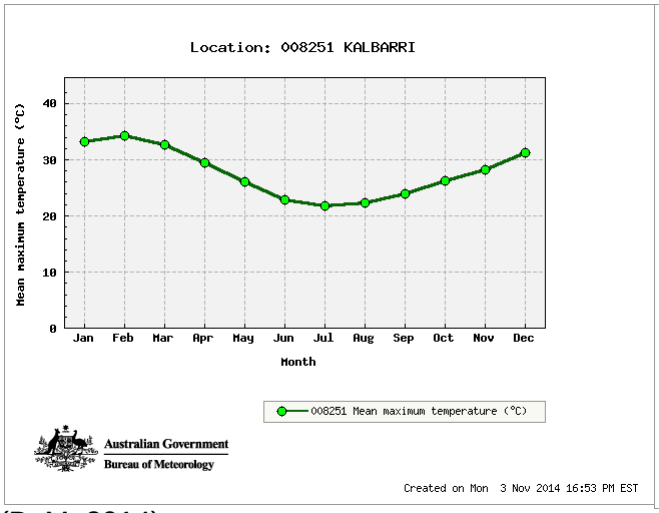
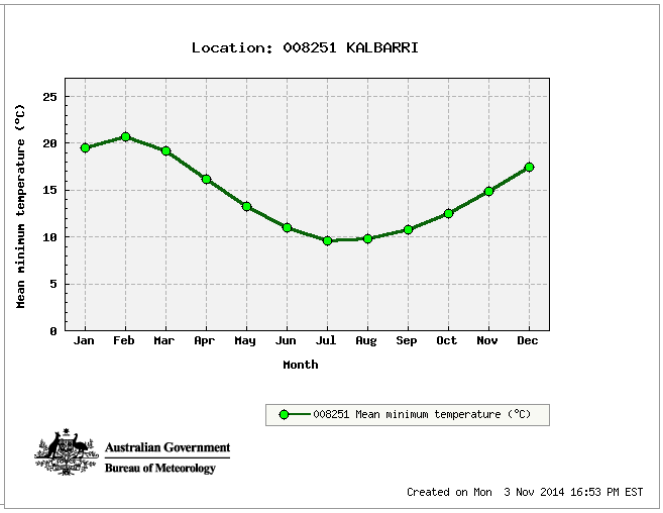


Figure 4 – Mean Min Temperatures



(BoM, 2014)

4.3.3. Wind

Winds are mainly easterly but varied in the warmer summer months by reliable afternoon sea breezes from the south south and south west and in the cooler months by the westerlies that are associated with the bulk of the annual rainfall. Despite the occurrence of strong winds or gales, average wind speeds in winter are considerably lighter than in summer (BoM, 2014). Please refer to Figure 5 and 6 below.

Figure 5 – Summer (Jan) wind rose BoM

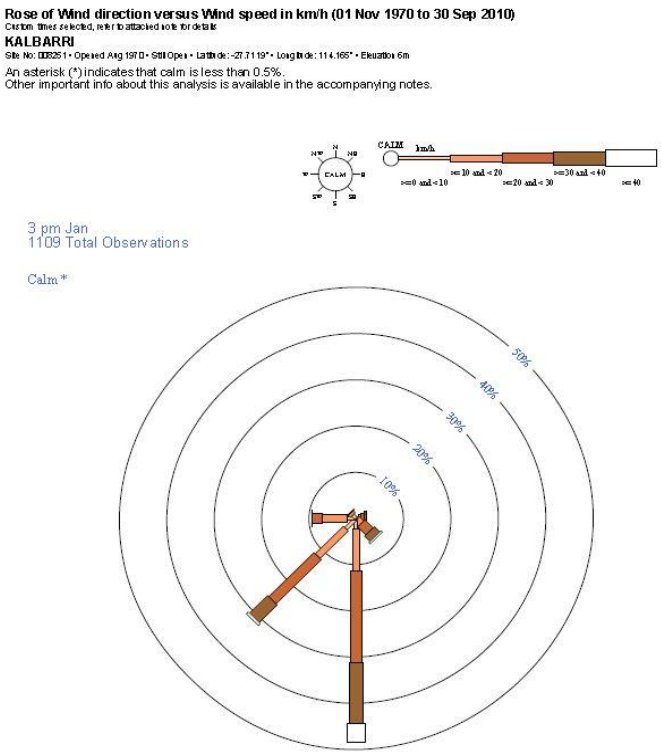
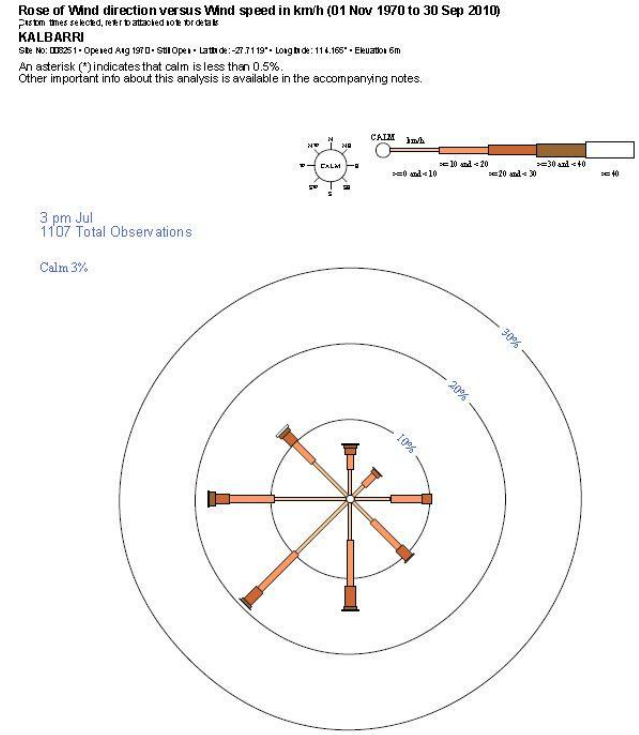


Figure 6– Winter (July) wind rose BoM



(BoM, 2014)

4.4. Prevalent Fire Weather

Fire weather is characterised by mid-level disturbances across the south west of Western Australia, bringing unstable atmospheric conditions (thunder and lightning) from the north or north-west wind directions. This is characteristic of “Extreme” Fire Weather conditions to the area with hot dry conditions prior to storm events. Risk of lightning strikes, spark ignition, arson and other causes of fire give rise to wild fires under these conditions.

Prevalent winds which most wildfire events occur in the region are from the north-west, east and north-east direction. Conditions tend to be dry with low relative humidity. High winds and excess fuels can lead to hazardous conditions for residents. Strong south and south westerly winds exist at the subject site during dry summer periods (Figure 5). These circumstances place residential housing under the most risk from wildfire events.

4.5. Climate Change

Climate change is expected to impact on the future rainfall pattern of the area. It is recognised that the average rainfall has already declined by 20%-30% over the past few decades and that the long term impact of climate change may lead to a shift in rainfall, as well as dryer climatic conditions for the region. The long term changes are predicted to impact on the flora, fauna and water availability for the region (Climate Commission 2010).

The Climate Commission (Climate Commission 2010) estimates that
"…Rainfall patterns in Western Australia have changed over the last 40 years. There is significant evidence that climate change has contributed to the marked drying trend in the southwest of the state."

The construction of the proposed development is not predicted to be affected by sea-level rise, however could be affected from increased intensity rainfall events or extended drying periods. Increased extreme weather from climate change could affect fire frequency and behaviour in Western Australia (DEC, 2012), this Bushfire Management Plan has been prepared to reduce the risk of fire on the proposed residential dwellings in the newly created subdivision.

4.6. Topography

The subject site is located on a northerly facing slope in an undulating landscape on the Geraldton Sandplains with the average "Effective Slope" (AS3959-2009) classified for the site as 4.46º (degrees), assessed as an average over 10 slopes and ranges between 2.7 (northern and southern slopes) to 6.7º (mid to southern slopes near breakaway country). Please refer to slope analysis on the Vegetation Mapping Appendix C.

4.7. Bushfire fuels – Vegetation

The survey area lies within the Geraldton Sandplains Interim Biogeographic Regional Area (IBRA) bioregion and the Geraldton Hills sub region. The bioregion is characterised by extensive proteaceous heaths rich in endemic species occurring on undulating, lateritic sandplains (Desmond and Chant 2001). The Geraldton Hills subregion incorporates the southern end of Carnarvon Basin and northern end of the Perth Basin, with exposed areas of siltstone and sandstones, mostly overlain by sandplains, alluvial plains, and coastal limestones. Vegetation consists of heaths with emergent Banksia and Actinostrobus, York Gum woodlands on alluvial plains, proteaceous heath and Acacia scrubs on limestones and low closed forest of Acacia rostellifera on alluvial plains (Desmond and Chant 2001).

Vegetation survey was undertaken by Bio Diverse Solutions in the northern "Special Use" (6.5ha) site in September 2014 (Bio Diverse Solutions, 2014) and by Parsons Brinkerhoff (PB) Australia Pty Ltd in September 2007 (PB, 2008) in the remiander of the subject site. The following Vergetation units were identified by Bio Diverse Solutions and PB, refer to Table 1.

Table 1 – Vegetation communities recorded flora and vegetation surveys 2007 & 2014

Vegetation Community	Survey undetaken by
Low *Baeckea/calothamnus* heath over red sand stone breakaways	Bio Diverse Solutions, 2014
Open *Acacia* and *Calothamnus* shrubland in rocky transitional zones	Bio Diverse Solutions, 2014
Tall Acacia and Chamelaucium shrubland on deep red sand	Bio Diverse Solutions, 2014
Melaleuca and *acacia* shrubland on deep yellow sand	Bio Diverse Solutions, 2014
Paddock Land (inc horticultural land)	Bio Diverse Solutions, 2014 & PB, 2007
Dam & Bare areas	Bio Diverse Solutions, 2014 & PB, 2007
Low Open Banksia Woodland	PB, 2007
Low Open *Eucalyptus eudesmoides* Woodland	PB, 2007
Closed Sedgeland.	PB, 2007
Tall Open Scrub	PB, 2007
Tall Shrubland	PB, 2007
Tall Open Shrubland/closed heath	PB, 2007
Low shrubland/sedgeland	PB, 2007
Open Low Heath	PB, 2007

Refer to Figures 7 and 8 showing the results of the vegetation surveys.

Figure 7 – Vegetation units, Bio Diverse Solutions, 2014

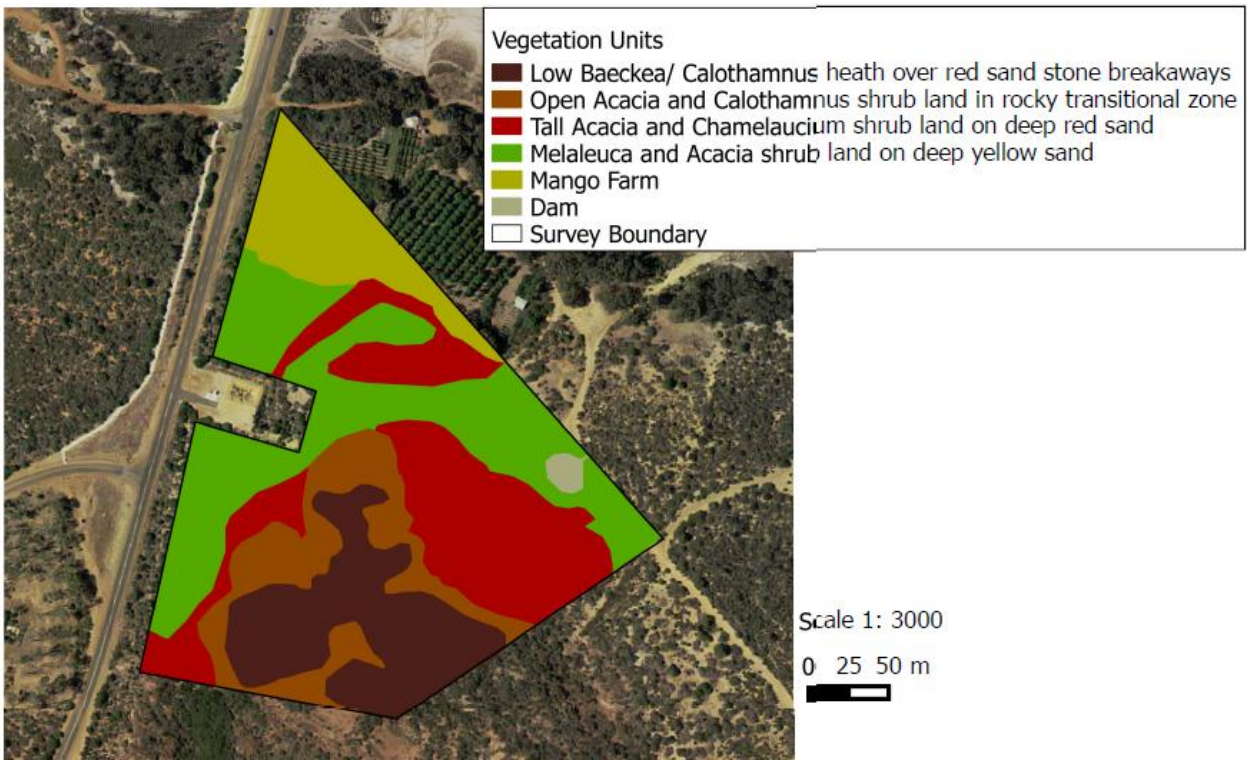
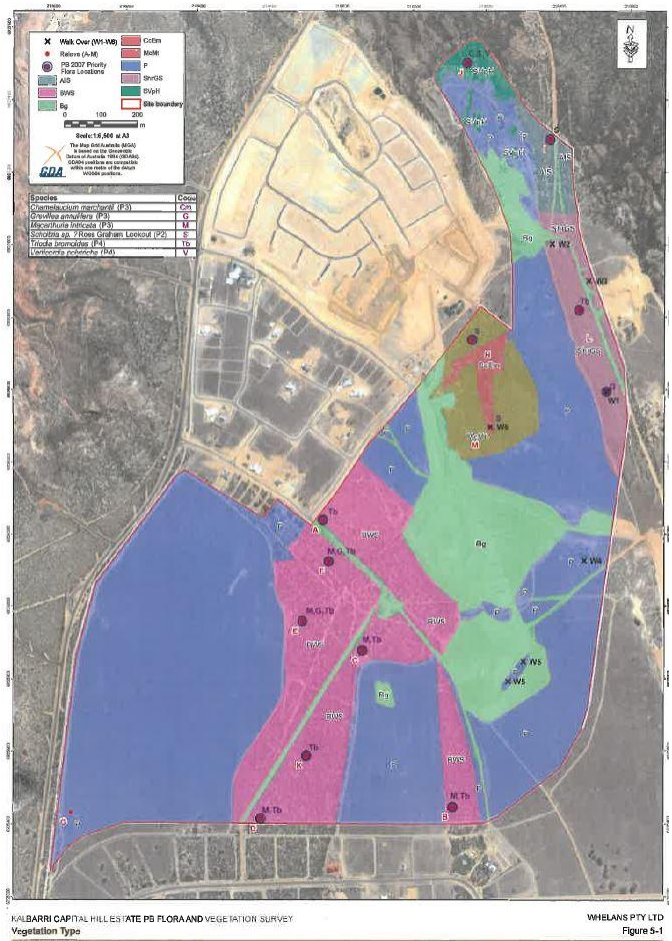


Figure 8 – Vegetation Units, PB, 2007



The Vegetation type for the subject site (internal) has been classified as per AS3959-2009 as:

- **Shrubland (Type C**) –*Tall Shrubland: Vegetation is dominated by shrubs (especially eucalypts and acacias) with a multi-stemmed habit, usually greater than 2 metres in height <30% foliage cover. Understorey of widespread to dense low shrubs (Acacia) or sparse grasses* (AS3959-2009); located internal across the site.

- **Scrub (Type D)** - *Found in areas wet enought to support eucalypt trees, which are affected by poor soil fertility or shallow soils. >30% foliage cover. Dry heaths occur in rocky areas. Shrubs 1-2m high. Typical of coastal wetlands* (AS3959-2009). In rocky breakaway areas and gullies/transitional zones from the breakaway country.

- **Grassland (unmanaged) (Type G)** – *All forms, including situations with shrubs and trees, if the overtorey foliage is less than 10%* (AS3959-2009); located internal across the site.

- **Low threat vegetation and non-vegetated areas (AS3959-2009) –** *Non- Vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and Low threat vegetation including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks* (AS3959-2009).Located at the horticultural farm, the pump station, dam site and Water Corporation tank area.

The Vegetation type adjacent (external) to the subject site has been classified as per AS3959-2009 as:

- **Woodland (Type B)** – *Trees 10-30m high, 10-30% foliage cover dominated by eucalypts; understorey low trees tpo tall srhubs typically dominanted by Acacia, Callitris or Casuarina*(AS3959-2009); located to the north along the creek area.
- **Shrubland (Type C**) –*Tall Shrubland: Vegetation is dominated by shrubs (especially eucalypts and acacias) with a multi-stemmed habit, usually greater than 2 metres in height <30% foliage cover. Understorey of widespread to dense low shrubs (Acacia) or sparse grasses* (AS3959-2009); predominantly to the west and north east of the site in national park/reserves.
- **Grassland (unmanaged) (Type G)** – *All forms, including situations with shrubs and trees, if the overtorey foliage is less than 10%* (AS3959-2009), predominantly to the east in private property paddocks.
- **Low threat vegetation and non-vegetated areas (AS3959-2009) –** *Non- Vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and Low threat vegetation including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks* (AS3959-2009). Located adjacent to the site along road reserves and within the developed subdivision areas adjacent to the west.

These assessments are based on dominant tree/vegetation heights and vegetaton structure according to Table 2.3 AS3959-2009. Please refer to Photographs 13 to 22 showing vegetation types classified as per above and shown in Vegetation Mapping Appendix C.



Photograph 13 – View of predominant vegetation types, isolated introduced shrubs, weeds and grasslands. Grasslands Type G.



Photograph 14 – View of Acacia Shrubland, Vegetation Type C.



Photograph 15 – View of Open *Acacia* and *Calothamnus* shrubland in rocky transitional zones, Vegetation Type D.



Photograph 16 – View of Low *Baeckea /calothamnus* heath over red sand stone breakaways, Vegetation type D.



Photograph 17 – View of Coastal heath in Kalbarri National Park, Vegetation Type C.



Photograph 18 – View of grasslands internal and to the east, Vegetation Type G.



Photograph 19 – View of George Grey Road and old caravan park in background, Low Threat Vegetation and non vegetated areas.



Photograph 20 – View of existing subdivision, Low Threat Vegetation and non vegetated areas.



Photograph 21 – View of Eucalyptus and Casuarina Woodland to the north along Wittlecarra Creek, Vegetation Type B.



Photograph 22 – View of horticultural lot to the north, Low Threat Vegetation and non vegetated areas.

4.8. Assets

The subject site has cleared/bare areas adjacent to remnant vegetation, the site is valued for its proximity to the expanding residential areas of Kalbarri. Once developed, the values which will be potentially affected by fire include:

- ***Human lives:*** It is likely that more than 554 people could be resident at the newly created subdivisions;
- ***Assets****:* The development will contain dwellings and valuable infrastructure; and
- ***Environmental Conservation Values****:* Internal POS conservation areas, adjacent National park and Shire of Northampton Reserve area to the north west.

4.9. Access

Vehicle access to the subject site is from Geroge Grey Drive from the west and Explorer Avenue to the south.

4.10. Fire Breaks

There are existing firebreaks around the property. A DPaW strategic firebreak to 100m exists to the south of teh subject site in Kalbarri National Park.

4.11. Water Supply

Water supply is presently from on site bore sources.

5. Potential Bushfire Issues and Bushfire Hazards

The bushfire hazard assessment provides a measure of the fire intensity and likelihood of bushfire attack measures on a dwelling, subdivision or residential area (Planning for Bushfire Protection, Edition 2 2010). This measure can provide an assessment of the land for suitability for residential construction and takes into account:

1. Vegetation Assessment – type and class in each direction;
2. Distance - between the predominant vegetation class and proposed building;
3. Topography and slope – with reference to accessibility; and
4. Land use – surrounding and internal to the proposal.

(Refer to Planning for Bushfire Protection, Edition 2, 2010)

The Vegetation type for the subject site has been classified as per AS3959-2009 as Woodland Type B, Shrubland Type C, Scrub Type D, Grassland Type G and Low threat Vegetation (as per vegetation classifications outlined in AS3959-2009). The bushfire hazard (risk) ratings have been assessed as per the methodology as outlined in Planning for Bushfire Risk Management Guidelines (Draft May, 2014). Please refer to Table 2 below.

Table 2 – Bushfire Hazard Level Categories

CATEGORY	CHARACTERISTICS
Low	• Areas devoid of standing native vegetation (less than 0.25ha cumulative area) • Areas which, due to climatic or vegetation (eg. rainforest) conditions, do not experience bushfires • Inner urban or suburban areas with maintained gardens and very limited native standing vegetation (less than 0.25 ha cumulative area) • Pasture or cropping areas with very limited native standing vegetation that is a shrubland, woodland or forest • Generally areas with slopes of less than 10 degrees
Moderate	• Areas containing pasture or cropping areas with slopes in excess of 10 degrees • Open woodlands • Open shrublands • Low shrubs with slopes of less than 10 degrees or flat land • Suburban areas with some native tree cover
Extreme	• Forests • Woodlands • Tall shrubs • Any area not otherwise categorised as low or moderate

(WAPC, 2014)

Internal Bushfire Risks

The subject site has sustained vegetation clearing and has a cleared landscape where previous agricultural pursuits such as grazing occured. In the south of the subject site there is remnant Shrubland and Scrub vegetation patches with low to moderate slopes, presenting a “Moderate” bushfire risk, as per Table 2, (WAPC, 2014)

The mid internal area contains breakaway rocky country supporting heaths, scrub and shrubland, these areas have moderate effective slopes, presenting a “Moderate” bushfire risk, as per Table 2, (WAPC, 2014)

It is proposed that 34.6 ha of the mid to northern portion of the subejct site will become POS reserve for conservation. An additional area was outlined in the 2014 flora survey which contained Priority Listed Flora (Bio Diverse Solutions, 2014). The vegetation conserved under POS

reservation will regnerate, however will not become a differing structure and is predominantly classifed as Scrub Type D vegetation, as per AS3959-2009 classification. These areas have moderate slopes and woudd be classfied as a “Moderate “bushfire risk, as per Table 2, (WAPC, 2014).

To the south east internal to the site there is clearing associated with an existing track and the Western Power transmission line. There is extensive areas of grassland (pasture) and cleared areas in the mid to east and south eastern areas, which would be classified as “Low” bushfire risk, as per Table 2, (WAPC, 2014). The open Shrubland (Type C) in the north has moderate to low slopes and would be classified as a “Moderate“ bushfire risk, as per Table 2, (WAPC, 2014)

Refer to Bushfire Risk Mapping Appendix D.

External Bushfire Risks

Surrounding the subject site to the west there is remnant heathland reserved in Kalbarri National Park. These areas (within 100m of subdivision) have low slopes and low vegetation (<0.5m) and has been classifed as Shrubland Type C. This presents a “Moderate” bushfire risk as per Table 2, (WAPC, 2014)

The Bushfire Hazard adjacent to the proposed subdivision to the north east, and south is Acacia Shrubland (Type C) and has moderate to low slopes and would be classified as a “Moderate“ bushfire risk, as per Table 2, (WAPC, 2014). The National Park to the south has >100m slashed and maintained firebreak (DPaW managed land), presenting a substanital barrier to fire from the south.

To the north along Wittlecarra Creek there is Eucalyptus and casuraina woodland (Type B) with low slopes on the creek flats, this has low slopes, an open canopy and would be classifed as a “Moderate” bushfire risk as per Table 2, (WAPC, 2014)

The south there are existing dwellings in large special rural lots. Some have been cleared, others are partially cleared. The existing vegetation on the lots is classfied as Shrubland Type C with low slopes and would be classified as a “Moderate“ bushfire risk, as per Table 2, (WAPC, 2014). The area of National Park to the south (eastern edge) of the subject site is separated by a 20m road reserve which is gravel formed and cleared to the boundaries. It is noted that this are aof national park is slashed annually for a width >100m. This will also assist with protection from bushfire from the south east prevailing winds.The Shrubland vegetation to the south and the south east adjacent to the property is classified as a **Moderate** bushfire risk

To the east is existing rural land which has been cleared for grazing with minimal vegetation, these areas pose a **“Low”** threat of fire (as per WAPC Guidelines, Table 1). To the west there is existing dwellings in the newly created subdivision areas with minimal vegetation, these areas pose a **“Low”** threat of fire (as per WAPC Guidelines, Table 1).

The adjacent vegetated National Park to the west and south (shrubland vegetation) are **Moderate Risks,** which with slope and under hot conditions, can give rise to hot and intense fires in north (Summer mid-level disturbances) and south/south eastern (prevailing summer, figure 5) wind conditions. These external risks pose the most threat of bushfire from external sources.

Refer to Bushfire Risk Mapping Appendix D.

Proposed Subdivision Bushfire Risk Rating

The Bushfire Hazard within the proposed R10, R5 and R2.5 subdivision areas has some low threat vegetation or non-vegetated areas with slopes <10°, or suburban areas with some native tree cover. This gives the newly built areas a **Low risk.**

The fire risk for this subdivision has been rated at **Moderate risk** due to the site being predominantly a cleared landscape with the presence of remnant internal and external patches of

Woodland, Shrubland and Scrub remnant natvie vegetation areas. The overall slopes for the residential areas are low, however setback distances of over 100m from native vegetation can not be achieved in most instances. Where 100m cannot be achieved, Planning for Bushfire Protection 2010 states that building to Bushfire Attack Levels (BAL) and AS3959-2009 will apply.

Refer to Bushfire Risk Mapping Appendix D.

The proposal will be required to meet the minimum “Performance Principle” and “Acceptable Solutions” as per Planning for Bushfire Protection Edition 2, 2010 and Draft “Planning for Bushfire Risk Management Guidelines (WAPC, 2014). These are outlined in **Section 6 – Bushfire Management/Mitigation Plan.**

6. Bushfire Management/Mitigation Plan

The management issues (Elements) which relate to this proposal include:

- Location
- Siting and Design of Development
- Vehicle Access; and ‘
- Water

(WAPC, 2014)

The Development is required to meet the “Performance Principles” and “Acceptable Solutions” of each “Element”.

The site has been classified as a **Moderate** Bushfire Risk. The design allows for an appropriate level of bushfire risk with mitigation measures applied to the level of risk. These include:

- Meeting “Performance Principles” for location (Element);
- Meeting Acceptable Solutions for Siting of the development (Element);
- Meeting Performance Principles for Vehicles; and;
- Meeting Performance Principles for and Water (Elements).

The following sections outline the bushfire mitigation procedures and how the design meets either a Performance Principle or Acceptable Solution as per the sections of the Planning for Bushfire Protection Edition 2, 2010 and Draft “Planning for Bushfire Risk Management Guidelines (WAPC, 2014).

(Note sections are aligned to the Draft “Planning for Bushfire Risk Management Guidelines (WAPC, 2014) as per recent DoP advice).

6.1. Element 1: Location

Intent: To ensure that the subdivision, development or land use is located in areas with the least possible risk of bushfire, to help minimise risk to people, property and infrastructure.

Performance Principle: The subdivision, development or land use is located in an area where the bushfire hazard assessment classification is or will be moderate or low, and the risk can be managed.

The subdivision is located on land that will not require construction standards to greater than BAL 29. The subdivision has a **Moderate** rating due to the presence of internal adjacent remnant Woodland, Shrubland and Scrub areas. The bushfire hazard level is manageable and adequate setbacks can be achieved, after construction development of higher density dwellings (R10, R5, and R2.5), internal to the subject site is deemed to have a Low fire risk. Adjacent areas are predominantly cleared areas with shrubs/heathland to 1m in the west (in national park), intercepted by George Grey Drive. Prevailing fire winds are from the south (see Figure 5) for the site. There is a 100m+ scrub rolled firebreak along the southern extents of Kalbarri National Park, maintained by DPaW annually.

6.2. Element 2: Siting and design of development

Intent: To ensure that the siting of development minimises the level of bushfire impact.

Performance criteria - The siting and design of the subdivision, development or land use (including paths and landscaping) is appropriate to the level of bushfire risk that applies to the site and minimises the bushfire risk to people, property and infrastructure.

The site has been classified as a **"Moderate"** Bushfire Risk (Table 2, WAPC 2014). The design of the development allows for an appropriate level of bushfire risk with mitigation measures applied to the level of risk. These include:

- Roads along the external areas to assist achieving Hazard Separation Zones;
- Meeting Performance Principles for Vehicles and Water Elements; and
- Meeting Acceptable Solutions for Siting of the development.

As the subject site has internal and external bushfire hazards, the site has been classified as having BAL (Bushfire Attack Level) applied to at the interface of the adjacent remnant vegetation. It is recommended that buildings are built to BAL and AS3959-2009 construction standards are implemented.

The Subject site has a **"Moderate"** Bushfire risk rating (Refer to Bushfire Risk Mapping Appendix D), the Acceptable Solutions which will apply to this development include:

- Building Protection Zones;
- Hazard Separation Zones; and
- Building to BAL and AS3959-2009.

The development is able to meet the Acceptable Solutions as outlined in the proceeding sections.

6.2.1. Dwelling construction (A2.1)

A HSZ of 100m cannot be achieved from the Bushfire Hazards for all dwellings as outlined in the Bushfire Hazard Mapping Appendix D. Proposed dwellings which cannot meet >100m HSZ from Woodland, Shrubland or Scrub vegetation require a Bushfire Attack Level (BAL) and building to AS3959-2009 to apply to the lot (dwelling).

BAL is the determination of the construction requirements for a building site, with the threat or risk of bushfire attack assessed by an accredited Bushfire Consultant. BAL rating determinations are of 6 levels BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL FZ. Building is generally not recommended in BAL-40 or BAL-FZ areas. The BAL rating is determined by the distance of the building to vegetation, slope and vegetation type adjacent to the dwelling.

The proposed development will require the dwellings (residences) to be built to BAL, therefore construction to AS3959-2009 will apply. Minimum setbacks (inclusive of BPZ) will be required from vegetative areas >0.25 ha. The standards outlined in AS 3959-2009 provide reference to specific items of building and it is recommended that the developer discuss these in detail with the builder.

Table 3 outlines some of the construction consideration to AS3959-2009 when building in bushfire prone areas. Construction standards are to be approved by the SoN prior to construction. Building to AS3959-2009 only applies to Class 1 (residential) or 10a (sheds, if <6m from the building) or a deck associated with Class 1 buildings as defined in the Building Code of Australia (BCS), Section 3.7.4.

Table 3 – AS3959-2009 Construction Requirement (Example)

Construction requirement AS3959-2009
Flooring systems
Supporting posts, columns, stumps, piers and poles
External Walls
Windows
External Doors
Vents and weep holes
Roof
Eaves
Fascia's
Gutters and downpipes
Veranda and decks
Service Pipes (water and gas)

The construction standard that shall apply to the dwellings adjacent to the remnant vegetation is shown in Table 4 – Minimum Setback Distances and Construction Standards. The minimum of a 20m BPZ (see Section 6.2.2 for more detail) must apply to all dwellings and recommended around infrastructure buildings. An additional HSZ (See section 6.2.3 for more detail) is required to 100m and dictates the BAL construction (and AS3959-2009) standard depending on the distance to vegetation and slope as shown in Table 4 and shown on the draft BAL Rating Plan Appendix E.

As the subdivision is proposed to be staged further BAL rating plans should be submitted as an update to this plan as development/clearing vegetation occurs. A 100m HSZ is depicted on the BAL mapping, BAL may apply to these areas if they remain uncleared.

Table 4 – Minimum Setback Distances and Construction Standards Class 1 Buildings

Location on Structure Plan	Distance to Vegetation	Vegetation Type	BAL Rating	Construction
Stage 1 R5 density on western portions and northern areas of Structure Plan.	15-<22 metres Vegetation is >0 to 5 degrees	Shrubland Type C	BAL 29	AS3959-2009 to apply
Stage 1 R5 density on western portions and northern areas of Structure Plan.	12-<31 metres Vegetation is >0 to 5 degrees	Shrubland Type C	BAL 19	AS3959-2009 to apply
Stage 1 R5 density on western portions and northern areas of Structure Plan.	31-<100 metres Vegetation is >0 to 5 degrees	Shrubland Type C	BAL 12.5	AS3959-2009 to apply
Stage 1 R5 density on western portions and northern areas of Structure Plan.	No BAL Rating Required	All Vegetation	>100 metres	No construction standards required
Special use (development) site, northern portion of Structure Plan	17-<25 metres Vegetation is >0 to 5 degrees	Woodland Type B	BAL 29	AS3959-2009 to apply
Special use (development) site, northern portion of Structure Plan	15-<35 metres Vegetation is >0 to 5 degrees	Woodland Type B	BAL 19	AS3959-2009 to apply
Special use (development) site, northern portion of Structure Plan	35-<100 metres Vegetation is >0 to 5 degrees	Woodland Type B	BAL 12.5	AS3959-2009 to apply
Special use (development) site, northern portion of Structure Plan	No BAL Rating Required	All Vegetation	>100 metres	No construction standards required
R10 adjacent to POS area (central north) of Structure Plan	17-<24 metres Vegetation is >5 to 10 degrees	Shrubland Type C	BAL 29	AS3959-2009 to apply
R10 adjacent to POS area (central north) of Structure Plan	24-<35 metres Vegetation is >5 to 10 degrees	Shrubland Type C	BAL 19	AS3959-2009 to apply
R10 adjacent to POS area (central north) of Structure Plan	35-<100 metres Vegetation is >5 to 10 degrees	Shrubland Type C	BAL 12.5	AS3959-2009 to apply
R10 adjacent to POS area (central north) of Structure Plan	No BAL Rating Required	All Vegetation	>100 metres	No construction standards required

(as per AS3959-2009)

Notes on BAL Assessment:

- ***Sites will be subject to detailed feature survey and the mapping depicted in the BAL Rating Plan Appendix E is a guide, with accuracy to within 5m.***
- ***If dwellings cannot achieve >100m from the adjacent vegetation then BAL Construction will apply as outlined in Table 4.***
- ***Any lots where two BAL allocations intercept across the lot, the higher BAL is to apply. Where the lot is predominantly clear of a BAL rating, there may be no BAL rating subject to house placement.***
- ***BAL setback distances are measured from the edge of existing vegetation at time of feature survey and building construction approvals stages.***
- ***Detailed assessment for BAL Construction as described in this document can be undertaken at construction stage by an accredited Bushfire Consultant with approval from the Shire of Northampton.***

As the subdivision will be staged, it is propose that clearing native vegetation in the internal areas will allow for 100m HSZ from internal bushfire risks therefore reducing the requirement of most internal lots to comply with building to BAL and AS3959-2009. Refer to Staging Plan Appendix B and further information on staging in Section 6.5.3.

The developer will be responsible for the implementation of a notification on title pursuant to Section 165 of the Planning and Development Act 2005.

The WAPC recommends the following wording to accompany Structure Plans:
"Regardless of whether this land has been designated as bushfire prone, any buildings to be erected pursuant to this structure plan shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia."

(WAPC Planning Bulletin 111/2013)

It is recommended the above wording accompanies the proposed Structure Plan for Lots 9502 and 9505 George Grey Drive, Kalbarri.

At time of subdivision, the developer will be responsible for the implementation of a notification on title at subdivision stages under Section 70A of the Transfer of Land Act 1983 to read:

'Registered proprietors and prospective purchasers of the land described above are notified that the use of the land is subject to an approved Bushfire Management Plan'.

BAL construction is not retrospective to existing dwellings.

6.2.2. Building Protection Zones (A2.2)

The aim of the Building Protection Zone (BPZ) is to reduce bush fire intensity close to dwellings and to minimise the likelihood of flame contact with buildings (Planning for Bushfire Protection Edition 2, 2010). BPZ will minimise the risk of the building igniting, (thus protecting the occupants), and with the reduced fuel quantities, allow safer and more effective conditions for fire-fighters to contain wildfires. Roads, pathways, lawns, and other low hazard items should be placed within this zone to improve the effectiveness of the zone.

It is recommended that a 20 metre wide BPZ as the minimum width to be constructed around all buildings.

Activity within the BPZ (as per DFES recommendations) must include:

- Width: 20 metres measured from any external wall of the building or asset;
- Location: within the boundaries of the lot on which the building is situated;
- Fuel load: reduced to and maintained at 2 tonnes per hectare;
- All grasses to maintained to a maximum height of 50mm;

- Trees (crowns) are a minimum of 5 metres apart;
- Trees are low pruned at least to a height of 2 metres;
- No tall shrub or tree is located within 2 metres of a building (including windows);
- There are no tree crowns overhanging the building;
- Fences and sheds within the BPZ are constructed using non-combustible materials (e.g. colour bond iron, brick, limestone);
- Shrubs in the BPZ have no dead material within the plant;
- Tall shrubs in the BPZ are not planted in clumps close to the building i.e. within 3 metres;
- Trees in the building protection zone have no dead material within the plant's crown or on the bole;
- Gas cylinders should be isolated from the flame zone and stored in an area clear of flammable material;
- Firewood storage at least 20m from the building;
- Roof gutters should be free of leaves and other combustible material; and
- Roof mounted evaporative air coolers should be fitted with ember proof screens to the filter media to reduce the possibility of bushfire embers getting in the air cooler.

An example of BPZ from the "Planning for Bushfire Protection Edition 2" (WAPC, 2010) is shown in Figure 9.

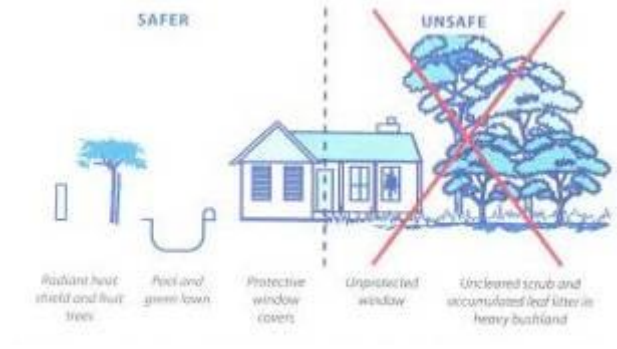


Figure 9 - Separation distances from buildings – Building protection Zones Western Australian Planning Commission, (2010)

The majority of the buildings utilise the Low Fuel Areas (as classified by AS3959-2009 and shown on BAL Rating Plan Appendix E) to achieve a 20m BPZ, either through the maintained lawn areas, carparks, driveways, or road reserves. Information on long term maintenance of BPZ as recommended by DFES is provided in Appendix F.

The area of National Park to the south and private property to the south east of the subject site is separated by a 20m road reserve which is gravel formed and cleared to the boundaries. The Structure Plan comtemplates Special Rural Lots in this area which should enable a 20m BPZ to be cleared around all dwellings.

The proposed Structure Plan indicates R10 density in the central north area. It is proposed the 20m road reserve along the external boundary of this area will assist in achieving the 20m BPZ. This is shown in the BAL Plan Appendix E and Bushfire Management Plan Appendix G.

6.2.3. Hazard Separation Zones (A2.3)

Hazard Separation Zones (HSZ) are defined (as per Planning for Bushfire Protection Edition 2, 2010) as the area surrounding a building which is maintained in a fuel reduced state. This can be achieved at subdivision stage during the construction of roads by clearing for formation of roads, grazing of stock and slashing of understorey species. The internal road network, gardens, carparks etc. can assist to achieve HSZ.

An example of achieving 100m HSZ is shown below in Figure 10.

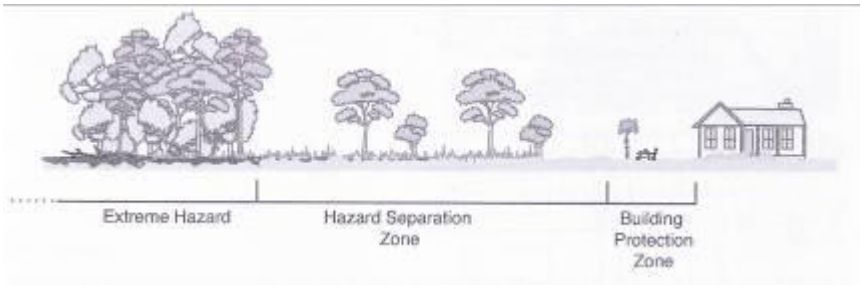


Figure 10- Separation distances from buildings – Building protection Zones and Hazard Separation Zones, Western Australian Planning Commission, (2010).

All new Class 1 dwellings, 10a and decks associated with Class 1 dwellings developed for residential use at the interface of the remnant vegetation will be required to meet Hazard Separation Zones (HSZ) as per the Planning for Bushfire Protection Edition 2 (2010) and have a Bushfire Attack Level (BAL) **if** >100m cannot be achieved from remnant vegetation. BAL and AS3959-2009 does not apply retrospectively to existing buildings.

A Hazard Separation Zone of 80 metres (100m combined with Building Protection Zone (BPZ)) is recommended in all areas where housing is sited adjacent to vegetated areas, measured from the outer edge of the BPZ. Where hazard separation cannot be achieved to 80m (100m combined with BPZ) adjacent to vegetation areas, the site will require building requirements of BAL with AS3959-2009 to be implemented by the owner of the property and approved by the SoN. Please refer to more detail in Table 4 and BAL Rating Plan Appendix E.

The area of National Park to the south and private property to the south east of the subject site is separated by a 20m road reserve which is gravel formed and cleared to the boundaries. The Structure Plan comtemplates Special Rural Lots in this area which should enable a 100 HSZ to be cleared around all dwellings, if 100m HSZ cannot be achieved then building to BAL and AS3959-2009 will apply. It is noted that the area of National Park to the south (eastern edge of southern boundary of subject site) is slashed annually for a width >100m. This will also assist with protection from bushfire from the south east prevailing winds.

Information on long term maintenance of HSZ for the homeowner, as recommended by DFES is provided in Appendix F.

6.3. Element 3: Vehicle Access - Performance Criteria

Intent: To ensure that the vehicular access serving a subdivision/development is available during a bushfire event.

Performance Principle: The internal layout, design and construction of public and private vehicular access in the subdivision allows emergency and other vehicles to move through it easily and safely at all times.

The internal layout of the Subdivision's public roads and private access allows vehicles and other emergency vehicles to move through the subdivision at all times, meeting the Performance Principle.

Vehicle access technical standards as outlined in Table 4 (below) shall apply to this development; these standards are the minimum requirements from Planning for Bushfire Protection Edition 2 (2010) and Draft "Planning for Bushfire Risk Management Guidelines (WAPC, 2014). These standards shall be included in the engineering design of the subdivision. Refer to Table 5.

Table 5 – Vehicular Access Technical Standards

Technical requirements	Public Roads	Cul-de-sacs	Battle Axes	Private Driveways	Emergency Access Ways	Fire Service Routes
Minimum trafficable surface (m)	6	6	6	4	6	6
Horizontal clearance (m)	6	6	6	6	6	6
Vertical clearance (m)	4	N/a	4	4	4	4
Maximum grades	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8
Maximum grades >50m	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5
Maximum average grade	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7
Minimum weight capacity(t)	15	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius(m)	12	12	12	12	12	12
Signs					To DFES & LGA standards	To DFES & LGA standards
Gates					To DFES & LGA standards	To DFES & LGA standards

(WAPC, 2014)

6.3.1. Two access routes (A3.1)

The subdivision meets the Performance Principle, with the design allowing for two way traffic and safe egress from the subdivision via newly established road networks linking from the west to the south with an average of 20m internal road reserves. Please refer to the Structure Plan (SP) Appendix B.

6.3.2. Public roads (A3.2)

All internal public roads shall be constructed with a minimum of 20m road reserves meeting Performance Principle. The Vehicular Access Standards (Refer to Table 5 – Column 1) and relevant technical information shall be detailed in Civil Engineering Designs.

6.3.3. Cul de Sacs (A3.3)

Cul-de-sacs do not apply to this development.

6.3.4. Battle Axes (A3.4)

Battle Axes do not apply to this development.

6.3.5. Private Driveways (A3.5)

Private driveways will conform to the minimum technical standards as outlined in Table 5 – Column 4.

6.3.6. Emergency Access Ways (A3.6)

Emergency Access Ways (EAW) will be along the established internal roads, with a separate dedicated Emergency Access Way not required, meeting the Performance Principle. As the subdivision will be staged, the Emergency Access Ways will be along the existing established road reserves or links made to other existing roads to ensure there is two way access at all time. A possible temporary EAW for staging is depicted in the Bushfire Management Plan Appendix G to allow access to the south east in the event of bushfire from the north or west. Also refer to Section 6.5.3 for more detail on staging of this development.

The standards for EAW's will be as per Table 5, column 5 and will meet the Performance Principle.

6.3.7. Fire Service Access Routes (A3.7)

Fire Service Access (FSA) Routes are proposed along the internal roads, a separate dedicated FSA is recommended along the eastern boundary to assist with fire control from private property to the east and north east. This is depicted on the Bushfire Management Plan Appendix G.

Where a FSA crosses a private property boundary (eastern Special Rural properties) an easement in gross shall be registered on title informing the owner of the access over the property. The easement in gross shall be vested with the Shire of Northampton and maintenance will be the responsibility of the SoN. These areas on will be gated refer to Section 6.3.8 for more detail.

At the completion of the internal road reserves, light unit fire appliance and heavy unit (truck appliances) will have suitable access in an emergency throughout the subdivision along public roads. The standards for FSA will be as per Table 5, column 6 and will meet the Performance Principle.

6.3.8. Gates (A3.8)

Gates are proposed for this development along the FSA along the eastern boundary and are depicted on the Bushfire Management Plan Appendix G.

These will be locked, with keys available for fire services only and are to meet minimum requirements wide enough to accommodate 3.4 Heavy Duty Fire Appliances. Gate standards will be as follows:

- Minimum width 3.6 metres;
- Be clearly signposted (see Section 6.3.9);
- Approved by the SoN and
- Locked with keys supplied for, or by DFES/Kalbarri BFB.

6.3.9. Signage (A3.9)

Fire Service Access Ways and Emergency Access Ways are along the internal road network. Signage will be required along the FSA on the eastern boundary. Any new signage shall be to the DFES and SoN recommended standards:

- Have the wording 'Fire Service Access only"
- Minimum height above ground level 0.9 metres;
- Design and construction to be approved by relevant local government; and
- Lettering height 100mm.

Refer to Bushfire Management Plan Appendix G for location of signs.

6.3.10. Individual Fire breaks

Internal fire breaks are not required in an urban landscape (western R10 zonings) where lots are less than 2000m^2 (0.2ha). Lots over 2000 m^2 (0.2ha) (R5, R2.5 and Special Rural zonings) require a 3m perimeter graded/ploughed/hoed cleared firebreak and to be cleared of all flammable materials or be mulched and are to be implemented from October 1 and maintained clear up to and including 2 March (SoN, 2014). . Please refer to the SoN "Annual Fire Break Order", this is updated annually and the current versions should be obtained from the Shire of Northampton website:

http://www.northampton.wa.gov.au

As the subdivision is staged it will be the responsibility of the developer to maintain existing firebreaks until the site is developed or changes ownership.

6.4. Element 4 Water – Performance Criteria

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Performance Principle: The development is provided with a permanent and secure water supply that is sufficient for fire fighting purposes.

Scheme water will be provided to the subdivision meeting the Performance Principle. Fire hydrants outlets must be installed to Water Corporation standards installed in accordance with the *Water Corporation's No 63 Water Reticulation Standard* and are to be identified by standard pole and/or road markings and installed by the Developer.

Fire Hydrants are to be installed by the developer every 200m in the road reserve, these must be to the following standards:

- Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located: so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m and the hydrants shall be no more than 200m apart;
- Centrally along the frontage of a lot to avoid being under driveways;
- Where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- On both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- At major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- Hydrants should be located at least 20m from traffic calming devices i.e. median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- In a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards. AS 2419.1-2005
- Hydrants with washout bends shall be used only in cul-de-sac situations; and
- Australian Standards approved underground fire hydrants are required.

The location of the hydrants for the subject site will be detailed in the technical engineering drawings at time of subdivision.

6.5. Other Fire Mitigation measures

6.5.1. Shielding

Some houses/dwellings within the subdivision will be setback from 'Shrubland Vegetation' (>100m) and are able to be constructed **without** building to AS3959-2009. Further dwellings could be individually assessed as being "Shielded", this would need to be assessed by an accredited Bushfire Consultant on a case by case basis at building approval stage with approval required from the SoN. "Shielding" can be achieved for intensive residential areas (i.e. R10 areas) through careful design and placement of roads, infrastructure (pools, tennis courts, fences) to give separation or barriers to fire.

6.5.2. Landscaping/Streetscaping Areas

Landscaping and Streetscaping areas subject to similar standards that apply to the HSZ and the following minimum standards shall apply:

- Trees (crowns) a minimum of 5m apart (no continuous crowns);
- Trees should have no dead material within the plant's crown or on the bole;
- Fuel reduced to <8t/ha; and
- Shrubs should be no higher than 0.5 m.

6.5.3. Staging

If the subdivision is staged, then the staged development will incorporate the following:

- Reduction of bushfire fuels to 100m from adjacent housing as outlined in the staging Plan Appendix B, or where native vegetation cannot be cleared building to BAL/AS3959-2009 - HSZ areas as specified in Table 4;
- Provide the SoN prior to each subdivision stage, with a map showing the BAL ratings for lots requiring increased construction standard for dwellings in accordance with AS3959-2009 Construction of Buildings in Bushfire Prone Areas (current and endorsed standards);
- Implementation of 20m BPZ to any adjacent dwellings for each stage of construction of the subdivision and during maintenance periods (where appropriate);
- Maintenance of fire protection measures in public areas (gates, access, landscaped areas etc) until the developer has relinquished construction/maintenance responsibility of public use areas to the SoN; and
- Slashing of grasslands should occur to maintain low fuel areas (i.e. HSZ) around housing and dwellings.

7. Shire of Northampton Fire Protection Plan

The Shire of Northampton has the assistance of the Department of Fire and Emergency Services (DFES) which is made up of emergency trained personnel and assisted by Volunteer Bush Fire Brigades. The SoN has bush fire fighting units and incident support teams. Training and induction courses are held regularly and land owners are encouraged to attend these. For more information refer to the Shire of Northampton and DFES website:

http://www.dfes.wa.gov.au

http://www.northampton.wa.gov.au

7.1. Fire Fighting Facilities

The subject area is in the Shire of Northampton, within the locality of Kalbarri. Kalbarri Volunteer Bush Fire Brigade (BFB) is located within 5km of the subject site. The BFB services maintain 3.4 fire appliance vehicles/trucks and fast attack units, this is also backed up with a modern communication system for call outs as well as communication on the fire ground. These are typical of bush fire brigades for fire fighting services within Western Australia.

The Kalbarri BFB have the following:

- Fully equipped fire station;
- Volunteer trained members;
- A communications and call out system;
- Protective clothing issue to volunteers; and
- DFES approved fire appliances.

Response times can vary depending on commitments of volunteers, fire events current at time and priority of the fire services in the south west of Western Australia during summer periods. DFES recommends that homeowners take care to prepare their individual dwellings for fire season and take precautions against fire as per the ***'Bushfire Preparedness – Prepare. Act. Survive.'***

It is generally acknowledged that during large wildfire events, local resources may not be able to respond to every lot due to strategic deployments of services, priorities within the area or state and/or present commitments of volunteers and resources. It is therefore recommended that land owners implement strategies as recommended by DFES to protect life and property during the fire season.

7.2. Homeowner Protection

It is the responsibility of homeowners to protect their property from bushfire. DFES have readily available information online which can assist homeowners in their preparedness during fire season (October to May). The DFES website "**Bushfire Preparedness – Prepare. Act. Survive."** should be accessed by all owners in bushfire prone areas. A hard copy of the A4 book "Prepare. Act. Survive" can be found at local Shire of Northampton Offices or DFES offices, or downloaded off the above web address:

http://www.dfes.wa.gov.au

7.3. Bushfire Plan

Residents should prepare their own individual fire plans, as they need to make a commitment to develop a bushfire survival plan detailing preparations and actions to take if a bushfire threatens.

When developing a bushfire survival plan, the following should be considered:

- If you plan to leave for a safer place - where will you go and how will you get there? Your safer place could be with friends and family, and may not be far away. Know where you will go and never 'wait and see'. Relocating at the last minute can be deadly
- Does your household include elderly relatives, young children, people with disabilities or illness? When, where and how will they be relocated? Who will care for them?
- What will you do with your pets and livestock?
- Can your home be defended? Is it in a location that makes it difficult or dangerous to actively defend? (refer to DFES's Homeowners Bushfire Survival Manual - PDF)
- Will your home provide shelter if you have to or decide to stay?
- Are you capable of defending your home without the support of fire fighters?
- Do you have the skills, knowledge and capacity to check for and put out spot fires for up to ten hours after the fire front has passed?
- Do you have the right equipment and resources to actively defend? (e.g. sufficient independent water supply of at least 20,000 litres and a petrol, diesel or generator powered pump capable of pumping 400 litres per minute)
- Will you cope with the noise and stress of a bushfire if you decide to actively defend? Being in a bushfire may be the most traumatic experience of your life.

(from DFES website, 2013)

Information is also available on the ABC Radio website to guide homeowners in the event of a fire emergency, such information includes:
Planning for an Emergency Bushfire:

- Survival Kit
- Fire Emergency Services
- Before a Bushfire
- During a Bushfire
- After a Bushfire

Refer to the following link for more information on how to prepare a bushfire plan:

http://www.abc.net.au/news/emergency/?ref=front-page-slider-v2--emergencies

"Before summer starts you need to decide what you will do if a bushfire threatens. If you live or work in a bushland area you need to ***prepare*** *your home, family or business and have a plan so you can* ***act*** *to make sure you* ***survive****."* (DFES 2010)

8. Summary

8.1. Overall Fire Threat

Ilam Pty Ltd & Silkcharm Pty Ltd ("the Clients") commissioned Bio Diverse Solutions (Bushfire Consultants) to undertake a fire hazard assessment and prepare a Bushfire Management Plan to guide all future fire management for a proposed Structure Plan (and subsequent subdivision) of Lots 9502 and 9505 George Grey Drive, Kalbarri.

The subject site has internal areas of Shrubland Type C, Scrub Type D, Cleared paddock areas Type G and Low threat vegetation or non vegetated areas (AS3959-2009). Adjacent to the site is Woodland Type B, Shrubland Type C, Cleared paddock areas Type G and Low threat vegetation or non vegetated areas (AS3959-2009). There are remnant vegetation patches to the west, north west, north east and south contained in Kalbarri National Park and Shire of Northampton reserve and private properties. There is existing urban infrastructure (subdivision) to the west. The urban areas and rural residential cleared areas, road reserves, and Water Corporation infrastructure adjacent to the subject site are classified as a low fire risk with areas of *"Low Threat Vegetation and Non Vegetated Areas"* (AS3959-2009).

The majority of the western areas of the subject site will be cleared for the subdivision with internal POS areas proposed to be landscaped and low fuel areas. The subdivision has been rated as having a **Moderate** Bushfire Hazard as defined by the hazard assessment procedure defined in Planning for Bushfire Protection Edition 2, 2010 and the Draft Planning for Bushfire Risk Management Guidelines (WAPC, 2014) due to internal and adjacent Woodland, Shrubland and Scrub bushfire risks. There are low to moderate slopes across the site. This requires "Performance Principle" and "Acceptable Solutions" to be met.

The Elements which are met either through the objectives of the "Performance Principle" or "Acceptable Solutions" for the Subject site include:

- Element 1 - Location;
- Element 2 - Siting and design of development.
- Element 3 - Vehicular access; and
- Element 4 – Water.

This Plan has identified a number of ways fire risk can be mitigated and managed across the lots to ensure there is protection to life and property and biodiversity assets. To mitigate fire risks and meet the Performance Principles this report outlines:

- **Element 1 – Location:** The subdivisions are located in an appropriate landscape with a Moderate Bushfire Hazard Rating. No building greater than BAL 29, HSZ and building to BAL and AS3959-2009 as outlined in Table 4.
- **Element 2 - Siting and design of development:** The design of the subdivision allows for bushfire hazard mitigation measures to be incorporated to reduce threat to people, property and infrastructure.
- **Element 3 - Vehicular access:** The presence of linking road networks which has a minimum of 20m road reserves and meets technical standards as outlines in Table 5; and
- **Element 4 – Water:** Reticulated water to subdivision and water hydrants to Water Corporation WA standards.

This BMP report provides details of the fire management strategies proposed to be implemented across the site as it is subdivided and developed to ensure adequate protection of life, property and biodiversity assets. To ensure the mitigation measures are implemented responsibilities are outlined in the following sections for the Future Lot Owner, Developer and SoN. A possible works program to guide the developer is also provided to guide the developer in Appendix H.

8.2. Owners Responsibility

It is recommended the Future Property Owners shall be responsible for the following:

- To take measures to protect their own assets on their property;
- Implement this document, BMP of Lots 9502 and 9505 George Grey Drive, Kalbarri as it applies to their individual property;
- Ensure that BPZ's are maintained to a minimum of 20 metres around all buildings to DFES standards (see Appendix F).
- Ensure that HSZ's are maintained from the vegetation (fire) risks (See Appendix F);
- Ensure that their property is built to BAL AS3959-2009 Building Standards (if it applies to their property);
- Each property owner is to be made aware of:
    - Fire Management Plan,
    - A hard copy of the A4 book "Prepare. Act. Survive",
    - Fire Control Information supplied by the Shire of Northampton; and
- It is the responsibility of the individual property owner to maintain in good order and condition BPZ, HSZ and driveway standards. Future modifications other than requirements as set out in this BMP can only be done with written agreement from the Shire of Northampton.

8.3. Developers Responsibility

Prior to development being given final approval by the Shire of Northampton, the Developer shall be required to carry out works that include the following but in respect to individual stages of development. Subsequent to the issue of final approval, the Developer shall have no further responsibilities to the provision of fire fighting facilities and fire management on individual lots that pass from their ownership.

It is recommended that the Property Developer shall be responsible for the following:

- Implement this document, Bushfire Management Plan of Lots 9502 and 9505 George Grey Drive, Kalbarri;
- Comply with standards as outlined by the Shire of Northampton and WAPC conditions of subdivision;
- Ensure that potential property owners are aware of this BMP;
- Comply with minimum construction standards as outlined by this BMP;
- Maintain fire protection measures in public areas (access, landscaped areas etc.) until the Developer has relinquished construction/maintenance responsibility of public use areas to the Shire of Northampton;
- Provide advice to contractors/ landscapers, etc of hydrant location on that land should one be present and responsibilities to ensure that they remain uncovered and unobstructed at all times;
- Maintain firebreaks in accordance with the Shire of Northampton Annual Fire Break Order;
- Clearing native vegetation to 100m in internal areas adjacent to proposed lots, or clearing HSZ (BAL requirements) as outlined in Table 4;
- Ensure HSZ and BPZ is maintained as per required standards until titles are relinquished to new owners;
- Provide the SoN prior to each subdivision stage, with a map showing the BAL ratings for lots requiring increased construction standard for dwellings in accordance with AS3959-2009 Construction of Buildings in Bushfire Prone Areas (current and endorsed standards);
- Implement wording to accompany Structure Plan:

    "Regardless of whether this land has been designated as bushfire prone, any buildings to be erected pursuant to this structure plan shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia."
- Implementing fire protection measures during staged development as per Section 6.5.3 of this BMP;
- Maintaining the subject site to minimise bushfire fuels and mitigate the risk of bushfire in accordance with the SoN Fire Control Order (yearly advise brochure updated annually);

- Construct access to the following standards as outlined in Table (5).

Table 5 – Vehicular Access Technical Standards

Technical requirements	Public Roads	Cul-de-sacs	Battle Axes	Private Driveways	Emergency Access Ways	Fire Service Routes
Minimum trafficable surface (m)	6	6	6	4	6	6
Horizontal clearance (m)	6	6	6	6	6	6
Vertical clearance (m)	4	N/a	4	4	4	4
Maximum grades	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8
Maximum grades >50m	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5
Maximum average grade	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7
Minimum weight capacity(t)	15	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius(m)	12	12	12	12	12	12

- At subdivision stage implement a notification on title pursuant to section *70A of Land Act 1893* of lots affected by an increase in construction standards consistent with BAL rating alerting owners of the lot and successors in title of the Bushfire Management Plan; and
- Provide each prospective owner with:
    - Bushfire Management Plan ,
    - A hard copy of the A4 book "*Prepare. Act. Survive";* and
    - Fire Control Information supplied by the Shire of Northampton (Yearly advice Brochure updated annually).

A works program has been developed to guide the Developer outlining responsibilities, completion times and standards. Please refer to Appendix H.

8.4. Shire of Northampton Responsibility

At approval and endorsement of this Bushfire Management Plan, the Shire of Northampton has statutory control and responsibility to ensure that aspects of the Plan and community fire safety are maintained.

It is recommended the Shire of Northampton be responsible for the following:

- Provide advice on standards and methods to achieve community fire protection to owners/occupiers of land through issue and enforcement of the current SoN Fire control Order (yearly advice brochure updated annually);
- Ensuring compliance with this Bushfire Management Plan with regard to any related conditions of subdivision approval;
- Enforcing AS3959-2009 Construction of buildings in bushfire prone areas (current and endorsed standards) for all dwellings affected by a BAL rating;
- Ensure individual Property Owners maintain in good order and condition Emergency Access/Fire Access Ways, Building Protection Zones, Hazard Reduction Zone and driveway standards.
- Developing and maintaining District Fire Fighting Facilities and related infrastructure;
- Maintaining roads and Fire Service Access consistent with the standards this Bushfire Management Plan an in the Planning for Bushfire Protection Guidelines (WAPC, 2010 current and endorsed guidelines) and due regard to the Draft Planning for Bushfire Risk Management Guidelines, (WAPC, 2014);
- Maintaining the public open space (after the handover from the developer) in a manner that will minimise bushfire fuels and mitigate the risk of fire; and
- Periodical review of the Fire Management Plan (recommended every 3 years).

9. Conclusions

This Bushfire Management Plan has been developed to meet “Performance Principles” and the “Acceptable Solutions” as outlined in Planning for Bushfire Edition 2 (WAPC 2010) (current and endorsed guidelines) and Draft Planning for Bushfire Risk Management Guidelines, (WAPC, 2014) with specific recommendations for:

- The layout of the subdivision and the facilities proposed have been designed to reduce the fire threat to persons and property within the development (i.e. Internal road design, access in alternative directions; low fuel POS/urban areas);
- Accessible “Fire Service Access” and “Emergency Access Ways” along road reserves in opposing directions through the subdivision for access and egress in fire events along the proposed and existing road reserves. Temporary EAW if required during staged development and FSA along the eastern boundary; and
- Building to **BAL** and AS3959-2009 where setbacks of 100m from internal and external remnant vegetation areas cannot be achieved.

A copy of DFES’s Compliance Checklist for “Performance Principles” and “Acceptable Solutions” is provided in Appendix I.

In summary it is recommended to the Developers that in building the proposed subdivision at Lots 9502 and 9505 George Grey Drive, Kalbarri, the Developer:

- Implements the fire protection standards as outlined in this document;
- Adhere to subdivision conditions;
- If any changes to detailed designs occur, that this Bushfire Management Plan is updated to reflect these changes, with approval from the Shire of Northampton and DFES; and
- Implement this document, Bushfire Management Plan Lots 9502 and 9505 George Grey Drive, Kalbarri, standards of construction and recommendations.

10. References

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Agriculture and Resources Protection Act (2011) Declared Plants List, Department of Agriculture and Food, Western Australia.

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Keighrey, B. (1994) *Bushland Plant Survey, A Guide to Community Survey for the Community*, Wildflower Society of WA.

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Department of Fire and Emergency Services Authority WA (DFES) (2004) The Homeowners Bush Fire Survival Manual, Fourth Edition, Community Safety Division, Perth WA

Department of Fire and Emergency Services Website accessed August 2014: http://www.dfes.wa.gov.au

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Western Australian Planning Commission (WAPC) *Planning Bulletin 111/2013 Planning for Bushfire.*

Western Australian Planning Commission (WAPC) (2014) Draft Planning for Bushfire Risk Management Guidelines. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Appendices

Appendix A – Location Mapping

Appendix B – Local Structure Plans

Appendix C - Vegetation Mapping

Appendix D – Bushfire Risk Mapping

Appendix E – BAL Rating Plan

Appendix F – DFES Information

Appendix G – Bushfire Management Plan

Appendix H – Works Program

Appendix I – DFES Checklist

Appendix A

Location Mapping



Legend

Subject Site

N
W E
S

Scale
1:3,750 @ A3
GDA 94 Zone 50

BIO DIVERSE SOLUTIONS
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Albany, WA 6330
Australia
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Mob: 0447 555 516

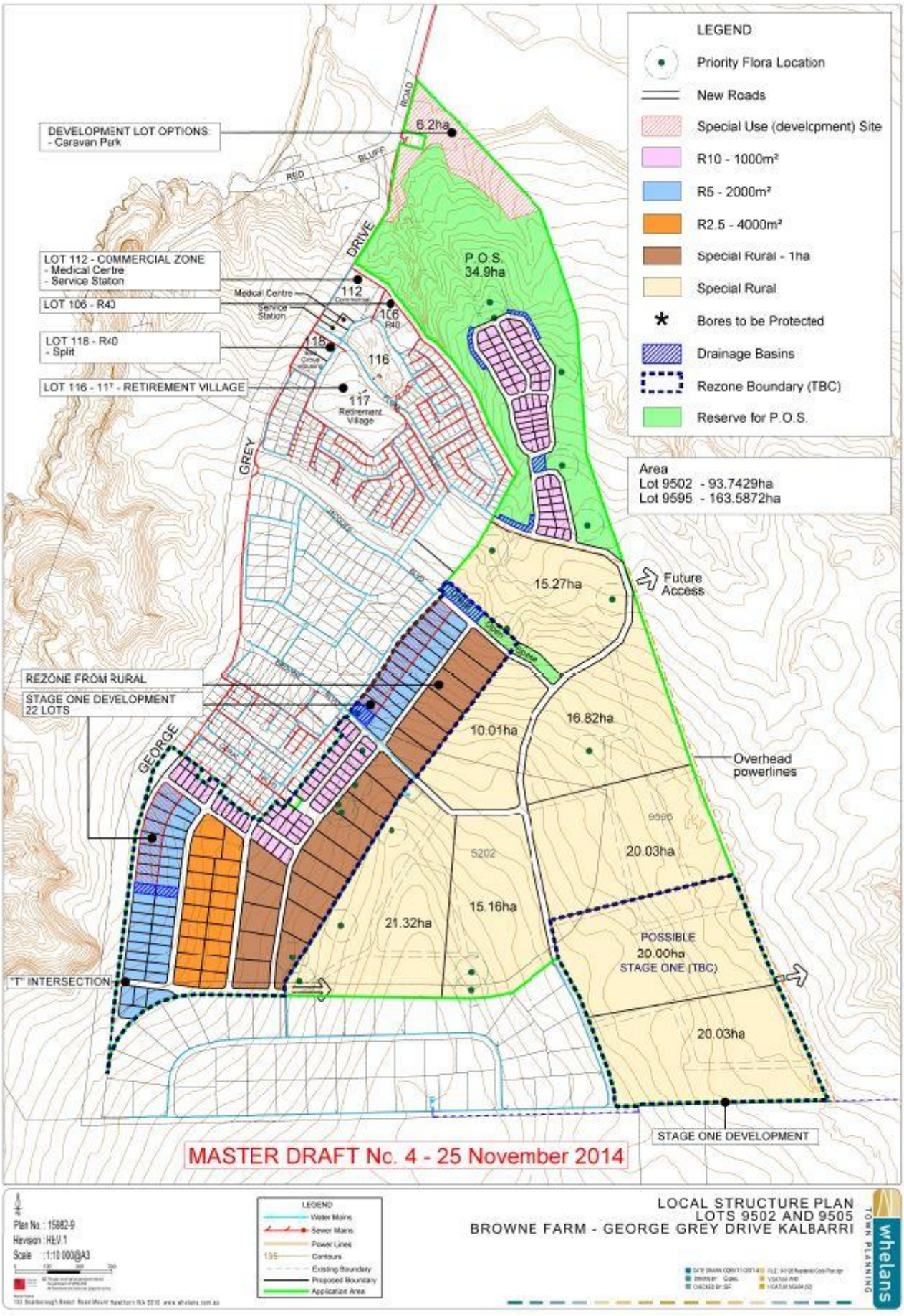
CLIENT: Ilam Pty Ltd & Silkcharm Pty
Lots 9502 & 9505 George Grey Drive
Kalbarri WA

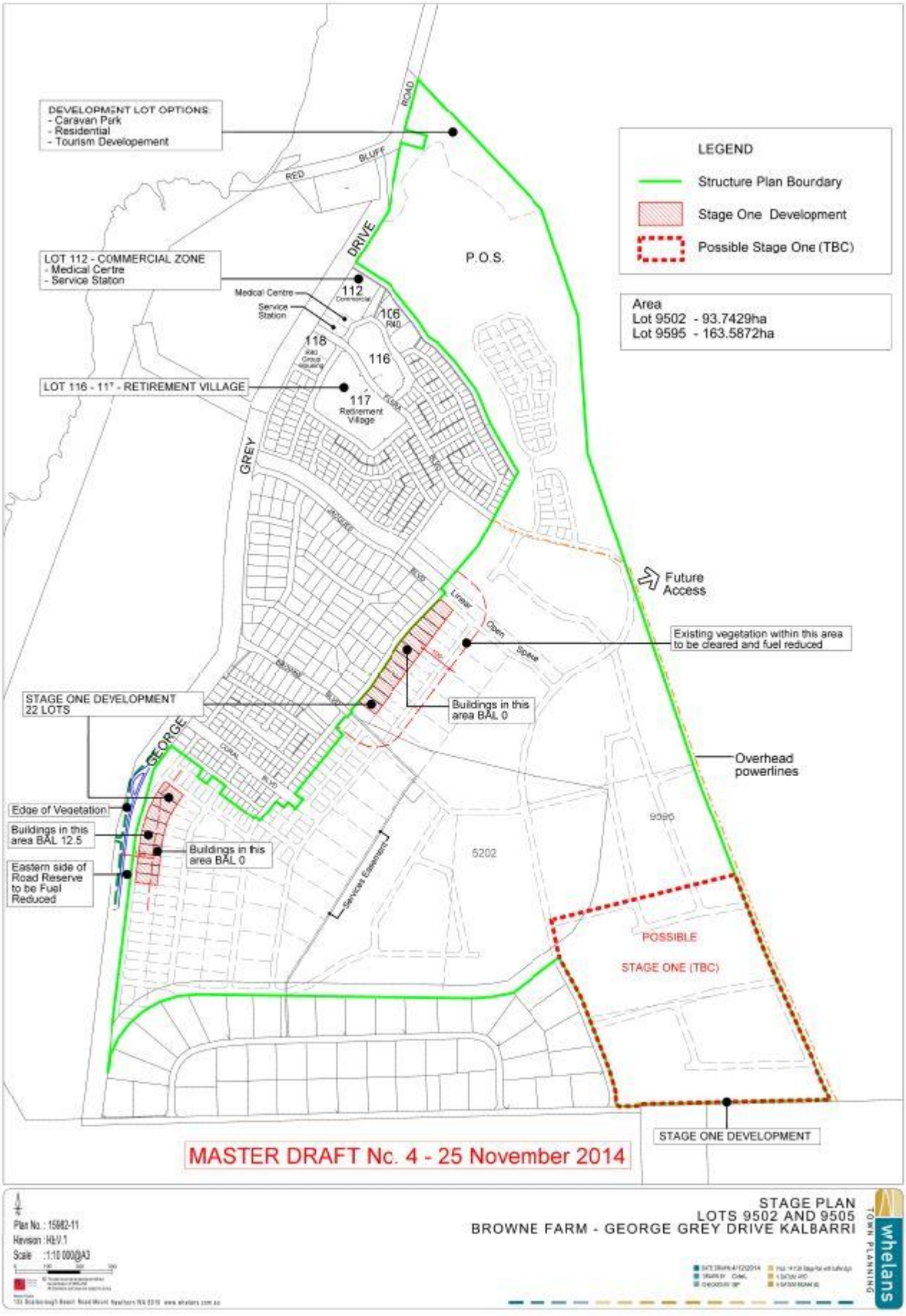
Location Mapping

STATUS	FILE	DATE
FINAL	WHEL026	3/11/2014

Appendix B

Structure Plan


LEGEND
Priority Flora Location
New Roads
Special Use (develcpment) Site
R10 - 1000m²
R5 - 2000m²
R2.5 - 4000m²
Special Rural - 1ha
Special Rural
Bores to be Protected
Drainage Basins
Rezone Boundary (TBC)
Reserve for P.O.S.
DEVELOPMENT LOT OPTIONS
- Caravan Park
6.2ha
LOT 112 - COMMERCIAL ZONE
- Medical Centre
- Service Station
LOT 106 - R40
LOT 118 - R40
- Split
LOT 116 - 11T - RETIREMENT VILLAGE
P.O.S.
34.9ha
Medical Centre
Service Station
112
106
R40
118
116
117
Retirement Village
GREY
DRIVE
BLUFF
RD
ROAD
Area
Lot 9502 - 93.7429ha
Lot 9595 - 163.5872ha
15.27ha
Future Access
REZONE FROM RURAL
STAGE ONE DEVELOPMENT
22 LOTS
GEORGE
10.01ha
16.82ha
Overhead powerlines
9590
5202
20.03ha
15.16ha
21.32ha
POSSIBLE
20.00ha
STAGE ONE (TBC)
20.03ha
"T" INTERSECTION
STAGE ONE DEVELOPMENT
MASTER DRAFT No. 4 - 25 November 2014
Plan No.: 15982-9
Revision: REV 1
Scale: 1:10 000@A3
LEGEND
Water Mains
Sewer Mains
Power Lines
135 Contours
Existing Boundary
Proposed Boundary
Application Area
LOCAL STRUCTURE PLAN
LOTS 9502 AND 9505
BROWNE FARM - GEORGE GREY DRIVE KALBARRI
whelans
TOWN PLANNING


DEVELOPMENT LOT OPTIONS
- Caravan Park
- Residential
- Tourism Developement
LOT 112 - COMMERCIAL ZONE
- Medical Centre
- Service Station
LOT 116 - 11' - RETIREMENT VILLAGE
STAGE ONE DEVELOPMENT
22 LOTS
Edge of Vegetation
Buildings in this area BAL 12.5
Buildings in this area BAL 0
Eastern side of Road Reserve to be Fuel Reduced
Buildings in this area BAL 0
Existing vegetation within this area to be cleared and fuel reduced
Future Access
Overhead powerlines
STAGE ONE DEVELOPMENT
LEGEND
Structure Plan Bourdary
Stage One Development
Possible Stage One (TBC)
Area
Lot 9502 - 93.7429ha
Lot 9595 - 163.5872ha
P.O.S.
Medical Centre
Service Station
112
106
118
116
117
Retirement Village
9595
5202
POSSIBLE
STAGE ONE (TBC)
MASTER DRAFT No. 4 - 25 November 2014
STAGE PLAN
LOTS 9502 AND 9505
BROWNE FARM - GEORGE GREY DRIVE KALBARRI
Plan No.: 15682-11
Revision: H)-V.1
Scale :1:10 000@A3
whelans
TOWN PLANNING

Appendix C

Vegetation Mapping

218000 218500 219000 219500 220000

6927800 6927200 6926600 6926000 6925400

Red Bluff Beach Road

Low threat Vegetation & non vegetated areas

Woodland Type B

3.8 degrees

5.7 degrees

10m

Shrubland Type C

3.1 degrees

20m

Scrub Type D

Shrubland Type C

30m

5.1 degrees

5.7 degrees

4.7 degrees

40m

Grassland Type G

4.8 degrees

George Grey Drive

Low threat Vegetation & non vegetated areas

Shrubland Type C

Grassland Type G

90m

3.1 degrees

Shrubland Type C

2.7 degrees

Grassland Type G

Shrubland Type C

110m

Grassland Type G

Shrubland Type C

100m

2/8 Degrees

90m

114m

Grassland Type G

218000 218500 219000 219500 220000

Legend

- Slope degrees
- Scrub Type D
- Low threat vegetation
- Woodland Type B
- Grassland Type G
- Shrubland Type C

N

Scale
1:9000 @ A3
GDA 94 Zone 50

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CLIENT Ilam Pty Ltd & Silkcharm Pty
Lots 9502 & 9505 George Grey Drive
Kalbarri WA

Vegetation Mapping

STATUS	FILE	DATE
FINAL	WHEL026	3/11/2014

Appendix D

Bushfire Hazard Rating

218000 218500 219000 219500 220000

6927800 6927200 6926600 6926000 6925400

Red Bluff Beach Road

George Grey Drive

Moderate risk

Low threat Vegetation & non vegetated areas

Moderate risk

Low threat Vegetation & non vegetated areas

Moderate risk

Low risk

90m

Moderate risk

derate risk

Low risk

Moderate risk

Low risk

Legend

- Moderate
- Moderate
- Low bushfire risk
- Shrubland Type C
- Low

N

Scale
1:9000 @ A3
GDA 94 Zone 50

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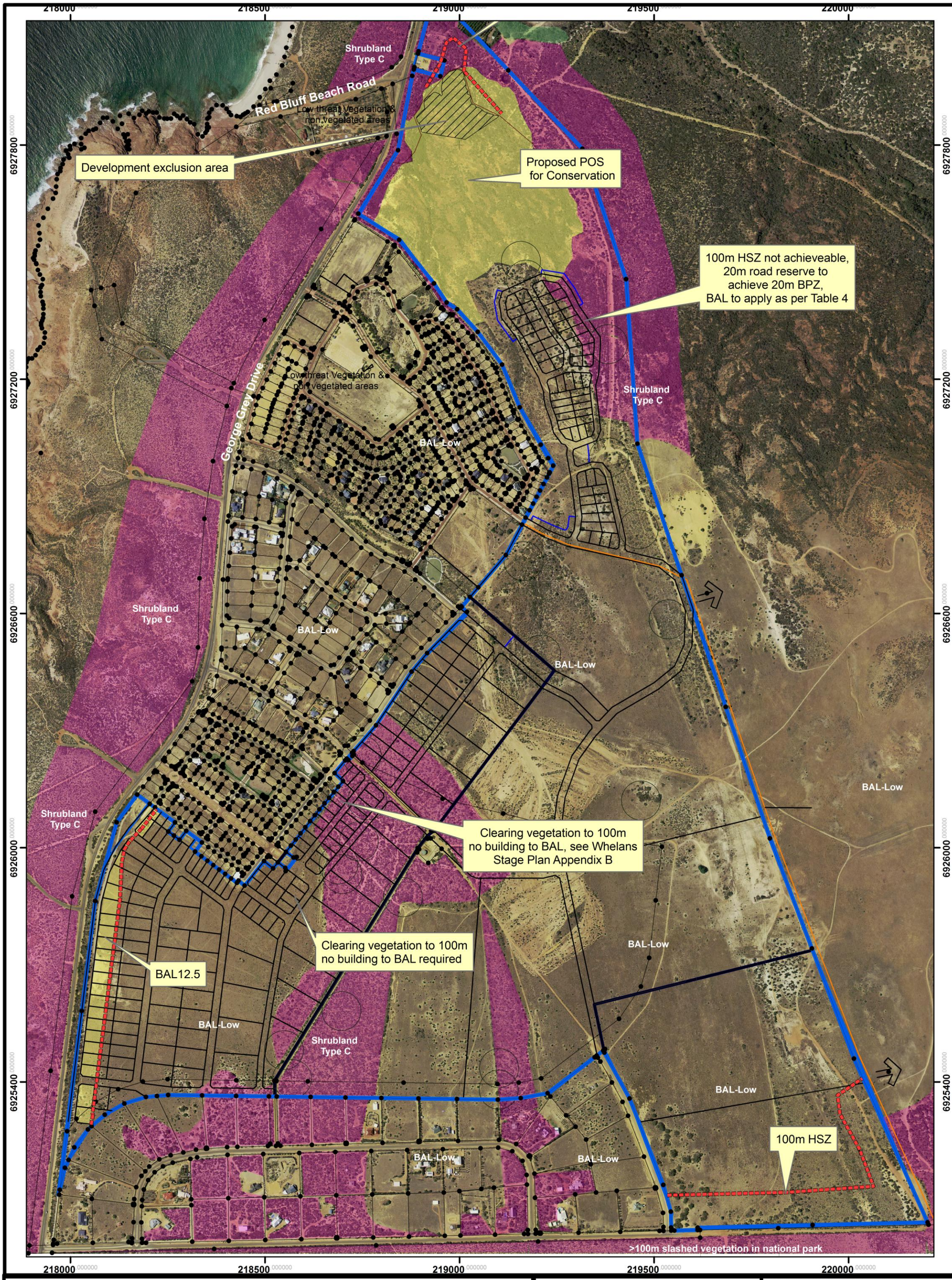
Lots 9502 & 9505 George Grey Drive
Kalbarri WA

Bushfire Hazard Mapping

STATUS	FILE	DATE
FINAL	WHEL026	3/11/2014

Appendix E

BAL Rating Plan



Legend

100m HSZ | BAL 12.5 | Woodland Type B | Scrub Type D | Subject site

Exclusion area | Shrubland Type C

N

Scale
1:8, 500 @ A3
GDA 94 Zone 50

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Lots 9502 & 9505 George Grey Drive
Kalbarri WA

BAL Rating Plan

STATUS	FILE	DATE
FINAL	WHEL026	12/12/2014

Appendix F

DFES Information

Information Note

November 2013 Version 4

What is a Building Protection Zone?

Key Points

⇒ Fuel loads influence bushfire intensity.

⇒ The lower the fire's intensity the less impact on the building.

⇒ Creating a minimum 20 metre reduced fuel load area (building protection zone) will increase the protection of the building.

⇒ Ember protection is important to protect the building.

Definitions

⇒ Scrub crown is the green, leaf material on the scrub plants.

⇒ Surface fire is the fire burning the leaves and scrub on the top of the ground.

⇒ Mineral earth firebreak is a firebreak without vegetation.

⇒ Ember attack is where the bark and fine vegetation material is set alight and carried forward

Managing and reducing fuel loads for a minimum of 20 metres around a building will increase its likely survival from a bushfire.

Known as the Building Protection Zone (BPZ), the aim of this area is to ensure that there will be no direct flame contact on the building from a bushfire. By utilising fuel management options it will also be possible to reduce the potential radiant heat impact on the building.

If there is little or nothing to burn then the fire's impact will be reduced. This can be achieved by:

⇒ Maintaining a minimum 2-metre gap between trees and the building. Make sure that no trees overhang the house.

⇒ Shrubs should be planted at a distance of at least three times their height at maturity from buildings.

⇒ Do not clump shrubs or trees, ensure that there is a gap.

⇒ Keeping the grass short and prune the scrub so that it is not dense, nor does it have fine, dead aerated material in the crown of the scrub.

⇒ Raking up leaf litter and twigs under trees and remove trailing bark.

⇒ Pruning lower branches (up to 2 metres off the ground) to stop a surface fire spreading to the canopy of the trees.

⇒ Creating a mineral earth firebreak.

⇒ Having your paths adjacent to the building and have your driveway placed so that it maximises the protection to the house.

⇒ Storing firewood away from the building

⇒ Ensuring fences of combustible material will not burn down and break the integrity of the building by breaking windows allowing fire to enter.

⇒ Keeping your gutters free of leaves and other combustible material

⇒ Ensuring gas bottles are secured and positioned so that they will vent away from the building if subject to flame contact or radiant heat.

Most homes that are unattended during a bushfire are lost to ember attack from the bushfire. These burning embers get into gaps within the building, such as into the roof cavity, and ignite the material within the cavity. It can take a number of hours before the burning can be observed and by that time the building may not be able to be saved. It is recommended that all homes that may be affected by embers be made ember proof. If a bush fire occurs in the general area then the roof cavity and other crevices should be inspected to ensure that no embers have caused a fire. Be aware that there are electricity cables in the roof area and the introduction of water will be a safety issue.

For more information contact the Environmental Protection Branch on 9395 9300, email: environment@dfes.wa.gov.au of visit www.dfes.wa.gov.au

BIO DIVERSE SOLUTIONS

What is a building protection zone?



A well prepared Building Protection Zone with reduced fuel.

Reduced fuel in the Building Protection Zone contributed to the survival of this home in a bushfire.





A home destroyed by bushfire, note the tree branches overhanging the house.

For more information contact the Environmental Protection Branch on 9395 9300, email: environment@dfes.wa.gov.au or visit www.dfes.wa.gov.au

FESA
Fire & Emergency Services Authority of Western Australia

Information Note

19/5/08– Version Control 1

Why do we need to manage fuel loads in the urban/forest interface zone?

Key Points

⇒ Fuel loads influence bush fire intensity.

⇒ The lower the intensity the more options are available to firefighters to suppress a fire.

⇒ Managing the fuel load will assist firefighters to suppress bush fires that may threaten homes.

⇒ A destructive fire does not need extreme weather conditions.

Definitions

⇒ Bush fire intensity is determined by the rate of spread of the fire, the fuel consumed and the heat yield of the burning vegetation.

⇒ Fire intensity is calculated by

Rate of spread x fuel burnt / 2

By managing and reducing fuel loads fire-fighters are able to put bush fires out more quickly. This also reduces the impact a fire has on property and lives of the owners and surrounding neighbours.

With the correct weather conditions and planning, property owners can undertake their own prescribed burning during winter months to reduce the risk of bush fires.

This will reduce the impact a bush fire may have on the owner's property and assist fire fighters in suppressing a fire.

High fuel loads in a bush fire which will burn quicker and hotter and destroy more bush.

As the intensity of the fire increases, it is harder for fire-fighters to put the fire out as their options become increasingly diminished. This can be seen from the head fire behaviour classes table over the page.

For example a fire which starts in the Perth hills which has 20 tonne per hectare of fuel and travels at 200 metres per hour will have a fire intensity of approximately 2,000 kilowatts per metre. The table over the page shows fire-fighters can put the fire out using fire appliances and machinery to cut fire breaks.

A destructive fire doesn't need extreme weather conditions.

A fire of 2,000 kilowatts per metre in the Perth hills which has 20 tonnes per hectare of fuel only needs a temperature of 30 degrees, relative humidity of 55 percent and a wind speed of 16 kilometres per hour before it directly exceeds the capability of fire-fighters to directly attack the bush fire.

The only way to stop this from occurring and to decrease fire intensity is by reducing and managing the amount of fuel available.

People undertake prescribed burning because it is the least intrusive option compared with slashing or using herbicides.

For more information contact the Bush Fire and Environmental Protection Branch on 9323 9300 or visit www.fesa.wa.gov.au

BIO DIVERSE SOLUTIONS

Why do we need to manage fuel loads in the urban/forest interface zone?

The table below shows the options available to firefighters when suppressing a fire at different levels of intensity and rate of spread (ROS).

HEADFIRE BEHAVIOUR CLASSES
1 Readily suppressed. Intensity < 800 kW/m and/or ROS < 60 m/hr in all fuels
2 Hand tool attack possible Intensity < 800 kW/m and/or ROS < 140 m/hr) in forest/woodland and shrubland Intensity < 800 kW/m and/or ROS < 300 m/hr in grassland
3 Direct machine and tanker attack possible Intensity < 2000 kW/m and/or ROS < 400 m/hr in forest/woodland Intensity < 2000* kW/m and/or ROS < 1000 m/hr in shrubland Intensity < 5000 kW/m and/or ROS < 6500 m/hr in grassland
4 Direct attack not possible/unlikely to succeed. Intensity > 2000 kW/m and/or ROS > 400 m/hr in forest/woodland Intensity > 2000* kW/m and/or ROS > 1000 m/hr in shrubland Intensity > 5000 kW/m and/or ROS > 6500 m/hr in grassland
5 Indirect attack likely to fail Intensity > 4000 kW/m and/or ROS > 800 m/hr in forest/woodland Intensity > 8000 kW/m and/or ROS 2000 m/hr in shrubland ROS > 10000 m/hr in grassland

Table from C Muller, 2008, "Bush Fire Threat Analysis" Chris Muller

Key	
kW/m	Kilowatts per metre
m/h	Metres per hour
ROS	Rate of spread

Description of fuels
Forest occurs where the tall trees and dense canopies grow in the higher rainfall areas such as the jarrah forest between Mundaring and the karri forest near Walpole.

Woodland is an area covered in trees ranging between the higher rainfall areas to the arid interior of the State or on the Swan Coastal Plain. As the trees are spaced further apart than in a forest there is little leaf litter. These areas can also be very floristically diverse.

Shrubland is dominated by small woody shrubs such as in mallee and mulga areas and are primarily in the low rainfall interior. These areas can also be very floristically diverse.

Grassland is an area dominated by grasses, with varying levels of over storey.

For more information contact the Bush Fire and Environmental Protection Branch on 9323 9300 or visit www.fesa.wa.gov.au

Appendix G

Bushfire Management Plan

218000 218500 219000 219500 220000

6927800 6927200 6926600 6926000 6925400

BAL to apply as per Table 4 for Class 1 Dwellings

Red Bluff Beach Road

Development exclusion area

Proposed POS for Conservation

George Grey Drive

BAL to apply as per Table 4

Fire hydrants to be to Water Corporation Standards, detailed in Engineering designs

Clearing vegetation to 100m no building to BAL, see Whelans Stage Plan Appendix B

Shrubland Type C

BAL 12.5 to apply within 100m of National Park vegetation

Firebreaks to be maintained by developer

Temporary EAW if staged

Easement for FSA

Clearing vegetation to 100m no building to BAL required

100m HSZ from south east and southern bushfire risks

Fire hydrants to be to Water Corporation Standards, detailed in Engineering designs

100m slashed edge in national park

218000 218500 219000 219500 220000

Legend

- Sign
- Gate
- Temp EAW
- 100m HSZ
- Fire Service Access (FSA)
- Exclusion area
- Woodland Type B
- Shrubland Type C
- Scrub Type D
- BAL 12.5
- Subject site

N

Scale
1:9000 @ A3
GDA 94 Zone 50

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CLIENT Ilam Pty Ltd & Silkcharm Pty
Lots 9502 & 9505 George Grey Drive
Kalbarri WA

Bushfire Management Plan

STATUS	FILE	DATE
FINAL	WHEL026	12/12/2014

Appendix H

Works Program

Lots 9502 and 9505 George Grey Drive, Kalbarri - Site Development				
Item	**Standard required/Task Description**	**To be completed by**	**Person Responsible**	**Further information**
Internal Roads	20m internal road reserves, standards as per Table 5	Prior to construction	Developer	As outlined in Bushfire Management Plan
Emergency Access Ways & Fire Service Access	To Standards in Table 5 access along internal road network and existing roads. Eastern FSA to be implemented by Developer.	Prior to construction	Developer	As outlined in Bushfire Management Plan
Building Protection Zones	To DFES Standard 20m	Prior to construction	Developer	As outlined in Bushfire Management Plan
Hazard Protection Zones	To AS3959-2009 standard	Prior to construction	Developer	As outlined in Bushfire Management Plan
Water	Australian Standards approved underground fire hydrants are required every 200m. Fire hydrants outlets must be installed to Water Corporation standards installed in accordance with the Water Corporation's No 63 Water Reticulation Standard and are to be identified by standard pole and/or road markings by the Developer.	Prior to construction	Developer	As outlined in Bushfire Management Plan
Firebreaks	If the subdivision is staged it will be the responsibility of the developer to maintain firebreaks until the site is developed or changes ownership.	Prior to construction	Developer	As outlined in Bushfire Management Plan and Shire of Northampton Fire break order.
Landscaping	Low fuel areas, to BPZ standards.	Ongoing	Adjacent Developer	As outlined in Bushfire Management Plan

Lots 9502 and 9505 George Grey Drive, Kalbarri - Fire Mitigation Works Plan – Ongoing (Post Lot Sale)				
Item	**Standard required/Task Description**	**To be completed by**	**Person Responsible**	**Further information**
Internal Roads	As outlined in Table 4	Shire of Northampton deadlines	Developer	Civil Engineers
Emergency Access Ways & Fire Service Access	As outlined in Table 4	Shire of Northampton deadlines	Developer	If staged work with the City to ensure access and egress location and standards are agreed upon
Building Protection Zones	Shire of Northampton& DFES standard	Shire of Northampton deadlines	Lot owner	DFES and Shire of Northampton
Hazard Protection Zones	To AS3959-2009	Shire of Northampton deadlines	Lot owner	DFES and Shire of Northampton
Building to AS3959-2009	To Australian standard as it applies to individual properties and approved at building construction stages.	Lot owner, Shire of Northampton	Lot owner	Australian Standard 3959-2009
Water	Water Corporation WA Standard hydrants	Annually	Developer	Civil Engineers
Firebreaks	Shire of Northampton firebreak order	Annually	Developer until all land urban	As outlined in Bushfire Management Plan and Shire of Northampton Fire break order.
Landscaping	Shire of Northampton standards	Annually	Developer	As outlined in Bushfire Management Plan and Shire of Northampton landscaping guidelines.

Appendix I

DFES Checklist

Appendix G Bushfire Management Plan– Compliance Checklist

Element 1: Location

Does the proposal comply with the performance criteria by applying acceptable solution **A1.1**?

Yes ☑ No ☐

Not in an area where the bushfire hazard does not present an unreasonable level of risk to life and property. Requires construction standards to BAL Construction and AS3959-2009 where 100m HSZ cannot be achieved.

Element 2: Siting and Design of Development

Does the proposal comply with the performance criteria by applying acceptable solution **A2.1?**

Yes ☑ No ☐

HSZ achieved, where 100m cannot be achieved to be built to BAL and AS3959-2009.

Does the proposal comply with the performance criteria by applying acceptable solution **A2.2?**

Yes ☑ No ☐

Every building sited >20m from vegetation, meeting 20m BPZ requirement.

Does the proposal comply with the performance criteria by applying acceptable solution **A2.3?**

Yes ☑ No ☐

HSZ to DFES and Shire of Northampton standards, HSZ achieved, where 100m cannot be achieved to be built to BAL construction.

Element 3: Vehicular access

Does the proposal comply with the performance criteria by applying acceptable solution **A3.1?**

Yes ☑ No ☐

Opposing vehicular access points via existing and newly created internal road network to the north west and south.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.2?**

Yes ☑ No ☐

Public Roads proposed to meet minimum grades.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.3?**

Yes ☑ No ☐

Cul de sacs not proposed

Does the proposal comply with the performance criteria by applying acceptable solution **A3.4?**

Yes [√] No [ ]

Battle axes not proposed

Does the proposal comply with the performance criteria by applying acceptable solution **A3.5?**

Yes [√] No [ ]

Private driveways will be constructed to DFES standards.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.6?**

Yes [√] No [ ]

Emergency Access Ways along internal road network.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.7?**

Yes [√] No [ ]

Fire Service Access along internal road network, additional FSA along eastern boundary.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.8?**

Yes [√] No [ ]

Gates required along eastern boundary, to DFES and Shire standards.

Does the proposal comply with the performance criteria by applying acceptable solution **A2.9?**

Yes [√] No [ ]

Signs required along eastern boundary, to DFES and Shire standards.

<u>Element 4: Water</u>

Does the proposal comply with the performance criteria by applying acceptable solution **A4.1?**

Yes [√] No [ ]

Yes reticulated scheme water.

Application Declaration

I declare that the information provided is true and correct to the best of my knowledge.

Full name:

Agency/Corporation:

Applicant signature:

Date:

Browne Farm, Part of of Lots 9502 and 9505 George-Grey Drive, Kalbarri

LEVEL 1 FLORA and VEGETATION SURVEY



Kathryn Kinnear

Bio Diverse Solutions

8/12/2014

Contact details

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1 INTRODUCTION

1.1 Site location

The survey area is located approximately 3.6 km south south west of Kalbarri and is a small portion of a larger subdivision of Lots 9502 and 9505 George-Grey Drive, Kalbarri. This survey and report relate to the 6.47 ha special use (development) site at the northern tip of the development (Figure 1), which is proposed "Special Use".

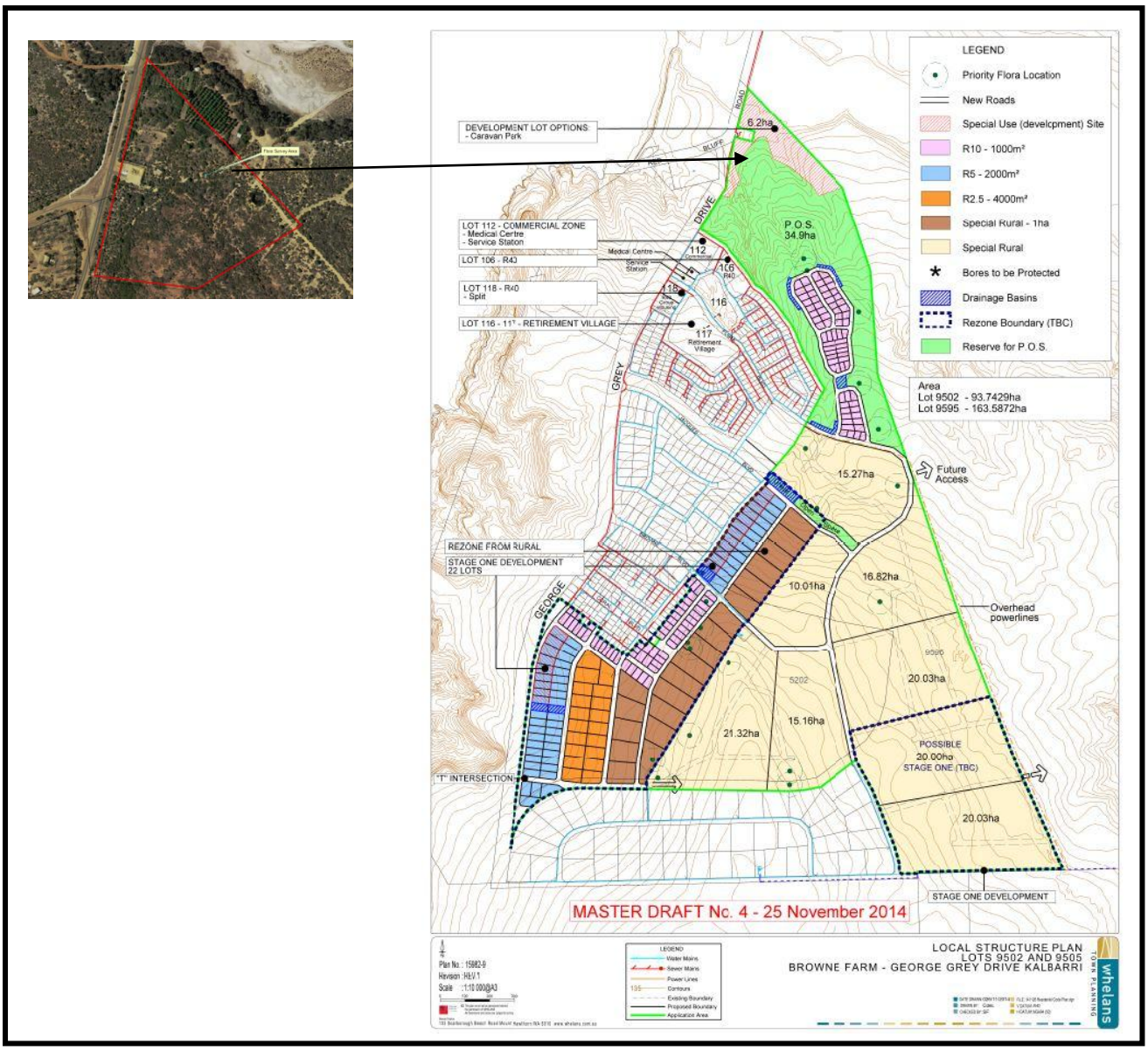

Figure 1: Survey area and revised structure plan for Lots 9502 and 9505 George Grey Drive, Kalbarri.

To the south of the survey area is public open space associated with the subdivision of Lots 9502 and 9505. To the west is the Red Bluff Caravan Park and Shire managed coastline and to the north is the Whitecarra Gully which runs south east through uncleared private property before reaching the Kalbarri National Park.

1.2 Scope of work

Bio Diverse Solutions was commissioned by Ilam Pty Ltd and Silkcharm Pty Ltd to conduct a flora and vegetation assessment of the special use site on the northern tip of the proposed Browne Farm Development area, hereafter referred to as the survey area. The area to the south has previously been assessed by Parsons Brinckerhoff Australia Pty Ltd in September 2007 (PB 2008). In February 2014, the Department of Parks and Wildlife advised Whelans that the area identified as special use (development) site contains potential habitat for declared rare flora (DRF) species *Lechenaultia chlarantha* and *Stachystemon nematophorus*.

A level 1 flora and vegetation survey was undertaken in accordance with EPA Guidance Statement 51: *Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia* (EPA, 2004). Targeted surveys were also undertaken in potential habitat for DRF and priority listed flora. The surveys were undertaken on the 8th and 9th September 2014.

1.3 Regional Context

The survey area lies within the Geraldton Sandplains Interim Biogeographic Regional Area (IBRA) bioregion and the Geraldton Hills sub region. The bioregion is characterised by extensive proteaceous heaths rich in endemic species occurring on undulating, lateritic sandplains (Desmond and Chant 2001). The Geraldton Hills subregion incorporates the southern end of Carnarvon Basin and northern end of the Perth Basin, with exposed areas of siltstone and sandstones, mostly overlain by sandplains, alluvial plains, and coastal limestones. Vegetation consists of heaths with emergent Banksia and Actinostrobus, York Gum woodlands on alluvial plains, proteaceous heath and Acacia scrubs on limestones and low closed forest of Acacia rostellifera on alluvial plains (Desmond and Chant 2001). The main land uses in the surrounding areas include residential development, dry land agriculture, grazing of native pastures, conservation lands, and other Crown lands.

1.4 Geology, geomorphology and soils

The survey area is located within the Kalbarri Sandplain Zone in the Canarvon Province, which is characterised by moderately dissected sandplain on deeply weathered mantle and colluvium over Cretaceous (and some Silurian) sedimentary rocks of the Carnarvon Basin (Tille 2006). The sandplains are predominantly flat to gently undulating, though sandplains with linear (and occasionally reticulate) dunes and broad depressions also occur. The floors of these depressions may be broad sandy swales, clayey interdunal plains, saline flats, or limestone plains. Alluvial plains are found on old river deltas and range from nearly flat, saline plains to plains with numerous low sandy banks and rises. Soils are dominated by pale deep sands, yellow deep sands, red deep sands and sandy duplexes, some pale shallow sands and bare rock (Tille 2006).

2 VEGETATION AND FLORA

2.1 Survey methods

Desktop inventory of potential threatened flora species likely to occur within 5km of the survey area was undertaken using the following databases:

- Formal search of DPaW Threatened and Priority Flora database (Appendix A);
- Nature Map Database Search (combined data from DPaW, WA Museum and WA Herbarium) (DPaW 2014 Appendix B);
- Protected matters search tool (DoE 2014, Appendix C); and
- WA Herbarium records accessed through Flora Base (Western Australian Herbarium, DPaW)

The list compiled from this data is based on observations from a broader area than the survey area and is likely to include species that would not occur in the actual survey area due to a lack of suitable habitat. The data also includes very old records and in some cases the species in question may have become locally or regionally extinct.

The conservation significance of flora species has been assessed using data from the following sources:

- Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Administered by the Australian Government Department of the Environment (DoE);
- Wildlife Conservation Act 1950 (WC Act). Administered by the Western Australian Department of Parks and Wildlife (DPaW);
- DPaW Priority Flora list. A non-legislative list maintained by DPaW for management purposes.

A botanist from Bio Diverse Solutions undertook a level 1 flora and vegetation survey on the 9th and 10th September 2014. The survey area was traversed on foot. The flora was systematically recorded and collections of plant specimens were made where further identification was required. For species that were not flowering and where foliage or nuts/ fruit couldn't be used for identification, potential habitat was used as an indication of the likelihood of species occurrence.

The plant communities occurring within the survey area were mapped and described in detail using opportunistic mapping and collections as well as nine quadrats (10m x 10m) that were positioned in a manner that was representative of the different vegetation units onsite and their varying condition.

2.2 Flora survey outcomes

A search of the DPaW Threatened Flora Database (DEFL), the WA Herbarium database (WAHerb), the Declared Rare and Priority Flora Species List (TFPL), Naturemap and the Environment Protection Biodiversity Conservation Act 1999 (EPBC Act) Protected Matters Search Tool identified 114 species of declared rare and priority listed flora within a 5km radius of the site, including 10 DRF and 104 priority listed species (Table 1). Of these species, 28 were considered unlikely to occur within the survey area as a result of unsuitable habitat. Suitable habitat was present onsite for the remaining species however despite intensive targeted searches for these species only three species of priority listed flora were found onsite.

During the field survey 59 species, consisting of 26 families and 54 genera were found. The most common families were Myrtaceae, Poaceae and Asteraceae. This list includes 43 native species (Table 2) and 16 introduced species (Table 4). Three species of priority flora were found within the survey area including: *Baeckea subcuneata* (P2), *Chamelaucium marchantii* (P3) and *Verticordia polytricha* (P4).

Table 1: Potential Threatened Flora Species Occurring Within 5 km of Survey Area. Generated from Nature Map (DPaW 2014), Protected Matters Search Tool (DOE 2014) and the DPaW Threatened and Priority Flora database with a post hoc assessment of suitability of habitat and flowering

Species	Status (WA)	Potentially Suitable Habitat	Within Flowering Period
Acacia gelasina	2	Y	Y
Acacia leptospermoides subsp. obovata	2	Y	N
Acacia plautella	3	Y	Y
Acacia stereophylla var. *cylindrata*	2	Y	Y
Acanthocarpus parviflorus	3	Y	N
Anthocercis intricata	3	Y	Y
Anthotroche myoporoides	2	Y	Y
Arnocrinum drummondii	3	Y	Y
Astroloma inopinatum	1	Y	N
Austroparmelina macrospora	3	Y	N
Baeckea subcuneata	2	Y	Y
Beyeria cinerea subsp. cinerea	3	Y	N
Beyeria gardneri	3	Y	Y
Bossiaea calcicola	3	N	Y
Bossiaea inundata	2	N	Y
Caladenia barbarella	EN	N	Y
Caladenia bryceana subsp. cracens	EN	Y	Y
Caladenia hoffmanii	EN	Y	Y
Caladenia longicauda subsp. Chapman Valley	2	Y	Y
Caladenia wanosa	EN	Y	Y
Calectasia browneana	2	N	N
Calothamnus cupularis	2	N	N
Calytrix formosa	3	Y	Y
Calytrix harvestiana	2	Y	Y
Calytrix paucicostata	2	Y	Y
Calytrix pimeleoides	3	Y	N
Calytrix purpurea	2	Y	Y
Centrolepis cephaloformis subsp. murrayi	3	N	Y
Chamelaucium marchantii	3	Y	Y
Chamelaucium sp. Coolcalalaya	1	Y	Y
Cryptandra glabriflora	2	Y	N
Dampiera sp. Jurien	2	N	N
Desmocladus biformis	3	N	Y
Dicrastylis micrantha	3	Y	Y
Diuris recurva	4	N	N
Drakaea concolor	EN	Y	Y
Enekbatus cristatus	2	Y	Y
Eremophila microtheca	4	N	Y
Eremophila occidens	2	N	Y
Eucalyptus arachnaea subsp. arrecta	3	N	N
Eucalyptus beardiana	EN	Y	Y
Eucalyptus zopherophloia	4	N	N
Frankenia confusa	2	N	Y
Geleznowia sp. Red Bluff	2	Y	Y
Grevillea costata	3	N	Y

Table 1 Continued

Species	Status (WA)	Potentially Suitable Habitat	Within Flowering Period
Grevillea leucoclada	3	Y	Y
Grevillea rogersoniana	3	Y	Y
Grevillea stenomera	2	Y	Y
Guichenotia impudica	3	N	Y
Hemiandra sp. Kalbarri	2	N	Y
Hemigenia saligna	3	N	Y
Hypocalymma angustifolium subsp. Hutt River	VU	Y	Y
Hypocalymma longifolium	VU	Y	Y
Jacksonia velutina	4	Y	Y
Keraudrenia saxatilis	2	Y	Y
Lasiopetalum oldfieldii subsp. oldfieldii	3	Y	Y
Lasiopetalum oppositifolium	3	Y	Y
Lechenaultia chlorantha	EN	Y	Y
Lepidium puberulum	4	Y	N
Lepidobolus densus	3	N	N
Lepidosperma rupestre	4	N	N
Liparophyllum congestiflorum	4	Y	N
Macarthuria intricata	3	Y	Y
Malleostemon sp. Hardabutt Rapids	1	N	N
Malleostemon sp. Kalbarri	2	Y	N
Malleostemon sp. Moonyoonooka	2	N	Y
Malleostemon sp. Yerina	1	N	N
Melaleuca boeophylla	2	Y	N
Melaleuca oldfieldii	2	Y	N
Microcorys tenuifolia	3	Y	N
Millotia jacksonii	2	Y	Y
Mirbelia corallina	3	Y	Y
Murchisonia fragrans	2	Y	Y
Paracaleana alcockii	2	Y	Y
Persoonia brachystylis	2	Y	N
Philotheca kalbarriensis	2	N	Y
Physopsis chrysophylla	3	Y	Y
Pileanthus aurantiacus	1	Y	N
Pileanthus bellus	3	Y	N
Pityrodia viscida	4	N	Y
Platysace sp. Kalbarri	2	Y	N
Scaevola kallophylla	4	Y	Y
Scaevola oldfieldii	3	Y	Y
Scaevola sp. Golden Hairs	1	Y	N
Schoenus sp. Kalbarri	2	Y	Y
Scholtzia sp. Ajana	3	Y	Y
Scholtzia sp. Eradu	2	Y	N
Scholtzia sp. Eurardy	2	Y	N
Scholtzia sp. Folly Hill	2	Y	Y
Scholtzia sp. Kalbarri	2	Y	Y
Scholtzia sp. Ross Graham Lookout	2	Y	Y
Scholtzia sp. Z-Bend	2	N	N

Table 1 Continued

Species	Status (WA)	Potentially Suitable Habitat	Within Flowering Period
Stachystemon nematophorus	VU	Y	Y
Stenanthemum divaricatum	3	Y	Y
Thryptomene johnsonii	2	N	Y
Thryptomene sp. Eagle Gorge	2	Y	N
Thryptomene sp. Kalbarri limestone	2	Y	N
Thryptomene sp. Wandana	3	Y	Y
Thryptomene stenophylla	2	Y	N
Thryptomene striata	2	Y	Y
Thysanotus sp. Kalbarri	2	Y	Y
Triodia bromoides	4	Y	Y
Triodia dielsii	3	Y	Y
Verticordia capillaris	4	Y	Y
Verticordia cooloomia	3	Y	Y
Verticordia dasystylis subsp. kalbarriensis	2	N	Y
Verticordia densiflora var. *roseostella*	3	Y	Y
Verticordia dichroma var. *dichroma*	3	Y	Y
Verticordia dichroma var. *syntoma*	3	Y	Y
Verticordia galeata	2	Y	Y
Verticordia lepidophylla var. *quantula*	1	Y	Y
Verticordia polytricha	4	Y	Y
Verticordia x eurardyensis	1	Y	Y
Xanthoparmelia norpraegnans	2	Y	N

A full listing of conservation codes are provided in Appendix D.

Table 2: Native flora species recorded within survey area

Family	Species	Common Name
Amaranthaceae	*Ptilotus polystachyus*	Prince of Wales Feather
Apiaceae	*Trachymene pilosa*	
Asteraceae	*Actinobole condensatum*	
Asteraceae	*Angianthus cunninghamii*	Coast Angianthus
Asteraceae	*Calocephalus francisii*	Fine-leaf Beauty-heads
Asteraceae	*Podotheca gnaphalioides*	Golden Long-heads
Chenopodiaceae	*Rhagodia preissii* subsp. obovata	
Cyperaceae	*Isolepis marginata*	
Dioscoreaceae	*Dioscorea hastifolia*	Warrine
Euphorbiaceae	*Euphorbia tannensis* subsp. eremophila	Desert Spurge
Euphorbiaceae	*Monotaxis bracteata*	
Fabaceae	*Acacia oldfieldii*	
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Acacia scirpifolia*	
Fabaceae	*Labichea lanceolata* subsp. lanceolata	
Fabaceae	*Senna artemisioides* subsp. filifolia	
Gentianaceae	*Schenkia australis*	
Goodeniaceae	*Goodenia berardiana*	
Goodeniaceae	*Scaevola crassifolia*	Thick-leaved Fan-flower
Lauraceae	*Cassytha aurea var. aurea*	
Malvaceae	*Hibiscus drummondii*	Drummond's Hibiscus
Malvaceae	*Keraudrenia hermanniifolia*	
Myrtaceae	*Baeckea pentagonantha*	
Myrtaceae	*Baeckea subcuneata (P2)*	
Myrtaceae	*Calothamnus blepharospermus*	
Myrtaceae	*Calothamnus sanguineus*	Silky-leaved Blood flower
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Darwinia oldfieldii*	
Myrtaceae	*Eremaea ebracteata* var. *ebracteata*	
Myrtaceae	*Melaleuca calothamnoides*	
Myrtaceae	*Melaleuca megacephala*	
Myrtaceae	*Scholtzia* sp. Red Bluff	
Myrtaceae	*Verticordia polytricha (P4)*	Northern Cauliflower
Poaceae	*Austrostipa macalpinei*	
Poaceae	*Eriachne aristidea*	
Polygalaceae	*Comesperma integerrimum*	
Polygonaceae	*Muehlenbeckia adpressa*	
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Proteaceae	*Grevillea leucopteris*	
Proteaceae	*Hakea orthorrhyncha*	

Table 2 continued

Family	Species	Common Name
Restionaceae	*Desmocladus asper*	
Solanaceae	*Anthocercis ilicifolia*	
Solanaceae	*Nicotiana rotundifolia*	Round-leaved Tobacco

2.3 Vegetation Units

Vegetation units were mapped in the field using a GPS and ten vegetation plots (10m x 10m) (see Appendix E for a map and full list of species associated with each plot). Five main vegetation units were identified within the survey area (Figure 2 and Table 3).

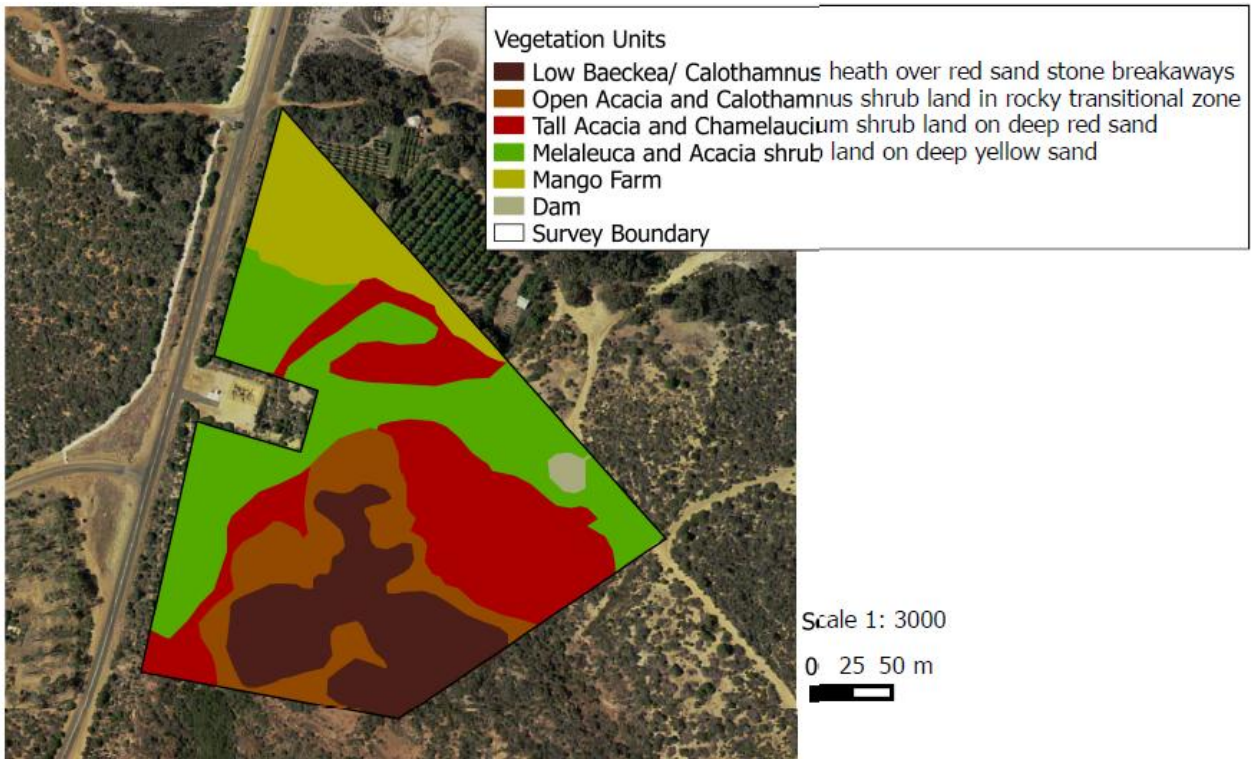

Figure 2: Vegetation units mapped within survey area

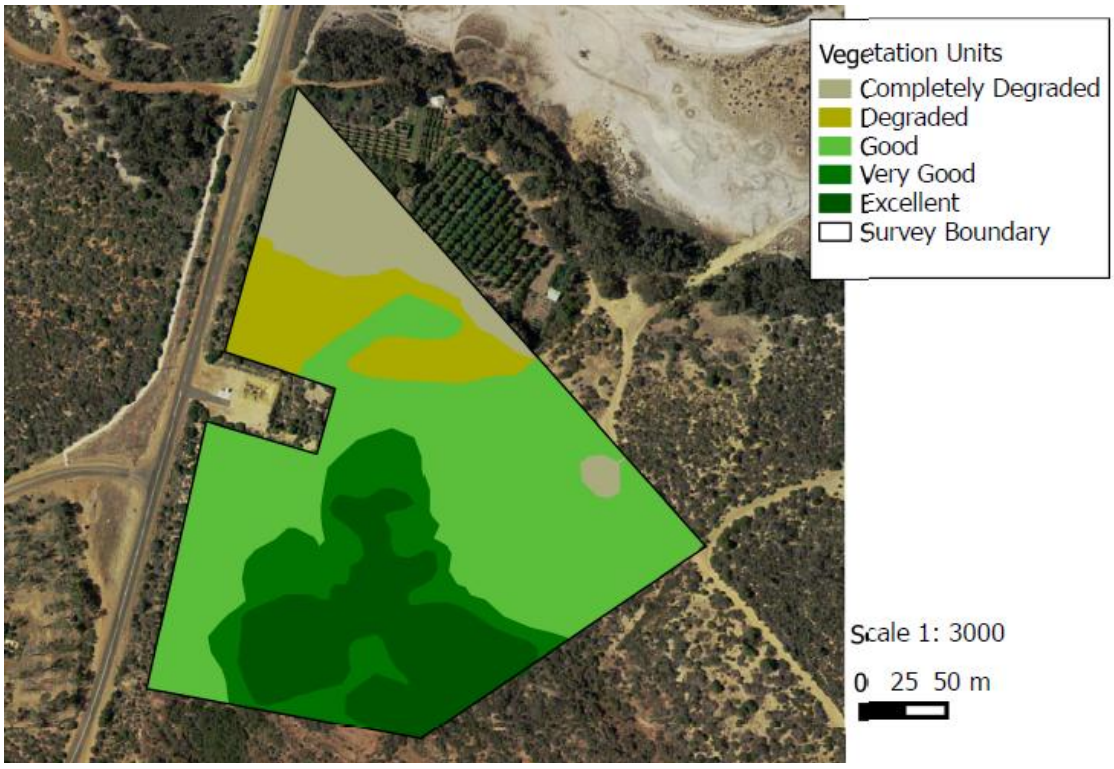

Figure 3: Vegetation condition mapped within survey area

Table 3: Description of vegetation units mapped within survey area

Vegetation Unit Description	Image
Tall *Acacia* and *Chamelaucium* shrub land on deep red sand. 20-60% cover; 1-3 m high overstorey of *Acacia rostellifera, Chamelaucium marchantii (P3), Anthocercis ilicifolia*, *Calothamnus sanguineus, Grevillea leucopteris, Labichea lanceolata subsp. lanceolata* and *Melaleuca megacephala;* understorey of *Cassytha aurea var. aurea*, *Euphorbia tannensis subsp. eremophila*, *Rhagodia preissii subsp. obovata* and *Trachymene pilosa* and a sparse but diverse ground cover of *Angianthus cunninghamii, Calandrinia polyandra*, *Isolepis marginata*, *Schenkia australis* and some weed species (see Appendix E)	
Open *Acacia* and *Calothamnus* shrub land in rocky transitional zone. 1-4 m high; overstorey of *Acacia scirpifolia, Calothamnus sanguineus, Baeckea subcuneata (P2), Labichea lanceolata subsp. lanceolata, Melaleuca calothamnoides, Melaleuca megacephala, Scholtzia sp. Red Bluff;* understorey of *Austrostipa macalpinei, Comesperma integerrimum*, *Dioscorea hastifolia*, *Euphorbia tannensis subsp. eremophila*, *Monotaxis bracteata*, *Ptilotus polystachyus*, *Scaevola crassifolia* and *Senna artemisioides subsp.filifolia;* ground cover of *Calandrinia polyandra*, *Calocephalus francisii, Desmocladus asper, Goodenia berardiana*, *Hibiscus drummondii*, *Nicotiana rotundifolia and Podotheca gnaphalioides*	
Low *Baeckea/ Calothamnus* heath over red sandstone breakaways. 0.8-2m high; Overstorey of *Acacia oldfieldii, Acacia scirpifolia, Baeckea subcuneata (P2), Calothamnus blepharospermus, Chamelaucium marchantii (P3), Hakea orthorrhyncha, Labichea lanceolata subsp. lanceolata, Melaleuca megacephala, Scholtzia* sp. Red Bluff and *Verticordia polytricha (P4)*; understorey of *Darwinia oldfieldii*, *Dioscorea hastifolia*, *Euphorbia tannensis subsp. eremophila* and *Ptilotus polystachyus;* ground cover of *Actinobole condensatum*, *Calandrinia polyandra*, *Calocephalus francisii*, *Desmocladus asper* and *Podotheca gnaphalioides.*	
Melaleuca and *Acacia* shrub land on deep yellow sand; 1-4 m high; overstorey of *Acacia scirpifolia*, *Melaleuca megacephala, Acacia rostellifera, Baeckea pentagonantha, Calothamnus blepharospermus, Calothamnus sanguineus*, *Chamelaucium marchantii*, *Grevillea leucopteris*, *Labichea lanceolata subsp. lanceolata*, *Rhagodia preissii subsp. obovata*, *Scholtzia sp. Red Bluff*, *Senna artemisioides subsp.filifolia; understorey of Austrostipa macalpinei*, *Cassytha aurea var. aurea*, *Keraudrenia hermanniifolia* and *Ptilotus polystachyus;* ground cover of *Calandrinia polyandra*, *Calocephalus francisii*, *Desmocladus asper*, *Dioscorea hastifolia*, *Eriachne aristidea*, *Muehlenbeckia adpressa*, *Podotheca gnaphalioides* and some weed species (see Appendix E)	
Mango Farm. 60-80% cover; cultivated arrangement of *Mangifera indica* (Mango), *Passiflora edulis f. edulis* (Passion fruit) and *Phoenix dactylifera* (Date Palm), with a ground cover of weedy species such as *Arctotheca calendula** and *Cenchrus ciliaris** and occasional native species *Rhagodia preissii subsp. obovata.*	

2.4 Vegetation Condition

The vegetation condition for the survey area has been mapped using the Keighery condition rating scale (Keighery 1994, Table 4). Vegetation in the survey area has variable condition ranging from excellent to completely degraded, however the bulk of the vegetation is in good condition (Figure 3), with a weed index of between 10 and 70% across the survey area and some evidence of drought deaths and *Acacia* senescence.

Table 4: Condition Rating Scale (Keighery 1994)

Vegetation Condition Rating	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
Very good	Vegetation structure altered, obvious signs of disturbance.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate to it.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management.
Completely Degraded	Vegetation structure not intact; the area completely or almost completely without native species.

The red sand stone breakaway in the southern section of the survey area contains vegetation in excellent condition and provides habitat for a significant proportion of the priority listed flora found during the survey. The invasion of disturbance opportunistic weeds such as *Bromus diandrus* and *Lysimachia arvensis* contributed to the slightly reduced condition rating for this ecotype.

The vegetation associated with the transition zone between the rocky breakaway and the deep red sand ecotypes is considered to be in very good - excellent condition. This area contains significant bare areas that have been invaded by weeds such as **Cuscuta epithymum, *Lysimachia arvensis* and **Mesembryanthemum crystallinum.* The ground cover composition and structure has been somewhat altered by the weed invasion, particularly in areas where **Mesembryanthemum crystallinum* is present.

The vegetation communities associated with the deep red and yellow sand ecotypes are mostly in good condition. These areas have a high level of weed invasion in bare patches and once again, this is affecting the composition and structure of the ground cover. Dominant weeds in these ecotypes include **Arctotheca calendula, *Avena barbata, *Brassica tournefortii, *Bromus diandrus, *Cenchrus ciliaris, *Centaurea melitensis, *Cuscuta epithymum, *Eragrostis curvula, *Hordeum hystrix, *Hypochaeris glabra, *Lysimachia arvensis, *Mesembryanthemum crystallinum* and **Rostraria cristata*. There is also substantial evidence of drought deaths and *Acacia* senescence, particularly in the yellow sand-based ecotype.

The northern section of the survey area is considered to be in degraded to completely degraded condition as a result of fruit cultivation and farming activities, which have completely cleared and modified the area. Some regeneration has occurred to the south of the main mango farm area, but the vegetation structure is completely altered and the overstorey now dominated by *Acacia rostellifera*, with minimal species diversity and a high level of weed invasion throughout this area.

2.5 Weeds and disturbance

Of the 59 species recorded within the survey area, 16 (27 %) were introduced species (Table 5).

Table 5: Weed species recorded from the survey area

Family	Species	Common Name	BAM Rating	EWS Rating
Aizoaceae	*Mesembryanthemum crystallinum**	Ice plant	None	Mod
Anacardiaceae	*Mangifera indica**	Mango	None	Low
Arecaceae	*Phoenix dactylifera**	Date Palm	None	High
Asteraceae	*Arctotheca calendula**	Cape Weed	None	Mod
Asteraceae	*Centaurea melitensis**	Maltese Cockspur	None	Mod
Asteraceae	*Hypochaeris glabra**	Smooth Catsear	None	Mod
Brassicaceae	*Brassica tournefortii**	Mediterranean Turnip	None	High
Convolvulaceae	*Cuscuta epithymum**	Lesser Dodder	None	Mod
Passifloraceae	*Passiflora edulis f. edulis**	Passionfruit	None	None
Poaceae	*Avena barbata**	Bearded Oat	None	Mod
Poaceae	*Bromus diandrus**	Great Brome	None	High
Poaceae	*Cenchrus ciliaris**	Buffel Grass	None	High
Poaceae	*Eragrostis curvula**	African Lovegrass	None	High
Poaceae	*Hordeum hystrix**	Barley Grass	None	None
Poaceae	*Rostraria cristata**		None	Mod
Primulaceae	*Lysimachia arvensis **	Pimpernel	None	None

Overall the most extensively weed invaded areas were associated with the mango farm and surrounds. The main vectors appear to be machines (historical), *Macropus rufus* (red kangaroo) and birds.

Of the weeds recorded, none are declared agricultural weeds under the *Biosecurity and Agriculture Management Act 2007* but five species have been assigned a high priority for control in the Environmental Weeds Strategy for Western Australia (CALM 1999). These species include: **Phoenix dactylifera* (Date Palm), **Brassica tournefortii* (Mediterranean Turnip), **Bromus diandrus* (Great Brome), **Cenchrus ciliaris* (Buffel Grass) and *Eragrostis curvula* (African Lovegrass). The strategy classifies weeds according to their relative level of threat to conservation (high medium or low) and this rating is based their distribution, relative level of invasiveness and environmental impact (Appendix F).

3 SUMMARY AND RECOMMENDATIONS

The red sand stone breakaway and the transitional zone between the rocky breakaway and the deep red sand ecotypes contains vegetation in excellent and very good condition. These ecotypes provide habitat for a significant proportion of the priority listed flora found during this survey. The only priority taxon located outside of these areas is *Chamelaucium marchantii* (P3), which was relatively common throughout the 6.47 ha survey area, but more frequent in the red sandstone breakaway, transition zone and red sand ecotypes. An isolated population of *Verticordia polytricha* (P4) occupied an area of approximately 5 m x 5 m on the southern most area of the rocky breakaway within the survey area. *Baeckea subcuneata* (P2) occurred throughout the rocky breakaway ecotype, covering an area of approximately 1.4 ha.

The sandstone breakaway areas and fringing vegetation are significant for conservation of the priority listed taxa located during the survey and should be excluded from development if possible (Figure 4). These ecotypes are not readily developed due to their rocky and uneven terrain and would not be expected to add significant value to the proposed development on this site. Inclusion of this area in the public open space to the south would achieve protection for known populations of *Verticordia polytricha* (P4) and *Baeckea subcuneata* (P2) and for >70% of the population of *Chamelaucium marchantii* (P3) within the survey area.

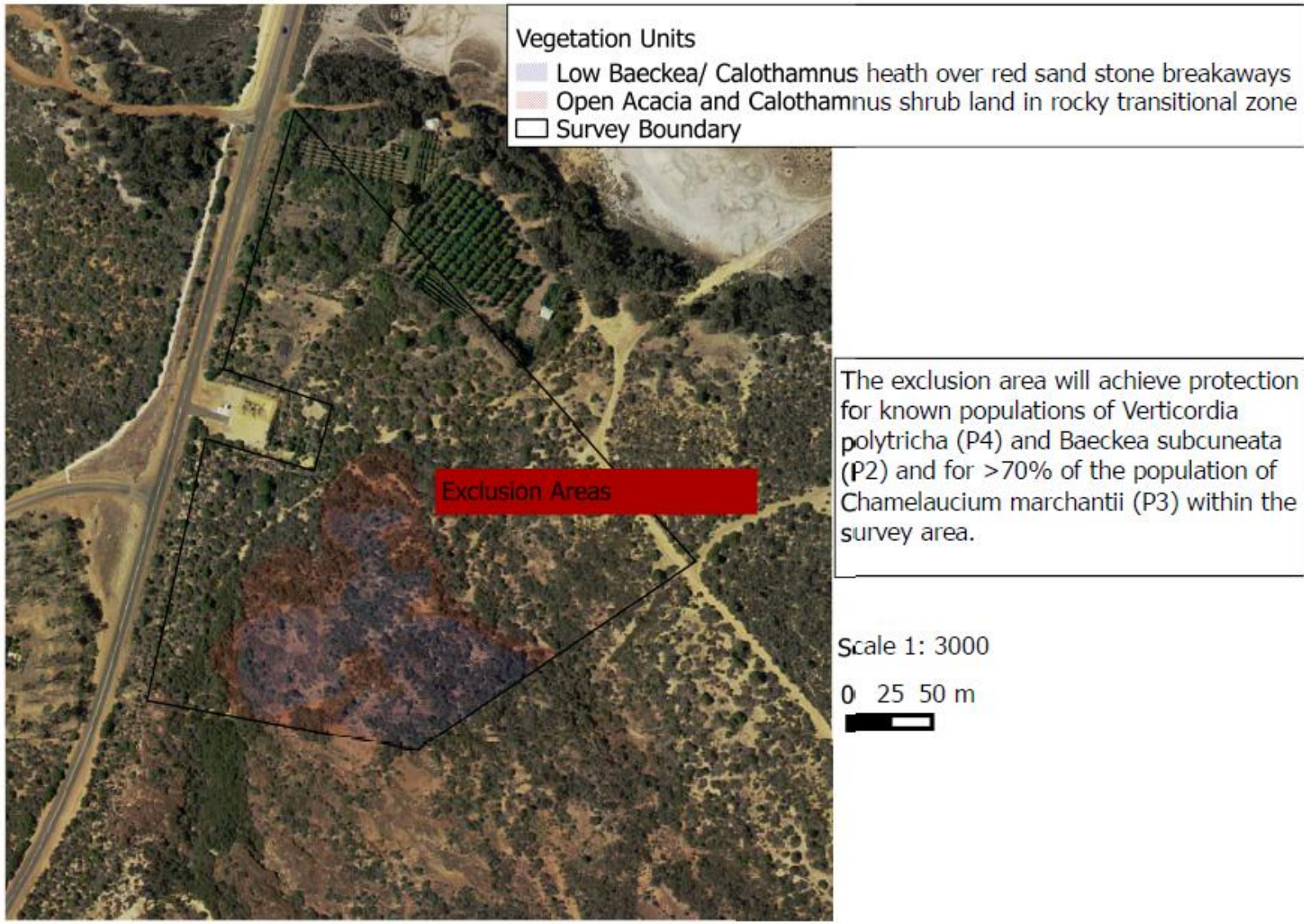

Figure 4: Areas proposed for exclusion from development (red and blue hatching)

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5 APPENDICES

APPENDIX A: DPaW Threatened and Priority Flora database search
APPENDIX B: Flora and Fauna Species Identified within 5 km Through Nature Map
APPENDIX C: EPBC Act Protected Matters Report
APPENDIX D: Definitions of Conservation codes
APPENDIX E: Flora Plot Map and Species Lists
APPENDIX F: Criteria Used in the Environmental Weed Strategy for Western Australia

APPENDIX A:

DPaW Threatened and

Priority Flora database search

DPaW Threatened and Priority Flora database search

Taxon	Status	Rank	IUCN	EPBC	DECDistrict	Distribution
Acacia gelasina	2				GERALDTON	Kalbarri NP, Eurardy
Acacia leptospermoides subsp. obovata	2				GERALDTON	Kalbarri NP, Murchison River
Acacia plautella	3				GERALDTON	Ajana, Wannoo Roadhouse, Murchison, Eurardy Station, Kalbarri NP, Cooloomia NR
Acacia stereophylla var.	2				GERALDTON	Kalbarri NP
Acanthocarpus parviflorus	3				GERALDTON,SHARK BAY	Kalbarri N.P., Shark Bay
Anthocercis intricata	3				GERALDTON,SHARK BAY	Dongara, Port Gregory, Denham, Kalbarri
Anthotroche myoporoides	2				GERALDTON	Northampton, Yuna, Indarra, Kalbarri NP
Arnocrinum drummondii	3				GERALDTON, MOORA	Gunyidi, Watheroo, Kalbarri, Cooloomia, Mullewa
Astroloma inopinatum	1				GERALDTON	Kalbarri
Austroparmelina macrospora	3				KALGOORLIE, GERALDTON,CENTRAL	Kalgoorlie, Ninghan Stn, Wanjarri NR,Mount Harry, Kathleen, Bullfinch, Kalbarri
Baeckea subcuneata	2				GERALDTON	Kalbarri N.P.
Beyeria cinerea subsp. cinerea	3				GERALDTON,SHARK BAY	Murchison River, Kalbarri, Warroora Stn, Coolimba, Tamala Stn, Shark Bay
Beyeria gardneri	3				GERALDTON, MOORA	Murchison River, Eurardy Station, Badgingarra, Kalbarri NP, Indara NR, Marchagee NR, Watheroo NP, Coorow, Three
Bossiaea calcicola	3				GERALDTON,SHARK BAY	Shark Bay, Kalbarri, Hutt Lagoon, East Wallabi Is.
Bossiaea inundata	2				GERALDTON	Kalbarri NP
Caladenia barbarella	T	EN	D	EN	GERALDTON,SHARK BAY	NE of Kalbarri
Caladenia bryceana subsp. cracens	T	EN	B1ab(iii,iv,v)+B2a	VU	GERALDTON	Northampton-Kalbarri, East Yuna NR
Caladenia hoffmanii	T	EN	B1b(iii)+2ab(iii)	EN	GERALDTON	Geraldton-Kalbarri
Caladenia longicauda subsp. Chapman Valley (G. Brockman 884) PN	2				GERALDTON	East Yuna N.R., Kalbarri
Caladenia wanosa	T	EN	B1ab(iii)+B2ab(iii	VU	GERALDTON	Kalbarri-Mullewa
Calectasia browneana	2				GERALDTON	Warradarge, Kalbarri
Calothamnus cupularis	2				GERALDTON	Kalbarri N.P.
Calytrix formosa	3				GERALDTON	Galena, Kalbarri N.P.
Calytrix harvestiana	2				GERALDTON	Murchison House Station, Kalbarri,Yuna,
Calytrix paucicostata	2				GERALDTON	Kalbarri
Calytrix pimeleoides	3				GERALDTON	Kalbarri, Northampton, Ajana, Ogilvie
Calytrix purpurea	2				GERALDTON	Red Bluff, Kalbarri
Centrolepis cephaloformis subsp. murrayi	3				ESPERANCE,GERALDTON	Kalbarri, Recherche Arch.
Chamelaucium marchantii	3				GERALDTON	Kalbarri
Chamelaucium sp. Coolcalalaya (A.H. Burbidge 4233)	1				GERALDTON	Coolcalalaya, Murchison House Stn
Cryptandra glabriflora	2				GERALDTON	Kalbarri N.P.
Dampiera sp. Jurien (G. Lullfitz s.n. 10/7/1986)	2				GERALDTON, MOORA	Jurien, Kalbarri
Desmocladus biformis	3				GERALDTON, MOORA	Kalbarri, Badgingarra
Dicrastylis micrantha	3				GERALDTON,SHARK BAY	Useless Loop, Kalbarri, Nerren Nerren Station, Shark Bay
Diuris recurva	4				GERALDTON, MOORA	Kalbarri-Moora, W of Northampton
Drakaea concolor	T	EN	B1+2ce;	VU	GERALDTON	Murchison River, Kalbarri
Enekbatus cristatus	2				GERALDTON	Kalbarri NP
Eremophila microtheca	4				GERALDTON, MOORA	W of Eneabba, NE of Kalbarri
Eremophila occidens	2				EXMOUTH,GERALDTON	Cape Range, Kalbarri
Eucalyptus arachnaea subsp. arrecta	3				GERALDTON	Mingenew - Morawa, Mullewa, East Yuna, Kalbarri
Eucalyptus beardiana	T	EN	D	VU	GERALDTON,SHARK BAY	South of Shark Bay, Kalbarri NP
Eucalyptus zopherophloia	4				GERALDTON, MOORA,SHAR	Dongara, Cliff Head, Illawong, Jurien Bay, Peron Peninsula, Zuytdorp, Eurardy
Frankenia confusa	2				GERALDTON	Kalbarri, Galena

Taxon	Status	Rank	IUCN	EPBC	DECDistrict	Distribution
Geleznowia sp. Red Bluff (A. Crawford ADC 597) PN	2				GERALDTON	Kalbarri
Grevillea costata	3				GERALDTON	Kalbarri, Galena
Grevillea leucoclada	3				GERALDTON	Kalbarri
Grevillea rogersoniana	3				GERALDTON,SHARK BAY	Shark Bay, Hamelin Pool, Denham, Nanga, Kalbarri
Grevillea stenomera	2				GERALDTON	Kalbarri, Tamala
Guichenotia impudica	3				GERALDTON, MOORA,CENTRAL	Konnongorring, Wongan Hills, Corrigin, Kellerberrin, Tammin, Mogumber, Walgoolan, Kalbarri, Northampton
Hemiandra sp. Kalbarri (D. Bellairs 1505)	2				GERALDTON	Kalbarri NP
Hemigenia saligna	3				GERALDTON	Walkaway, Murchison House
Hypocalymma angustifolium subsp. Hutt River (S. Patrick	T	VU	D2		GERALDTON, MOORA	Arrino, Kalbarri
Hypocalymma longifolium	T	VU	D1+2	VU	GERALDTON	Murchison House Stn
Jacksonia velutina	4				GERALDTON, MOORA	Kalbarri, Ajana, Binnu, East Yuna, Eradu, Watheroo, E of Hamelin Pool
Keraudrenia saxatilis	2				GERALDTON	Kalbarri NP
Lasiopetalum oldfieldii subsp. oldfieldii	3				GERALDTON	Kalbarri, Port Gregory, Yerina Springs
Lasiopetalum oppositifolium	3				GERALDTON,SHARK BAY	Murchison River, Kalbarri, Red Bluff, Tamala Stn.
Lechenaultia chlorantha	T	EN	D	VU	GERALDTON	Kalbarri
Lepidium puberulum	4				SWAN COASTAL,GERALDTON,SHAR	Rottnest Is, Abrolhos Islands, Dorre Is, Boullanger Is, Garden Is., Zuytdorp Cliffs, Dirk Hartog Is, Shark Bay
Lepidobolus densus	3				GERALDTON, MOORA,SHARK BAY,CENTRAL	Coorow, Dirk Hartog Is., Shark Bay, Kalbarri NP, Three Springs, Morawa, Marchagee, Alexander Morrison N.P., North Wallambin,Billeranga Hills
Lepidosperma rupestre	4				GERALDTON	Kalbarri N.P.
Liparophyllum congestiflorum	4				GERALDTON, MOORA	Kalbarri, Hutt River, Eneabba
Macarthuria intricata	3				GERALDTON,SHARK BAY	Shark Bay, Kalbarri
Malleostemon sp. Hardabutt Rapids (D. Bellairs 1654A)	1				GERALDTON	Nerren Nerren, Kalbarri
Malleostemon sp. Kalbarri (L.A. Craven 7083)	2				GERALDTON	Kalbarri N.P.
Malleostemon sp. Moonyoonooka (R.J. Cranfield	2				GERALDTON	Kalbarri, Geraldton
Malleostemon sp. Yerina (S.J. Patrick 2728)	1				GERALDTON	Yerina Spring, Kalbarri, Binnu
Melaleuca boeophylla	2				GERALDTON	Kalbarri, Overlander Roadhouse
Melaleuca oldfieldii	2				GERALDTON	Kalbarri
Microcorys tenuifolia	3				GERALDTON, MOORA,CENTRAL	Morawa, Kalbarri NP, Yuna, Wongan Hills, Marchagee
Millotia jacksonii	2				GERALDTON	Kalbarri NP
Mirbelia corallina	3				GERALDTON	Murchison River, Kalbarri
Murchisonia fragrans	2				GERALDTON	Kalbarri, Mileura, Moorarie
Paracaleana alcockii	2				GERALDTON	Galena, Kalbarri N.P.
Persoonia brachystylis	2				GERALDTON	Kalbarri
Philotheca kalbarriensis	2				GERALDTON	Kalbarri, Toolonga, Coolcalalaya Stn
Physopsis chrysophylla	3				GERALDTON,SHARK BAY	Eurardy Stn, Shark Bay, Kalbarri
Pileanthus aurantiacus	1				GERALDTON	Kalbarri
Pileanthus bellus	3				GERALDTON	Kalbarri
Pityrodia viscida	4				GERALDTON, MOORA	Yandanooka, Mingenew, Kalbarri NP, Three Springs, Tathra N.P.
Platysace sp. Kalbarri (D. & B. Bellairs 1383)	2				GERALDTON	Kalbarri
Scaevola kallophylla	4				GERALDTON	Kalbarri, Greenough River
Scaevola oldfieldii	3				GERALDTON	Kalbarri, Murchison River, Oakabella
Scaevola sp. Golden hairs (D. & B. Bellairs 1450 A)	1				GERALDTON	Kalbarri
Schoenus sp. Kalbarri (K.R. Newbey 9352)	2				GERALDTON	Kalbarri, Mt Augustus
Scholtzia sp. Ajana (T.A. Halliday 137)	3				GERALDTON	Kalbarri N.P.

Taxon	Status	Rank	IUCN	EPBC	DECDistrict	Distribution
Scholtzia sp. Eradu (R.D. Royce 8016)	2				GERALDTON	Eradu, Yuna, Coorow, Murchison River, Kalbarri
Scholtzia sp. Eurardy (J.S. Beard 6886)	2				GERALDTON	Eurardy, Murchison House Station, Kalbarri, Meadow Station, Port Gregory
Scholtzia sp. Folly Hill (M.E. Trudgen 12097)	2				GERALDTON	Hamelin, Ajana, Cooloomia, Kalbarri
Scholtzia sp. Ross Graham Lookout (S. Maley 6)	2				GERALDTON	Kalbarri N.P.
Scholtzia sp. Z-Bend (Bellairs-Kalflora 912a)	2				GERALDTON	Kalbarri N.P.
Stachystemon nematophorus	T	VU	D1	VU	GERALDTON	Murchison River, Kalbarri
Stenanthemum divaricatum	3				GERALDTON,SHARK BAY	Dirk Hartog Island, Quobba Stn, Dorre Is., Kalbarri, Shark Bay
Thryptomene johnsonii	2				GERALDTON	Kalbarri
Thryptomene sp. Eagle Gorge (A.G. Gunness 2360)	2				GERALDTON,SHARK BAY	Kalbarri, Zuytdorp
Thryptomene sp. Kalbarri limestone (D. & B. Bellairs 1652	2				GERALDTON	Kalbarri N.P.
Thryptomene sp. Wandana (M.E. Trudgen MET 22016)	3				GERALDTON, MOORA	Eurardy, Yuna, Mt Singleton,Wandana NR, Kalbarri, Perenjori, McGaurans NR
Thryptomene stenophylla	2				GERALDTON	Kalbarri, Geraldton
Thryptomene striata	2				GERALDTON	Kalbarri
Thysanotus sp. Kalbarri (D. & B. Bellairs 1523 A)	2				GERALDTON	Kalbarri NP
Triodia bromoides	4				GERALDTON,SHARK BAY	Shark Bay, (Murchison River), Kalbarri
Triodia dielsii	3				GERALDTON	Kalbarri
Verticordia capillaris	4				GERALDTON	Ajana, Mullewa, Ardingly, Mingenew, Kalbarri,
Verticordia cooloomia	3				GERALDTON, MOORA	Murchison House Station, Cooloomia Reserve
Verticordia dasystylis subsp. kalbarriensis	2				GERALDTON	Kalbarri
Verticordia densiflora var.	3				GERALDTON	Eneabba to Burma Road, Yuna, Kalbarri
Verticordia dichroma var. dichroma	3				GERALDTON,SHARK BAY	N of Kalbarri N.P. to N of Vermin Proof Fence
Verticordia dichroma var. syntoma	3				GERALDTON,SHARK BAY	N of Kalbarri N.P. to N of Vermin Proof Fence
Verticordia galeata	2				GERALDTON	Kalbarri N.P.
Verticordia lepidophylla var.	1				GERALDTON	Murchison House Station
Verticordia polytricha	4				GERALDTON	Kalbarri N.P. to Eurardy Station
Verticordia x eurardyensis	1				GERALDTON	Eurardy Station, Kalbarri NP
Xanthoparmelia norpraegnans	2				KALGOORLIE, GERALDTON	Kalbarri, Bulla Bulling

APPENDIX B:

Flora and Fauna Species Identified within 5 km of Survey area through Nature Map

Flora and Fauna Species Identified within 5 km of Survey area Through Nature Map

Generated from Nature Map (DPaW 2014) on 04 September 2014

Amaranthaceae

24. 2717 *Ptilotus divaricatus (Climbing Mulla Mulla)*
25. 41505 *Ptilotus gaudichaudii subsp. eremita*
26. 2729 *Ptilotus grandiflorus*
27. 2733 *Ptilotus humilis*
28. 2747 *Ptilotus obovatus (Cotton Bush)*
29. 2751 *Ptilotus polystachyus (Prince of Wales Feather)*
30. 2763 *Ptilotus stirlingii (Stirling's Mulla Mulla)*
31. 2766 *Ptilotus villosiflorus*

Anarthriaceae

33. 18049 *Lyginia imberbis*

Apiaceae

40. 6218 *Daucus glochidiatus (Australian Carrot)*
41. 16339 *Platysace sp. Kalbarri (D. & B. Bellairs 1383)* P2

Apocynaceae

42. 6565 *Alyxia buxifolia (Dysentery Bush)*
43. 6569 *Catharanthus roseus (Pink Periwinkle)* Y
44. 13006 *Sarcostemma viminale subsp. australe*

Araliaceae

45. 19253 *Trachymene ceratocarpa*
46. 19042 *Trachymene coerulea subsp. leucopetala*
47. 6272 *Trachymene elachocarpa*
48. 6279 *Trachymene ornata (Spongefruit)*
49. 6280 *Trachymene pilosa (Native Parsnip)*

Asparagaceae

60. 1207 *Acanthocarpus parviflorus* P3
61. 1208 *Acanthocarpus preissii*
62. 1209 *Acanthocarpus robustus*
63. 20797 *Acanthocarpus sp. Ajana (C.A. Gardner 8596)*
64. 1308 *Laxmannia sessiliflora (Nodding Lily)*
65. 11732 *Laxmannia sessiliflora subsp. sessiliflora*
66. 1338 *Thysanotus manglesianus (Fringed Lily)*
67. 1343 *Thysanotus patersonii*
68. 1347 *Thysanotus ramulosus*
69. 29482 *Thysanotus sp. Kalbarri (D. & B. Bellairs 1523 A)* P2

Asteraceae

70. 7814 *Actinobole condensatum*
71. 7827 *Angianthus cunninghamii (Coast Angianthus)*
72. 7830 *Angianthus microcephalus (Small-headed Angianthus)* P2
73. 7878 *Brachyscome iberidifolia*
74. 7891 *Calocephalus francisii (Fine-leaf Beauty-heads)*
75. 7916 *Centaurea melitensis (Maltese Cockspur)* Y

76. 7922 *Cephalipterum drummondii (Pompom Head)*
77. 7944 *Cotula bipinnata (Ferny Cotula)* Y
78. 7945 *Cotula coronopifolia (Waterbuttons)* Y
79. 8002 *Gnephosis tenuissima*
80. 8008 *Helianthus annuus (Sunflower)* Y
81. 8045 *Helipterum craspedioides (Yellow Billy Buttons)*
82. 12741 *Hyalosperma cotula*
83. 8086 *Hypochaeris glabra (Smooth Catsear)* Y
84. 13284 *Lawrencella rosea*
85. 8127 *Olearia axillaris (Coastal Daisybush)*
86. 8148 *Olearia revoluta*
87. 42024 *Olearia sp. Kennedy Range (G. Byrne 66)*
88. 8172 *Podolepis canescens (Bright Podolepis, Grey Podolepis)*
89. 8173 *Podolepis capillaris (Wiry Podolepis)*
90. 8177 *Podolepis lessonii*
91. 8184 *Podotheca gnaphalioides (Golden Long-heads)*
92. 8188 *Pogonolepis stricta*
93. 8197 *Reichardia tingitana (False Sowthistle)* Y
94. 13300 *Rhodanthe citrina*
95. 13291 *Rhodanthe condensata*
96. 13249 *Rhodanthe oppositifolia subsp. oppositifolia*
97. 20161 *Senecio pinnatifolius*
98. 25884 *Senecio pinnatifolius var. latilobus*
99. 8231 *Sonchus oleraceus (Common Sowthistle)* Y
100. 38388 *Ursinia anthemoides subsp. anthemoides* Y
101. 8257 *Vellereophyton dealbatum (White Cudweed)* Y
102. 8275 *Waitzia acuminata (Orange Immortelle)*
103. 13330 *Waitzia acuminata var. albicans*
104. 8281 *Waitzia podolepis*

Boraginaceae
108. 17485 *Halgania anagalloides*
109. 10904 *Halgania bebrana*
110. 6696 *Halgania sericiflora*
111. 6707 *Heliotropium curassavicum (Smooth Heliotrope)*

Boryaceae
112. 1273 *Borya sphaerocephala (Pincushions)*

Brassicaceae
114. 3030 *Lepidium lyratogynum*
115. 3076 *Stenopetalum filifolium*

Campanulaceae
117. 7396 *Isotoma hypocrateriformis (Woodbridge Poison)*
118. 7403 *Lobelia heterophylla (Wing-seeded Lobelia)*
119. 7384 *Wahlenbergia capensis (Cape Bluebell)* Y
120. 7389 *Wahlenbergia preissii*

Capparaceae
122. 2981 *Capparis spinosa*

123. 11670 *Capparis spinosa var. nummularia (Coastal Caper)*

Caryophyllaceae
126. 2905 *Polycarpon tetraphyllum (Fourleaf Allseed)*
127. 2908 *Sagina maritima* Y
128. 2915 *Spergularia rubra (Sand Spurry)*

Casuarinaceae
131. 1721 *Allocasuarina campestris*
132. 1742 *Casuarina obesa (Swamp Sheoak, Kuli)*

Celastraceae
133. 4730 *Stackhousia dielsii (Yellow Stackhousia)*
134. 4734 *Stackhousia muricata*
135. 43541 *Stackhousia sp. Hairy fruited (E.N.S. Jackson 1387)*
136. 43601 *Stackhousia sp. Mid west coastal (D. & B. Bellairs 6561)*
137. 4737 *Tripterococcus brunonis (Winged Stackhousia)*

Centrolepidaceae
138. 13121 *Centrolepis cephaloformis subsp. murrayi* P3
139. 1126 *Centrolepis eremica*

Chenopodiaceae
145. 2450 *Atriplex amnicola (Swamp Saltbush)*
146. 2452 *Atriplex cinerea (Grey Saltbush)*
147. 2463 *Atriplex isatidea (Coast Saltbush)*
148. 12064 *Enchylaena tomentosa var. tomentosa (Barrier Saltbush)*
149. 11728 *Rhagodia latifolia subsp. latifolia*
150. 11240 *Rhagodia preissii subsp. obovata*
151. 11254 *Rhagodia preissii subsp. preissii*
152. 33319 *Tecticornia indica subsp. bidens*

Colchicaceae
156. 1386 *Burchardia rosea*
157. 1398 *Wurmbea monantha*
158. 1399 *Wurmbea murchisoniana* P4

Commelinaceae
164. 1162 *Cartonema philydroides*

Convolvulaceae
165. 6609 *Bonamia rosea (Felty Bellflower)*
166. 6614 *Convolvulus remotus*
167. 6663 *Cuscuta epithymum (Lesser Dodder, Greater Dodder)* Y

Crassulaceae
176. 11563 *Crassula colorata var. colorata*

Cupressaceae
179. 36560 *Callitris arenaria (Sandplain Cypress)*

Cyperaceae
180. 741 *Baumea articulata (Jointed Rush)*
181. 794 *Cyperus gymnocaulos (Spiny Flat-sedge)*
182. 20216 *Ficinia nodosa (Knotted Club Rush)*
183. 907 *Gahnia trifida (Coast Saw-sedge)*
184. 943 *Lepidosperma rupestre (Kalbarri Lepidosperma)* P4
185. 947 *Lepidosperma tenue*
186. 955 *Mesomelaena pseudostygia*
187. 992 *Schoenus grandiflorus (Large Flowered Bogrush)*
188. 16254 *Schoenus sp. G Broad Sheath (K.L. Wilson 2633)*

Dilleniaceae
197. 5115 *Hibbertia conspicua (Leafless Hibbertia)*
198. 19685 *Hibbertia glabrisepala*
199. 5158 *Hibbertia potentilliflora*
200. 5171 *Hibbertia spicata*
201. 11481 *Hibbertia spicata subsp. spicata*

Dioscoreaceae
202. 1509 *Dioscorea hastifolia (Warrine, Wararn)*

Droseraceae
206. 8910 *Drosera humilis*
207. 14298 *Drosera macrantha subsp. macrantha*
208. 11246 *Drosera neesii subsp. borealis*
209. 29177 *Drosera prostrata*
210. 3127 *Drosera radicans*
211. 3128 *Drosera ramellosa (Branched Sundew)*

Ecdeiocoleaceae
212. 1066 *Ecdeiocolea monostachya*

Ericaceae
222. 6336 *Astroloma serratifolium (Kondrung)*
223. 6376 *Leucopogon cordifolius (Heart-leaf Beard-heath)*
224. 19577 *Leucopogon sp. Kalbarri (J.M. Powell 1695)*
225. 6448 *Leucopogon strongylophyllus*

Euphorbiaceae
227. 4582 *Adriana quadripartita (Bitter Bush)*
228. 34237 *Beyeria cinerea subsp. borealis*
229. 34236 *Beyeria cinerea subsp. cinerea* P3
230. 4644 *Euphorbia sharkoensis*
231. 12097 *Euphorbia tannensis subsp. eremophila (Desert Spurge)*
232. 19584 *Monotaxis bracteata*
233. 4713 *Stachystemon axillaris (Leafy Stachystemon)*
234. 19953 *Stachystemon nematophorus* T

Fabaceae
235. 3199 *Acacia acuaria*
236. 3216 *Acacia andrewsii*

237. 3225 *Acacia ashbyae*
238. 3238 *Acacia bidentata*
239. 3242 *Acacia blakelyi*
240. 3269 *Acacia coolgardiensis (Spinifex Wattle)*
241. 3323 *Acacia ericifolia*
242. 14077 *Acacia gelasina* P2
243. 3376 *Acacia idiomorpha*
244. 11448 *Acacia leptospermoides subsp. leptospermoides*
245. 15290 *Acacia neurophylla subsp. erugata*
246. 3466 *Acacia oldfieldii*
247. 16142 *Acacia puncticulata*
248. 3508 *Acacia quadrisulcata*
249. 3515 *Acacia restiacea*
250. 3525 *Acacia rostellifera (Summer-scented Wattle)*
251. 3532 *Acacia scirpifolia*
252. 3546 *Acacia signata*
253. 3549 *Acacia spathulifolia*
254. 14145 *Acacia stereophylla var. cylindrata* P2
255. 3587 *Acacia ulicina*
256. 30232 *Bossiaea calcicola* P3
257. 3719 *Bossiaea spinescens*
258. 35839 *Cristonia stenophylla*
259. 17118 *Cullen leucanthum*
260. 11879 *Daviesia hakeoides subsp. hakeoides*
261. 3833 *Daviesia podophylla*
262. 14986 *Daviesia ramosissima*
263. 20473 *Gastrolobium ebracteolatum*
264. 3912 *Gastrolobium oxylobioides (Champion Bay Poison)*
265. 19215 *Gompholobium glutinosum*
266. 3957 *Gompholobium tomentosum (Hairy Yellow Pea)*
267. 3970 *Indigofera australis (Australian Indigo)*
268. 19700 *Isotropis cuneifolia subsp. cuneifolia*
269. 14780 *Jacksonia arenicola*
270. 4006 *Jacksonia cupulifera*
271. 14785 *Jacksonia rigida*
272. 4033 *Jacksonia velutina* P4
273. 3667 *Labichea lanceolata (Tall Labichea)*
274. 11289 *Labichea lanceolata subsp. lanceolata*
275. 15428 *Leptosema aphyllum*
276. 17640 *Leptosema tomentosum*
277. 4060 *Lotus australis (Austral Trefoil)*
278. 4085 *Melilotus indicus* Y
279. 41442 *Mirbelia corallina* P3
280. 4097 *Mirbelia ramulosa*
281. 4104 *Mirbelia trichocalyx*
282. 18444 *Senna charlesiana*
283. 4203 *Sphaerolobium gracile*
284. 4220 *Swainsona canescens (Grey Swainsona)*
285. 4256 *Templetonia retusa (Cockies Tongues)*

Frankeniaceae

288. 5209 *Frankenia pauciflora (Seaheath)*

Gentianaceae
293. 41660 *Schenkia australis*

Geraniaceae
294. 4335 *Erodium cygnorum (Blue Heronsbill)*

Goodeniaceae
295. 7421 *Dampiera altissima (Tall Dampiera)*
296. 11326 *Dampiera incana var. fuscescens*
297. 11723 *Dampiera incana var. incana*
298. 7453 *Dampiera lindleyi*
299. 7475 *Dampiera spicigera (Spiked Dampiera)*
300. 7495 *Goodenia berardiana*
301. 7538 *Goodenia pulchella*
302. 7570 *Lechenaultia chlorantha (Kalbarri Leschenaultia)* T
303. 7577 *Lechenaultia hirsuta (Hairy Leschenaultia)*
304. 7580 *Lechenaultia linarioides (Yellow Leschenaultia)*
305. 7593 *Pentaptilon careyi*
306. 7606 *Scaevola crassifolia (Thick-leaved Fan-flower)*
307. 7614 *Scaevola globulifera*
308. 17026 *Scaevola kallophylla*
309. 7619 *Scaevola lanceolata*
310. 7634 *Scaevola phlebopetala (Velvet Fanflower)*
311. 7637 *Scaevola porocarya (Striate-fruit Scaevola)*
312. 20449 *Scaevola sp. Golden hairs (D. & B. Bellairs 1450 A)* P1 Y
313. 7644 *Scaevola spinescens (Currant Bush, Maroon)*
314. 13152 *Scaevola thesioides subsp. thesioides*
315. 7648 *Scaevola tomentosa (Raggedleaf Fanflower)*
316. 7658 *Velleia discophora (Cabbage Poison)*
317. 7666 *Verreauxia reinwardtii (Common Verreauxia)*

Gyrostemonaceae
318. 2784 *Gyrostemon ramulosus (Corkybark)*
319. 2788 *Gyrostemon subnudus*
320. 2791 *Tersonia cyathiflora (Button Creeper)*

Haemodoraceae
322. 11434 *Anigozanthos humilis subsp. humilis*
323. 12028 *Conostylis aculeata subsp. septentrionora*
324. 1427 *Conostylis candicans (Grey Cottonhead)*
325. 11979 *Conostylis candicans subsp. flavifolia*
326. 1446 *Conostylis prolifera (Mat Cottonheads)*
327. 1450 *Conostylis robusta*
328. 1456 *Conostylis stylidioides*
329. 1465 *Haemodorum discolor*
330. 1473 *Haemodorum simulans*

Haloragaceae
332. 6143 *Glischrocaryon aureum (Common Popflower)*
333. 6148 *Gonocarpus confertifolius*
334. 11801 *Gonocarpus confertifolius var. helmsii*
335. 6180 *Haloragis trigonocarpa*

Hemerocallidaceae
336. 11834 *Corynotheca micrantha var. acanthoclada*
337. 1259 *Dianella revoluta (Blueberry Lily)*

Iridaceae
340. 20154 *Lapeirousia anceps* Y Y
341. 30476 *Patersonia occidentalis var. latifolia*

Juncaceae
343. 11922 *Juncus kraussii subsp. australiensis*
344. 1188 *Juncus pallidus (Pale Rush)*

Juncaginaceae
345. 33276 *Triglochin isingiana*
346. 147 *Triglochin mucronata*

Lamiaceae
347. 6760 *Dicrastylis fulva*
348. 6837 *Hemiandra leiantha*
349. 6849 *Hemigenia diplanthera*
350. 6780 *Lachnostachys eriobotrya (Lambswool)*
351. 6781 *Lachnostachys ferruginea (Rusty Lambstail)*
352. 6811 *Pityrodia hemigenioides*
353. 41041 *Quoya atriplicina*
354. 41063 *Quoya loxocarpa*
355. 41080 *Quoya verbascina (Golden Bush)*
356. 6939 *Westringia dampieri*

Lauraceae
359. 12073 *Cassytha aurea var. aurea*
360. 11351 *Cassytha aurea var. hirta*
361. 2957 *Cassytha racemosa (Dodder Laurel)*

Loganiaceae
364. 16798 *Logania litoralis*
365. 6512 *Logania spermacocea*

Loranthaceae
366. 13267 *Amyema linophylla subsp. linophylla*

Malvaceae
373. 4904 *Alyogyne cuneiformis (Coastal Hibiscus)*
374. 4905 *Alyogyne hakeifolia*
375. 42940 *Alyogyne sp. Geraldton (R. Davis 3487)*
376. 42921 *Alyogyne sp. Kalbarri (P.G. Wilson 6720)*

377. 4999 *Brachychiton gregorii (Desert Kurrajong, Ngalta)*
378. 40872 *Commersonia borealis*
379. 40922 *Commersonia densiflora*
380. 19600 *Guichenotia basivirida*
381. 19885 *Guichenotia intermedia*
382. 5011 *Guichenotia ledifolia*
383. 5012 *Guichenotia macrantha (Large-flowered Guichenotia)*
384. 17781 *Hannafordia quadrivalvis subsp. quadrivalvis*
385. 4927 *Hibiscus drummondii (Drummond's Hibiscus)*
386. 5022 *Keraudrenia hermanniifolia*
387. 19892 *Keraudrenia velutina subsp. velutina*
388. 9099 *Lasiopetalum angustifolium (Narrow Leaved Lasiopetalum)*
389. 17263 *Lasiopetalum oldfieldii subsp. oldfieldii* P3
390. 5044 *Lasiopetalum oppositifolium* P3
391. 4970 *Sida calyxhymenia (Tall Sida)*

Myrtaceae
409. 10767 *Baeckea pentagonantha*
410. 5365 *Baeckea robusta*
411. 5368 *Baeckea subcuneata* P2
412. 17761 *Beaufortia aestiva*
413. 5401 *Calothamnus blepharospermus*
414. 34196 *Calothamnus chrysanthereus (Claw Flower)*
415. 5420 *Calothamnus oldfieldii*
416. 35758 *Calothamnus quadrifidus subsp. homalophyllus (Murchison Clawflower)*
417. 35759 *Calothamnus quadrifidus subsp. obtusus*
418. 5429 *Calothamnus sanguineus (Silky-leaved Blood flower, Pindak)*
419. 5443 *Calytrix brevifolia*
420. 5450 *Calytrix depressa*
421. 5459 *Calytrix formosa* P3
422. 5464 *Calytrix harvestiana* P2
423. 5465 *Calytrix leschenaultii*
424. 5468 *Calytrix oldfieldii*
425. 5470 *Calytrix paucicostata* P2
426. 5475 *Calytrix purpurea* P2
427. 5476 *Calytrix sapphirina*
428. 5479 *Calytrix strigosa*
429. 5494 *Chamelaucium marchantii* P3
430. 5520 *Darwinia oldfieldii*
431. 29556 *Enekbatus cristatus* P2
432. 14102 *Eremaea ebracteata var. ebracteata*
433. 12895 *Eucalyptus arachnaea subsp. arachnaea*
434. 35345 *Eucalyptus camaldulensis subsp. obtusa (Blunt-budded River Red Gum)*
435. 15804 *Eucalyptus dolichocera*
436. 5640 *Eucalyptus eudesmioides (Malallie, Marlarli)*
437. 5654 *Eucalyptus fruticosa*
438. 5722 *Eucalyptus obtusiflora (Dongara Mallee)*
439. 5725 *Eucalyptus oldfieldii (Oldfield's Mallee)*
440. 5761 *Eucalyptus rigidula (Stiff-leaved Mallee)*
441. 29993 *Eucalyptus sp. Kalbarri (M.I.H. Brooker 7937)*
442. 5861 *Malleostemon hursthousei*

443. 5864 *Malleostemon peltiger*
444. 37580 *Melaleuca acutifolia*
445. 5884 *Melaleuca calothamnoides*
446. 19048 *Melaleuca campanae*
447. 5887 *Melaleuca cardiophylla (Tangling Melaleuca)*
448. 5893 *Melaleuca concreta*
449. 5895 *Melaleuca conothamnoides*
450. 5911 *Melaleuca filifolia (Wiry Honeymyrtle)*
451. 18452 *Melaleuca laetifica*
452. 19522 *Melaleuca lara*
453. 5926 *Melaleuca lateritia (Robin Redbreast Bush)*
454. 5930 *Melaleuca leiopyxis*
455. 18112 *Melaleuca leuropoma*
456. 18435 *Melaleuca longistaminea*
457. 41120 *Melaleuca marginata*
458. 5936 *Melaleuca megacephala*
459. 5945 *Melaleuca oldfieldii* P2
460. 5958 *Melaleuca radula (Graceful Honeymyrtle)*
461. 5959 *Melaleuca rhaphiophylla (Swamp Paperbark)*
462. 5987 *Melaleuca viminea (Mohan)*
463. 13280 *Melaleuca viminea subsp. viminea*
464. 6008 *Phymatocarpus porphyrocephalus*
465. 20219 *Pileanthus peduncularis subsp. peduncularis*
466. 6029 *Scholtzia capitata*
467. 14922 *Scholtzia sp. Eurardy (J.S. Beard 6886)* P2
468. 16837 *Scholtzia sp. Kalbarri (N. Hoyle 623)*
469. 20094 *Scholtzia sp. Murchison (M.E. Trudgen 1685)*
470. 16841 *Scholtzia sp. Red Bluff (A. Gunness 2373)*
471. 14659 *Scholtzia sp. Ross Graham Lookout (S. Maley 6)*
472. 6040 *Scholtzia uberiflora*
473. 9194 *Thryptomene johnsonii* P2 Y
474. 16820 *Thryptomene sp. Eagle Gorge (A.G. Gunness 2360)* P2
475. 33419 *Thryptomene sp. Kalbarri limestone (D. & B. Bellairs 1652 A)* P2
476. 20366 *Thryptomene sp. Red Bluff (A.G. Gunness 2358)*
477. 6067 *Thryptomene strongylophylla*
478. 12399 *Verticordia capillaris* P4
479. 14709 *Verticordia chrysostachys var. chrysostachys*
480. 12413 *Verticordia densiflora var. roseostella* P3
481. 12414 *Verticordia densiflora var. stelluligera*
482. 14712 *Verticordia dichroma var. dichroma* P3
483. 12423 *Verticordia etheliana var. formosa*
484. 15622 *Verticordia lepidophylla var. lepidophylla*
485. 12443 *Verticordia monadelpha var. callitricha*
486. 10822 *Verticordia nobilis*
487. 6102 *Verticordia oculata*
488. 6107 *Verticordia pennigera*
489. 6108 *Verticordia pholidophylla*
490. 6109 *Verticordia picta (Painted Featherflower)*
491. 6111 *Verticordia polytricha (Northern Cauliflower)* P4
492. 15615 *Verticordia spicata subsp. spicata*

Nyctaginaceae
495. 2776 *Commicarpus australis (Perennial Tar Vine)*

Olacaceae
496. 2364 *Olax aurantia*

Orchidaceae
497. 1588 *Caladenia drummondii (Winter Spider Orchid)*
498. 15349 *Caladenia flava subsp. maculata*
499. 15355 *Caladenia hirta subsp. rosea*
500. 15360 *Caladenia longicauda subsp. borealis*
501. 17760 *Caladenia nobilis*
502. 15374 *Caladenia pachychila*
503. 18019 *Caladenia vulgata*
504. 1620 *Caladenia wanosa (Kalbarri Spider Orchid)* T
505. 15114 *Cyanicula gemmata*
506. 11049 *Diuris corymbosa*
507. 30432 *Eriochilus dilatatus subsp. brevifolius*
508. 8814 *Microtis brownii*
509. 15425 *Prasophyllum calcicola*
510. 16367 *Pyrorchis nigricans (Red beaks, Elephants ears)*
511. 1701 *Thelymitra antennifera (Vanilla Orchid)*
512. 1702 *Thelymitra campanulata (Shirt Orchid)*

Parmeliaceae
518. 28158 *Xanthoparmelia neorimalis*

Phyllanthaceae
526. 4675 *Phyllanthus calycinus (False Boronia)*
527. 17626 *Phyllanthus erwinii*
528. 4685 *Phyllanthus scaber*
529. 4688 *Poranthera drummondii*

Pittosporaceae
531. 19421 *Marianthus bicolor (Painted Marianthus)*

Plantaginaceae
532. 7097 *Stemodia flaccida*
533. 7102 *Stemodia viscosa (Pagurda)*

Poaceae
534. 12063 *Aristida holathera var. holathera*
535. 17235 *Austrostipa crinita*
536. 17237 *Austrostipa elegantissima*
537. 17244 *Austrostipa macalpinei*
538. 17246 *Austrostipa nitida*
539. 17251 *Austrostipa scabra*
540. 258 *Cenchrus ciliaris (Buffel Grass)* Y
541. 259 *Cenchrus echinatus (Burrgrass)* Y
542. 41568 *Cenchrus setaceus (Fountain Grass)* Y

543. 267 *Chloris gayana (Rhodes Grass)* Y
544. 11485 *Ehrharta brevifolia var. cuspidata* Y
545. 370 *Eragrostis barrelieri* Y
546. 376 *Eragrostis curvula (African Lovegrass)* Y
547. 378 *Eragrostis dielsii (Mallee Lovegrass)*
548. 400 *Eriachne aristidea*
549. 8476 *Hordeum hystrix (Mediterranean Region Barley Grass)* Y
550. 468 *Lamarckia aurea (Goldentop)* Y
551. 492 *Neurachne alopecuroidea (Foxtail Mulga Grass)*
552. 11232 *Paractaenum novae-hollandiae subsp. novae-hollandiae*
553. 516 *Parapholis incurva (Coast Barbgrass)* Y
554. 518 *Paspalidium clementii (Clements Paspalidium)*
555. 528 *Paspalum distichum (Water Couch)* Y
556. 40424 *Pentameris airoides subsp. airoides* Y
557. 10970 *Rostraria cristata* Y
558. 606 *Setaria dielsii (Diels' Pigeon Grass)*
559. 625 *Spinifex longifolius (Beach Spinifex)*
560. 635 *Sporobolus virginicus (Marine Couch)*
561. 17885 *Triodia bromoides* P4
562. 17882 *Triodia danthonioides*
563. 17880 *Triodia dielsii* P3

Polygalaceae
566. 4555 *Comesperma integerrimum*
567. 4561 *Comesperma scoparium (Broom Milkwort)*

Polygonaceae
568. 17739 *Acetosa vesicaria* Y
569. 2409 *Emex australis (Doublegee)* Y
570. 2412 *Muehlenbeckia adpressa (Climbing Lignum)*

Portulacaceae
572. 2854 *Calandrinia granulifera (Pygmy Purslane)*
573. 2860 *Calandrinia polyandra (Parakeelya)*
574. 2861 *Calandrinia polypetala*
575. 2867 *Calandrinia remota*

Primulaceae
576. 36375 *Lysimachia arvensis (Pimpernel)*
577. 6484 *Samolus repens (Creeping Brookweed)*

Proteaceae
578. 11837 *Adenanthos cygnorum subsp. cygnorum (Common Woollybush)*
579. 1799 *Banksia ashbyi (Ashby's Banksia)*
580. 1800 *Banksia attenuata (Slender Banksia, Piara)*
581. 32627 *Banksia borealis subsp. borealis*
582. 32524 *Banksia fraseri var. ashbyi*
583. 1829 *Banksia lindleyana (Porcupine Banksia)*
584. 1834 *Banksia menziesii (Firewood Banksia)*
585. 1842 *Banksia prionotes (Acorn Banksia)*
586. 1855 *Banksia victoriae (Woolly Orange Banksia)*

587. 15608 *Conospermum acerosum subsp. hirsutum*
588. 15511 *Conospermum boreale*
589. 15513 *Conospermum boreale subsp. boreale*
590. 1882 *Conospermum stoechadis (Common Smokebush)*
591. 1885 *Conospermum triplinervium (Tree Smokebush)*
592. 1956 *Grevillea argyrophylla (Silvery-leaved Grevillea)*
593. 15763 *Grevillea biformis subsp. biformis*
594. 1966 *Grevillea brachystachya (Short-spiked Grevillea)*
595. 1973 *Grevillea candelabroides*
596. 8831 *Grevillea commutata*
597. 18116 *Grevillea commutata subsp. commutata*
598. 8832 *Grevillea excelsior (Flame Grevillea)*
599. 13430 *Grevillea hakeoides subsp. stenophylla*
600. 2023 *Grevillea intricata*
601. 2032 *Grevillea leucopteris (White Plume Grevillea)*
602. 8838 *Grevillea pinaster*
603. 2097 *Grevillea stenomera (Lace Net Grevillea)* P2
604. 2109 *Grevillea trachytheca (Rough-fruit Grevillea)*
605. 2136 *Hakea candolleana*
606. 2140 *Hakea circumalata*
607. 16902 *Hakea orthorrhyncha var. orthorrhyncha*
608. 2198 *Hakea pycnoneura*
609. 2227 *Isopogon divergens (Spreading Coneflower)*
610. 2254 *Persoonia acicularis*
611. 2257 *Persoonia brachystylis (Short-styled Persoonia)* P2
612. 40740 *Petrophile foremanii*
613. 2301 *Petrophile macrostachya*
614. 29192 *Petrophile pilostyla subsp. pilostyla*
615. 2307 *Petrophile semifurcata*

Psilotaceae
616. 1 *Psilotum nudum*

Ranunculaceae
625. 10804 *Clematis linearifolia*

Restionaceae
627. 17685 *Chaetanthus aristatus*
628. 17663 *Desmocladus asper*
629. 13774 *Lepidobolus densus* P3
630. 18074 *Lepidobolus preissianus subsp. preissianus*

Rhamnaceae
631. 4794 *Cryptandra glabriflora* P2
632. 31614 *Cryptandra multispina*
633. 4802 *Cryptandra mutila*
634. 14241 *Stenanthemum divaricatum* P3
635. 16198 *Stenanthemum intricatum*

Rutaceae
637. 4409 *Boronia coerulescens*

638. 11274 *Boronia coerulescens subsp. spinescens*
639. 4414 *Boronia cymosa (Granite Boronia)*
640. 17664 *Boronia purdieana subsp. calcicola*
641. 11381 *Boronia ramosa subsp. anethifolia*
642. 4456 *Diplolaena grandiflora (Wild Rose)*
643. 15274 *Diplolaena mollis*
644. 38240 *Geleznowia sp. Red Bluff (A. Crawford ADC 597)* P2
645. 18539 *Philotheca brucei*

Santalaceae
647. 2332 *Anthobolus foveolatus*
648. 10765 *Exocarpos sparteus (Broom Ballart, Djuk)*
649. 2352 *Leptomeria preissiana*
650. 2359 *Santalum spicatum (Sandalwood, Wilarak)*

Scrophulariaceae
681. 14895 *Eremophila decipiens subsp. decipiens*
682. 14191 *Eremophila glabra subsp. tomentosa*
683. 7246 *Eremophila oldfieldii (Pixie Bush)*
684. 17168 *Eremophila oldfieldii subsp. oldfieldii*
685. 7289 *Myoporum caprarioides (Slender Myoporum)*

Solanaceae
688. 6945 *Anthocercis genistoides*
689. 6947 *Anthocercis ilicifolia*
690. 11537 *Anthocercis ilicifolia subsp. caldariola*
691. 6953 *Anthotroche walcottii*
692. 6959 *Cyphanthera racemosa*
693. 6978 *Nicotiana rotundifolia (Round-leaved Tobacco)*
694. 7018 *Solanum lasiophyllum (Flannel Bush, Mindjulu)*
695. 7025 *Solanum oldfieldii*
696. 11241 *Solanum orbiculatum subsp. orbiculatum (Round-leaved Solanum)*
697. 7037 *Solanum symonii*

Stylidiaceae
701. 30278 *Stylidium androsaceum*
702. 7715 *Stylidium dispermum*
703. 7720 *Stylidium elongatum (Tall Triggerplant)*
704. 17412 *Stylidium kalbarriense*
705. 25837 *Stylidium purpureum*
706. 19247 *Stylidium septentrionale*
707. 17510 *Stylidium sp. Kalbarri (A. Carr 145)*

Surianaceae
708. 3181 *Stylobasium australe*
709. 3182 *Stylobasium spathulatum (Pebble Bush)*

Teloschistaceae
711. 30454 *Xanthoria filsonii*

Thymelaeaceae
713. 5231 *Pimelea angustifolia (Narrow-leaved Pimelea)*
714. 5246 *Pimelea gilgiana*
715. 5254 *Pimelea leucantha*
716. 5256 *Pimelea microcephala (Shrubby Riceflower, Banjine)*
717. 11185 *Pimelea microcephala subsp. microcephala*
718. 5263 *Pimelea sessilis*

Violaceae
724. 12007 *Hybanthus floribundus subsp. floribundus*

APPENDIX C

EPBC Act Protected Matters Report

Australian Government
Department of the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

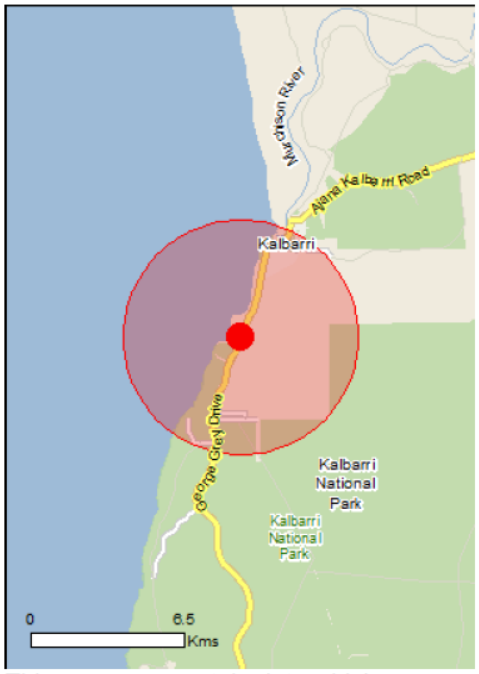
Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 06/10/14 16:46:58

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements



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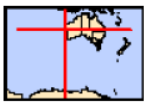

Summary

Matters of National Environmental Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Areas:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	39
Listed Migratory Species:	32

Other Matters Protected by the EPBC Act

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

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place and the heritage values of a place on the Register of the National Estate.

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

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

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	60
Whales and Other Cetaceans:	12
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine	None

Extra Information

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

Place on the RNE:	3
State and Territory Reserves:	1
Regional Forest Agreements:	None
Invasive Species:	12
Nationally Important Wetlands:	1
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calyptorhynchus latirostris Carnaby's Black-Cockatoo, Short-billed Black-Cockatoo [59523]	Endangered	Breeding likely to occur within area
Diomedea exulans amsterdamensis Amsterdam Albatross [82330]	Endangered	Species or species habitat may occur within area
Diomedea exulans exulans Tristan Albatross [82337]	Endangered	Species or species habitat may occur within area
Diomedea exulans (sensu lato) Wandering Albatross [1073]	Vulnerable	Species or species habitat may occur within area
Leipoa ocellata Malleefowl [934]	Vulnerable	Species or species habitat known to occur within area
Macronectes giganteus Southern Giant-Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant-Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Foraging, feeding or related behaviour may

Name	Status	Type of Presence
		occur within area
Thalassarche cauta cauta Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta steadi White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris impavida Campbell Albatross [82449]	Vulnerable	Species or species habitat may occur within area
Mammals		
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Bettongia penicillata ogilbyi Woylie [66844]	Endangered	Species or species habitat known to occur within area
Dasyurus geoffroii Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat known to occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area
Neophoca cinerea Australian Sea-lion [22]	Vulnerable	Species or species habitat may occur within area
Other		
Idiosoma nigrum Shield-backed Trapdoor Spider, Black Rugose Trapdoor Spider [66798]	Vulnerable	Species or species habitat may occur within area
Plants		
Beyeria lepidopetala Small-petalled Beyeria, Short-petalled Beyeria [18362]	Endangered	Species or species habitat likely to occur within area
Caladenia barbarella Small Dragon Orchid, Common Dragon Orchid [68686]	Endangered	Species or species habitat may occur within area
Caladenia bryceana subsp. cracens Northern Dwarf Spider-orchid [64556]	Vulnerable	Species or species habitat may occur within area
Caladenia hoffmanii Hoffman's Spider-orchid [56719]	Endangered	Species or species habitat likely to occur within area
Drakaea concolor Kneeling Hammer-orchid [56777]	Vulnerable	Species or species habitat likely to occur within area
Hypocalymma longifolium Long-leaved Myrtle [8081]	Vulnerable	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Lechenaultia chlorantha Kalbarri Leschenaultia [16763]	Vulnerable	Species or species habitat likely to occur within area
Stachystemon nematophorus Three-flowered Stachystemon [81447]	Vulnerable	Species or species habitat may occur within area
Wurmbea tubulosa Long-flowered Nancy [12739]	Endangered	Species or species habitat may occur within area
Reptiles		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area
Egernia stokesii aethiops Houtman Abrolhos Spiny-tailed Skink [26192]	Vulnerable	Species or species habitat may occur within area
Egernia stokesii badia Western Spiny-tailed Skink, Baudin Island Spiny-tailed Skink [64483]	Endangered	Species or species habitat may occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area
Sharks		
Carcharias taurus (west coast population) Grey Nurse Shark (west coast population) [68752]	Vulnerable	Species or species habitat likely to occur within area
Carcharodon carcharias Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species [Resource Information

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered*	Species or species habitat may occur within area
Diomedea dabbenena Tristan Albatross [66471]	Endangered*	Species or species habitat may occur within area
Diomedea exulans (sensu lato) Wandering Albatross [1073]	Vulnerable	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Macronectes giganteus Southern Giant-Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant-Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Species or species habitat likely to occur within area
Sterna anaethetus Bridled Tern [814]		Foraging, feeding or related behaviour likely to occur within area
Sterna caspia Caspian Tern [59467]		Foraging, feeding or related behaviour known to occur within area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Thalassarche cauta (sensu stricto) Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross [64459]	Vulnerable*	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Migratory Marine Species		
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Carcharodon carcharias Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area
Manta birostris Giant Manta Ray, Chevron Manta Ray, Pacific Manta Ray, Pelagic Manta Ray, Oceanic Manta Ray [84995]		Species or species habitat may occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area
Migratory Terrestrial Species		
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Migratory Wetlands Species		
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Catharacta skua Great Skua [59472]		Species or species habitat may occur within

Name	Threatened	Type of Presence
		area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered*	Species or species habitat may occur within area
Diomedea dabbenena Tristan Albatross [66471]	Endangered*	Species or species habitat may occur within area
Diomedea exulans (sensu lato) Wandering Albatross [1073]	Vulnerable	Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Larus pacificus Pacific Gull [811]		Foraging, feeding or related behaviour known to occur within area
Macronectes giganteus Southern Giant-Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant-Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Breeding known to occur within area
Puffinus assimilis Little Shearwater [59363]		Foraging, feeding or related behaviour known to occur within area
Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Species or species habitat likely to occur within area
Sterna anaethetus Bridled Tern [814]		Foraging, feeding or related behaviour likely to occur within area
Sterna caspia Caspian Tern [59467]		Foraging, feeding or related behaviour known to occur within area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Thalassarche cauta (sensu stricto) Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross [64459]	Vulnerable*	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area

Extra Information

Places on the RNE [Resource Information]

Note that not all Indigenous sites may be listed.

Name	State	Status
Natural		
Moore River to Murchison River Area	WA	Indicative Place
Kalbarri National Park (1978 boundary)	WA	Registered
Shell House Cliffs	WA	Registered

State and Territory Reserves [Resource Information]

Name	State
Kalbarri	WA

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Streptopelia senegalensis Laughing Turtle-dove, Laughing Dove [781]		Species or species habitat likely to occur within area
Mammals		
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Cenchrus ciliaris Buffel-grass, Black Buffel-grass [20213]		Species or species habitat may occur within area
Prosopis spp. Mesquite, Algaroba [68407]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Tamarix aphylla Athel Pine, Athel Tree, Tamarisk, Athel Tamarisk, Athel Tamarix, Desert Tamarisk, Flowering Cypress, Salt Cedar [16018]		Species or species habitat likely to occur within area

Nationally Important Wetlands	[Resource Information]
Name	State
Murchison River (Lower Reaches)	WA

Coordinates

-27.74226 114.14904

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World Heritage and Register of National Estate properties, Wetlands of International Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

For species where the distributions are well known, maps are digitised from sources such as recovery plans and detailed habitat studies. Where appropriate, core breeding, foraging and roosting areas are indicated under 'type of presence'. For species whose distributions are less well known, point locations are collated from government wildlife authorities, museums, and non-government organisations; bioclimatic distribution models are generated and these validated by experts. In some cases, the distribution maps are based solely on expert knowledge.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Department of Environment, Climate Change and Water, New South Wales
-Department of Sustainability and Environment, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment and Natural Resources, South Australia
-Parks and Wildlife Service NT, NT Dept of Natural Resources, Environment and the Arts
-Environmental and Resource Management, Queensland
-Department of Environment and Conservation, Western Australia
-Department of the Environment, Climate Change, Energy and Water
-Birds Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-SA Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Atherton and Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
-State Forests of NSW
-Geoscience Australia
-CSIRO
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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APPENDIX D

Definitions of Conservation Codes

Definitions of Conservation Codes

Under the Wildlife Conservation Act 1950, the Minister for the Environment may declare species of flora to be protected if they are considered to be in danger of extinction, rare or otherwise in need of special protection. Schedules 1 and 2 deal with those that are threatened and that are presumed extinct, respectively.

- ***T: Threatened Flora (Declared Rare Flora — Extant)***

  Taxa1 which have been adequately searched for and are deemed to be in the wild either rare, in danger of extinction, or otherwise in need of special protection, and have been gazetted as such (Schedule 1 under the Wildlife Conservation Act 1950).

  Threatened Flora (Schedule 1) are further ranked by the Department according to their level of threat using International Union for Conservation of Nature (IUCN) Red List criteria:

  CR: Critically Endangered - considered to be facing an extremely high risk of extinction in the wild

  EN: Endangered – considered to be facing a very high risk of extinction in the wild

  VU: Vulnerable – considered to be facing a high risk of extinction in the wild.

- ***X: Presumed Extinct Flora (Declared Rare Flora — Extinct)***

  Taxa which have been adequately searched for and there is no reasonable doubt that the last individual has died, and have been gazetted as such (Schedule 2 under the Wildlife Conservation Act 1950).

Taxa that have not yet been adequately surveyed to be listed under Schedule 1 or 2 are added to the Priority Flora List under Priorities 1, 2 or 3. These three categories are ranked in order of priority for survey and evaluation of conservation status so that consideration can be given to their declaration as threatened flora or fauna.

Taxa that are adequately known, are rare but not threatened, or meet criteria for Near Threatened, or that have been recently removed from the threatened list for other than taxonomic reasons, are placed in Priority 4. These species require regular monitoring. "Conservation Dependent" species are placed in Priority 5.

- ***Priority 1*** *- Poorly known Taxa. Taxa which are known from one or a few (generally <5) populations which are under threat, either due to small population size, or being on lands under immediate threat, e.g. road verges, urban areas, farmland, active mineral leases, etc., or the plants are under threat, e.g. from disease, grazing by feral animals, etc. May include taxa with threatened populations on protected lands. Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey;*
- ***Priority 2*** *- Poorly Known Taxa. Taxa which are known from one or a few (generally <5) populations, at least some of which are not believed to be under immediate threat (i.e. not currently endangered). Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey;*
- ***Priority 3 -*** *Poorly Known Taxa. Taxa which are known from several populations, and the taxa are not believed to be under immediate threat (i.e. not currently endangered), either due to the number of known populations (generally >5), or known populations being large, and either widespread or protected. Such taxa are under consideration for declaration as 'rare flora' but are in need of further survey;*
- ***Priority 4 -*** *Rare Taxa. Taxa which are considered to have been adequately surveyed and which, whilst being rare (in Australia), are not currently threatened by any identifiable factors. These taxa require monitoring every 5-10 years; and*
- ***Priority 5 -*** *Taxa that are not threatened but are subject to a specific conservation program, the cessation of which would result in the taxon becoming threatened within five years*

APPENDIX E

Flora Plot Map and Species Lists

Flora Plot Map and Species Lists

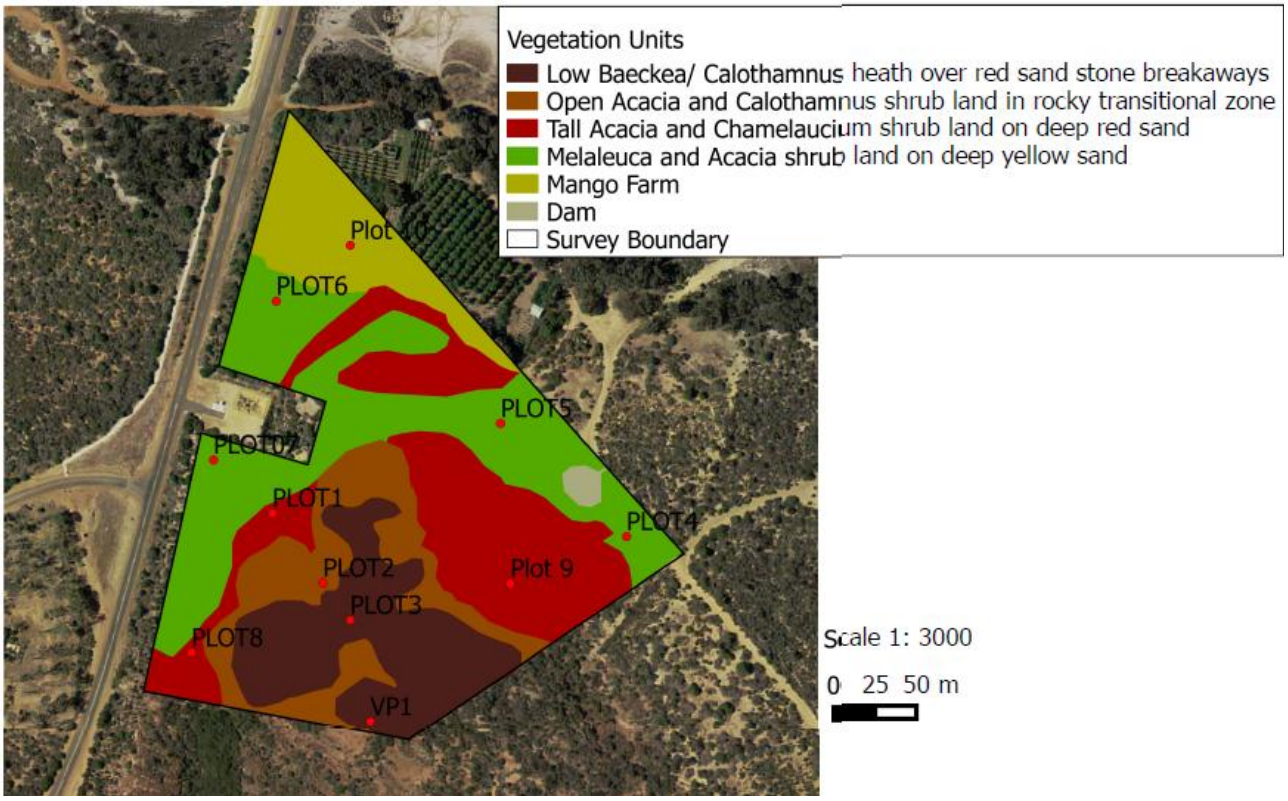

Figure 7: Location of plots in relation to vegetation type

Plot 1: Tall *Acacia* and *Chamelaucium* shrub land on deep red sand; flat ground, 20% cover; deep red sand; vegetation in good condition due to drought deaths and weed invasion.

Family	***Species***	**Common Name**
Asteraceae	*Angianthus cunninghamii*	Coast Angianthus
Asteraceae	*Hypochaeris glabra**	Smooth Catsear
Brassicaceae	*Brassica tournefortii**	Mediterranean Turnip
Euphorbiaceae	*Euphorbia tannensis subsp. eremophila*	Desert Spurge
Gentianaceae	*Schenkia australis*	
Myrtaceae	*Calothamnus sanguineus*	Silky-leaved Blood flower
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Melaleuca megacephala*	
Poaceae	*Avena barbata**	Bearded Oat
Poaceae	*Bromus diandrus**	Great Brome
Poaceae	*Hordeum hystrix**	Mediterranean Region Barley Grass
Poaceae	*Rostraria cristata**	
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Primulaceae	*Lysimachia arvensis **	Pimpernel
Solanaceae	*Anthocercis ilicifolia*	



Looking South

Plot 2: Open *Acacia* and *Calothamnus* shrub land in rocky break away transitional zone; flat ground; deep red sand with broken sand stone and pebbles; vegetation in very good condition.

Family	Species	Common Name
Aizoaceae	*Mesembryanthemum crystallinum**	Ice plant
Amaranthaceae	*Ptilotus polystachyus*	Prince of Wales Feather
Asteraceae	*Calocephalus francisii*	Fine-leaf Beauty-heads
Asteraceae	*Podotheca gnaphalioides*	Golden Long-heads
Convolvulaceae	*Cuscuta epithymum**	Lesser Dodder
Dioscoreaceae	*Dioscorea hastifolia*	Warrine
Euphorbiaceae	*Euphorbia tannensis subsp. eremophila*	Desert Spurge
Euphorbiaceae	*Monotaxis bracteata*	
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Acacia scirpifolia*	
Fabaceae	*Labichea lanceolata subsp. lanceolata*	
Fabaceae	*Senna artemisioides subsp.filifolia*	
Goodeniaceae	*Goodenia berardiana*	
Goodeniaceae	*Scaevola crassifolia*	Thick-leaved Fan-flower
Malvaceae	*Hibiscus drummondii*	Drummond's Hibiscus
Myrtaceae	*Baeckea subcuneata (P2)*	
Myrtaceae	*Calothamnus sanguineus*	Silky-leaved Blood flower
Myrtaceae	*Melaleuca calothamnoides*	
Myrtaceae	*Melaleuca megacephala*	
Myrtaceae	*Scholtzia sp. Red Bluff*	
Poaceae	*Austrostipa macalpinei*	
Polygalaceae	*Comesperma integerrimum*	
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Primulaceae	*Lysimachia arvensis **	Pimpernel
Restionaceae	*Desmocladus asper*	
Solanaceae	*Nicotiana rotundifolia*	Round-leaved Tobacco



Looking East

Plot 3: Low *Baeckea*/ *Calothamnus* heath over red sand stone breakaways; rock outcrops with shallow red sands; vegetation in pristine condition

Family	***Species***	**Common Name**
Amaranthaceae	*Ptilotus polystachyus*	Prince of Wales Feather
Asteraceae	*Actinobole condensatum*	
Asteraceae	*Calocephalus francisii*	Fine-leaf Beauty-heads
Asteraceae	*Podotheca gnaphalioides*	Golden Long-heads
Dioscoreaceae	*Dioscorea hastifolia*	Warrine
Euphorbiaceae	*Euphorbia tannensis subsp. eremophila*	Desert Spurge
Fabaceae	*Acacia oldfieldii*	
Fabaceae	*Acacia scirpifolia*	
Fabaceae	*Labichea lanceolata subsp. lanceolata*	
Myrtaceae	*Baeckea subcuneata (P2)*	
Myrtaceae	*Calothamnus blepharospermus*	
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Darwinia oldfieldii*	
Myrtaceae	*Melaleuca megacephala*	
Myrtaceae	*Scholtzia sp. Red Bluff*	
Poaceae	*Bromus diandrus**	Great Brome
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Primulaceae	*Lysimachia arvensis **	Pimpernel
Proteaceae	*Hakea orthorrhyncha*	
Restionaceae	*Desmocladus asper*	



North



Looking West

Plot 4: *Melaleuca* and *Acacia* shrub land on deep yellow sand; flat ground; vegetation in good condition due to drought deaths and weed invasion

Family	Species	Common Name
Amaranthaceae	*Ptilotus polystachyus*	Prince of Wales Feather
Asteraceae	*Calocephalus francisii*	Fine-leaf Beauty-heads
Dioscoreaceae	*Dioscorea hastifolia*	Warrine
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Acacia scirpifolia*	
Fabaceae	*Labichea lanceolata subsp. lanceolata*	
Fabaceae	*Senna artemisioides subsp.filifolia*	
Lauraceae	*Cassytha aurea var. aurea*	
Malvaceae	*Keraudrenia hermanniifolia*	
Myrtaceae	*Baeckea pentagonantha*	
Myrtaceae	*Calothamnus blepharospermus*	
Myrtaceae	*Eremaea ebracteata var. ebracteata*	
Myrtaceae	*Melaleuca megacephala*	
Myrtaceae	*Scholtzia sp. Red Bluff*	
Poaceae	*Austrostipa macalpinei*	
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Restionaceae	*Desmocladus asper*	
Solanaceae	*Nicotiana rotundifolia*	Round-leaved Tobacco



Looking North Looking East

Plot 5: *Melaleuca* and *Acacia* shrub land on deep yellow sand; flat ground; yellow sand adjacent to small area of alluvial red sandstone; vegetation in good condition due to drought deaths and weed invasion

Family	Species	Common Name
Asteraceae	*Arctotheca calendula*	Cape Weed
Asteraceae	*Calocephalus francisii*	Fine-leaf Beauty-heads
Asteraceae	*Podotheca gnaphalioides*	Golden Long-heads
Chenopodiaceae	*Rhagodia preissii subsp. obovata*	
Dioscoreaceae	*Dioscorea hastifolia*	Warrine
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Acacia scirpifolia*	
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Melaleuca megacephala*	
Portulacaceae	*Calandrinia polyandra*	Parakeelya



Looking South

Plot 6: *Melaleuca* and *Acacia* shrub land on deep yellow sand; flat ground; disturbed area near western boundary and south of Mango Farm; vegetation in degraded condition

Family	Species	Common Name
Aizoaceae	*Mesembryanthemum crystallinum**	Ice plant
Asteraceae	*Arctotheca calendula*	Cape Weed
Asteraceae	*Calocephalus francisii*	Fine-leaf Beauty-heads
Asteraceae	*Centaurea melitensis**	Maltese Cockspur
Brassicaceae	*Brassica tournefortii**	Mediterranean Turnip
Chenopodiaceae	*Rhagodia preissii subsp. obovata*	
Dioscoreaceae	*Dioscorea hastifolia*	Warrine
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Lauraceae	*Cassytha aurea var. aurea*	
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Melaleuca megacephala*	
Poaceae	*Cenchrus ciliaris**	Buffel Grass
Portulacaceae	*Calandrinia polyandra*	Parakeelya



Looking South

Plot 7: *Melaleuca* and *Acacia* shrub land on deep yellow sand; flat ground; vegetation in good condition due to drought deaths and weed invasion

Family	Species	Common Name
Chenopodiaceae	*Rhagodia preissii subsp. obovata*	
Fabaceae	*Acacia scirpifolia*	
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Labichea lanceolata subsp. lanceolata*	
Lauraceae	*Cassytha aurea var. aurea*	
Myrtaceae	*Calothamnus sanguineus*	Silky-leaved Blood flower
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Melaleuca megacephala*	
Poaceae	*Avena barbata**	
Poaceae	*Cenchrus ciliaris**	Buffel Grass
Poaceae	*Eriachne aristidea*	
Polygonaceae	*Muehlenbeckia adpressa*	
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Proteaceae	*Grevillea leucopteris*	



Looking East

Plot 8: Tall *Acacia and Chamelaucium* shrub land on deep red sand; deep red sand associated with a small depression; closed canopy and higher density of vegetation than elsewhere in the site; vegetation in very good condition; cover 60%; some invasion of weeds along watershed line

Family	**Species**	**Common Name**
Apiaceae	*Trachymene pilosa*	
Brassicaceae	*Brassica tournefortii**	Mediterranean Turnip
Chenopodiaceae	*Rhagodia preissii subsp. obovata*	
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Labichea lanceolata subsp. lanceolata*	
Lauraceae	*Cassytha aurea var. aurea*	
Myrtaceae	*Calothamnus sanguineus*	Silky-leaved Blood flower
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Melaleuca megacephala*	
Poaceae	*Avena barbata**	
Poaceae	*Cenchrus ciliaris**	Buffel Grass
Poaceae	*Eragrostis curvula**	African Lovegrass
Poaceae	*Eriachne aristidea*	
Poaceae	*Hordeum hystrix**	Mediterranean Region Barley Grass
Poaceae	*Rostraria cristata**	
Proteaceae	*Grevillea leucopteris*	
Cyperaceae	*Isolepis marginata*	



Looking South

Plot 9: Tall *Acacia and Chamelaucium* shrub land on deep red sand; slightly sloping ground (<5degrees); vegetation in very good condition; some invasion of weeds

Family	**Species**	**Common Name**
Asteraceae	*Angianthus cunninghamii*	Coast Angianthus
Brassicaceae	*Brassica tournefortii**	Mediterranean Turnip
Euphorbiaceae	*Euphorbia tannensis subsp. eremophila*	Desert Spurge
Fabaceae	*Acacia rostellifera*	Summer-scented Wattle
Fabaceae	*Labichea lanceolata subsp. lanceolata*	
Gentianaceae	*Schenkia australis*	
Lauraceae	*Cassytha aurea var. aurea*	
Myrtaceae	*Calothamnus sanguineus*	Silky-leaved Blood flower
Myrtaceae	*Chamelaucium marchantii (P3)*	
Myrtaceae	*Melaleuca megacephala*	
Poaceae	*Hordeum hystrix**	Mediterranean Region Barley Grass
Poaceae	*Rostraria cristata**	
Portulacaceae	*Calandrinia polyandra*	Parakeelya
Primulaceae	*Lysimachia arvensis **	Pimpernel



Looking South

Plot 10: Mango Farm in northern section of survey area, completely altered; slightly sloping ground; vegetation completely degraded

Family	**Species**	**Common Name**
Arecaceae	*Phoenix dactylifera**	Date Palm
Passifloraceae	*Passiflora edulis f. edulis**	Passionfruit
Anacardiaceae	*Mangifera indica**	Mango
Asteraceae	*Arctotheca calendula**	Cape Weed
Poaceae	*Cenchrus ciliaris**	Buffel Grass
Chenopodiaceae	*Rhagodia preissii subsp. obovata*	



Looking North



Looking West

APPENDIX F

Criteria Used in the Environmental

Weed Strategy for Western Australia

Criteria Used in the Environmental Weed Strategy for Western Australia

- Invasiveness ability to invade bushland in good to excellent condition or ability to invade waterways. (Score as yes or no).
- Distribution - wide current or potential distribution including consideration of known history of wide-spread distribution elsewhere in the world. (Score as yes or no).
- Environmental Impacts - ability to change the structure, composition and function of ecosystems. In particular an ability to form a monoculture in a vegetation community. (Score as yes or no).

The rating of each weed was then determined by the following scoring system:

- High - a weed species would have to score yes for all three criteria. Rating a weed species as high would indicate prioritising this weed for control and/or research i.e. prioritising funding to it.
- Moderate - a weed species would have to score yes for two of the above criteria. Rating a weed species as moderate would indicate that control or research effort should be directed to it if funds are available, however it should be monitored (possibly a reasonably high level of monitoring).
- Mild - a weed species scoring one of the criteria. A mild rating would indicate monitoring of the week and control where appropriate.
- Low - a weed species would score none of the criteria. A low ranking would mean that this species would require a low level of management.

SHIRE OF NORTHAMPTON
TOWN PLANNING SCHEME NO. 9
AMENDMENT NO xx

Prepared By

whelans
TOWN PLANNING

January 2015

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

SHIRE OF NORTHAMPTON

TOWN PLANNING SCHEME No. 9

AMENDMENT No. XX

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act, 2005 (as amended); amend the above Town Planning Scheme by:

(1) Amending the provisions in the table under Appendix 11 – Development Areas, as it relates to Special Control Area 1 (SCA1). The existing provision (1) currently reads:

Area No.	Provisions
SCA1	*(1) This Development Area is already addressed by the Development Strategy Plan for Port Kalbarri, incorporated in Amendment No 11 to the Shire of Northampton Town Planning Scheme No 4, and a Revised Structure Plan (Superlot 2 Port Kalbarri) dated 10 July 2003, endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on 22 January 2004. These have effect unless and until superseded by a new or revised structure plan as set out in Clause 5.28, but do not confer development or subdivisional rights contrary to the zoning of any of the land in this Scheme.*

This will be amended to:

Area No.	Provisions
SCA1	*(1) This Development Area is already addressed by:* *a. the Development Strategy Plan for Port Kalbarri, incorporated in Amendment No 11 to the Shire of Northampton Town Planning Scheme No 4;* *b. a Revised Structure Plan (Superlot 2 Port Kalbarri) dated 10 July 2003, endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on 22 January 2004; and* *c. a Revised Local Structure Plan dated XX XXX 20XX endorsed by the Commission subject to it first being modified in accordance with a Schedule of Modifications, conveyed to Council on XXXXXX.* *These have effect unless and until superseded by a new or revised structure plan as set out in Clause 5.28, but do not confer development or subdivisional rights contrary to the zoning of any of the land in this Scheme.*

(2) Amending the provisions in Appendix 7 – Special Use Zones as it relates to No.5 (SU5) to include the use 'Aged or Dependent Persons' Dwelling' within the Special Use Zone.

(3) Rezoning of Lot 112 Flora Boulevard from 'Special Use' (SU5) to 'Commercial'.

(4) Rezoning of Lot 118 Flora Boulevard from 'Commercial' to 'Residential R40'.

(5) Rezoning Lot 106 Clematis Crescent, Kalbarri from 'Residential R20' to 'Residential R40'.

(6) Amending the Scheme Maps accordingly.

Dated this Day of 2015.

_____

Chief Executive Officer

FILE NO. _____
PART OF AGENDA _____

PROPOSAL TO AMEND A TOWN PLANNING SCHEME.

1) LOCAL AUTHORITY: SHIRE OF NORTHAMPTON

2) DESCRIPTION OF TOWN PLANNING SCHEME: TOWN PLANNING SCHEME No. 9

3) TYPE OF SCHEME: TOWN PLANNING SCHEME

4) SERIAL NUMBER OF AMENDMENT: AMENDMENT No.

5) PURPOSE:

(1) Amending the provisions in the table under Appendix 11 – Development Areas, as it relates to Special Control Area 1 (SCA1). The existing provision (1) currently reads:

Area No.	Provisions
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(2) Amending the provisions in Appendix 7 – Special Use Zones as it relates to No.5 (SU5)

to include the use 'Aged or Dependent Persons' Dwelling' within the Special Use Zone.

(3) Rezoning of Lot 112 Flora Boulevard from 'Special Use' (SU5) to 'Commercial'.

(4) Rezoning of Lot 118 Flora Boulevard from 'Commercial' to 'Residential R40'.

(5) Rezoning Lot 106 Clematis Crescent, Kalbarri from 'Residential R20' to 'Residential R40'.

(6) Amending the Scheme Maps accordingly.

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Introduction

This scheme amendment to the Shire of Northampton Town Planning Scheme No. 9 (TPS9) will facilitate the creation of a revised local structure plan over Lots 9502 and 9505 George Grey Drive, Kalbarri known locally as Browne Farm as well as allowing land within the former Eco-Flora Estate to become viable options for residential and commercial development given the state of localised demand. In particular the amendments seeks to:

1. update the text for Provision (1) of SCA1 within Appendix 11 – Development Areas; and

Appendix 7 – Special Use Zones as it relates to SU5 and rezone Lots 106, 112 and 118.

The Subject land impacted by the updated text within Appendix 11 is comprised of 2 lots 9502 and 9505 being a total area of 257.33ha of land located on the west side of George Grey Drive, approximately 6.5km south of the Kalbarri townsite.

The Subject land impacted by the updated text within Appendix 7 is comprised of 2 lots 116 and 117 being a total area of 6.39ha of land located north and south of Flora Boulevard, within the existing 'Kalbarri Vision' development.

The landowner is seeking to amend TPS9 to allow for the creation of the Browne Farm Local Structure Plan that allows for a combination of lifestyle and Rural Residential Lots. This new Structure plan will be more sympathetic to the current demand for lots servicing both holiday and 'sea change' demand. The change in zone of the smaller areas within the 'Kalbarri Vision' land and the alteration of the existing SU5 site will facilitate a greater variation in housing options than the surrounding 'Residential R20', as well as a localised retirement village and potential surrounding commercial infrastructure including a service station and medical centre.

For a full understanding of what is proposed it is important that this scheme amendment document is read in conjunction with the Browne Farm Local Structure Plan for the Subject land and amendments to the Kalbarri Townsite Strategy which has been lodged simultaneously.

Figure 1 shows the location of the Browne Farm Local Structure Plan and also highlights the areas that are the subject of this proposed scheme amendment.

FIGURE 1: Location Plan – Proposed Scheme Amendment areas for Browne Farm



The details of the Lots that make up the Subject land are as follows:

Lot	Certificate of Title	Deposited Plan	Land Owner	Notifications
9502	2699/529	57812	Virginia Anne Clarke Ronald Edward John Clarke Ilam Pty Ltd Silkcharm Pty Ltd	1 H468526 – Easement to Water Corporation. See Deposited Plan 57812. Registered 9.6.2000 2 H468527 - Easement to Water Corporation. See Deposited Plan 57812. Registered 9.6.2000 3 M219828 – Caveat by Minister for Education Lodged 22.3.2013
9505	2693/771	58862	Virginia Anne Clarke Ronald Edward John Clarke Ilam Pty Ltd Silkcharm Pty Ltd	1 H167091 – Easement to Water Corporation for pipeline purposes. See Deposited Plan 58862 as created on Deposited Plan 37532. Registered 14.7.1999 2 H468526 – Easement to Water Corporation for pipeline purposes. See Deposited Plan 58862 as created on Deposited Plan 37532. Registered 9.6.2000
106	2628/868	49898	Ronald Edward John Clarke Virginia Anne Clarke As Joint Tenants in 1/3 share Ilam Pty Ltd In 1/3 share Silkcharm Pty Ltd In 1/3 share	1 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810067 2 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810068 3 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810069
112	2628/869	49898	Ronald Edward John Clarke Virginia Anne Clarke As Joint Tenants in 1/3 share Ilam Pty Ltd In 1/3 share Silkcharm Pty Ltd In 1/3 share	1 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810067 2 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810068 3 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810069 4 J810070 – Restrictive Covenant to Shire of Northampton See Deposited Plan 49898
116	2628/870	49898	Ronald Edward John Clarke Virginia Anne Clarke As Joint Tenants in	1 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810067 2 Restrictive Covenant Benefit –

			1/3 share Ilam Pty Ltd In 1/3 share Silkcharm Pty Ltd In 1/3 share	See Deposited Plan 49898 and Instrument J810068 3 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810069
117	2628/871	49898	Ronald Edward John Clarke Virginia Anne Clarke As Joint Tenants in 1/3 share Ilam Pty Ltd In 1/3 share Silkcharm Pty Ltd In 1/3 share	1 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810067 2 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810068 3 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810069
118	2628/872	49898	Ronald Edward John Clarke Virginia Anne Clarke As Joint Tenants in 1/3 share Ilam Pty Ltd In 1/3 share Silkcharm Pty Ltd In 1/3 share	1 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810067 2 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810068 3 Restrictive Covenant Benefit – See Deposited Plan 49898 and Instrument J810069 4 J810070 – Restrictive Covenant to Shire of Northampton See Deposited Plan 49898

Lots 8502 and 9505 are part of the Subject land that makes up a wider location known as 'Browne Farm', located on the west side of George Grey Drive. The previously subdivide portion of this area was known as Port Kalbarri. To the west of the Subject land the area is undeveloped. To the south and west of Browne Farm is the Kalbarri National Park. Lots 106, 112, 116, 117 and 118 were previously created as part of the former Eco-Flora Estate and now are included with the greater 'Browne Farm' development.

Browne Farm Local Structure Plan

The proposed scheme amendment effecting Lots 9502 and 9505 is in direct relation to proposed Browne Farm Local Structure Plan that currently exists over the Subject land, formerly known as Port Kalbarri. Details relevant to this scheme amendment are contained within the Browne Farm Local Structure Plan lodge over the area, it is therefore necessary to refer to the Browne Farm Local Structure Plan document in order to understand factors taken into account in creating this scheme amendment.

The information contained in the Revised Local Structure Plan refers to detailed analysis of, but not limited to:

- Transport, Traffic and Access (2.3.4)
- Environmental Issues: (2.2.1), (2.2.2), (2.2.4)
    - Flora
    - Fauna
    - Dust [Air dispersion]
    - Water Management (2.2.3), (2.3.5)
- Social Impact: (2.2.5)

    - Aboriginal Heritage
    - European Heritage
- Infrastructure and Servicing (1.4.5)
- Land use and Subdivision (1.4)

The overall redesign incorporated in the Browne Farm Local Structure Plan will reduce the intensity of subdivision providing for larger lots ready for development in response to much reduced demand in the area.

Incorporated in the northern portion of the Local Structure Plan is a special use site that has been set aside to facilitate a local caravan park, short stay holiday accommodation or long term residential development. The shape of this lot has been configured to allow for maximum benefit of coastal views while still being cognisant of the protection of local flora to the south of this site.

Planning Context

Shire of Northampton Town Planning Scheme No. 9

Lots 9502 and 9505 are part of the area covered by Special Control Area (SCA1) as referred to in TPS9. SCA1 refers to the area of land that was initially covered by the development strategy for Port Kalbarri. Provision (1) of SCA1, the provision that is the subject of this scheme amendment, refers to the existing structure plan and the allowances for future revisions to the existing structure plan.

The purpose of a Development Area, such as SCA1, is referred to in section 5.28.2 of Clause 5.28 of the scheme:

5.28.2 Purpose of Development Areas

5.28.2.1 The purposes of Development Areas are to:

(a) identify areas requiring comprehensive planning; and

(b) coordinate subdivision and development in areas requiring comprehensive planning.

5.28.2.2 Appendix 11 describes the Development Areas in detail and sets out the specific purposes and requirements that apply to the Development Areas.

Lots 9502 and 9505 are an area that will require comprehensive and coordinated planning as part of a Revised Local Structure Plan and therefore conforms to the requirements of the TPS9.

Lot 106 is zoned Residential R20 under TPS9. The proposal is to rezone the land to Residential R40, this will provide a zoning to make better use of the residential land.

Currently under TPS9 Permissible uses for Lot 106 are 'Single House', 'Home Office' and 'Public Utility' with the Land Use Class 'Grouped Dwelling' considered permissible with Council consent. Rezoning Lot 106 from Residential R20 to Residential R40 will not alter the permissible uses of the site.

Lot 112 is currently zoned 'Special Use' (SU5) under TPS9. The proposal is to remove this from the Special Use zone and rezone it to 'Commercial'. This will allow for the development of a future Medical Centre and Service Station over the lot.

'Medical Centre' is an "SA" use which means that the use is not permitted unless Council has granted Planning Consent after giving notice in accordance with Clause 6.4 of TPS9. While 'Service Station is an "AA" use which means that the use is not permitted unless Council has granted Planning Consent.

Lots 116 and 117 are to maintain their zoning as 'Special Use' (SU5), with the addition of 'Age or Dependent Persons' Dwelling' as use within this zone. This will allow the land to be developed in the future potentially as a retirement village.

Lot 118 is zoned Commercial under TPS9. The proposal is to rezone the land to Residential R40, This will provide a zoning that makes better use of the land given its proximity to Lot 112 the proposed 'Commercial' zone. It is envisaged that this lot may have a 'Grouped Dwelling' use in the future which is considered permissible with Council consent.

Kalbarri Townsite Strategy

The Kalbarri Townsite Strategy has been created to provide longer term strategic direction for the planning and development of Kalbarri.

As part of the scheme amendment for Lots 9502 and 9505 a review of the current Kalbarri Townsite Strategy will occur to update development and population projections for the Browne Farm area in line with the proposed development objectives as outlined in the Revised Local Structure Plan.

There is an area set aside to the north of Lot 9505 as 'Special Use' that will provide a location for a Tourist Park Precinct in line with the current Strategy. There is also a desire to see the development of a retirement village within the strategy. While the 'Special Use' zone (SU5) is outside of the desired location this still provides an ideal location with supporting change of zone to the surrounding lots.

The Port Kalbarri precinct planning objectives state that:

- *'Restrict retail facilities within Port Kalbarri to local convenience facilities and limited tourist retail only and a maximum supermarket gla of 500m2.'*

This will be a consideration that will be accounted for in the change of zone for Lot 112 from 'Special Use' to 'Commercial'. The main purpose of this change of zone will be to locate a strategic service station and medical centre. Both of which would be taken advantage of by the potential development of Lots 116 and 117 (SU5) as a retirement village.

Rationale for Amendments to the Scheme

The following points are made to justify the proposed rezoning of Lots 106, 112 and 118 and the addition of the 'Aged or Dependent Persons' Dwelling, use for Lots 116 and 117:

Variety of land-use zones within the residential estate

Presently the residential estate is predominately zoned Residential R20, with a small western pocket zoned Residential R12.5. There is little variety for housing within the established estate. Amending the zone of Lot 106 and 118 to Residential R40 will enable grouped housing. For example, under the previous zoning 8 luxury group dwellings were planned for Lot 106. With

an increase of zone to Residential R40 under the RCodes the dwelling yield of Lot 106 could be up to 31 grouped dwellings to meet demand of strata residential housing for 'Lock and Leave'purposes. This will provide a variety of housing that does not currently exist in this residential estate addressing issues of lifestyle and affordability.

2011 Town site Strategy

Kalbarri had undergone significant growth over the last 12 years. This has slowed over recent years and as a result the desired style of dwellings has changed.

Since the Government funded the sealed coastal access road connecting Kalbarri to Northampton, vehicular traffic flow to Kalbarri has increased significantly. Advice from local real estate agents suggests that people are attracted to Kalbarri, in particular the lifestyle, and are moving into the town, particularly retirees and families looking for 'sea-change' opportunities. Other factors associated with growth in Kalbarri relate mainly to tourism.

The Shire of Northampton's 2011 Kalbarri Townsite Strategy states in section *5.1.3 Future Population & Housing*:
"the broader Mid-West is experiencing significant growth generated largely by the resources sector. Existing and proposed resource developments will generate significant employment within the Region both directly and indirectly over the medium to longer term. Kalbarri's geographical positioning and range of attractions places it well as a recreational destination for Mid-West residents as well as an ideal residential location for fly-in / fly-out workers."

Variety of Housing and Land

The interest in Kalbarri as a place to live or invest has exerted pressure on the affordability of housing in Kalbarri. The higher than average price of land in Kalbarri has been a considerable constraint to many people, with investors, retirees and families becoming more conservative in their choices in light of the recent global economic situation.

The predominant housing style complimenting the existing Residential R20 land use is the larger 4 bedroom, 2 bathroom style of housing. This limits the variety for buyers, especially investors and retirees that are looking for affordable 'downsized' housing.

The rezoning of Lots 106 and 118 to the Residential R40 land use will provide affordable, grouped housing options with greater variation in residential accommodation/housing typology within the estate.

Local Commercial Opportunities

With the change to the 'Commercial' zone over Lot 112, the addition of the 'Aged or Dependent Persons' Dwelling' use within the existing 'Special Use' (SU5) zone and the creation of a second 'Special Use' zone for future caravan park/tourist accommodation, there exists the potential for localised employment and business opportunities. These opportunities would have the added effect of creating amenity to an until now stagnant development area. The inclusion of pockets of higher density housing options would also provide affordable housing options within close proximity to these opportunites.

Proximity to Public Open Space

Lot 106 is situated at the northern edge of the current residential estate. It is surrounded on the north, west and east by reserves for recreation and is in a prime elevated position. The lot's prominence affords it excellent coastal views across Kalbarri National Park. Lot 118 is at

the entrance to the growing development area. It will be established in close proximity to George Grey Drive and the future commercial lot 112.

Services and Infrastructure

All the lots within the former Eco-Flora Estate, as part of the construction of the estate, have been provided with mains connection for services of water reticulation, sewer, power & telecommunications.

Justification / Conclusion

The intention of this scheme amendment is to amend the text within the Appendix 11, Appendix 7 – Special Use Zones as it relates to SU5 and rezone Lots 106, 112 and 118 within the Shire of Northampton Town Planning Scheme No. 9.

The amendments will facilitate the following outcomes:

- Creation of a Revised Local Structure Plan over Lots 9502 and 9505 George Grey Drive, Kalbarri known locally as Browne Farm (Subject land).

- Allow the inclusion of the use 'Aged or Dependent Persons' Dwelling' into the existing 'Special Use' (SU5) site to allow a potential retirement village development.

- Allow Lots 106 and 118 to be rezoned to 'Residential R40'allowing a more varied lot size within the existing estate area allowing for more affordable housing and 'lock and leave options.

- Provide a 'Commercial' zone for local convenience facilities and limited tourist retail. The initial development intended in the zone is a service station and medical centre.

Details relevant to the amendment over lots 9502 and 955 are contained within the simultaneously lodged Revised Local Structure Plan for the Port Kalbarri area now known as Browne Farm.

The scheme amendment will facilitate the new Structure Plan that allows for a better use and more commercially appropriate uptake of residential land in the Browne Farm Structure Plan area, as well as adding amenity to the existing estate land.

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

SHIRE OF NORTHAMPTON

TOWN PLANNING SCHEME No. 9

AMENDMENT No. XX

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(3) Rezoning of Lot 112 Flora Boulevard from 'Special Use' (SU5) to 'Commercial'.

(4) Rezoning of Lot 118 Flora Boulevard from 'Commercial' to 'Residential R40'.

(5) Rezoning Lot 106 Clematis Crescent, Kalbarri from 'Residential R20' to 'Residential R40'.

(6) Amending the Scheme Maps accordingly

ADOPTION

ADOPTED by resolution of the Council of the Shire of Northampton at the Ordinary Meeting held on the day of 2015.

_____
President

_____
Chief Executive Officer

FINAL APPROVAL

ADOPTED for final approval by resolution of the Shire of Northampton at the Ordinary Meeting of Council held on the day of 2015.

THE COMMON SEAL of the Shire of Northampton was hereto affixed in the presence of

_____
President

_____
Date

_____
Chief Executive Officer

_____
Date

Recommended / Submitted for Final Approval

_____
delegated under S.16 of PDAct 2005

_____
Date

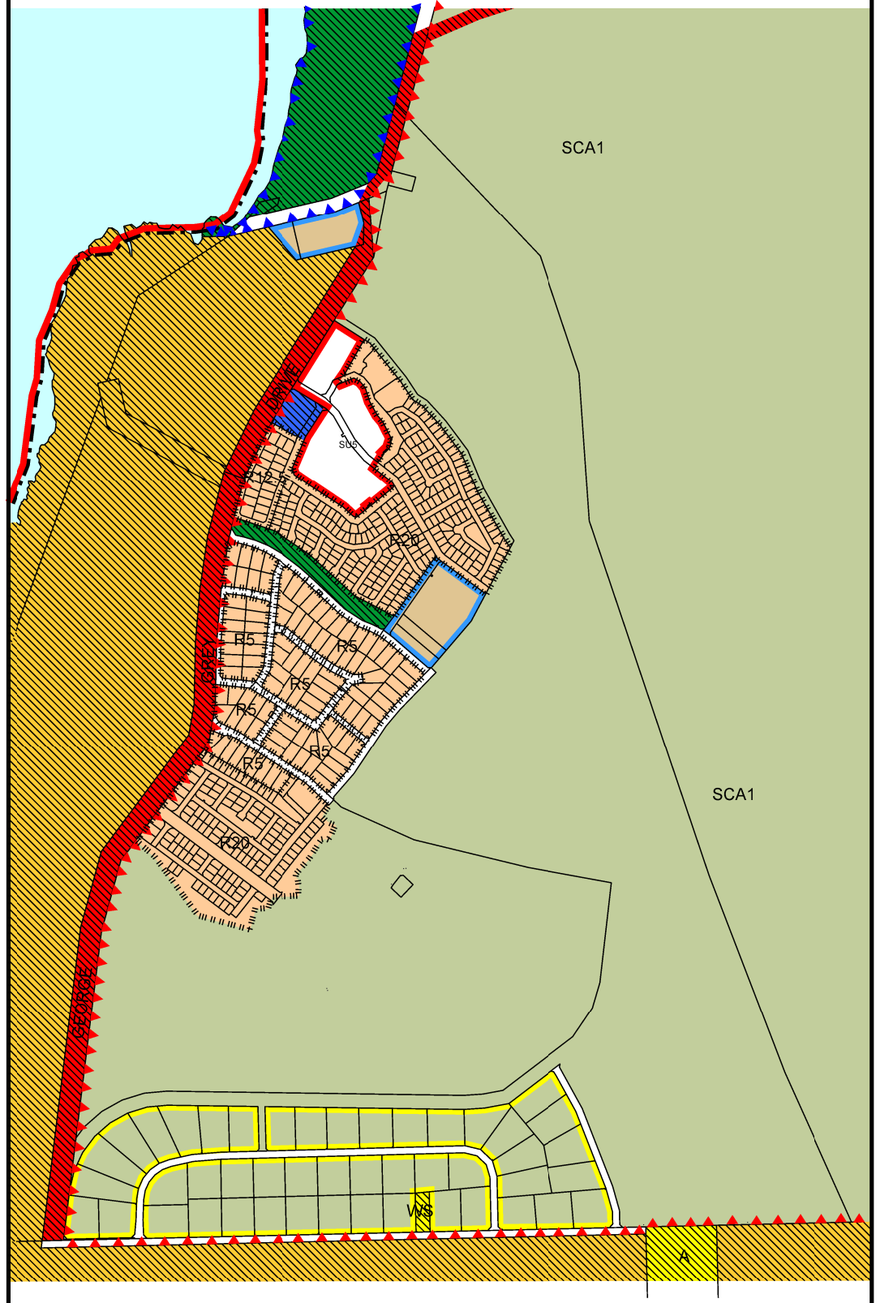
Final Approval granted

_____
Minister for Planning

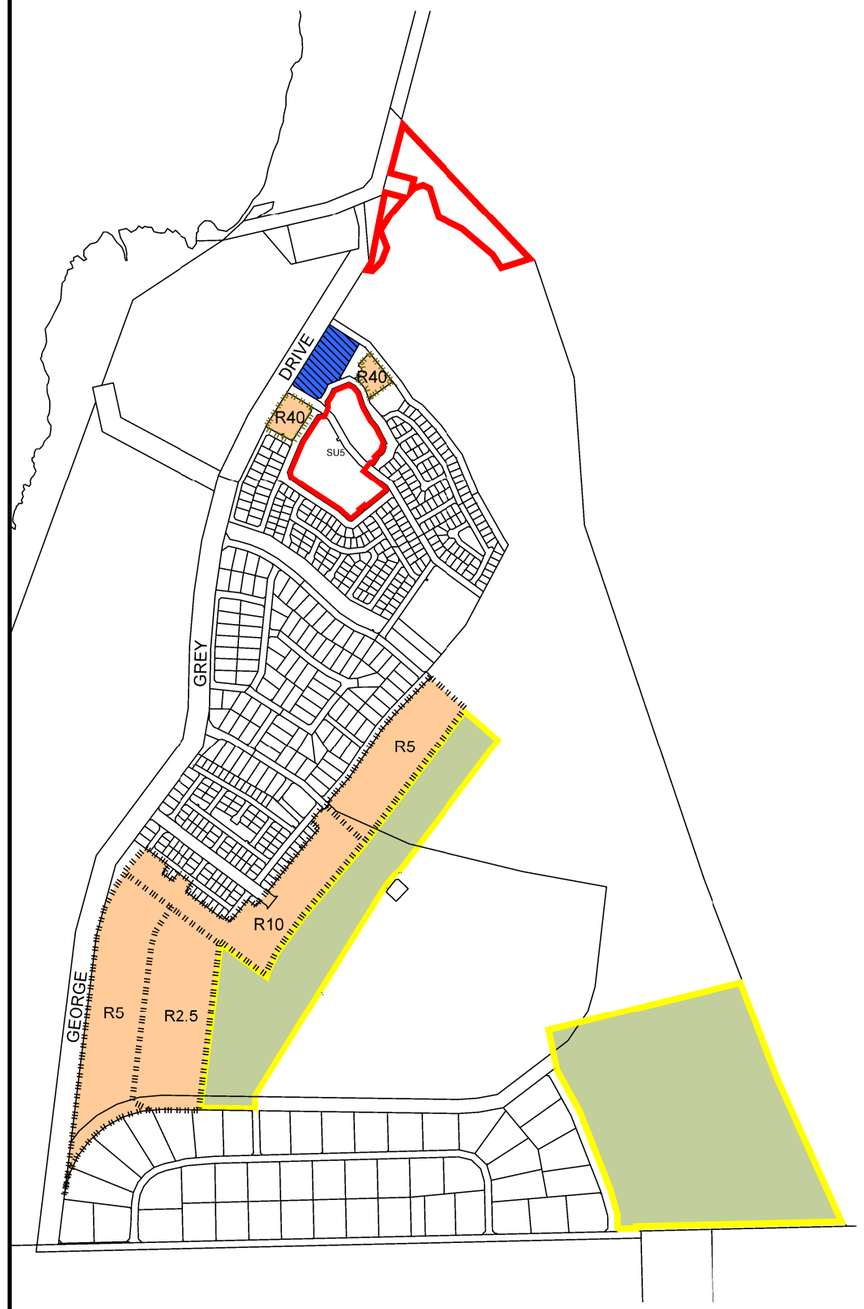
_____
Date

SHIRE OF NORTHAMPTON
TOWN PLANNING SCHEME No. 9

-Amendment No.



EXISTING ZONING



SCHEME (AMENDMENT) MAP

LEGEND

LOCAL SCHEME RESERVES

- Major Road
- National Parks and Conservation
- Parks and Recreation
- Public Purposes
  Denoted as follows:
  WS Water Supply

ZONES

- Residential
- Commercial
- Tourist Accommodation
- Special Use
- Rural
- Special Rural

OTHER

- R25 R Codes
- Scheme Boundary
- Local Government Boundary
- Coastal and River Foreshore Planning Area
- SU5 Special Use Area (see Scheme Text)
- Special Contol Area - Development Area (See Scheme Text)

SCALE 1:17500

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6.4.1 ACCOUNTS FOR PAYMENT

FILE REFERENCE:	**1.1.1**
DATE OF REPORT:	**12 February 2015**
DISCLOSURE OF INTEREST:	**Nil**
REPORTING OFFICER:	**Leanne Rowe/Grant Middleton**
APPENDICES:	**1. List of Accounts**

SUMMARY

Council to authorise the payments as presented.

BACKGROUND:

A list of payments submitted to Council on 20th February 2015, 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 20419 to 20484 inclusive, totalling $201,101.35, Municipal EFT payments numbered EFT13293 to EFT13466 inclusive totalling $616,027.48, Direct Debit payments GJ0605 to GJ0709 totalling $6,831.97, Trust Fund Cheques 2020-2025, totalling $7,664.24 be passed for payment and the items therein be declared authorised expenditure.

Chq #	Date	Name	Description	Amount
20419	11-12-2014	BW & MJ BRIDGEMAN	REFUND RATES	1163.74
20420	19-12-2014	DES STANICH	COUNCILLOR FEES DEC 2014	971.59
20421	19-12-2014	TERRY CARSON	COUNCILLOR FEES DEC 2014	1946.82
20422	19-12-2014	PATRICIA GLIDDON	COUNCILLOR FEES DEC 2014	1540.00
20423	19-12-2014	MAC HOLT	COUNCILLOR FEES DEC 2014	1320.00
20424	19-12-2014	DESMOND PIKE	COUNCILLOR FEES DEC 2014	1594.18
20425	19-12-2014	SANDRA STOCK-STANDEN	COUNCILLOR FEES DEC 2014	1170.00
20426	19-12-2014	MALCOLM SCOTT	COUNCILLOR FEES DEC 2014	1469.22
20427	19-12-2014	CRAIG SIMKIN	COUNCILLOR FEES DEC 2014	2952.69
20428	19-12-2014	GORDON WILSON	COUNCILLOR FEES DEC 2014	12239.51
20429	22-12-2014	NORTHAMPTON DISTRICT AGRICULTURAL SOCIETY	SITE AT 2014 NORTHAMPTON SHOW	44.00
20430	22-12-2014	TERRY CARSON	COUNCILLOR FEES DEC 2014	80.00
20431	22-12-2014	PATRICIA GLIDDON	COUNCILLOR FEES DEC 2014	80.00
20432	22-12-2014	MAC HOLT	COUNCILLOR FEES DEC 2014	80.00
20433	22-12-2014	MALCOLM SCOTT	COUNCILLOR FEES DEC 2014	80.00
20434	22-12-2014	CRAIG SIMKIN	COUNCILLOR FEES DEC 2014	90.00
20435	22-12-2014	LORD MAYOR'S DISTRESS RELIEF FUND	2014 LORD MAYOR'S DISTRESS RELIEF FUND	500.00
20437	08-01-2015	PETTY CASH - NORTHAMPTON	PETTY CASH RECOUP	183.80
20438	15-01-2015	A J LEE-STEERE	REFUND RATES	316.23
20439	19-01-2015	ALINTA ENERGY	GAS	182.15
20440	19-01-2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	129.04
20441	19-01-2015	AUSTRALIA POST	POSTAGE	913.36
20442	19-01-2015	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	1048.66
20443	19-01-2015	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS	622.68
20444	19-01-2015	A REYNOLDS	CARPET CLEANING	836.00
20445	19-01-2015	CHISAL ALLIANCE	LIVING COMMUNITIES WORKSHOPS & FINAL REPORT	5739.52

Chq #	Date	Name	Description	Amount
20446	19-01-2015	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	20503.03
20447	19-01-2015	GARVON CONSTRUCTIONS	KAL CHILD CARE VERANDAH	17190.00
20448	19-01-2015	R GREEN	BOBCAT WORKS	385.00
20449	19-01-2015	JAKES BISTRO	EVENING MEALS NTON CREW	125.00
20450	19-01-2015	ST. JOHN AMBULANCE KALBARRI	FIRST AID REFRESHER	89.00
20451	19-01-2015	KALBARRI GAS	SKATE PARK - DINGO HIRE	380.00
20452	19-01-2015	MCLEODS BARRISTERS AND SOLICITORS	LEASE AGREEMENTS HALFWAY BAY	2136.26
20453	19-01-2015	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	2232.47
20454	19-01-2015	NORTHAMPTON COMMUNITY CENTRE	SPORTS ADMINISTRATION	3426.57
20455	19-01-2015	NORTHAMPTON BOWLING CLUB	2014 CHRISTMAS FUNCTION	4592.50
20456	19-01-2015	ONE PATH INTERGRA	SUPERANNUATION CONTRIBUTIONS	85.03
20457	19-01-2015	GERALDTON PCYC	RAZZAMATAZZ	220.00
20458	19-01-2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	613.02
20459	19-01-2015	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	342.47
20460	19-01-2015	SYNERGY	ELECTRICITY CHARGES	29591.60
20461	19-01-2015	SUNSUPER	SUPERANNUATION CONTRIBUTIONS	229.19
20462	19-01-2015	TELSTRA	TELEPHONE CHARGES	3215.71
20463	19-01-2015	WATER CORPORATION	WATER CHARGES	267.64
20464	19-01-2015	WINDY HILL KITCHEN	REFRESHMENTS	125.00
20465	19-01-2015	WREN OIL	WASTE OIL	165.00
20466	21-01-2015	PETTY CASH - NCCA	PETTY CASH RECOUP	117.50
20467	02-02-2015	SYNERGY	ELECTRICITY CHARGES	6672.60
20468	03-02-2015	DEPARTMENT OF THE PRIME MINISTER AND CABINET	NAIDOC WEEK INITIATIVES 2015	450.00
20469	05-02-2015	TELSTRA	TELEPHONE CHARGES	1033.99
20470	09-02-2015	WATER CORPORATION	WATER CHARGES	14947.31
20471	09-02-2015	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	608.27
20472	09-02-2015	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS	306.68

Chq #	Date	Name	Description	Amount
20473	09-02-2015	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	21978.98
20474	09-02-2015	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	REFUSE COLLECTION	23201.24
20475	09-02-2015	GANTHEAUME BAY ELECTRICAL	ALLEN CENTRE REPLACE FLURO WITH LED	2687.30
20476	09-02-2015	GERALDTON MOWER & REPAIR SPECIALISTS	STIHL BLOWER	117.10
20477	09-02-2015	GOLDINGS PAVING CENTRE	HERITAGE RED PAVERS	1106.56
20478	09-02-2015	MCLEODS BARRISTERS AND SOLICITORS	LEGAL ADVICE	2087.19
20479	09-02-2015	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1083.74
20477	09-02-2015	GOLDINGS PAVING CENTRE	HERITAGE RED PAVERS	1106.56
20478	09-02-2015	MCLEODS BARRISTERS AND SOLICITORS	LEGAL ADVICE	2087.19
20479	09-02-2015	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1083.74
20480	09-02-2015	MIDWEST REWINDS	REPAIR JACK HAMMER	611.60
20481	09-02-2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	408.68
20482	09-02-2015	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	233.18
20483	09-02-2015	SUNSUPER	SUPERANNUATION CONTRIBUTIONS	86.94
20484	09-02-2015	THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	154.81
				$201,101.35

ELECTRONIC FUND TRANSFERS – MUNICIPAL ACCOUNT

EFT #	Date	Name	Description	Amount
EFT13293	19-12-2014	HAYLEY BAIKIE	NCCA REIMB TRAVEL	777.00
EFT13294	19-12-2014	NEIL BROADHURST	REIMB SYNERGY	117.35
EFT13295	19-12-2014	E & S KOPPENSTEINER	REIMB PLANTS	1102.50
EFT13296	19-12-2014	WA SUPER	SUPERANNUATION CONTRIBUTIONS	14282.57
EFT13297	19-12-2014	GEOFFREY STEPHENS	RIEMB MAT	64.00
EFT13298	19-12-2014	HAYLEY WILLIAMS	REIMB PHONE	512.55
EFT13299	24-12-2014	HAYLEY BAIKIE	NCCA REIMB CHANGE TABLE	456.10
EFT13300	24-12-2014	WA SUPER	SUPERANNUATION CONTRIBUTIONS	14241.12
EFT13301	24-12-2014	GEOFFREY STEPHENS	REIMB ENGERIX VAC	39.55
EFT13302	12-01-2015	HITACHI	FILTERS	369.75
EFT13303	12-01-2015	AUSTRALIAN TAXATION OFFICE	DECEMBER 2014 BAS	30192.00
EFT13304	15-01-2015	HAYLEY BAIKIE	NCCA IINET	162.80
EFT13305	15-01-2015	NEIL BROADHURST	REIMB TELSTRA	112.39
EFT13306	15-01-2015	DEVPRO UNIT DEVELOPMENTS	ROADS BOARD FLOOR REPLACEMENT	19250.00
EFT13307	15-01-2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS	14087.73
EFT13308	15-01-2015	GRANT MIDDLETON	REIMB CPA PROGRAM FEE	1039.95
EFT13309	15-01-2015	STEVE WILLIAMS	REIMB TELSTRA	49.90
EFT13310	16-01-2015	SPOTLIGHT PTY LTD	NCCA BLINDS	1712.85
EFT13311	16-01-2015	MIDWEST TREE SERVICES	TREE LOPPING	5412.00
EFT13312	19-01-2015	ABROLHOS ELECTRICS	PLANT ELECTRICAL	278.19
EFT13313	19-01-2015	CLOHESSY EARTHMOVING	DOZER HIRE	5509.35
EFT13314	19-01-2015	AFGRI EQUIPMENT AUST PTY LTD	PARTS	1842.76
EFT13315	19-01-2015	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	HAMPTON GARDENS ABLUTION - BOBCAT HIRE	6300.25
EFT13316	19-01-2015	ALL DECOR	NCCA ZIP ZAP GREADY	1660.00

EFT #	Date	Name	Description	Amount
EFT13317	19-01-2015	AMAZZINI & SON	KINGS PARK TERRACOTTA PAVER	3504.80
EFT13318	19-01-2015	ARROW BRONZE	NICHE WALL PLAQUE	244.58
EFT13319	19-01-2015	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	1158.65
EFT13320	19-01-2015	BATAVIA FENCING	LIA FENCING	14199.00
EFT13321	19-01-2015	BEAUREPAIRES	4 TYRES, WHEEL ALIGNMENT	938.00
EFT13322	19-01-2015	B P ROADHOUSE NORTHAMPTON	REFRESHMENTS, FUEL	945.44
EFT13323	19-01-2015	BUNNINGS BUILDING SUPPLIES	PLANTS	257.17
EFT13324	19-01-2015	CENTRAL INSTITUTE OF TECHNOLOGY	DIPLOMA OF ACCOUNTING	1493.10
EFT13325	19-01-2015	CHEFMASTER AUSTRALIA	BIN LINERS	783.80
EFT13326	19-01-2015	CLARKSON FREIGHTLINES	KINGS PARK - BBQ FREIGHT	93.13
EFT13327	19-01-2015	COASTAL PLUMBING & GAS FITTING	INSTALL LEACH DRAIN, PLUMBING	813.56
EFT13328	19-01-2015	BS & JA COCKRAM	KINGS PARK - INSTALL BBQ	440.00
EFT13329	19-01-2015	BOC GASES AUSTRALIA LTD	INDUSTRY GASES	88.73
EFT13330	19-01-2015	COMPU-STOR	ARCHIVE BOXES	222.34
EFT13331	19-01-2015	COOLOOLOO NOMINEES PTY LTD	GRAVEL	2159.85
EFT13332	19-01-2015	STAPLES	CUTLERY, GLASSES	201.26
EFT13333	19-01-2015	COURIER AUSTRALIA	FREIGHT	232.80
EFT13334	19-01-2015	COVS PARTS PTY LTD	DRILL SET, PARTS	724.58
EFT13335	19-01-2015	EASTMAN POLETTI SHERWOOD PTY LTD	ARCHITECTURAL SERVICES	5027.00
EFT13336	19-01-2015	ECO-FLORA CRANE, TRUCK & EXCAVATOR SERVICES	GRADING	840.00
EFT13337	19-01-2015	ESSENTIAL ENVIRONMENTAL	KALB & HKS COASTAL MANAGEMENT PLANS	1927.20
EFT13338	19-01-2015	GERALDTON EXTINGUISHER SERVICE & SALES	LIA FIRE EXTINGUISHERS, SIGNS	1196.80
EFT13339	19-01-2015	ATOM SUPPLY	PROTECTIVE CLOTHING	149.16
EFT13340	19-01-2015	GERALDTON TROPHY CENTRE	XMAS FUNCTION TROPHIES	41.10
EFT13341	19-01-2015	GERALDTON TYREPOWER	1 TYRE, WHEEL BALANCE	369.00
EFT13342	19-01-2015	GREAT NORTHERN RURAL SERVICES	RETIC	759.76

EFT #	Date	Name	Description	Amount
EFT13343	19-01-2015	GREENLINE EARTHMOVING	WATER TRUCK HIRE	2854.50
EFT13344	19-01-2015	UHY HAINES NORTON	AUDIT YEAR ENDED 30 JUNE 2014	20685.50
EFT13345	19-01-2015	HASLEBYS HARDWARE SUPPLIES	HUNTER SPRINKLER, PAINT, RETIC	2145.99
EFT13346	19-01-2015	C + J HANSON PLUMBING CONTRACTORS	PLUMBING TO TOILET BLOCK NTON GARDENS	8849.58
EFT13347	19-01-2015	TANYA HENKEL	HERITAGE ADVISORY SERVICES	1765.88
EFT13348	19-01-2015	HOSEXPRESS	HYDRAULIC HOSE	300.30
EFT13349	19-01-2015	JASON SIGNMAKERS	SIGNS	303.60
EFT13350	19-01-2015	HALLINAN REFRIGERATION & AIRCONDITIONING	LIA 4 FUJITSU SPLIT SYSTEMS	6961.00
EFT13351	19-01-2015	KALBARRI AUTO CENTRE	REPAIR PUNCTURE	44.00
EFT13352	19-01-2015	KALBARRI HARDWARE & BUILDING SUPPLIES	RETIC, HUNTER SPRINKLER	392.64
EFT13353	19-01-2015	KALBARRI MOTOR HOTEL	EVENING MEALS - NTON CREW	682.50
EFT13354	19-01-2015	KALBARRI EXPRESS FREIGHT	FREIGHT	152.28
EFT13355	19-01-2015	KALBARRI B P SERVICE STATION	CRC, FUEL, HARDWARE	268.44
EFT13356	19-01-2015	KALBARRI WAREHOUSE	SUPERWASH, HARDWARE	427.60
EFT13357	19-01-2015	KALBARRI LAWNMOWING SERVICE	MOWING & GARDENING	470.00
EFT13358	19-01-2015	KALBARRI CARRIERS	FISH CLEANING STATION - FREIGHT	107.52
EFT13359	19-01-2015	KALBARRI PEST CONTROL	GENERAL URBAN PEST CONTROL	400.00
EFT13360	19-01-2015	KOMATSU AUSTRALIA PTY LTD	PLANT SERVICE	648.93
EFT13361	19-01-2015	NORTHAMPTON TOWING	TRANSPORT HIRE ROLLER	457.60
EFT13362	19-01-2015	LGRCEU	PAYROLL DEDUCTIONS	194.00
EFT13363	19-01-2015	MIDWEST MULCHING MOWING	BLACK SLASH/FIREBREAKS HKS	2139.50
EFT13364	19-01-2015	CENTREL PTY LTD	FUEL PURCHASES	20196.56
EFT13365	19-01-2015	M L COMMUNICATIONS	TAIT RADIO	972.69
EFT13366	19-01-2015	NORTHAMPTON IGA & LIQUOR STORE	REFRESHMENTS, GOODS	421.84
EFT13367	19-01-2015	NORTHAMPTON NEWSAGENCY	STATIONERY, NEWSPAPERS	971.51

EFT #	Date	Name	Description	Amount
EFT13368	19-01-2015	NORTHAMPTON PHARMACY	MEDICATION	275.85
EFT13369	19-01-2015	NOVUS WINDSCREENS GERALDTON	WINDSCREEN	465.50
EFT13370	19-01-2015	PGV ENVIRONMENTAL	OLD KALB AIRPORT DECEMBER 2014 WORKS	440.00
EFT13371	19-01-2015	PURCHER INTERNATIONAL	PLANT REPAIRS	1517.35
EFT13372	19-01-2015	QUANTUM SURVEYS	LEASE AREA SURVEY - KALBARRI SSR	1485.00
EFT13373	19-01-2015	JL & FA RALPH	GRAVEL	108.00
EFT13374	19-01-2015	HOLCIM AUSTRALIA PTY LTD	SEALING AGG	2725.13
EFT13375	19-01-2015	MIDWEST SWEEPING CONTRACTORS	STREET SWEEPING	4020.50
EFT13376	19-01-2015	SCOOP PUBLISHING	KVC ADVERTISING	1360.00
EFT13377	19-01-2015	SUN CITY PRINT & DESIGN	STATIONERY	704.00
EFT13378	19-01-2015	OWEN SIMKIN	WATER CUSTODIAN	39.90
EFT13379	19-01-2015	LARRY SMITH PLANNING	REVIEW LOCAL PLANNING STRATEY	4000.00
EFT13380	19-01-2015	STATEWIDE BEARINGS	PARTS	77.67
EFT13381	19-01-2015	STAR TRACK EXPRESS	FREIGHT	149.28
EFT13382	19-01-2015	SUNFLAME ELECTRICAL	ELECTRICAL	295.00
EFT13383	19-01-2015	THE BANGAY SUPERANNUATION FUND	PAYROLL DEDUCTIONS	3811.17
EFT13384	19-01-2015	TIMES PUBLISHING GROUP	KVC ADVERTISING IN BOOM MAGAZINE	770.00
EFT13385	19-01-2015	TIMBERDEN PLANT HIRE	STABILISATION	5456.00
EFT13386	19-01-2015	2V NET IT SOLUTIONS	COMPTER MTCE	215.00
EFT13387	19-01-2015	TOTAL DIGITAL SOLUTIONS	PRINTING HKS LOCAL PLANNING STRAT	935.67
EFT13388	19-01-2015	DATATRAX PTY LTD	TOURISM TOUCHSCREEN	695.00
EFT13389	19-01-2015	LANDGATE	SUBSCRIPTION, VALUATIONS	2602.10
EFT13390	19-01-2015	VERLINDENS ELECTRICAL GERALDTON	ABLUTION BLOCK ELECTRICAL	7873.25
EFT13391	19-01-2015	IT VISION	ANNUAL LICENCE FEE CAT MODULE	3715.80
EFT13392	19-01-2015	SHIRE OF WANDERING	2014 LGMA CONFERENCE REFRESHMENTS	108.43
EFT13393	19-01-2015	WESTERN STONE	GARDEN SOIL	500.00
EFT13394	19-01-2015	WESTRAC EQUIPMENT PTY LTD	PARTS	1322.16

EFT #	Date	Name	Description	Amount
EFT13395	19-01-2015	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	437.92
EFT13396	19-01-2015	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN 153 & 147 REPAYMENT	25729.00
EFT13397	19-01-2015	WILSONS SIGN SOLUTIONS	LOCKABLE EXTERIOR NOTICE BOARD	829.40
EFT13398	19-01-2015	WILLIAMS & HUGHES	LEGAL FEES	1327.00
EFT13399	19-01-2015	WOODCOCK CT & L	RETIC, SOLENOID, HARDWARE	3497.93
EFT13400	19-01-2015	DOWNER EDI WORKS PTY LTD	BITUMEN	71231.37
EFT13401	19-01-2015	WRIGHT-WAY GLASS & MIRRORS	REPLACE BEDROOM ROBE DOORS	880.00
EFT13402	19-01-2015	FRANK ZAPPIA CONCRETE	TOILETS BLOCK PAD HAMPTON GARDENS	3265.00
EFT13403	29-01-2015	NEIL BROADHURST	REIMB TELSTRA ACC	109.93
EFT13404	29-01-2015	RIC DAVEY	ANIMAL EUTHANASIA	120.00
EFT13405	29-01-2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS	14412.08
EFT13406	29-01-2015	ROBERT MCKENZIE	ANIMAL EUTHANASIA	560.00
EFT13407	29-01-2015	GRANT MIDDLETON	REIMB - LIBRARY SOFAS	102.00
EFT13408	29-01-2015	STEVE WILLIAMS	TELSTRA LINE RENTAL REIMBURSEMENT	49.90
EFT13409	05-02-2015	AUSSIE SHEDS	KALB SES SHED KIT FIRST INSTAL	1000.00
EFT13410	05-02-2015	DEVPRO UNIT DEVELOPMENTS	ROADS BOARD FLOOR REPLACEMENT FINAL	4971.97
EFT13411	09-02-2015	ABROLHOS ELECTRICS	RCD TESTING	5948.36
EFT13412	09-02-2015	CLOHESSY EARTHMOVING	DOZER - GRAVEL PUSHUP	22591.25
EFT13413	09-02-2015	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	BOBCAT/EXCAVATOR	1254.00
EFT13414	09-02-2015	ARROW BRONZE	NICHE WALL PLAQUE	553.41
EFT13415	09-02-2015	ATLAS COPCO CONSTRUCTION EQUIPMENT AUSTRALIA	STEERING PUMP	1842.08
EFT13416	09-02-2015	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	151.36
EFT13417	09-02-2015	AUSSIE SHEDS	LIA FINAL PAYMENT	40800.00
EFT13418	09-02-2015	BEAUREPAIRES	2 GRADER TYES, 4 TYRES	3954.78
EFT13419	09-02-2015	B P ROADHOUSE NORTHAMPTON	FUEL, FOOD, DRINKS	1639.83

EFT #	Date	Name	Description	Amount
EFT13420	09-02-2015	CENTRAL WEST PUMP SERVICE	LOWARA TFR PUMP	4479.20
EFT13421	09-02-2015	STAPLES	P/COPIER MTCE	2442.10
EFT13422	09-02-2015	COURIER AUSTRALIA	FREIGHT	130.54
EFT13423	09-02-2015	COVS PARTS PTY LTD	HARDWARE	224.85
EFT13424	09-02-2015	C Q UNIVERSITY	DIPLOMA OF ACCOUNTING - UNIT	425.00
EFT13425	09-02-2015	GNC CONCRETE & PRECAST	CULVERT HEADWALL	519.75
EFT13426	09-02-2015	HASLEBYS HARDWARE SUPPLIES	ENVIROBORE, HARDWARE	1839.03
EFT13427	09-02-2015	C + J HANSON PLUMBING CONTRACTORS	LIA TOILETS RESTS	3851.12
EFT13428	09-02-2015	IN SAFE HANDS	NCCA ONLINE INDUCTION CHILD PROT TRAIN	132.00
EFT13429	09-02-2015	JASON SIGNMAKERS	SIGNS	638.00
EFT13430	09-02-2015	KALBARRI AUTO CENTRE	PUNCTURE REPAIR	33.00
EFT13431	09-02-2015	KALBARRI HARDWARE & BUILDING SUPPLIES	20 HUNTER SPRINKLERS, JOINERS	2570.52
EFT13432	09-02-2015	KALBARRI EXPRESS FREIGHT	FREIGHT	128.90
EFT13433	09-02-2015	KALBARRI B P SERVICE STATION	FUEL	143.50
EFT13434	09-02-2015	KALBARRI LAWNMOWING SERVICE	LAWNMOWING & GARDENING	680.00
EFT13435	09-02-2015	KALBARRI NEWSAGENCY	STATIONERY	9.00
EFT13436	09-02-2015	KALBARRI AUTO ELECTRICS	REPAIR STARTER MOTOR	188.20
EFT13437	09-02-2015	KALBARRI PEST CONTROL	VISUAL TERMITE INSPECTION PEST CONTROL	1650.00
EFT13438	09-02-2015	KALBARRI REFRIGERATION AIRCON	INSTALL FUJITSU SPLIT, SERVICE AIRCONS	4574.59
EFT13439	09-02-2015	MARK ARMSTRONG ELECTRICAL	KALBARRI SKATE PARK - FINAL PAYMENT	19544.80
EFT13440	09-02-2015	METRO COUNT	TRAFFIC COUNTER BATTERIES	245.30
EFT13441	09-02-2015	LGRCEU	PAYROLL DEDUCTIONS	232.80
EFT13442	09-02-2015	GERALDTON TOYOTA	PLANT SERVICE	1022.25
EFT13443	09-02-2015	MIDWEST KERBING	FIRST AVE, KERBING	12061.50
EFT13444	09-02-2015	M L COMMUNICATIONS	BATTERY REPEATER STATION	2969.72
EFT13445	09-02-2015	NORTHAMPTON IGA & LIQUOR STORE	REFRESHMENTS, GOODS	86.94

EFT #	Date	Name	Description	Amount
EFT13446	09-02-2015	NORTHAMPTON NEWSAGENCY	STATIONERY, NEWSPAPERS	207.76
EFT13447	09-02-2015	NORTHAMPTON FAMILY STORE	UNIFORMS	415.60
EFT13448	09-02-2015	CLEANPAK TOTAL SOLUTIONS	HANDTOWELS	128.54
EFT13449	09-02-2015	HELENE PARKER	ROADS BOARD REIMB CUPBOARDS	674.48
EFT13450	09-02-2015	PURCHER INTERNATIONAL	REPAIR CYLINDER HEAD, PARTS	18638.96
EFT13451	09-02-2015	HOLCIM AUSTRALIA PTY LTD	AGGREGATE	23394.25
EFT13452	09-02-2015	REPEAT PLASTICS WA	MARY ST - PREMIER SLIMLINE SETTING	2566.52
EFT13453	09-02-2015	OWEN SIMKIN	WATER CUSTODIAN	79.90
EFT13454	09-02-2015	STAR TRACK EXPRESS	FREIGHT	115.27
EFT13455	09-02-2015	STUMPS AND ALL	WATER CARTAGE	2475.00
EFT13456	09-02-2015	MIDWEST AUTO GROUP	PARTS	156.22
EFT13457	09-02-2015	SUNFLAME ELECTRICAL	RENEW SEPTIC PUMP	892.50
EFT13458	09-02-2015	THE BANGAY SUPERANNUATION FUND	PAYROLL DEDUCTIONS	2616.62
EFT13459	09-02-2015	2V NET IT SOLUTIONS	COMPTER MTCE	215.00
EFT13460	09-02-2015	TOTALLY WORKWEAR - GERALDTON	BOOTS	275.57
EFT13461	09-02-2015	THE PLANNING GROUP WA PTY LTD	NTON REVITALISATION - EMERGE ASS FINAL	6875.00
EFT13462	09-02-2015	LANDGATE	VALUATION EXPENSES	261.96
EFT13463	09-02-2015	WESTRAC EQUIPMENT PTY LTD	PARTS	361.48
EFT13464	09-02-2015	WESTLINE CONTRACTING	LINEMARKING & BOLLARDS	3608.00
EFT13465	09-02-2015	WILLIAMS & HUGHES	LEGAL FEES	4134.80
EFT13466	09-02-2015	WOODCOCK CT & L	HARDWARE, TOILET PRODUCTS	2987.68
				$616,027.48

DIRECT DEBITS – MUNICIPAL ACCOUNT

Jnl #	Date	Name	Description		Amount
GJ0605	31/12/2014	BANK FEES	FEES		343.16
GJ0606	31/12/2014	COMPUTER EXPENSES	WESTNET		70.99
GJ0607	31/12/2014	BPOINT	FEES		238.62
GJ0609	31/12/2014	CORPORATE CARD	WESTNET	104.94	
			BANK CHARGES	9.00	
			CONFERENCES - LGMA	1217.12	
			TELEPHONES	1644.00	
			STAFF TRAINING - FLIGHTS	442.95	
			TP CONTROL - FLIGHTS & ACCOMM	694.20	
			NCCA - MODERN TEACHING	353.28	
			P239 FUEL	60.07	4525.56
GJ0705	31-01-15	BANK FEES	FEES		441.63
GJ0706	31-01-15	COMPUTER EXPENSES	WESTNET		100.99
GJ0707	31-01-15	BPOINT	FEES		334.88
GJ0709	31-01-15	CORPORATE CARD	WESTNET	104.94	
			BANK CHARGES	9.00	
			MEMBERS EXPENSES - 30 YR GIFTS	238.40	
			ENGINEER EXPENSES - REFRESH	70.00	
			REFRESHMENTS	185.60	
			OFFICE EXPENSES	198.00	
			NCCA MODERN TEACHING	-29.80	$776.14
					$6,831.97

TRUST FUND CHEQUES

Chq #	Date	Name	Description	Amount
2020	12-12-2014	SHIRE OF NORTHAMPTON	RETENTION - LIA GEOGRAPHE EXCAVATION	6292.24
2021	22-12-2014	ALIRA KELLY	REFUND RSL HALL BOND	220.00
2022	23-12-2014	PLUNKETT HOMES GERALDTON	REFUND KERB DEPOSIT	500.00
2023	28-01-2015	NORTHAMPTON DISTRICT HIGH SCHOOL	ONELIFE - COLOUR PHOTOCOPIES	252.00
2024		CANCELLED		
2025	30-01-2015	DEPARTMENT FOR PLANNING AND INF	SPECIAL SERIES PLATES	400.00
				$7,664.24

6.4.2	MONTHLY FINANCIAL STATEMENTS – DECEMBER 2014
FILE REFERENCE:	**1.1.1**
DATE OF REPORT:	**12 December 2014**
DISCLOSURE OF INTEREST:	**Nil**
REPORTING OFFICER:	**Grant Middleton/Garry Keeffe**
APPENDICES:	**1. Monthly Financial Report for December 2014 (Current Format)** **2. Monthly Financial Report for December 2014 (Proposed Format)** **3. Schedule Format provided as separate attachment (Appendix 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 December 2014 are attached, and include:

Current Format

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

Proposed Format

Compilation Report

Monthly Summary Information

Statement of Financial Activity by Program

Statement of Financial Activity By Nature or Type

Statement of Capital Acquisitions and Capital Funding

Statement of Budget Amendments

Note 1	Significant Accounting Policies
Note 2	Explanation of Material Variances
Note 3	Net Current Funding Position
Note 4	Cash and Investments
Note 5	Budget Amendments
Note 6	Receivables
Note 7	Cash Backed Reserves
Note 8	Capital Disposals
Note 9	Rating Information
Note 10	Information on Borrowings
Note 11	Grants and Contributions
Note 12	Trust
Appendix A	Details of Capital Acquisitions
Appendix B	Detailed Schedules

FINANCIAL & BUDGET IMPLICATIONS:

The Financial Statements have been provided in the current format that has been presented to Council for a number of years and the new proposed format that is being used extensively by Councils throughout Western Australia. The new format adheres to all relevant legislation and is supported by our Auditors UHY Haines Norton.

The proposed format includes additional notes, graphical presentations and summaries the financial position using the major categories of operations and capital. This presents the financial information in a similar mode to the schedules as opposed to the rate setting view that the current financial statements contain. Additionally the proposed format provides bank and liquidity information including investments, sundry debtors and additional grant funding information that is not available in the current format.

Depreciation is $134,117 over budget at the close of December. The variance is predominately due to the introduction of Fair Value accounting. The upwards revaluation of building asset values has increased the depreciation expense posted into the general ledger. Depreciation rates will be reviewed by utilising information provided by AVP as part of the revaluation process.

There has been a delay in the payment of rubbish removal fees for November 2014 and December 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 Reports for the period ending 31 December 2014.

SHIRE OF NORTHAMPTION

MONTHLY STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

TABLE OF CONTENTS

Income Statement by Function/Activity

Income Statement by Nature or Type

Statement of Financial Activity

Variance Explanation

Notes to and Forming Part of the Statement

SHIRE OF NORTHAMPTON
INCOME STATEMENT BY FUNCTION/ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	YTD ACTUAL 2014/15 $	YTD BUDGET 2014/15 $	ANNUAL BUDGET 2014/15 $	ACTUAL 2013/14 $
REVENUE				
Governance	22,951	12,708	25,450	33,615
General Purpose Funding	4,561,987	4,657,386	5,393,095	4,444,654
Law, Order & Public Safety	44,215	38,598	77,250	392,330
Health	368	16,050	32,600	34,889
Education & Welfare	108,063	82,020	164,060	106,483
Housing	8,118	9,582	19,176	36,639
Community Amenities	753,701	766,518	813,390	994,278
Recreation & Culture	51,732	25,734	51,542	363,569
Transport	454,558	686,576	979,085	975,084
Economic Services	112,240	72,654	133,795	108,384
Other Property & Services	142,761	85,644	171,323	155,222
TOTAL OPERATING REVENUE	6,260,694	6,453,470	7,860,766	7,645,148
EXPENSES				
Governance	(477,880)	(428,102)	(829,156)	(788,909)
General Purpose Funding	(56,434)	(51,126)	(102,300)	(118,778)
Law, Order & Public Safety	(176,115)	(159,838)	(319,871)	(272,415)
Health	(121,054)	(102,182)	(214,952)	(227,628)
Education & Welfare	(126,345)	(94,590)	(189,270)	(121,649)
Housing	(61,205)	(54,498)	(109,194)	(115,250)
Community Amenities	(541,027)	(736,886)	(1,488,170)	(1,358,517)
Recreation & Culture	(769,477)	(674,613)	(1,348,799)	(1,348,463)
Transport	(1,289,649)	(1,167,940)	(2,470,866)	(2,282,726)
Economic Services	(140,466)	(108,336)	(216,755)	(165,424)
Other Property & Services	(19,702)	(25,882)	(47,635)	130,525
TOTAL OPERATING EXPENSES	(3,779,355)	(3,603,994)	(7,336,968)	(6,669,234)
BORROWING COSTS EXPENSE				
Recreation & Culture	(3,467)	(2,757)	(6,617)	(6,684)
Transport	(16,365)	(12,966)	(31,118)	(39,935)
Other Property and Services	0	(10,760)	(25,823)	(26,730)
TOTAL BORROWING COSTS EXPENSE	(19,832)	(26,483)	(63,558)	(73,349)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	2,461,507	2,822,994	460,240	902,565

SHIRE OF NORTHAMPTON
INCOME STATEMENT BY NATURE OR TYPE
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	YTD ACTUAL 2013/14 $	YTD BUDGET 2013/14 $	ANNUAL BUDGET 2013/14 $	ACTUAL 2012/13 $
REVENUE				
Rates	3,805,935	3,869,580	3,805,915	3,552,259
Operating Grants, Subsidies and Contribution	1,072,706	1,070,768	2,004,110	1,540,528
Non Operating Grants, Subsidies and Contributions	347,343	553,884	837,790	1,322,457
Fees and Charges	934,690	902,982	1,082,451	1,084,954
Interest Earnings	46,624	65,250	130,500	144,462
Other	5,720	0	146,500	488
Profit on Asset Disposal	47,676	0	0	0
TOTAL OPERATING REVENUE	6,260,694	6,462,464	8,007,266	7,645,148
EXPENSES				
Employee Costs	(1,387,345)	(1,296,330)	(2,593,249)	(2,182,541)
Materials and Contracts	(878,254)	(1,141,816)	(2,284,392)	(2,165,944)
Utilities Charges (Electricity, Gas, Water etc.)	(151,820)	(188,268)	(376,790)	(376,656)
Depreciation on Non Current Assets	(965,831)	(831,714)	(1,663,515)	(1,669,569)
Interest Expenses	(32,942)	(31,770)	(63,558)	(73,349)
Insurance Expenses	(228,780)	(123,054)	(246,492)	(246,532)
Other Expenditure	(154,215)	(17,524)	(301,030)	60,906
Loss on Asset Disposal	0	(8,994)	(18,000)	(88,897)
TOTAL OPERATING EXPENSES	(3,799,187)	(3,639,470)	(7,547,026)	(6,742,583)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	2,461,507	2,822,994	460,240	902,565

SHIRE OF NORTHAMPTION
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

Operating	NOTE	2014/15 YTD Actual $	2014/15 YTD Budget $	2014/15 Full Year Budget $	Variances Budget to Actual Y-T-D %
Revenues	1,2				
Governance		22,951	12,708	25,450	(80.60%)
General Purpose Funding		797,705	814,365	1,628,730	2.05%
Law, Order, Public Safety		44,215	38,598	77,250	(14.55%)
Health		368	16,050	41,600	97.71%
Education and Welfare		108,063	82,020	164,060	(31.75%)
Housing		8,118	9,582	19,176	15.28%
Community Amenities		753,701	766,518	815,390	1.67%
Recreation and Culture		51,732	25,734	51,542	(101.03%)
Transport		454,558	686,576	932,085	33.79%
Economic Services		112,240	72,654	133,795	(54.49%)
Other Property and Services		142,761	85,644	171,323	(66.69%)
		2,496,412	2,610,449	4,060,401	
Expenses	1,2				
Governance		(477,880)	(428,102)	(829,156)	(11.63%)
General Purpose Funding		(56,434)	(51,126)	(102,300)	(10.38%)
Law, Order, Public Safety		(176,115)	(159,838)	(319,871)	(10.18%)
Health		(121,054)	(102,182)	(223,952)	(18.47%)
Education and Welfare		(126,345)	(94,590)	(189,270)	(33.57%)
Housing		(61,205)	(54,498)	(109,194)	(12.31%)
Community Amenities		(541,027)	(736,886)	(1,490,170)	26.58%
Recreation & Culture		(772,945)	(677,370)	(1,355,416)	(14.11%)
Transport		(1,306,014)	(1,180,906)	(2,601,484)	(10.59%)
Economic Services		(140,466)	(108,336)	(216,755)	(29.66%)
Other Property and Services		(19,702)	(36,642)	(73,458)	46.23%
		(3,799,187)	(3,630,476)	(7,511,026)	
Adjustments for Non-Cash (Revenue) and Expenditure					
(Profit)/Loss on Asset Disposals	4	(47,676)	9,000	18,000	629.73%
Depreciation on Assets	2(a)	965,831	831,714	1,663,515	(16.13%)
Plant Depreciation		0	0		
Capital Revenue and (Expenditure)					
Purchase Land Held for Resale	3	(431,299)	(411,654)	(411,665)	(4.77%)
Purchase Land and Buildings	3	(145,659)	(64,744)	(718,750)	(124.98%)
Purchase Infrastructure Assets - Roads	3	(649,751)	(831,000)	(1,662,119)	21.81%
Purchase Infrastructure Assets - Parks & Other	3	(58,752)	(41,220)	(82,450)	(42.53%)
Purchase Plant and Equipment	3	(315,181)	(395,490)	(719,000)	20.31%
Purchase Furniture and Equipment	3	(8,795)	(15,000)	(15,000)	41.37%
Proceeds from Disposal of Assets		224,037	73,250	146,500	(205.85%)
Proceeds from Sale of Land		0	0	0	#DIV/0!
Repayment of Debentures	5	(64,614)	(65,604)	(131,207)	1.51%
Proceeds from New Debentures	5	0	300,000	600,000	100.00%
Self-Supporting Loan Principal Income		9,651	9,867	19,734	2.19%
Transfers to Reserves (Restricted Assets)	6	(83,383)	(128,000)	(256,000)	34.86%
Transfers from Reserves (Restricted Assets)	6	3,080	0	0	#DIV/0!
Transfers from Grants Restricted Assets		0	0	0	
Transfers from Land Sales	6	0	0	0	
Transfer to Land Sales		0	0	0	
ADD Net Current Assets July 1 B/Fwd	7	1,234,702	1,234,702	1,234,702	
LESS Net Current Assets Year to Date	7	3,093,698	0	0	
Amount Raised from Rates	8	(3,764,282)	(514,206)	(3,764,365)	

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

SHIRE OF NORTHAMPTION
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

Variance Explanation (>= $5,000)

Operating			
Revenues			
Governance	⇧	$10,243	Var largely due to installment penalty interest budget profile
General Purpose Funding	⇩	($16,660)	FAG's budget profiling, revenue will converge with budget.
Law, Order, Public Safety	⇧	$5,617	ESL budget profile, short term issue only.
Health	⇩	($15,682)	Var due to Health/Building services revenue billing
Education and Welfare	⇧	$26,043	Additional NCCA Revenue compared to budget
Recreation and Culture	⇧	$25,998	Var due to grant Lottery West funding for Kalbarri Skate Park
Transport	⇩	($232,018)	Short term var due to road funding for R2R & RRG.
Economic Services	⇧	$39,586	Variance largely due to lease revenue budget profiling.
Expenses			
Governance	⇧	$49,778	Short term variance due to annaul payments
Law, Order, Public Safety	⇧	$16,277	Variance due to annual insurance payments.
Education and Welfare	⇧	$31,755	Additional NCCA expenditure compared to budget.
Housing	⇧	$6,707	Add maintenance plus depreciaton due to fair value process
Community Amenities	⇩	($195,859)	Refuse charges for Jul-Nov were paid December 2014.
Recreation & Culture	⇧	$95,575	Add depreciaton due to revaluation of Buildings
Transport	⇧	$125,108	Minor Varriance over multiple accounts
Economic Services	⇧	$32,130	Short term var due to Tourist Association Payments
Other Property and Services	⇩	($16,940)	Var due to Hampton Rd Sale property sale posting
Adjustments for Non-Cash (Revenue) and Expenditure			
Depreciation on Assets	⇧	$134,117	Increased depreciation due to revaluation of buildings
Capital Revenue and (Expenditure)			
Purchase Land and Buildings	⇧	$80,915	Expenditure will converge with budget as the ear progresses.
Purchase Infrastructure Assets - Roads	⇩	($181,249)	Will reconcile when capital programme commences fully
Purchase Plant and Equipment	⇩	($80,309)	Truck and Backhoe to be purchaed January 15.

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

3. ACQUISITION OF ASSETS The following assets are budgeted to be acquired during the year:	2014/15 YTD Actual $	2014/15 YTD Budget $	2014/15 Full Year Budget $
By Program			
Governance			
Photocopier - Northampton Office	$8,795	$15,000	$15,000
Health			
Environmental Health Officer - Vehicle	$25,560	$30,000	$30,000
Education and Welfare			
Patio - Childcare Building	$10,727	$10,750	$10,750
Housing			
Construct new staff house - Rake Place	$0	$0	$600,000
Community Amenities			
Hampton Gardens Ablutions	$71,110	$30,000	$60,000
Install Fence around Kalbarri Cemetery	$6,524	$19,998	$20,000
Planner - Vehicle	$31,601	$42,000	$42,000
Recreation and Culture			
Replace Power Pole Marina Parkland		$3,552	$7,200
Fish Cleaning Stations (Erection/Plumbing)	$11,757	$7,548	$15,000
Kalbarri Sport & Rec - Airconditioners	$35,464	$0	$20,000
Lions Park Playground	$14,261	$10,000	$20,000
Mary Street - Shelter/Seats	$4,790	$3,373	$6,750
Kings Park - BBQ/Shelter	$15,571	$6,747	$13,500
Kalbarri Skate Park - Lighting	$12,372	$10,000	$20,000
Transport			
Road Construction	$647,577	$772,572	$1,545,241
Footpath Construction	$2,174	$58,428	$116,878
Tip Truck - Kalbarri 13/14 c/over	$127,500	$59,997	$120,000
Backhoe (Replace JCB 3CX)	$0	$87,497	$175,000
6 Wheel Tip Truck (Replace Iveco)	$0	$110,002	$220,000
Utiltity - Northampton Grader Operator	$25,710	$12,499	$25,000
Uiility - Northampton Mntce Leading Hand	$41,334	$18,749	$37,500
Spreader Boxes inc camera/stand	$63,477	$28,492	$57,000
3 Point Linkage Broom (Rep Sewell)	$0	$6,254	$12,500
Construct Office for Works Supervisor - Kalbarri Depot	$21,835	$3,996	$8,000
Other Property and Services			
Northampton Industrial Units	$431,299	$411,654	$411,665
Total	**$1,609,437**	**$1,759,108**	**$3,608,984**
By Class			
Land Held for Resale	$431,299	$411,654	$411,665
Land and Buildings	$145,659	$64,744	$718,750
Infrastructure Assets - Roads	$649,751	$831,000	$1,662,119
Infrastructure Assets - Parks and Ovals	$58,752	$41,220	$82,450
Plant and Equipment	$315,181	$395,490	$719,000
Furniture and Equipment	$8,795	$15,000	$15,000
Total	**$1,609,437**	**$1,759,108**	**$3,608,984**

SHIRE OF NORTHAMPTION
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

4. DISPOSALS OF ASSETS

The following assets are budgeted to be disposed of during the year.

By Program	Net Book Value 2014/15 YTD $	Sale Proceeds 2014/15 YTD $	Profit(Loss) 2014/15 YTD $	Profit(Loss) 2014/15 BUDGET $
Health	10,216	6,364	(3,852)	(500)
Community Amenities	13,142	8,182	(4,960)	(4,000)
Other Property and Services	135,000	188,291	53,291	0
Transport	18,003	21,200	3,197	(13,500)
	176,361	224,037	47,676	(18,000)

By Class	Net Book Value 2014/15 YTD $	Sale Proceeds 2014/15 YTD $	Profit(Loss) 2014/15 YTD $	Sale Proceeds 2014/15 BUDGET $
EHO Vehicle	10,216	6,364	(3,852)	(500)
Planner Vehicle	13,142	8,182	(4,960)	(4,000)
Lot 11 Hampton Road Northampton (3 bedroom house)	135,000	188,291	53,291	0
Tip Truck - Kalbarri	18,003	20,000	1,997	2,000
Backhoe (Replace JCB 3CX)	0	0	0	(5,000)
Tip Truck 6 Wheek (Replace Iveco)	0	0	0	5,000
Utility - Northampton Grader Operator	0	0	0	(8,500)
Utility - Northampton M'tce Leading Hand	0	1,200	1,200	(7,000)
	176,361	224,037	47,676	(18,000)

Summary	2014/15 YTD $	2014/15 BUDGET $
Profit on Asset Disposals		7,000
Loss on Asset Disposals		(25,000)
	0	(18,000)

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 01-Jul-14	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			2014/15 Budget	2014/15 Actual $	2014/15 Budget	2014/15 Actual $	2014/15 Budget	2014/15 Actual $
Other Property								
152 - Staff Housing*	402,422		13,942	6,799	388,480	395,623	25,823	13,110
154 - Staff Housing		600,000			600,000	0		
Recreation & Culture								
147 - Kalbarri Bowling Club*	12,104		2,925	1,439	9,179	10,665	567	307
148A - Kalbarri Library Extensions	132,709		22,736	11,253	109,973	121,456	4,890	2,560
151 - Kalbarri Bowling Club*	22,709		2,867	1,413	19,842	21,296	1,160	601
Transport								
149 - Plant Purchases	296,987		55,029	27,024	241,958	269,963	16,860	9,068
153 - Plant Purchases	390,000		33,708	16,686	356,292	373,314	14,258	7,297
	1,256,931	600,000	131,207	64,614	1,725,724	1,192,317	63,558	32,942

* 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 CON'T

(b) New Debentures

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 31 DECEMBER 2014

	2015 YTD $	2015 Budget $	2014 Actual $
6. RESERVES - CASH BACKED			
(a) Leave Reserve			
Opening Balance	153,424	153,424	100,143
Amount Set Aside / Transfer to Reserve	890	5,500	53,281
Transfer from Muni to Reserve	-	50,000	-
	154,314	208,924	153,424
(b) Roadwork's Reserve			
Opening Balance	49,920	49,920	49,920
Amount Set Aside / Transfer to Reserve	490	3,000	
Amount Used / Transfer from Reserve	-	-	
	50,410	52,920	49,920
(c) Kalbarri Airport Reserve			
Opening Balance	4,314	4,314	20,534
Amount Set Aside / Transfer to Reserve	35	200	1,480
Amount Used / Transfer from Reserve	-	-	(17,700)
	4,349	4,514	4,314
(d) Computer and Office Equipment Reserve			
Opening Balance	29,019	29,019	27,081
Amount Set Aside / Transfer to Reserve	325	2,000	1,938
Amount Used / Transfer from Reserve	-	-	-
	29,344	31,019	29,019
(e) Plant Reserve			
Opening Balance	6,358	6,358	5,988
Amount Set Aside / Transfer to Reserve	60	400	370
Amount Used / Transfer from Reserve	-	-	-
	6,418	6,758	6,358
(f) House and Building Reserve			
Opening Balance	58,157	58,157	54,539
Amount Set Aside / Transfer to Reserve	600	3,700	3,618
Amount Used / Transfer from Reserve	-	-	
	58,757	61,857	58,157
(g) Kalbarri Aged Persons Accommodation Reserve			
Opening Balance	215,038	215,038	186,104
Amount Set Aside / Transfer to Reserve	3,075	20,530	28,935
Transfer from Muni to Reserve	-	9,470	-
	218,113	245,038	215,038

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 31 DECEMBER 2014

6. RESERVES - CASH BACKED (continued)	2015 YTD $	2015 Budget $	2014 YTD $
(h) Northampton Aged Persons Reserve			
Opening Balance	113,894	113,894	106,657
Amount Set Aside / Transfer to Reserve	1,200	7,300	7,237
Transfer from Muni to Reserve	-	40,000	-
	115,094	161,194	113,894
(i) Town Planning Scheme Reserve			
Opening Balance	12,691	12,691	23,282
Amount Set Aside / Transfer to Reserve	-	600	549
Amount Used / Transfer from Reserve	-	-	(11,140)
	12,691	13,291	12,691
(j) Townscape Car Park Reserve			
Opening Balance	5,758	5,758	5,385
Amount Set Aside / Transfer to Reserve	95	-	372
Amount Used / Transfer from Reserve	-	-	-
	5,853	5,758	5,758
(k) Sport and Recreation Reserve			
Opening Balance	5,955	5,955	5,585
Amount Set Aside / Transfer to Reserve	60	400	370
Amount Used / Transfer from Reserve	-	-	-
	6,015	6,355	5,955
(l) Coastal Management Reserve			
Opening Balance	101,270	101,270	94,627
Amount Set Aside / Transfer to Reserve	925	5,700	6,643
Amount Used / Transfer from Reserve	-	-	-
	102,195	106,970	101,270
(m) Specified Area Rate Reserve			
Opening Balance	3,060	3,060	2,201
Amount Set Aside / Transfer to Reserve	110	700	859
Amount Used / Transfer from Reserve	(3,080)	-	-
	90	3,760	3,060
(n) Northampton 150th Anniversary Reserve			
Opening Balance	0	0	21,048
Amount Set Aside / Transfer to Reserve	-	-	820
Amount Used / Transfer from Reserve	-	-	(21,868)
	0	0	0

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 31 DECEMBER 2014

RESERVES - CASH BACKED (continued)	2015 YTD $	2015 Budget $	2014 YTD $
(o) Land Development Reserve			
Opening Balance	505,289	505,289	505,289
Amount Set Aside / Transfer to Reserve	2,665	16,500	
Amount Used / Transfer from Reserve			
	507,953	521,789	505,289
(p) Kalbarri Tennis, Netball & Basketball Courts Reserve			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	72,853	90,000	-
Amount Used / Transfer from Reserve	-	-	-
	72,853	90,000	-
TOTAL CASH BACKED RESERVES	1,344,449	1,520,146	1,264,146

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

7. NET CURRENT ASSETS Composition of Estimated Net Current Asset Position	2014/15 YTD Actual $	Brought Forward 01-Jul $
CURRENT ASSETS		
Cash on Hand - Unrestricted	1,350	1,350
Cash - Unrestricted	328,350	537,511
Cash - Restricted	2,000,000	564,530
Cash - Reserves Restricted	1,344,449	1,264,147
Rates Outstanding	716,232	211,914
Refuse Charge Debtors	89,313	46,196
Sundry Debtors	19,085	280,778
Emergency Services Levy	82,160	43,784
GST Recievable	17,084	90,462
Provision for Doubtful Debts - Loc 1146 Drage Rd	(4,730)	0
Accrued Income / Prepaid Exp	(2,067)	0
June Fuel Tax Credit	0	3,595
Inventories	102,330	11,128
	4,693,558	3,055,395
LESS: CURRENT LIABILITIES		
Less: Cash - Reserves - Restricted	(1,344,449)	(1,264,147)
Payables and Provisions	(219,943)	(463,181)
GST Payable	(30,192)	(57,016)
Adjustment	(5,276)	0
Accrued Interest on Debentures	0	(9,280)
Accrued Expenditure	0	0
Accrued Wages and Salaries	0	0
Income Received in Advance	0	0
Prepaid Rates	0	(27,069)
Current Employee Benefit Provision	(443,836)	(443,836)
Add back: component of leave liability not required to be funded	443,836	443,836
	(1,599,860)	(1,820,693)
NET CURRENT ASSET POSITION	**3,093,698**	**1,234,702**

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 $	2014/15 YTD Rate Revenue $	2014/15 YTD Interim Rates $	2014/15 YTD Back Rates $	2014/15 YTD Total Revenue $	2013/14 Actual $
Differential General Rate								
General GRV	0.070383	1,545	19,660,499	1,384,297			1,384,297	1,325,613
General UV	0.010278	455	196,322,235	2,018,529		(1,528)	2,017,001	1,912,763
Sub-Totals		2,000	215,982,734	3,402,826	0	(1,528)	3,401,298	3,238,376
Minimum Rates	**Minimum $**							
General GRV	475	993	5,245,647	476,900			476,900	444,600
General UV	475	55	1,972,394	20,900			20,900	25,200
Sub-Totals		1,048	7,218,041	497,800	0	0	497,800	469,800
							3,899,098	3,708,176
Specified Area Rates (Note 9)							41,652	14,250
							3,940,750	3,722,426
Write-offs							(25)	(12,579)
Discounts							(134,790)	(157,587)
Totals							3,805,934	3,552,259

SHIRE OF NORTHAMPTION

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 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-14 $	Amounts Received $	Amounts Paid ($)	Balance 31-Dec-14 $
Town Planning - Security Bonds	5,000			5,000
Galena Donations	431		(431)	0
Transportable Housing Bond	16,515		(760)	15,755
Footpath Deposits	47,820	1,000		48,820
Horrocks Retention Fee - Parking/Stage 2	1,800		(1,800)	0
Retentions - Subdivisions	164,737		(79,145)	85,592
Building Levies (BCITF & BRB)	7,246	11,416		18,662
Community Bus Bond	4,800	0		4,800
Safer WA Funds	-			0
Northampton Cemetery Funds	-			0
Unclaimed Monies - Rates	3,050	387		3,437
Nomination Deposits	320		(320)	0
DOLA - Parks & Gardens Development	-			0
Aged Unit Bond	1,606	200		1,806
Council Housing Bonds	1,460			1,460
BROC - Management Funds	1,173		(1,173)	0
Kalbarri Youth Space Project Funds	500		(500)	0
Burning Off Fees	216		(216)	0
RSL Hall Key Bond	650			650
Peet Park Donations	-			0
Willa Guthurra	-			0
Special Series Plates	1,290	(200)	(1,180)	(90)
Auction	-			0
Kidsport	20,555		(1,660)	18,895
Public Open Space	-			0
ReDone (Kalbarri Park/Beach Shelters)	35			35
Northampton Child Care Association	26,000			26,000
Horrocks Memorial Wall	3,528		(149)	3,380
One Life	4,463	786	(2,034)	3,215
Conservation Incentives	0	6,250	(6,250)	0
	313,195			237,417
Trust Bank				237,417
Variance				0

SHIRE OF NORTHAMPTON

MONTHLY FINANCIAL REPORT

For the Period Ended 31 December 2014

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

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Shire of Northampton

Compilation Report

For the Period Ended 31 December 2014

Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996,* Regulation 34 .

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 December 2014 of $2,964,658.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

Preparation

Prepared by: Grant Middleton

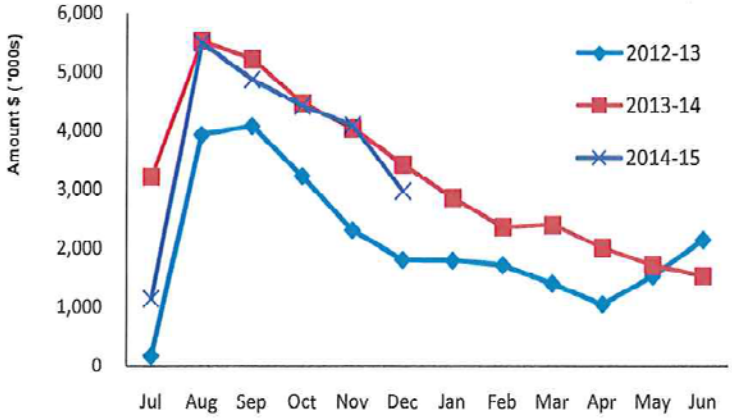
Date prepared: 19/01/2015

Shire of Northampton

Monthly Summary Information

For the Period Ended 31 December 2014

Liquidity Over the Year (Refer Note 3)



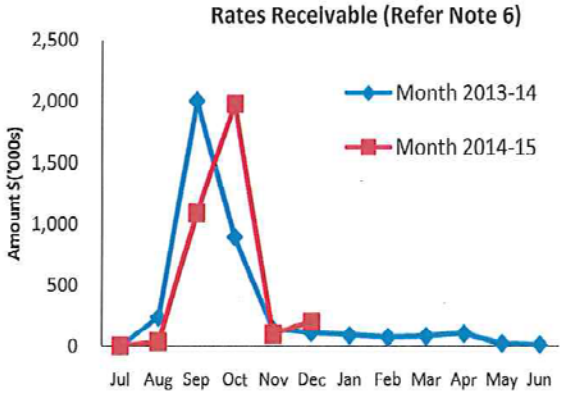
Cash and Cash Equivalents as at period end

Unrestricted	$	2,329,700
Restricted	$	1,344,449
	$	3,674,149

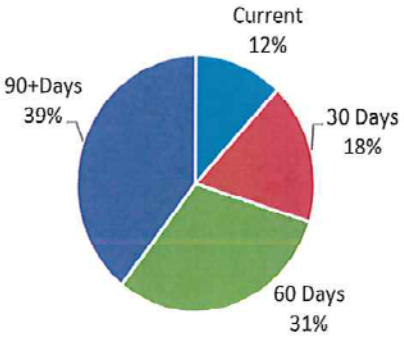
Receivables

Rates	$	716,223
Other	$	19,085
	$	735,308

Rates Receivable (Refer Note 6)



Accounts Receivable Ageing (non- rates) (Refer Note 6)



Comments

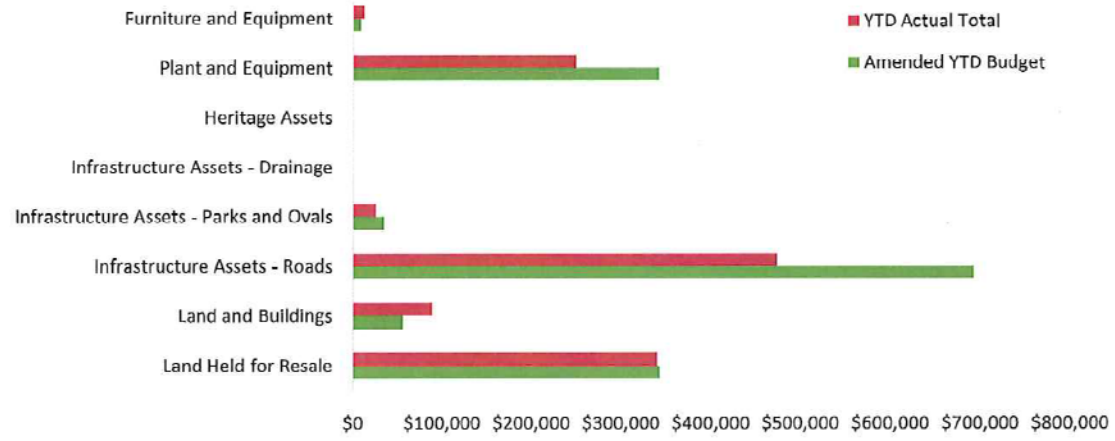
This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Northampton

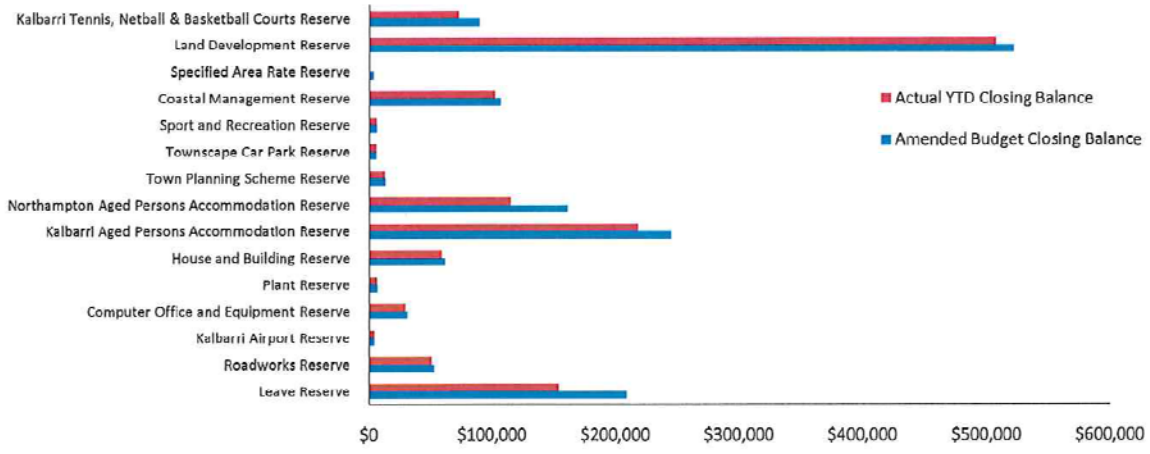
Monthly Summary Information

For the Period Ended 31 December 2014

Capital Expenditure Program YTD (Refer Note 13)



Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



Comments

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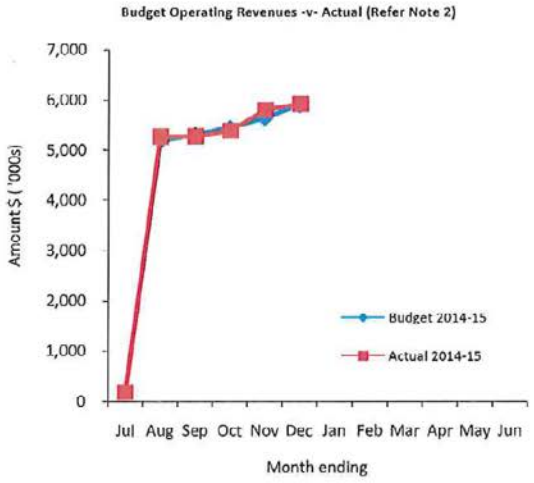
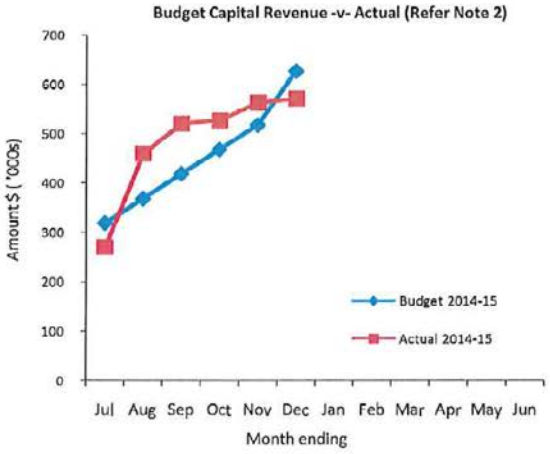
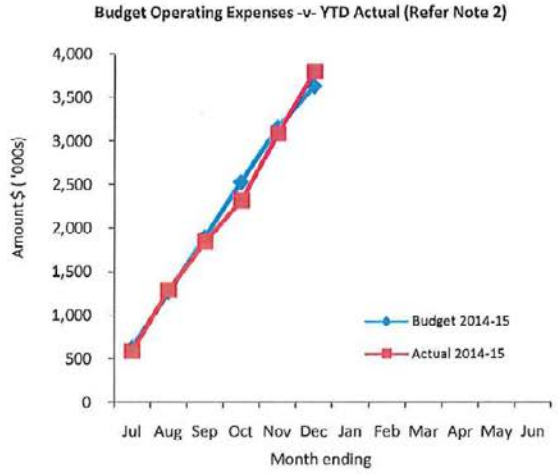
Shire of Northampton
Monthly Summary Information
For the Period Ended 31 December 2014

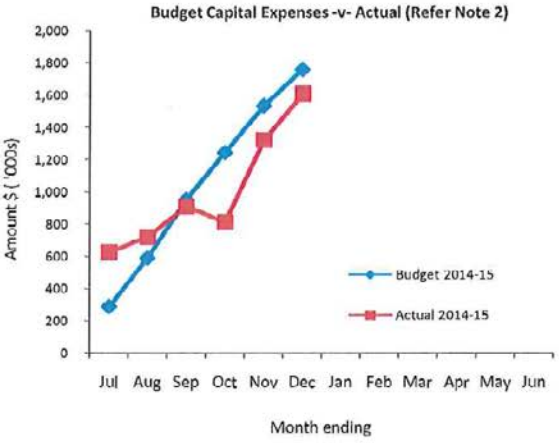
Revenues





Expenditure





Comments

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

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 December 2014

	Note	Amended Annual Budget	Amended YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues		$	$	$	$	%	
Governance		25,450	12,708	22,951	10,243	80.60%	▲
General Purpose Funding	9	5,393,095	4,657,386	4,561,987	(95,399)	(2.05%)	▼
Law, Order and Public Safety		77,250	38,598	44,215	5,617	14.55%	▲
Health		41,600	16,050	368	(15,682)	(97.71%)	▼
Education and Welfare		164,060	82,020	108,063	26,043	31.75%	▲
Community Amenities		815,390	766,518	753,701	(12,817)	(1.67%)	▼
Recreation and Culture		51,542	25,734	51,732	25,998	101.03%	▲
Transport		94,295	132,692	107,215	(25,477)	(19.20%)	▼
Economic Services		133,795	72,654	112,240	39,586	54.49%	▲
Other Property and Services		171,323	85,644	142,761	57,117	66.69%	▲
Total Operating Revenue		6,986,976	5,899,586	5,913,352	13,766		▲
Operating Expense							
Governance		(829,156)	(428,102)	(477,880)	(49,778)	(11.63%)	▼
General Purpose Funding		(102,300)	(51,126)	(56,434)	(5,308)	(10.38%)	▼
Law, Order and Public Safety		(319,871)	(159,838)	(176,115)	(16,277)	(10.18%)	▼
Health		(223,952)	(102,182)	(121,054)	(18,872)	(18.47%)	▼
Education and Welfare		(189,270)	(94,590)	(126,345)	(31,755)	(33.57%)	▼
Housing		(109,194)	(54,498)	(61,205)	(6,707)	(12.31%)	▼
Community Amenities		(1,490,170)	(736,886)	(541,027)	195,859	26.58%	▲
Recreation and Culture		(1,355,416)	(677,370)	(772,945)	(95,575)	(14.11%)	▼
Transport		(2,601,484)	(1,180,906)	(1,306,014)	(125,108)	(10.59%)	▼
Economic Services		(216,755)	(108,336)	(140,466)	(32,130)	(29.66%)	▼
Other Property and Services		(73,458)	(36,642)	(19,702)	16,940	46.23%	▲
Total Operating Expenditure		(7,511,026)	(3,630,476)	(3,799,187)	(168,711)		
Funding Balance Adjustments							
Add back Depreciation		1,663,515	831,714	965,831	134,117	16.13%	▲
Adjust (Profit)/Loss on Asset Disposal	8	18,000	8,994	(47,676)	(56,670)	(630.09%)	▼
Adjust Provisions and Accruals		0	0	0	0		
Net Cash from Operations		1,157,465	3,109,818	3,032,320	(77,498)		
Capital Revenues							
Grants, Subsidies and Contributions	11	837,790	553,884	347,343	(206,541)	(37.29%)	▼
Proceeds from Disposal of Assets	8	146,500	73,250	224,037	150,787	205.85%	▲
Total Capital Revenues		984,290	627,134	571,380	(55,754)		
Capital Expenses							
Land Held for Resale		(411,665)	(411,654)	(431,299)	(19,645)	(4.55%)	▼
Land and Buildings	13	(718,750)	(64,744)	(145,659)	(80,915)	(124.98%)	▼
Infrastructure - Roads	13	(1,662,119)	(831,000)	(650,785)	180,215	21.69%	▲
Infrastructure - Parks & Ovals	13	(82,450)	(41,220)	(58,752)	(17,532)	(42.53%)	▼
Plant and Equipment	13	(719,000)	(395,490)	(315,181)	80,309	20.31%	▲
Furniture and Equipment	13	(15,000)	(15,000)	(8,795)	6,205	41.37%	▲
Total Capital Expenditure		(3,608,984)	(1,759,108)	(1,610,471)	148,637		
Net Cash from Capital Activities		(2,624,694)	(1,131,974)	(1,039,092)	92,882		
Financing							
Proceeds from New Debentures		600,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		19,734	9,864	9,651	(213)	(2.16%)	
Transfer from Reserves	7	0	0	3,080	3,080		
Repayment of Debentures	10	(131,207)	(65,604)	(64,614)	990	1.51%	▲
Transfer to Reserves	7	(256,000)	(128,000)	(83,383)	44,617	34.86%	▲
Net Cash from Financing Activities		232,527	(183,740)	(135,266)	48,474		
Net Operations, Capital and Financing		(1,234,702)	1,794,105	1,857,962	63,858		
Opening Funding Surplus(Deficit)	3	1,234,702	1,234,702	1,106,696	(128,006)	(10.37%)	▼
Closing Funding Surplus(Deficit)	3	0	3,028,807	2,964,658	(64,148)		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

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

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 December 2014

	Note	Amended Annual Budget	Amended YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues		$	$	$	$	%	
Rates	9	3,805,915	3,869,580	3,805,935	(63,645)	(1.64%)	▼
Operating Grants, Subsidies and Contributions	11	2,004,110	1,070,768	1,072,706	0 1,938	0.18%	
Fees and Charges		1,082,451	902,982	934,690	31,708	3.51%	▲
Interest Earnings		130,500	65,250	46,624	(18,626)	(28.55%)	▼
Other Revenue		0	0	5,720	5,720		▲
Profit on Disposal of Assets	8	0	0	47,676	47,676		
Total Operating Revenue		7,022,976	5,908,580	5,913,352	4,772		
Operating Expense							
Employee Costs		(2,593,249)	(1,296,330)	(1,387,345)	(91,015)	(7.02%)	▼
Materials and Contracts		(2,284,392)	(1,141,816)	(878,254)	263,562	23.08%	▲
Utility Charges		(376,790)	(188,268)	(151,820)	36,448	19.36%	▲
Depreciation on Non-Current Assets		(1,663,515)	(831,714)	(965,831)	(134,117)	(16.13%)	▼
Interest Expenses		(63,558)	(31,770)	(32,942)	(1,172)	(3.69%)	
Insurance Expenses		(246,492)	(123,054)	(228,780)	(105,726)	(85.92%)	▼
Other Expenditure		(301,030)	(17,524)	(154,215)	(136,691)	(780.02%)	▼
Loss on Disposal of Assets	8	(18,000)	(8,994)	0	8,994		
Total Operating Expenditure		(7,547,026)	(3,639,470)	(3,799,187)	(159,717)		
Funding Balance Adjustments							
Add back Depreciation		1,663,515	831,714	965,831	134,117	16.13%	▲
Adjust (Profit)/Loss on Asset Disposal	8	18,000	8,994	(47,676)	(56,670)	(630.09%)	▼
Adjust Provisions and Accruals		0	0	0	0		
Net Cash from Operations		1,157,465	3,109,818	3,032,320	(77,498)		
Capital Revenues							
Grants, Subsidies and Contributions	11	837,790	553,884	347,343	(206,541)	(37.29%)	▼
Proceeds from Disposal of Assets	8	146,500	73,250	224,037	150,787	205.85%	▲
Total Capital Revenues		984,290	627,134	571,380	(55,754)		
Capital Expenses							
Land Held for Resale		(411,665)	(411,654)	(431,299)	(19,645)	(4.55%)	▼
Land and Buildings	13	(718,750)	(64,744)	(145,659)	(80,915)	(124.98%)	▼
Infrastructure - Roads	13	(1,662,119)	(831,000)	(650,785)	180,215	21.69%	▲
Infrastructure - Parks & Other	13	(82,450)	(41,220)	(58,752)	(17,532)	(42.53%)	▼
Plant and Equipment	13	(719,000)	(395,490)	(315,181)	80,309	20.31%	▲
Furniture and Equipment	13	(15,000)	(15,000)	(8,795)	6,205	41.37%	▲
Total Capital Expenditure		(3,608,984)	(1,759,108)	(1,610,471)	148,637		
Net Cash from Capital Activities		(2,624,694)	(1,131,974)	(1,039,092)	92,882		
Financing							
Proceeds from New Debentures		600,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		19,734	9,864	9,651	(213)	(2.16%)	
Transfer from Reserves	7	0	0	3,080	3,080		
Advances to Community Groups		0	0	0	0		
Repayment of Debentures	10	(131,207)	(65,604)	(64,614)	990	1.51%	▲
Transfer to Reserves	7	(256,000)	(128,000)	(83,383)	44,617	34.86%	▲
Net Cash from Financing Activities		232,527	(183,740)	(135,266)	48,474		
Net Operations, Capital and Financing		(1,234,702)	1,794,105	1,857,962	63,858		
Opening Funding Surplus(Deficit)	3	1,234,702	1,234,702	1,106,696	(128,006)	(10.37%)	▼
Closing Funding Surplus(Deficit)	3	0	3,028,807	2,964,658	(64,148)		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

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

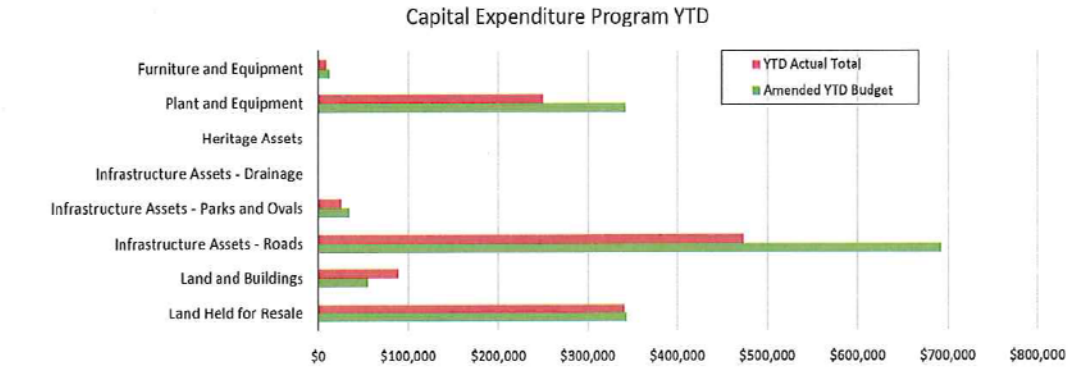
SHIRE OF NORTHAMPTON
STATEMENT OF CAPITAL ACQUSITIONS AND CAPITAL FUNDING
For the Period Ended 31 December 2014

Capital Acquisitions	Note	YTD Actual New /Upgrade/Renewal (a)	YTD Actual Total (b) = (a)	Amended YTD Budget (c)	YTD 31 12 2014 Amended Annual Budget	Variance (b) - (c)
		$	$	$	$	$
Land Held for Resale	13	340,255	340,255	343,045		(2,790)
Land and Buildings	13	89,012	89,012	55,745		33,267
Infrastructure Assets - Roads	13	473,576	473,576	692,500		(218,924)
Infrastructure Assets - Parks and Ovals	13	25,719	25,719	34,349		(8,630)
Infrastructure Assets - Drainage	13	0	0			0
Heritage Assets	13	0	0			0
Plant and Equipment	13	248,998	248,998	341,575		(92,577)
Furniture and Equipment	13	8,795	8,795	12,500		(3,705)
Capital Expenditure Totals		1,186,355	1,186,355	1,479,714	0	(293,359)

Funded By:

Capital Grants and Contributions	347,343	553,884	837,790	206,541
Borrowings	0	0	600,000	0
Other (Disposals & C/Fwd)	224,037	73,250	146,500	150,787
Own Source Funding - Cash Backed Reserves				
Specified Area Rate Reserve	-3,080	0	0	(3,080)
Plant Replacement Reserve	0	0	0	0
Total Own Source Funding - Cash Backed Reserves	-3,080	0	0	(3,080)
Own Source Funding - Operations	621,135	852,580	(1,584,290)	(231,445)
Capital Funding Total	1,186,355	1,479,714	0	(293,359)

Comments and graphs



SHIRE OF NORTHAMPTON
STATEMENT OF BUDGET AMENDMENTS
(Statutory Reporting Program)
For the Period Ended 31 December 2014

	Adopted Budget	Adopted Budget Amendments (Note 5)	Amended Annual Budget	Amended YTD Budget (a)
Operating Revenues	$	$	$	$
Governance	25,450		25,450	
General Purpose Funding	1,628,730		1,628,730	
Law, Order and Public Safety	77,250		77,250	
Health	41,600		41,600	
Education and Welfare	164,060		164,060	
Housing	19,176		19,176	
Community Amenities	815,390		815,390	
Recreation and Culture	51,542		51,542	
Transport	932,085		932,085	
Economic Services	133,795		133,795	
Other Property and Services	171,323		171,323	
Total Operating Revenue	4,060,401	0	4,060,401	0
Operating Expense				
Governance	(829,156)		(829,156)	
General Purpose Funding	(102,300)		(102,300)	
Law, Order and Public Safety	(319,871)		(319,871)	
Health	(223,952)		(223,952)	
Education and Welfare	(189,270)		(189,270)	
Housing	(109,194)		(109,194)	
Community Amenities	(1,490,170)		(1,490,170)	
Recreation and Culture	(1,355,416)		(1,355,416)	
Transport	(2,601,484)		(2,601,484)	
Economic Services	(216,755)		(216,755)	
Other Property and Services	(73,458)		(73,458)	
Total Operating Expenditure	(7,511,026)	0	(7,511,026)	0
Funding Balance Adjustments				
Add back Depreciation	1,663,515		1,663,515	
Adjust (Profit)/Loss on Asset Disposal	18,000		18,000	
Adjust Provisions and Accruals	0		0	
Net Cash from Operations	(1,769,110)	0	(1,769,110)	0
Capital Revenues				
Grants, Subsidies and Contributions	0		0	
Proceeds from Disposal of Assets	146,500		146,500	
Proceeds from Sale of Investments	0		0	0
Total Capital Revenues	146,500	0	146,500	0
Capital Expenses				
Land Held for Resale	(411,665)		(411,665)	0
Land and Buildings	(718,750)		(718,750)	
Infrastructure - Roads	(1,662,119)		(1,662,119)	
Infrastructure - Parks & Other	(82,450)		(82,450)	
Plant and Equipment	(719,000)		(719,000)	
Furniture and Equipment	(15,000)		(15,000)	
Total Capital Expenditure	(3,608,984)	0	(3,608,984)	0
Net Cash from Capital Activities	(3,462,484)	0	(3,462,484)	0
Financing				
Proceeds from New Debentures	600,000		600,000	0
Proceeds from Advances			0	0
Self-Supporting Loan Principal	19,734		19,734	0
Transfer from Reserves			0	0
Purchase of Investments	0		0	0
Advances to Community Groups	0		0	0
Repayment of Debentures	(131,207)		(131,207)	0
Transfer to Reserves	(256,000)		(256,000)	0
Net Cash from Financing Activities	232,527	0	232,527	0
Net Operations, Capital and Financing	(4,999,067)	0	(4,999,067)	0
Opening Funding Surplus(Deficit)	1,234,702		1,234,702	1,234,702
Closing Funding Surplus(Deficit)	(3,764,365)	0	(3,764,365)	1,234,702

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

SHIRE OF SOMEWHERE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

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

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

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable.
The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

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

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories
General
Inventories are measured at the lower of cost and net realisable value.

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

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

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

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

(i) Fixed Assets
All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets
All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	
formation	not depreciated
pavement	50 years
seal	
- bituminous seals	20 years
- asphalt surfaces	25 years
Gravel roads	
formation	not depreciated
pavement	50 years
gravel sheet	12 years
Formed roads	
formation	not depreciated
pavement	50 years
Footpaths - slab	20 years
Sewerage piping	100 years
Water supply piping & drainage systems	75 years

(k) Trade and Other Payables
Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits
The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)
The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)
The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates
All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal
Profit on the disposal of assets including gains on the disposal of long term investments.
Losses are disclosed under the expenditure classifications.

Fees and Charges
Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies the These are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs
All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts
All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance
All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal
Loss on the disposal of fixed assets.

Depreciation on non-current assets
Depreciation expense raised on all classes of assets.

Interest expenses
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure
Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

Council has adopted a 'Corporate Business Plan' comprising a Community Strategic Plan and Asset Management Plan's to provide the long term community vision, aspirations and objectives.

Based upon feedback received from the community the vision of the Shire is:
"A proud and unique community recognising the past and creating the future.

The Strategic Community Plan defines the key objectives of the Shire as:
"Economic: Enabling a choice of life-style through strong business support.
Environment: Provide envirionmental leadership throughout the shire.
Infrastructure: Compregensive road, electrical and water services across the shire.
Social: A vibrant and inclusive community enabling a range of interests and lifestyles.
Organisational & Governance: To be known as the community centrepiece for business and social development.

(s) Reporting Programs

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

GOVERNANCE
The delivery of Councillor services to residents, and all expenses related to such activities.
The management and coordination of the delivery of all services to residents.

GENERAL PURPOSE FUNDING
Administration of general rate revenue and all expenses related to the raising and collection of rates. Administration of general purpose grants received from the Grants Commission.

LAW, ORDER, PUBLIC SAFETY
Supervision and enforcement of various local laws relating to bushfire control & the Bushfires Act. Supervision of various local laws relating to dogs and ranger services for the care & control of animals. Administration of various local laws relating to camping & other public areas under Council control.

HEALTH
Provision of health inspections, food quality and control, administration of Health local laws and maintenance of Doctors Surgery.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

EDUCATION AND WELFARE
Maintenance of Day Care Centres
Facilitation and administration of live in care units for the aged.

HOUSING
Administration and maintenance of staff and rental housing

COMMUNITY AMENITIES
Rubbish collection services, operation of refuse sites, noise control, administration of Town Planning Schemes, maintenance of cemeteries and public conveniences, and storm water drainage maintenance.

RECREATION AND CULTURE
Maintenance of public halls and civic centres, beaches and foreshores, recreation centres and sports ovals, recreational parks and reserves, self help television retransmission services; operation of library services; maintenance of heritage sites and Municipal Inventory

TRANSPORT
Construction and maintenance of streets, roads, bridges, drainage and depots; cleaning and lighting of streets; street and directional signage; maintenance of airstrip.

ECONOMIC SERVICES
Weed, pest and vermin control. The regulation and provision of tourism, area promotion, building control, standpipes; operation of caravan park.

OTHER PROPERTY & SERVICES
Private works and plant hire; plant repairs and operation costs; maintenance of coastal cliffs under Council control.

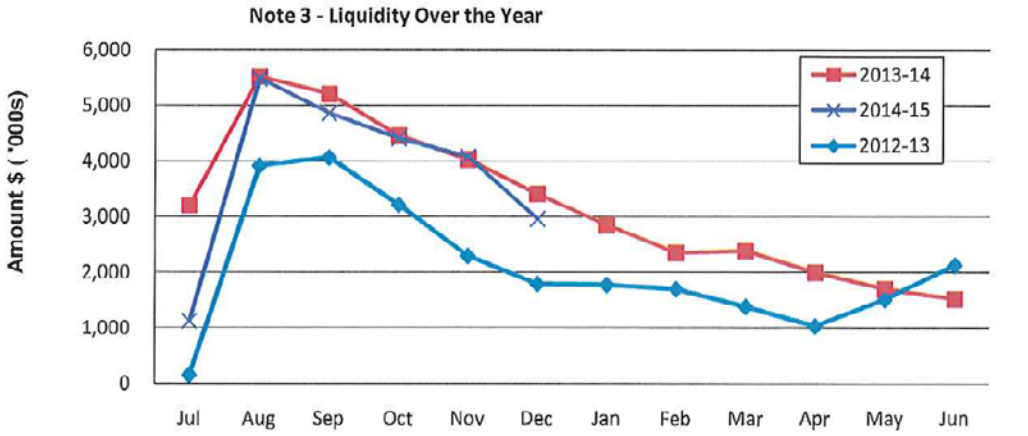
Note 2: EXPLANATION OF MATERIAL VARIANCES (> $5,000)

Reporting Program	Var. $	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	$	%			
Governance	10,243	80.60%	▲	Permanent	Additional contributions/rebates
General Purpose Funding	(95,399)	(2.05%)	▼	Timing	FAG's budget profiling, Interest on investments
Law, Order and Public Safety	5,617	14.55%	▲	Timing	ESL budget profile
Health	(15,682)	(97.71%)	▼	Timing	Health/Building reimbursement billing
Education and Welfare	26,043	31.75%	▲	Permanent	NCCA budget load (revenue matches expenditure)
Community Amenities	(12,817)	(1.67%)	▼	Timing	Minor variance Industrial rubbish charges
Recreation and Culture	25,998	101.03%	▲	Permanent	Kalbarri Skate Park Grant
Transport	(25,477)	(19.20%)	▼	Permanent	MRD Operational Grant
Economic Services	39,586	54.49%	▲	Timing	Lease revenue budget profiling
Other Property and Services	57,117	66.69%	▲	Permanent	Diesel Fuel Rebate, Sale of Scrap
Operating Expense					
Governance	(49,778)	(11.63%)	▼	Timing	Annual Payments - Short Term Variance
General Purpose Funding	(5,308)	(10.38%)	▼	Timing	Salaries profiling, legal action
Health	(18,872)	(18.47%)	▼	Timing	Salaries/FBT budget profile
Housing	(6,707)	(12.31%)	▼	Permanent	Oval Residence maint and inc building depreciation
Community Amenities	195,859	26.58%	▲	Timing	Refuse charges for November and December
Recreation and Culture	(95,575)	(14.11%)	▼	Permanent	Increased depreciation due to reval process
Transport	(125,108)	(10.59%)	▼	Permanent	Increased depreciation due to reval process
Economic Services	(32,130)	(29.66%)	▼	Timing	Tourist association payments budget profile
Other Property and Services	16,940	46.23%	▲	Timing	Budget Profile
Capital Revenues					
Grants, Subsidies and Contributions	(206,541)	(37.29%)	▼	Timing	R2R and RRG road funding
Proceeds from Disposal of Assets	150,787	205.85%	▲	Permanent	Proceeds includes Hampton Rd
Capital Expenses					
Land Held for Resale	(19,645)	(4.55%)	▼	Permanent	LIA Unit development costs
Land and Buildings	(80,915)	(124.98%)	▼	Timing	Underspent, Budget and Actuals will converge
Infrastructure - Roads	180,215	21.69%	▲	Timing	Major works to be commenced
Infrastructure - Parks & Ovals	(17,532)	(42.53%)	▼	Timing	All works to be completed on budget
Plant and Equipment	80,309	20.31%	▲	Timing	Truck and Backhoe to be purchased.
Furniture and Equipment	6,205	41.37%	▲	Permanent	Savings on copier purchase
Financing					
Proceeds from New Debentures	0			Timing	House loan drawdown later in year
Transfer to Reserves	44,617	34.86%	▲	Timing	Major transfers to be procedded in June

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
	Note	YTD 31 Dec 2014	30th June 2014	YTD 31 Dec 2013
		$	$	$
Current Assets				
Cash Unrestricted	4	2,329,700	1,103,391	2,458,211
Cash Restricted	4	1,344,449	1,264,146	1,232,223
Receivables - Rates	6	716,223	212,107	500,228
Receivables -Other	6	19,085	276,048	14,361
Receivables - Rubbish		89,313	46,196	75,746
Emergency Services Levy		82,160	43,784	62,913
Interest / ATO Receivable/Trust		17,084	15,662	64,624
Inventories		102,330	11,128	89,206
		4,700,345	2,972,462	4,497,511
Less: Current Liabilities				
Payables		(250,135)	(601,630)	(2,280,419)
Provisions/Adjustment		(141,102)		(469,348)
		(391,237)	(601,630)	(2,749,767)
Less: Cash Reserves	7	(1,344,450)	(1,264,146)	(1,232,223)
Net Current Funding Position		**2,964,658**	**1,106,686**	**515,521**



Comments - Net Current Funding Position

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted $	Restricted $	Trust $	Total Amount $	Institution	Maturity Date
(a) **Cash Deposits**							
Municipal Bank Account	0.00%	328,350			328,350	National	At Call
Trust Bank Account	0.00%			235,917	235,917	National	At Call
Cash On Hand	Nil	1,350			1,350	N/A	On Hand
(b) **Term Deposits**							
Municipal Investments							
TD 74-331-****	3.45%	500,000			500,000	National	06-Jan-15
TD 74-325-****	3.55%	1,000,000			1,000,000	National	08-Apr-15
TD 74-411-****	3.55%	500,000			500,000	National	20-Apr-15
Reserves Investments							
TD 16-236-****	3.55%		550,222		550,222	National	20-Jun-15
TD 14-600-****	3.55%		794,227		794,227	National	26-Jan-15
Total		2,329,700	1,344,449	235,917	3,910,065		

Comments/Notes - Investments

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 5: BUDGET AMENDMENTS
Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
	Budget Adoption		Opening Surplus				0
	Permanent Changes						
	Opening surplus adjustment						0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
				0	0	0	

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 6: RECEIVABLES

Receivables - Rates Receivable

	YTD 31 Dec 2014	30 June 2014
	$	$
Opening Arrears Previous Years	212,108	244,184
Levied this year	3,552,259	3,576,181
Less Collections to date	3,048,144	(3,608,257)
Equals Current Outstanding	715,223	212,108
Net Rates Collectable	715,223	212,108
% Collected	-80.97%	94.45%

Comments/Notes - Receivables Rates

Receivables - General

Receivables - General	Current	30 Days	60 Days	90+Days
	$	$	$	$
	2,284	3,398	5,890	7,513

Total Receivables General Outstanding 19,085

Amounts shown above include GST (where applicable)

Note 6 - Accounts Receivable (non-rates)

Comments/Notes - Receivables General

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 7: Cash Backed Reserve

2014-15										
Name	Opening Balance	Amended Budget Interest Earned	Actual Interest Earned	Amended Budget Transfers In (+)	Actual Transfers In (+)	Amended Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Amended Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$		$	$
Leave Reserve	153,424	5,500	890	50,000	0	0	0		208,924	154,314
Roadworks Reserve	49,920	3,000	490	0	0	0	0		52,920	50,410
Kalbarri Airport Reserve	4,314	200	35	0	0	0	0		4,514	4,349
Computer Office and Equipment Reserve	29,019	2,000	325	0	0	0	0		31,019	29,344
Plant Reserve	6,358	400	60	0	0	0	0		6,758	6,418
House and Building Reserve	58,157	3,700	600	0	0	0	0		61,857	58,757
Kalbarri Aged Persons Accommodation Reserve	215,038	20,530	3,075	9,470	0	0	0		245,038	218,113
Northampton Aged Persons Accommodation Reser	113,894	7,300	1,200	40,000	0	0	0		161,194	115,094
Town Planning Scheme Reserve	12,691	600	0	0	0	0	0		13,291	12,691
Townscape Car Park Reserve	5,758	0	95	0	0	0	0		5,758	5,853
Sport and Recreation Reserve	5,955	400	60	0	0	0	0		6,355	6,015
Coastal Management Reserve	101,270	5,700	925	0	0	0	0		106,970	102,195
Specified Area Rate Reserve	3,060	700	110	0	0	0	(3,080)		3,760	90
Land Development Reserve	505,289	16,500	2,665	0	0	0	0		521,789	507,954
Kalbarri Tennis, Netball & Basketball Courts Reserve	0	90,000	0	0	72,853	0	0		90,000	72,853
	1,264,147	156,530	10,530	99,470	72,853	0	(3,080)		1,520,147	1,344,450

Note 7 - Year To Date Reserve Balance to End of Year Estimate

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Disposals	Amended Current Budget YTD 31 12 2014			Comments
Cost	Accum Depr	Proceeds	Profit (Loss)		Amended Annual Budget Profit/(Loss)	Actual Profit/(Loss)	Variance	
$	$	$	$		$	$	$	
				Plant and Equipment				
13,800	(3,584)	6,364	(3,852)	EHO Vehicle	(500)	-3,852	(3,352)	
18,350	(5,208)	8,182	(4,960)	Planner Vehicle	(4,000)	-4,960	(960)	
135,000	0	188,291	53,291	Lot 11 Hampton Road (3 bedroom	0	53,291	53,291	
18,500	(497)	20,000	1,997	Tip Truck - Kalbarri	2,000	1,997	(3)	
			0	Backhoe (Replace JCB 3CX)	(5,000)	0	5,000	
			0	Tip Truck 6 Wheel (Replace Iveco)	5,000	0	(5,000)	
			0	Utility - Grader Operator	(8,500)	0	8,500	
30,925	(30,925)	1,200	1,200	Utility - Leading Hand	(7,000)	1,200	8,200	
216,575	(40,214)	224,037	47,676		(18,000)	47,676	65,676	

Comments - Capital Disposal/Replacements

SHIRE OF NORTHAMPTON

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

For the Period Ended 31 December 2014

Note 9: RATING INFORMATION

RATE TYPE	Rate in $	Number of Properties	Rateable Value $	Rate Revenue $	Interim Rates $	Back Rates $	Total Revenue $	Amended Budget Rate Revenue $	Amended Budget Interim Rate $	Amended Budget Back Rate $	Amended Budget Total Revenue
Differential General Rate											
General GRV	0.0703383	1,545	19,660,499	1,384,297		0	1,384,297		0	0	0
General UV	0.0100278	455	196,322,235	2,018,529		(729)	2,017,800		0	0	0
Sub-Totals		2,000	215,982,734	3,402,826	0	(729)	3,402,097	0	0	0	0
	Minimum $										
Minimum Payment											
General GRV	475.00	993	5,245,647	476,900	0	0	476,900		0	0	0
General UV	475.00	55	1,972,394	20,900	0		20,900		0	0	0
Sub-Totals		1,048	7,218,041	497,800	0	0	497,800	0	0	0	0
							3,899,897				0
Write-offs							(24)				0
Discounts							(134,790)				0
Amount from General Rates							3,765,083				0
Ex-Gratia Rates							0				0
Specified Area Rates							41,652				0
Totals							3,806,735				0

Comments - Rating Information

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 01-Jul-13	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual $	Amended Budget $	Actual $	Amended Budget $	Actual $	Amended Budget $
Other Property								
Loan 152 - Staff Housing *	402,422		6,799	13,942	395,623	388,480	13,110	25,823
Loan 154 - Staff Housing		600,000	0	0	600,000	0		0
Recreation & Culture								
Loan 147 - Kalbari Bowling Club*	12,104		1,439	2,925	10,665	9,179	307	567
Loan 148A - Kalbari Library Extensions	132,709		11,253	22,736	121,456	109,973	2,560	4,890
Loan 151 - Kalbari Bowling Club*	22,709		1,413	2,867	21,296	19,842	601	1,160
Transport								
Loan 149 - Plant Purchases	296,987		27,024	55,029	269,963	241,958	9,068	16,860
Loan 153 - Plant Purchases	390,000		16,686	33,708	373,314	356,292	7,297	14,258
	1,256,931	600,000	64,614	131,207	1,792,317	1,125,724	32,942	63,558

* Self supporting loan

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

(b) New Debentures

No new debentures were raised during the reporting period.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL		Grant Provider	Approval	2014-15 Amended Budget	Variations Additions (Deletions)	Operating	Capital	Recoup Status	
			(Y/N)	$	$	$	$	Received $	Not Received $
GENERAL PURPOSE FUNDING									
4611	Grants Commission - General	WALGGC	Y	795,407	0	795,407	0	400,193	395,214
4621	Grants Commission - Roads	WALGGC	Y	682,802	0	682,802	0	343,660	339,142
	Airing of the Quilts	Healthway	Y	0	4,000	4,000		4,000	0
LAW, ORDER, PUBLIC SAFETY									
	FESA Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv.	Y	30,000	0	30,000	0	15,000	15,000
	Grant FESA - SES	Dept. of Fire & Emergency Serv.	Y	30,500	0	30,500	0	15,250	15,250
HOUSING					0	0	0	0	0
COMMUNITY AMENITIES					0	0	0	0	0
RECREATION AND CULTURE									
	Kalbarri Skate Park		Y	0	0		0	20,032	(20,032)
	Heritage Advisory Services	State Heritage Office	Y	3,600	0	3,600	0	1,506	2,094
TRANSPORT									
	RRG Grants - Capital Projects	Regional Road Group	Y	197,115	0		197,115	0	197,115
	Black Spot funding	State Government		0	0		0	51,804	(51,804)
	R2R - Chilimony Road	Roads to Recovery	Y	320,675	0		320,675	0	320,675
	RFR - Ogilvie East	State Government	Y	270,000	0		270,000	270,000	0
	DUP - Footpath Grant (Stephen Street)	Dept. of Transport	Y	50,000	0		50,000	0	50,000
	MRWA Maintenance Grants	Main Roads WA	Y	137,600	0	137,600		125,091	12,509
TOTALS				**2,517,699**	**4,000**	**1,683,909**	**837,790**	**1,246,537**	**1,275,162**

Operating	1,683,909
Non-operating	837,790
	2,521,699

	899,194
	347,343
	1,246,537

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 12: TRUST FUND

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

Description	Opening Balance 1 Jul 14	Amount Received	Amount Paid	Closing Balance 31-Dec-14
	$	$	$	$
Town Planning - Security Bonds	5,000			5,000
Galena Donations	431		(431)	0
Transportable Housing Bond	16,515		(760)	15,755
Footpath Deposits	47,820			47,820
Horrocks Retention Fee - Parking/Stage	1,800		(1,800)	0
Retentions - Subdivisions	164,737		(79,145)	85,592
Building Levies (BCITF & BRB)	7,246	10,916		18,162
Community Bus Bond	4,800			4,800
Safer WA Funds	0			0
Northampton Cemetery Funds	0			0
Unclaimed Monies - Rates	3,050	387		3,437
Nomination Deposits	320		(320)	0
DOLA - Parks & Gardens Development	0			0
Aged Unit Bond	1,606	200		1,806
Council Housing Bonds	1,460			1,460
BROC - Management Funds	1,173		(1,173)	0
Kalbarri Youth Space Project Funds	500		(500)	0
Burning Off Fees	216		(216)	0
RSL Hall Key Bond	650			650
Peet Park Donations	0			0
Willa Guthurra	0			0
Special Series Plates	1,290		(1,380)	(90)
Auction	0			0
Kidsport	20,555		(1,660)	18,895
Public Open Space	0			0
ReDone (Kalbarri Park/Beach Shelters)	35			35
Northampton Child Care Association	26,000			26,000
Horrocks Memorial Wall	3,528		(149)	3,380
One Life	4,463	786	(2,034)	3,215
Conservation Incentives	0	6,250	(6,250)	0
	313,195	**18,539**	**(95,817)**	**235,917**

Level of Completion Indicators
0% ○
20% ○
40% ◎
50% ◉
80% ●
100% ●

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 13: CAPITAL ACQUISITIONS

% of Completion	Level of Completion Indicator	Infrastructure Assets	Amended Annual Budget	YTD 30 12 2014 Amended YTD Budget	YTD Actual	Variance (Under)/Over	Strategic Reference / Comment
		Governance					
1	●	Photocopier - Northampton Office	(15,000)	(12,500)	(8,795)	3,705	
100%	●	**Governance Total**	(15,000)	(12,500)	(8,795)	3,705	
		Education and Welfare					
0	○	Patio - Child Care Building	(10,750)	(10,750)	0	10,750	
0%	○	**Education and Welfare Total**	(10,750)	(10,750)	0	10,750	
		Housing					
0	○	Construct new staff Housing - Rake Place	(600,000)	0	0	0	
0%	○	**Housing Total**	(600,000)	0	0	0	
		Law, Order And Public Safety					
1	●	EHO - Vehicle	(30,000)	(30,000)	(25,560)	4,440	
100%	●	**Law, Order And Public Safety Total**	(30,000)	(30,000)	(25,560)	4,440	
		Community Amenities					
0	○	Hampton Gardens ablutions	(60,000)	(25,000)	(45,577)	(20,577)	
0	○	Install Fence around Kalbarri Cemetery	(20,000)	(16,665)	0	16,665	
1	●	Planner - Vehicle	(42,000)	(42,000)	(31,601)	10,399	
40%	○	**Communities and Amenities Total**	(122,000)	(83,665)	(77,178)	6,487	
		Recreation And Culture					
0	○	Replace Powerpole Marina Parkland	(7,200)	(2,960)	0	2,960	
1	●	Fish Cleaning Stations (Erection/Plumbing)	(15,000)	(6,290)	(11,757)	(5,467)	
1	●	Kalbarri Sport & Rec - Airconditioners	(20,000)	0	(21,600)	(21,600)	
1	◉	Lions Park Playground	(20,000)	(8,333)	(13,962)	(5,629)	
0	○	Mary Street - Shelter/Seats	(6,750)	(2,811)	0	2,811	
0	○	Kings Park - BBQ/Shelter	(13,500)	(5,622)	0	5,622	
0	○	Kalbarri Skate Park - Lighting	(20,000)	(8,333)	0	8,333	
40%	○	**Recreation And Culture Total**	(102,450)	(34,349)	(47,319)	(12,970)	
		Transport					
0	○	Road Construction	(1,545,241)	(643,810)	(471,402)	172,408	
0	○	Footpath Construction	(115,878)	(48,690)	(2,174)	46,516	
1	●	Tip Truck - Kalbarri 13/14 Carry Over	(120,000)	(49,997)	(127,500)	(77,503)	
0	○	Backhoe (Replace JCB 3CX)	(175,000)	(72,914)	0	72,914	
0	○	6 wheel Tip Truck (Replace Iveco)	(220,000)	(91,669)	0	91,669	
0	○	Utility - Grader Operator	(25,000)	(10,415)	(860)	9,555	
0	○	Utility - Northampton Leading Hand	(37,500)	(15,624)	0	15,624	
1	●	Spreader boxes inc Camera/Stand	(57,000)	(23,743)	(63,477)	(39,734)	
0	○	3 Point Linkage Broom (Rep Sewell Broom)	(12,500)	(5,212)	0	5,212	
1	●	Kalbarri Depot Office/Crib Room	(8,000)	(3,330)	(21,835)	(18,505)	
20%	○	**Transport Total**	(2,317,119)	(965,405)	(687,248)	278,157	

Level of Completion Indicators
0% ○
20% ○
40% ◎
60% ◉
80% ●
100% ●

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2014

Note 13: CAPITAL ACQUISITIONS

% of Completion	Level of Completion Indicator	Infrastructure Assets	YTD 30 12 2014 Amended Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	Strategic Reference / Comment
		Other Property and Services					
1	◎	Northampton Industrial Units	(411,665)	(343,045)	(340,255)	2,790	
80%	◎	Other Property and Services Total	(411,665)	(343,045)	(340,255)	2,790	
40%	○	Capital Expenditure Total	(3,608,984)	(1,479,714)	(1,186,355)	293,359	
		By Class					
1	◎	Land Held for Resale	(411,665)	(343,045)	(340,255)	2,790	
0	○	Land and Buildings	(718,750)	(55,745)	(89,012)	(33,267)	
0	○	Infrastructure Assets - Roads	(1,662,119)	(692,500)	(473,576)	218,924	
0	○	Infrastructure Assets - Parks and Ovals	(82,450)	(34,349)	(25,719)	8,630	
0	○	Plant and Equipment	(719,000)	(341,575)	(248,998)	92,577	
1	●	Furniture and Equipment	(15,000)	(12,500)	(8,795)	3,705	
40%	○	Capital Expenditure Total by Class	(3,608,984)	(1,479,714)	(1,186,355)	293,359	

6.4.3	MONTHLY FINANCIAL STATEMENTS – JANUARY 2015
FILE REFERENCE:	**1.1.1**
DATE OF REPORT:	**12 February 2015**
DISCLOSURE OF INTEREST:	**Nil**
REPORTING OFFICER:	**Grant Middleton/Garry Keeffe**
APPENDICES:	**1. Monthly Financial Report for January 2015 (Current Format)** **2. Monthly Financial Report for January 2015 (Proposed Format)** **3. Schedule Format provided as separate attachment (Appendix 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 January 2015 are attached, and include:

Current Format

6. Income Statement by Function/Activity

7. Income Statement by Nature or Type

8. Statement of Financial Activity

9. Variance Explanation

10. Notes to and Forming Part of the Statement

Proposed Format

Compilation Report

Monthly Summary Information

Statement of Financial Activity by Program

Statement of Financial Activity By Nature or Type

Statement of Capital Acquisitions and Capital Funding

Statement of Budget Amendments

Note 1	Significant Accounting Policies
Note 2	Explanation of Material Variances
Note 3	Net Current Funding Position
Note 4	Cash and Investments
Note 5	Budget Amendments
Note 6	Receivables
Note 7	Cash Backed Reserves
Note 8	Capital Disposals
Note 9	Rating Information
Note 10	Information on Borrowings
Note 11	Grants and Contributions
Note 12	Trust
Appendix A	Details of Capital Acquisitions
Appendix B	Detailed Schedules

FINANCIAL & BUDGET IMPLICATIONS:

The Financial Statements have been provided in the current format that has been presented to Council for a number of years and the new proposed format that is being used extensively by Councils throughout Western Australia. The new format adheres to all relevant legislation and is supported by our Auditors UHY Haines Norton.

The proposed format includes additional notes, graphical presentations and summaries the financial position using the major categories of operations and capital. This presents the financial information in a similar mode to the schedules as opposed to the rate setting view that the current financial statements contain. Additionally the proposed format provides bank and liquidity information including investments, sundry debtors and additional grant funding information that is not available in the current format.

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 6.4.3

That Council adopts the Monthly Financial Report for the period ending 31 January 2015 and endorses the presentation of Finance Reports as per the Haines Norton Shire of Somewhere presentation suite.

Or

That Council adopts the Monthly Financial Report for the period ending 31 January 2015 and endorses the presentation of Finance Reports as per the existing format.

SHIRE OF NORTHAMPTION

MONTHLY STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

TABLE OF CONTENTS

Income Statement by Function/Activity

Income Statement by Nature or Type

Statement of Financial Activity

Variance Explanation

Notes to and Forming Part of the Statement

SHIRE OF NORTHAMPTON
INCOME STATEMENT BY FUNCTION/ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

	YTD ACTUAL 2014/15 $	YTD BUDGET 2014/15 $	ANNUAL BUDGET 2014/15 $	ACTUAL 2013/14 $
REVENUE				
Governance	55,009	14,826	25,450	33,615
General Purpose Funding	4,584,683	4,780,002	5,393,095	4,444,654
Law, Order & Public Safety	77,986	45,031	77,250	392,330
Health	4,510	19,012	32,600	34,889
Education & Welfare	118,259	95,690	164,060	106,483
Housing	9,415	11,179	19,176	36,639
Community Amenities	766,669	775,987	813,390	994,278
Recreation & Culture	56,130	30,023	51,542	363,569
Transport	451,379	740,947	979,085	975,084
Economic Services	116,673	82,838	133,795	108,384
Other Property & Services	98,204	99,918	171,323	155,222
TOTAL OPERATING REVENUE	6,338,917	6,695,453	7,860,766	7,645,148
EXPENSES				
Governance	(507,192)	(495,183)	(829,156)	(788,909)
General Purpose Funding	(61,395)	(59,647)	(102,300)	(118,778)
Law, Order & Public Safety	(198,363)	(191,561)	(319,871)	(272,415)
Health	(135,087)	(121,166)	(214,952)	(227,628)
Education & Welfare	(136,613)	(110,355)	(189,270)	(121,649)
Housing	(69,162)	(63,581)	(109,194)	(115,250)
Community Amenities	(618,840)	(863,698)	(1,488,170)	(1,358,517)
Recreation & Culture	(869,737)	(787,508)	(1,348,799)	(1,348,463)
Transport	(1,462,680)	(1,393,716)	(2,470,866)	(2,282,726)
Economic Services	(148,268)	(126,392)	(216,755)	(165,424)
Other Property & Services	(403,359)	(31,989)	(47,635)	130,525
TOTAL OPERATING EXPENSES	(4,610,694)	(4,244,797)	(7,336,968)	(6,669,234)
BORROWING COSTS EXPENSE				
Recreation & Culture	(3,728)	(2,757)	(6,617)	(6,684)
Transport	(23,326)	(12,966)	(31,118)	(39,935)
Other Property and Services	0	(10,760)	(25,823)	(26,730)
TOTAL BORROWING COSTS EXPENSE	(27,054)	(26,483)	(63,558)	(73,349)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	1,701,169	2,424,174	460,240	902,565

SHIRE OF NORTHAMPTON
INCOME STATEMENT BY NATURE OR TYPE
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

	YTD ACTUAL 2013/14 $	YTD BUDGET 2013/14 $	ANNUAL BUDGET 2013/14 $	ACTUAL 2012/13 $
REVENUE				
Rates	3,806,506	3,858,970	3,805,915	3,552,259
Operating Grants, Subsidies and Contribution	1,158,027	1,226,296	2,004,110	1,540,528
Non Operating Grants, Subsidies and Contributions	348,145	601,198	837,790	1,322,457
Fees and Charges	952,099	932,864	1,082,451	1,084,954
Interest Earnings	68,419	76,125	130,500	144,462
Other	5,720	0	146,500	488
Profit on Asset Disposal	0	0	0	0
TOTAL OPERATING REVENUE	6,338,917	6,695,453	8,007,266	7,645,148
EXPENSES				
Employee Costs	(1,538,077)	(1,512,385)	(2,593,249)	(2,182,541)
Materials and Contracts	(1,069,855)	(1,337,202)	(2,284,392)	(2,165,944)
Utilities Charges (Electricity, Gas, Water etc.)	(174,315)	(219,646)	(376,790)	(376,656)
Depreciation on Non Current Assets	(1,129,305)	(970,333)	(1,663,515)	(1,669,569)
Interest Expenses	(40,164)	(37,065)	(63,558)	(73,349)
Insurance Expenses	(228,780)	(143,563)	(246,492)	(246,532)
Other Expenditure	(152,176)	(40,592)	(301,030)	60,906
Loss on Asset Disposal	(305,076)	(10,493)	(18,000)	(88,897)
TOTAL OPERATING EXPENSES	(4,637,748)	(4,271,279)	(7,547,026)	(6,742,583)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	1,701,169	2,424,174	460,240	902,565

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

	NOTE	2014/15 YTD Actual $	2014/15 YTD Budget $	2014/15 Full Year Budget $	Variances Budget to Actual Y-T-D %
Operating					
Revenues	1,2				
Governance		55,009	14,826	25,450	(271.03%)
General Purpose Funding		819,855	950,093	1,628,730	13.71%
Law, Order, Public Safety		77,986	45,031	77,250	(73.18%)
Health		4,510	19,012	41,600	76.28%
Education and Welfare		118,259	95,690	164,060	(23.59%)
Housing		9,415	11,179	19,176	15.78%
Community Amenities		766,669	775,987	815,390	1.20%
Recreation and Culture		56,130	30,023	51,542	(86.96%)
Transport		451,379	740,947	932,085	39.08%
Economic Services		116,673	82,838	133,795	(40.84%)
Other Property and Services		98,204	99,918	171,323	1.72%
		2,574,088	2,865,544	4,060,401	
Expenses	1,2				
Governance		(507,192)	(495,183)	(829,156)	(2.43%)
General Purpose Funding		(61,395)	(59,647)	(102,300)	(2.93%)
Law, Order, Public Safety		(198,363)	(191,561)	(319,871)	(3.55%)
Health		(135,087)	(121,166)	(223,952)	(11.49%)
Education and Welfare		(136,613)	(110,355)	(189,270)	(23.79%)
Housing		(69,162)	(63,581)	(109,194)	(8.78%)
Community Amenities		(618,840)	(863,698)	(1,490,170)	28.35%
Recreation & Culture		(873,465)	(790,265)	(1,355,416)	(10.53%)
Transport		(1,486,006)	(1,406,682)	(2,601,484)	(5.64%)
Economic Services		(148,268)	(126,392)	(216,755)	(17.31%)
Other Property and Services		(403,359)	(42,749)	(73,458)	(843.55%)
		(4,637,748)	(4,271,279)	(7,511,026)	
Adjustments for Non-Cash (Revenue) and Expenditure					
(Profit)/Loss on Asset Disposals	4	305,076	10,500	18,000	(2805.49%)
Depreciation on Assets	2(a)	1,129,305	970,333	1,663,515	(16.38%)
Plant Depreciation		0	0		
Capital Revenue and (Expenditure)					
Purchase Land Held for Resale	3	(495,680)	(411,654)	(411,665)	(20.41%)
Purchase Land and Buildings	3	(135,396)	(73,743)	(718,750)	(83.60%)
Purchase Infrastructure Assets - Roads	3	(648,935)	(969,500)	(1,662,119)	33.06%
Purchase Infrastructure Assets - Parks & Other	3	(68,441)	(48,090)	(82,450)	(42.32%)
Purchase Plant and Equipment	3	(315,181)	(449,405)	(719,000)	29.87%
Purchase Furniture and Equipment	3	(8,795)	(15,000)	(15,000)	41.37%
Proceeds from Disposal of Assets		224,037	85,458	146,500	(162.16%)
Proceeds from Sale of Land		0	0	0	#DIV/0!
Repayment of Debentures	5	(83,121)	(76,537)	(131,207)	(8.60%)
Proceeds from New Debentures	5	0	350,000	600,000	100.00%
Self-Supporting Loan Principal Income		11,136	11,512	19,734	3.26%
Transfers to Reserves (Restricted Assets)	6	(97,596)	(149,333)	(256,000)	34.65%
Transfers from Reserves (Restricted Assets)	6	3,080	0	0	#DIV/0!
Transfers from Grants Restricted Assets		0	0	0	
Transfers from Land Sales	6	0	0	0	
Transfer to Land Sales		0	0	0	
ADD Net Current Assets July 1 B/Fwd	7	1,234,702	1,234,702	1,234,702	
LESS Net Current Assets Year to Date	7	2,755,360	0	0	
Amount Raised from Rates	8	(3,764,829)	(936,493)	(3,764,365)	

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

SHIRE OF NORTHAMPTION
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

Variance Explanation (>= $5,000)

Operating			
Revenues			
Governance	⇧	$40,183	Var largely due to rebates including refund of GST
General Purpose Funding	⇩	($130,238)	FAG's budget profiling, revenue will converge with budget.
Law, Order, Public Safety	⇧	$32,955	Grant funding including SES/VFRS classroom
Health	⇩	($14,502)	Var due to Health/Building services revenue billing
Education and Welfare	⇧	$22,569	Additional NCCA Revenue compared to budget
Recreation and Culture	⇧	$26,107	Var due to grant Lottery West funding for Kalbarri Skate Park
Transport	⇩	($289,568)	Short term var due to road funding for R2R & RRG.
Economic Services	⇧	$33,835	Variance largely due to lease revenue budget profiling.
Expenses			
Governance	⇧	$12,009	Variance due to annaul payments and depreciation
Law, Order, Public Safety	⇧	$6,802	Variance due to annual insurance payments.
Education and Welfare	⇧	$26,258	Additional NCCA expenditure compared to budget.
Housing	⇧	$5,581	Add maintenance plus depreciaton due to fair value process
Community Amenities	⇩	($244,858)	Refuse charges outstanding for Dec 14 and Jan 15.
Recreation & Culture	⇧	$83,200	Additional depreciaton due to revaluation of Buildings
Transport	⇧	$79,324	Minor Varriance over multiple accounts
Economic Services	⇧	$21,876	Short term var due to Tourist Association Payments
Other Property and Services	⇧	$360,610	Write-off of buildings asset value as per fair value process
Adjustments for Non-Cash (Revenue) and Expenditure			
Depreciation on Assets	⇧	$158,972	Increased depreciation due to revaluation of buildings
Capital Revenue and (Expenditure)			
Purchase Land and Buildings	⇧	$61,653	Expenditure will converge with budget as the year progresses.
Purchase Infrastructure Assets - Roads	⇩	($320,565)	Will reconcile when capital programme commences fully
Purchase Plant and Equipment	⇩	($134,224)	Truck and Backhoe to be purchaed February 15.

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

3. ACQUISITION OF ASSETS The following assets are budgeted to be acquired during the year:	2014/15 YTD Actual $	2014/15 YTD Budget $	2014/15 Full Year Budget $
By Program			
Governance			
Photocopier - Northampton Office	$8,795	$15,000	$15,000
Health			
Environmental Health Officer - Vehicle	$25,560	$30,000	$30,000
Education and Welfare			
Patio - Childcare Building	$10,727	$10,750	$10,750
Housing			
Construct new staff house - Rake Place	$0	$0	$600,000
Community Amenities			
Hampton Gardens Ablutions	$74,190	$35,000	$60,000
Install Fence around Kalbarri Cemetery	$6,524	$19,998	$20,000
Planner - Vehicle	$31,601	$42,000	$42,000
Recreation and Culture			
Replace Power Pole Marina Parkland		$4,144	$7,200
Fish Cleaning Stations (Erection/Plumbing)	$6,909	$8,806	$15,000
Kalbarri Sport & Rec - Airconditioners	$21,600	$3,333	$20,000
Lions Park Playground	$14,261	$11,666	$20,000
Mary Street - Shelter/Seats	$4,790	$3,936	$6,750
Kings Park - BBQ/Shelter	$16,245	$7,871	$13,500
Kalbarri Skate Park - Lighting	$12,372	$11,666	$20,000
Kalbarri Skate Park - Shelters	$13,864	$0	$0
Transport			
Road Construction	$646,762	$901,334	$1,545,241
Footpath Construction	$2,174	$68,166	$116,878
Tip Truck - Kalbarri 13/14 c/over	$127,500	$69,996	$120,000
Backhoe (Replace JCB 3CX)	$0	$102,080	$175,000
6 Wheel Tip Truck (Replace Iveco)	$0	$128,336	$220,000
Utiltity - Northampton Grader Operator	$25,710	$14,582	$25,000
Uiility - Northampton Mntce Leading Hand	$41,334	$21,874	$37,500
Spreader Boxes inc camera/stand	$63,477	$33,240	$57,000
3 Point Linkage Broom (Rep Sewell)	$0	$7,297	$12,500
Construct Office for Works Supervisor - Kalbarri Depot	$22,355	$4,662	$8,000
Other Property and Services			
Northampton Industrial Units	$495,680	$411,654	$411,665
Total	**$1,672,428**	**$1,967,392**	**$3,608,984**
By Class			
Land Held for Resale	$495,680	$411,654	$411,665
Land and Buildings	$135,396	$73,743	$718,750
Infrastructure Assets - Roads	$648,935	$969,500	$1,662,119
Infrastructure Assets - Parks and Ovals	$68,441	$48,090	$82,450
Plant and Equipment	$315,181	$449,405	$719,000
Furniture and Equipment	$8,795	$15,000	$15,000
Total	**$1,672,428**	**$1,967,392**	**$3,608,984**

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

4. DISPOSALS OF ASSETS

The following assets are budgeted to be disposed of during the year.

By Program	Net Book Value 2014/15 YTD $	Sale Proceeds 2014/15 YTD $	Profit(Loss) 2014/15 YTD $	Profit(Loss) 2014/15 BUDGET $
Health	10,216	6,364	(3,852)	(500)
Community Amenities	13,142	8,182	(4,960)	(4,000)
Other Property and Services - Plant & Equipment	135,000	188,291	53,291	0
Other Property and Services - Land and Buildings	352,752	0	(352,752)	0
Transport	18,003	21,200	3,197	(13,500)
	529,113	224,037	(305,076)	(18,000)

By Class	Net Book Value 2014/15 YTD $	Sale Proceeds 2014/15 YTD $	Profit(Loss) 2014/15 YTD $	Sale Proceeds 2014/15 BUDGET $
EHO Vehicle	10,216	6,364	(3,852)	(500)
Planner Vehicle	13,142	8,182	(4,960)	(4,000)
Lot 11 Hampton Road Northampton (3 bedroom house)	135,000	188,291	53,291	0
Tip Truck - Kalbarri	18,003	20,000	1,997	2,000
Backhoe (Replace JCB 3CX)	0	0	0	(5,000)
Tip Truck 6 Wheek (Replace Iveco)	0	0	0	5,000
Utility - Northampton Grader Operator	0	0	0	(8,500)
Utility - Northampton M'tce Leading Hand	0	1,200	1,200	(7,000)
Write-off Land and buildings as per revaluation process.	352,752	0	(352,752)	0
	529,113	224,037	(305,076)	(18,000)

Summary	2014/15 YTD $	2014/15 BUDGET $
Profit on Asset Disposals	56,488	7,000
Loss on Asset Disposals	(361,564)	(25,000)
	(305,076)	(18,000)

SHIRE OF NORTHAMPTION
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 01-Jul-14	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			2014/15 Budget	2014/15 Actual $	2014/15 Budget	2014/15 Actual $	2014/15 Budget	2014/15 Actual $
Other Property								
152 - Staff Housing*	402,422		13,942	6,799	388,480	395,623	25,823	13,110
154 - Staff Housing		600,000			600,000	0		
Recreation & Culture								
147 - Kalbarri Bowling Club*	12,104		2,925	2,925	9,179	9,179	567	567
148A - Kalbarri Library Extensions	132,709		22,736	11,253	109,973	121,456	4,890	2,560
151 - Kalbarri Bowling Club*	22,709		2,867	1,413	19,842	21,296	1,160	601
Transport								
149 - Plant Purchases	296,987		55,029	27,024	241,958	269,963	16,860	9,068
153 - Plant Purchases	390,000		33,708	33,708	356,292	356,292	14,258	14,258
	1,256,931	600,000	131,207	83,121	1,725,724	1,173,810	63,558	40,164

* 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 CON'T

(b) New Debentures

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 31 JANUARY 2015

	2015 YTD $	2015 Budget $	2014 Actual $
6. RESERVES - CASH BACKED			
(a) Leave Reserve			
Opening Balance	153,424	153,424	100,143
Amount Set Aside / Transfer to Reserve	2,065	5,500	53,281
Transfer from Muni to Reserve	-	50,000	-
	155,489	208,924	153,424
(b) Roadwork's Reserve			
Opening Balance	49,920	49,920	49,920
Amount Set Aside / Transfer to Reserve	1,140	3,000	
Amount Used / Transfer from Reserve	-	-	
	51,060	52,920	49,920
(c) Kalbarri Airport Reserve			
Opening Balance	4,314	4,314	20,534
Amount Set Aside / Transfer to Reserve	75	200	1,480
Amount Used / Transfer from Reserve	-	-	(17,700)
	4,389	4,514	4,314
(d) Computer and Office Equipment Reserve			
Opening Balance	29,019	29,019	27,081
Amount Set Aside / Transfer to Reserve	750	2,000	1,938
Amount Used / Transfer from Reserve	-	-	-
	29,769	31,019	29,019
(e) Plant Reserve			
Opening Balance	6,358	6,358	5,988
Amount Set Aside / Transfer to Reserve	145	400	370
Amount Used / Transfer from Reserve	-	-	-
	6,503	6,758	6,358
(f) House and Building Reserve			
Opening Balance	58,157	58,157	54,539
Amount Set Aside / Transfer to Reserve	1,400	3,700	3,618
Amount Used / Transfer from Reserve	-	-	
	59,557	61,857	58,157
(g) Kalbarri Aged Persons Accommodation Reserve			
Opening Balance	215,038	215,038	186,104
Amount Set Aside / Transfer to Reserve	7,475	20,530	28,935
Transfer from Muni to Reserve	-	9,470	-
	222,513	245,038	215,038

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 31 JANUARY 2015

6. RESERVES - CASH BACKED (continued)	2015 YTD $	2015 Budget $	2014 YTD $
(h) Northampton Aged Persons Reserve			
Opening Balance	113,894	113,894	106,657
Amount Set Aside / Transfer to Reserve	2,750	7,300	7,237
Transfer from Muni to Reserve	-	40,000	-
	116,644	161,194	113,894
(i) Town Planning Scheme Reserve			
Opening Balance	12,691	12,691	23,282
Amount Set Aside / Transfer to Reserve	225	600	549
Amount Used / Transfer from Reserve	-	-	(11,140)
	12,916	13,291	12,691
(j) Townscape Car Park Reserve			
Opening Balance	5,758	5,758	5,385
Amount Set Aside / Transfer to Reserve	-	-	372
Amount Used / Transfer from Reserve	-	-	-
	5,758	5,758	5,758
(k) Sport and Recreation Reserve			
Opening Balance	5,955	5,955	5,585
Amount Set Aside / Transfer to Reserve	145	400	370
Amount Used / Transfer from Reserve	-	-	-
	6,100	6,355	5,955
(l) Coastal Management Reserve			
Opening Balance	101,270	101,270	94,627
Amount Set Aside / Transfer to Reserve	2,125	5,700	6,643
Amount Used / Transfer from Reserve	-	-	-
	103,395	106,970	101,270
(m) Specified Area Rate Reserve			
Opening Balance	3,060	3,060	2,201
Amount Set Aside / Transfer to Reserve	260	700	859
Amount Used / Transfer from Reserve	(3,080)	-	-
	240	3,760	3,060
(n) Northampton 150th Anniversary Reserve			
Opening Balance	0	0	21,048
Amount Set Aside / Transfer to Reserve	-	-	820
Amount Used / Transfer from Reserve	-	-	(21,868)
	0	0	0

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 31 JANUARY 2015

RESERVES - CASH BACKED (continued)	2015 YTD $	2015 Budget $	2014 YTD $
(o) Land Development Reserve			
Opening Balance	505,289	505,289	505,289
Amount Set Aside / Transfer to Reserve	6,188	16,500	
Amount Used / Transfer from Reserve			
	511,477	521,789	505,289
(p) Kalbarri Tennis, Netball & Basketball Courts Reserve			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	72,853	90,000	-
Amount Used / Transfer from Reserve	-	-	-
	72,853	90,000	-
TOTAL CASH BACKED RESERVES	1,358,662	1,520,146	1,264,146

SHIRE OF NORTHAMPTION

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

7. NET CURRENT ASSETS Composition of Estimated Net Current Asset Position	2014/15 YTD Actual $	Brought Forward 01-Jul $
CURRENT ASSETS		
Cash on Hand - Unrestricted	1,350	1,350
Cash - Unrestricted	426,749	537,511
Cash - Restricted	1,500,000	564,530
Cash - Reserves Restricted	1,358,662	1,264,147
Rates Outstanding	621,404	211,914
Refuse Charge Debtors	78,094	46,196
Sundry Debtors	51,887	280,778
Emergency Services Levy	77,636	43,784
GST Recievable	39,267	90,462
Provision for Doubtful Debts - Loc 1146 Drage Rd	(4,730)	0
Accrued Income / Prepaid Exp	(2,067)	0
June Fuel Tax Credit	0	3,595
Inventories	10,995	11,128
	4,159,248	3,055,395
LESS: CURRENT LIABILITIES		
Less: Cash - Reserves - Restricted	(1,358,662)	(1,264,147)
Payables and Provisions	(104,246)	(463,181)
GST Payable	(49,124)	(57,016)
Adjustment	108,144	0
Accrued Interest on Debentures	0	(9,280)
Accrued Expenditure	0	0
Accrued Wages and Salaries	0	0
Income Received in Advance	0	0
Prepaid Rates	0	(27,069)
Current Employee Benefit Provision	(514,588)	(443,836)
Add back: component of leave liability not required to be funded	514,588	443,836
	(1,403,888)	(1,820,693)
NET CURRENT ASSET POSITION	**2,755,360**	**1,234,702**

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 $	2014/15 YTD Rate Revenue $	2014/15 YTD Interim Rates $	2014/15 YTD Back Rates $	2014/15 YTD Total Revenue $	2013/14 Actual $
Differential General Rate								
General GRV	0.070383	1,545	19,660,499	1,383,765	1,204		1,384,969	1,325,613
General UV	0.010278	455	196,322,235	2,017,800	(150)	(729)	2,016,921	1,912,763
Sub-Totals		2,000	215,982,734	3,401,565	1,054	(729)	3,401,890	3,238,376
Minimum Rates	**Minimum $**							
General GRV	475	993	5,245,647	476,900			476,900	444,600
General UV	475	55	1,972,394	20,900			20,900	25,200
Sub-Totals		1,048	7,218,041	497,800	0	0	497,800	469,800
							3,899,690	3,708,176
Specified Area Rates (Note 9)							41,677	14,250
							3,941,367	3,722,426
Write-offs							(25)	(12,579)
Discounts							(134,836)	(157,587)
Totals							3,806,505	3,552,259

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 JANUARY 2015

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-14 $	Amounts Received $	Amounts Paid ($)	Balance 31-Jan-15 $
Town Planning - Security Bonds	5,000			5,000
Galena Donations	431		(431)	0
Transportable Housing Bond	16,515		(760)	15,755
Footpath Deposits	47,820	1,500		49,320
Horrocks Retention Fee - Parking/Stage 2	1,800		(1,800)	0
Retentions - Subdivisions	164,737		(79,145)	85,592
Building Levies (BCITF & BRB)	7,246	11,240		18,486
Community Bus Bond	4,800	0		4,800
Safer WA Funds	-			0
Northampton Cemetery Funds	-			0
Unclaimed Monies - Rates	3,050	387		3,437
Nomination Deposits	320		(320)	0
DOLA - Parks & Gardens Development	-			0
Aged Unit Bond	1,606	200		1,806
Council Housing Bonds	1,460			1,460
BROC - Management Funds	1,173		(1,173)	0
Kalbarri Youth Space Project Funds	500		(500)	0
Burning Off Fees	216		(216)	0
RSL Hall Key Bond	650			650
Peet Park Donations	-			0
Willa Guthurra	-			0
Special Series Plates	1,290	(200)	(960)	130
Auction	-			0
Kidsport	20,555		(1,660)	18,895
Public Open Space	-			0
ReDone (Kalbarri Park/Beach Shelters)	35			35
Northampton Child Care Association	26,000			26,000
Horrocks Memorial Wall	3,528		(149)	3,380
One Life	4,463	786	(2,286)	2,963
Conservation Incentives	0	6,250	(6,250)	0
	313,195			237,709

SHIRE OF NORTHAMPTON

MONTHLY FINANCIAL REPORT

For the Period Ended 31 January 2015

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

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Shire of Northampton

Compilation Report

For the Period Ended 31 January 2015

Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996,* Regulation 34 .

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 January 2015 of $2,641,892.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

Preparation

Prepared by: Grant Middleton

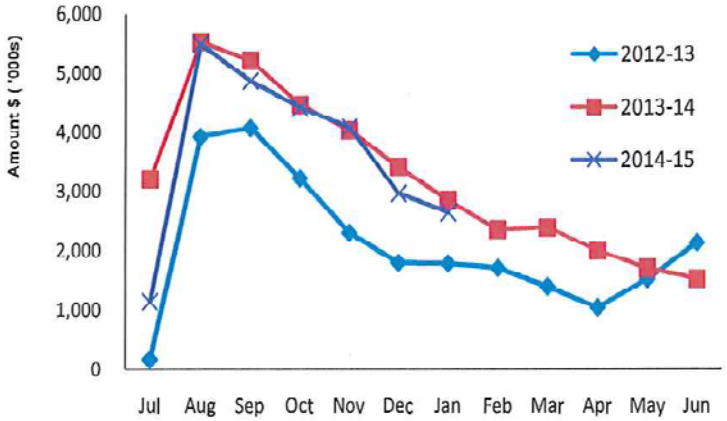
Date prepared: 10/02/2015

Shire of Northampton

Monthly Summary Information

For the Period Ended 31 January 2015

Liquidity Over the Year (Refer Note 3)



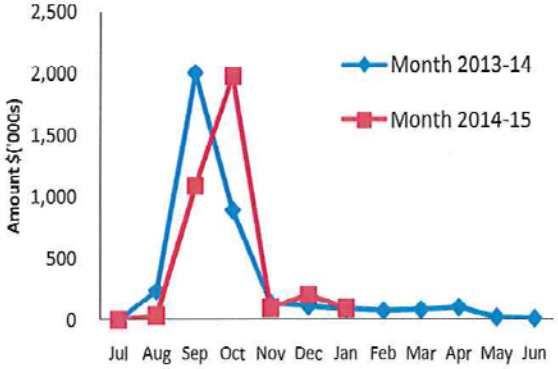
Cash and Cash Equivalents as at period end

Unrestricted	$	1,928,099
Restricted	$	1,358,662
	$	3,286,761

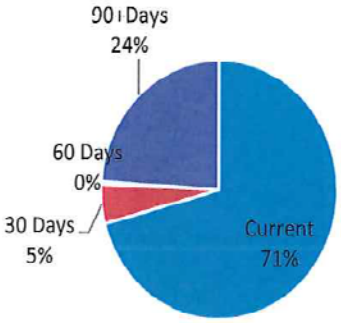
Receivables

Rates	$	621,404
Other	$	32,136
	$	653,541

Rates Receivable (Refer Note 6)



Accounts Receivable Ageing (non- rates) (Refer Note 6)



Comments

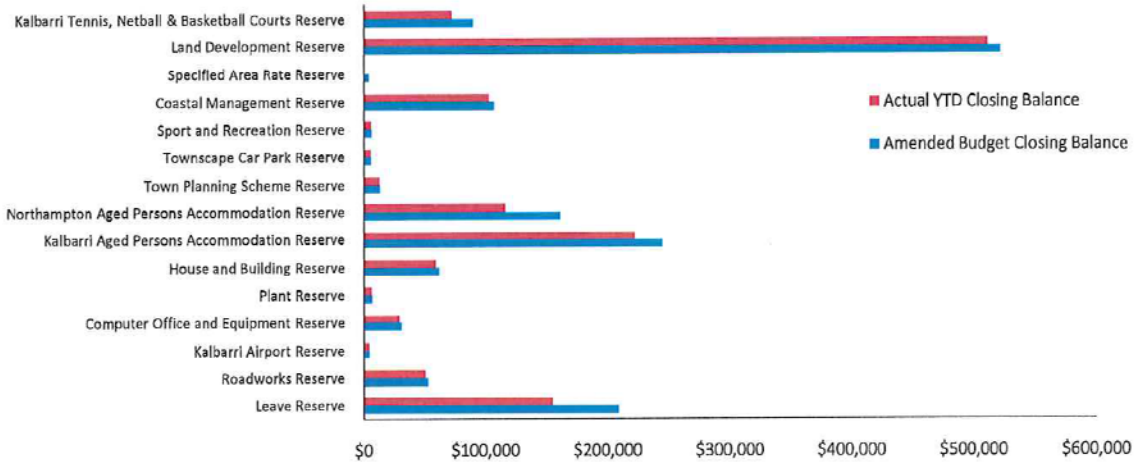
This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Northampton
Monthly Summary Information
For the Period Ended 31 January 2015

Capital Expenditure Program YTD (Refer Note 13)



Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



Comments

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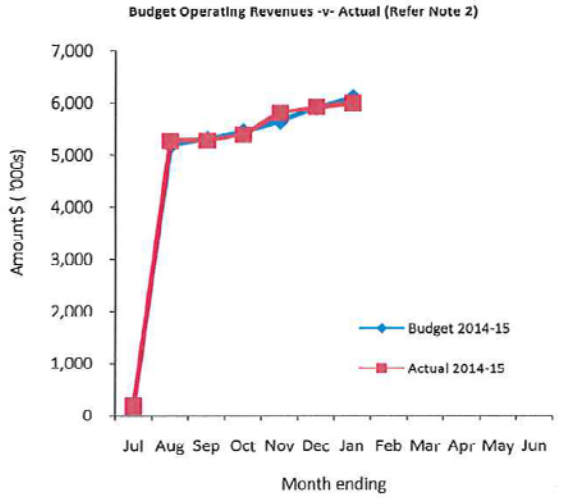
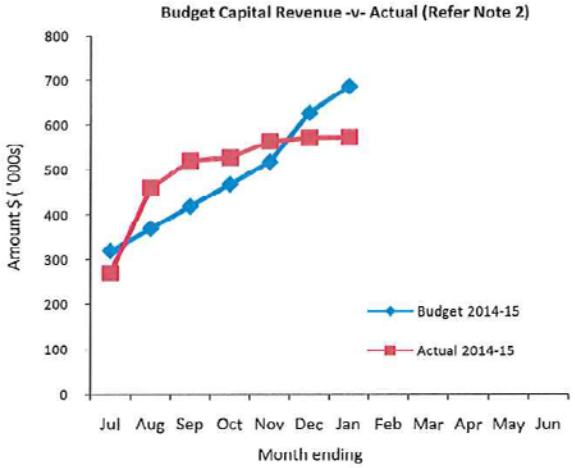
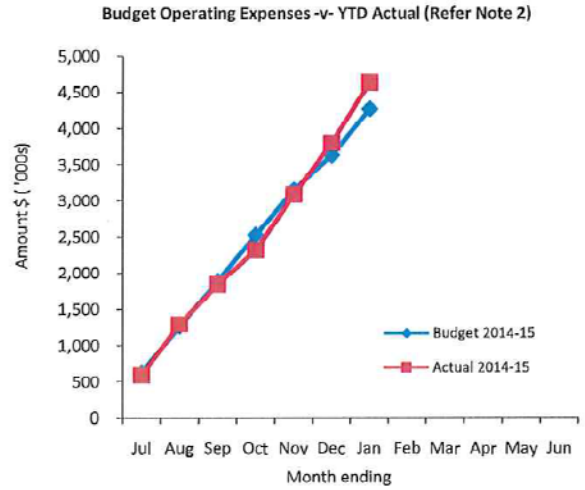
Shire of Northampton
Monthly Summary Information
For the Period Ended 31 January 2015

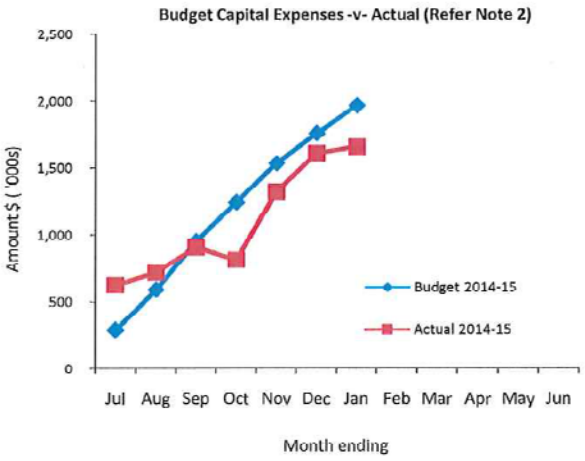
Revenues





Expenditure





Comments

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

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 January 2015

	Note	Amended Annual Budget	Amended YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues		$	$	$	$	%	
Governance		25,450	14,826	55,009	40,183	271.03%	▲
General Purpose Funding	9	5,393,095	4,780,002	4,584,683	(195,319)	(4.09%)	▼
Law, Order and Public Safety		77,250	45,031	77,986	32,955	73.18%	▲
Health		41,600	19,012	4,510	(14,502)	(76.28%)	▼
Education and Welfare		164,060	95,690	118,259	22,569	23.59%	▲
Housing		19,176	11,179	9,415	(1,764)	(15.78%)	
Community Amenities		815,390	775,987	766,669	(9,318)	(1.20%)	▼
Recreation and Culture		51,542	30,023	56,130	26,107	86.96%	▲
Transport		94,295	139,749	103,234	(36,515)	(26.13%)	▼
Economic Services		133,795	82,838	116,673	33,835	40.84%	▲
Other Property and Services		171,323	99,918	98,204	(1,714)	(1.72%)	
Total Operating Revenue		6,986,976	6,094,255	5,990,772	(103,483)		
Operating Expense							
Governance		(829,156)	(495,183)	(507,192)	(12,009)	(2.43%)	▼
General Purpose Funding		(102,300)	(59,647)	(61,395)	(1,748)	(2.93%)	
Law, Order and Public Safety		(319,871)	(191,561)	(198,363)	(6,802)	(3.55%)	▼
Health		(223,952)	(121,166)	(135,087)	(13,921)	(11.49%)	▼
Education and Welfare		(189,270)	(110,355)	(136,613)	(26,258)	(23.79%)	▼
Housing		(109,194)	(63,581)	(69,162)	(5,581)	(8.78%)	▼
Community Amenities		(1,490,170)	(863,698)	(618,840)	244,858	28.35%	▲
Recreation and Culture		(1,355,416)	(790,265)	(873,465)	(83,200)	(10.53%)	▼
Transport		(2,601,484)	(1,406,682)	(1,486,006)	(79,324)	(5.64%)	▼
Economic Services		(216,755)	(126,392)	(148,268)	(21,876)	(17.31%)	▼
Other Property and Services		(73,458)	(42,749)	(403,359)	(360,610)	(843.55%)	▼
Total Operating Expenditure		(7,511,026)	(4,271,279)	(4,637,748)	(366,469)		
Funding Balance Adjustments							
Add back Depreciation		1,663,515	970,333	1,129,305	158,972	16.38%	▲
Adjust (Profit)/Loss on Asset Disposal	8	18,000	8,994	305,076	296,082	3291.99%	▲
Adjust Provisions and Accruals		0	0	0	0		
Net Cash from Operations		1,157,465	2,802,303	2,787,405	(14,898)		
Capital Revenues							
Grants, Subsidies and Contributions	11	837,790	601,198	348,145	(253,053)	(42.09%)	▼
Proceeds from Disposal of Assets	8	146,500	85,458	224,037	138,579	162.16%	▲
Total Capital Revenues		984,290	686,656	572,182	(114,474)		
Capital Expenses							
Land Held for Resale		(411,665)	(411,654)	(495,680)	(84,026)	(16.95%)	▼
Land and Buildings	13	(718,750)	(73,743)	(135,396)	(61,653)	(83.60%)	▼
Infrastructure - Roads	13	(1,662,119)	(969,500)	(648,935)	320,565	33.06%	▲
Infrastructure - Parks & Ovals	13	(82,450)	(48,090)	(53,904)	(5,814)	(12.09%)	▼
Plant and Equipment	13	(719,000)	(449,405)	(315,181)	134,224	29.87%	▲
Furniture and Equipment	13	(15,000)	(15,000)	(8,795)	6,205	41.37%	▲
Total Capital Expenditure		(3,608,984)	(1,967,392)	(1,657,890)	309,502		
Net Cash from Capital Activities		(2,624,694)	(1,280,736)	(1,085,708)	195,028		
Financing							
Proceeds from New Debentures		600,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		19,734	11,508	11,136	(372)	(3.23%)	
Transfer from Reserves	7	0	0	3,080	3,080		
Repayment of Debentures	10	(131,207)	(76,537)	(83,121)	(6,584)	(8.60%)	▼
Transfer to Reserves	7	(256,000)	(149,333)	(97,596)	51,737	34.65%	▲
Net Cash from Financing Activities		232,527	(214,363)	(166,501)	47,862		
Net Operations, Capital and Financing		(1,234,702)	1,307,205	1,535,196	227,992		
Opening Funding Surplus(Deficit)	3	1,234,702	1,234,702	1,106,696	(128,006)	(10.37%)	▼
Closing Funding Surplus(Deficit)	3	0	2,541,907	2,641,892	99,986		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

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

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 January 2015

	Note	Amended Annual Budget	Amended YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues		$	$	$	$	%	
Rates	9	3,805,915	3,858,970	3,806,506	(52,464)	(1.36%)	▼
Operating Grants, Subsidies and Contributions	11	2,004,110	1,226,296	1,158,027	0 (68,269)	(5.57%)	▼
Fees and Charges		1,082,451	932,864	952,099	19,235	2.06%	▲
Interest Earnings		130,500	76,125	68,419	(7,706)	(10.12%)	▼
Other Revenue		0	0	5,720	5,720		▲
Profit on Disposal of Assets	8	0	0		0		
Total Operating Revenue		7,022,976	6,094,255	5,990,772	(103,483)		
Operating Expense							
Employee Costs		(2,593,249)	(1,512,385)	(1,538,077)	(25,692)	(1.70%)	▼
Materials and Contracts		(2,284,392)	(1,337,202)	(1,069,855)	267,347	19.99%	▲
Utility Charges		(376,790)	(219,646)	(174,315)	45,331	20.64%	▲
Depreciation on Non-Current Assets		(1,663,515)	(970,333)	(1,129,305)	(158,972)	(16.38%)	▼
Interest Expenses		(63,558)	(37,065)	(40,164)	(3,099)	(8.36%)	
Insurance Expenses		(246,492)	(143,563)	(228,780)	(85,217)	(59.36%)	▼
Other Expenditure		(301,030)	(40,592)	(152,176)	(111,584)	(274.89%)	▼
Loss on Disposal of Assets	8	(18,000)	(10,493)	(305,076)	(294,583)		
Total Operating Expenditure		(7,547,026)	(4,271,279)	(4,637,748)	(366,469)		
Funding Balance Adjustments							
Add back Depreciation		1,663,515	970,333	1,129,305	158,972	16.38%	▲
Adjust (Profit)/Loss on Asset Disposal	8	18,000	8,994	305,076	296,082	3291.99%	▲
Adjust Provisions and Accruals		0	0	0	0		
Net Cash from Operations		1,157,465	2,802,303	2,787,405	(14,898)		
Capital Revenues							
Grants, Subsidies and Contributions	11	837,790	601,198	348,145	(253,053)	(42.09%)	▼
Proceeds from Disposal of Assets	8	146,500	85,458	224,037	138,579	162.16%	▲
Total Capital Revenues		984,290	686,656	572,182	(114,474)		
Capital Expenses							
Land Held for Resale		(411,665)	(411,654)	(495,680)	(84,026)	(16.95%)	▼
Land and Buildings	13	(718,750)	(73,743)	(135,396)	(61,653)	(83.60%)	▼
Infrastructure - Roads	13	(1,662,119)	(969,500)	(648,935)	320,565	33.06%	▲
Infrastructure - Parks & Other	13	(82,450)	(48,090)	(53,904)	(5,814)	(12.09%)	▼
Plant and Equipment	13	(719,000)	(449,405)	(315,181)	134,224	29.87%	▲
Furniture and Equipment	13	(15,000)	(15,000)	(8,795)	6,205	41.37%	▲
Total Capital Expenditure		(3,608,984)	(1,967,392)	(1,657,890)	309,502		
Net Cash from Capital Activities		(2,624,694)	(1,280,736)	(1,085,708)	195,028		
Financing							
Proceeds from New Debentures		600,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		19,734	11,508	11,136	(372)	(3.23%)	
Transfer from Reserves	7	0	0	3,080	3,080		
Advances to Community Groups		0	0	0	0		
Repayment of Debentures	10	(131,207)	(76,537)	(83,121)	(6,584)	(8.60%)	▼
Transfer to Reserves	7	(256,000)	(149,333)	(97,596)	51,737	34.65%	▲
Net Cash from Financing Activities		232,527	(214,363)	(166,501)	47,862		
Net Operations, Capital and Financing		(1,234,702)	1,307,205	1,535,196	227,992		
Opening Funding Surplus(Deficit)	3	1,234,702	1,234,702	1,106,696	(128,006)	(10.37%)	▼
Closing Funding Surplus(Deficit)	3	0	2,541,907	2,641,892	99,986		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

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

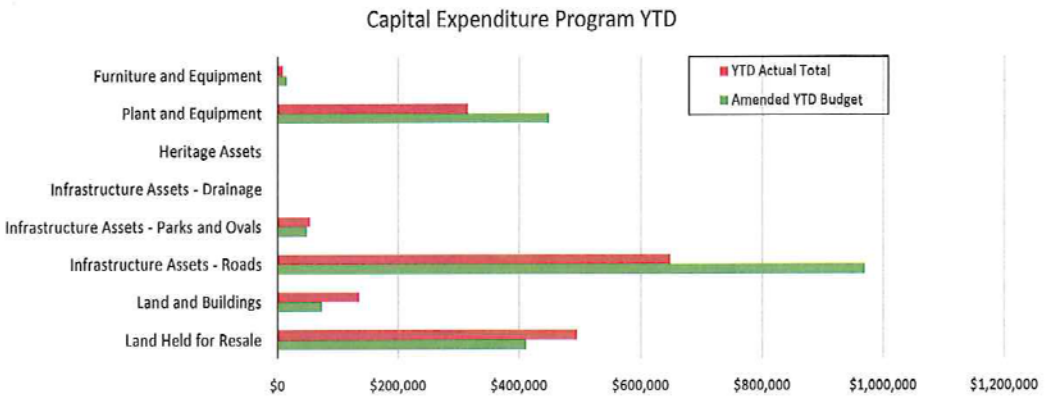
SHIRE OF NORTHAMPTON
STATEMENT OF CAPITAL ACQUSITIONS AND CAPITAL FUNDING
For the Period Ended 31 January 2015

Capital Acquisitions	Note	YTD Actual New /Upgrade/Renewal (a)	YTD Actual Total (b) = (a)	YTD 31 01 2015 Amended YTD Budget (c)	YTD 31 01 2015 Amended Annual Budget	YTD 31 01 2015 Variance (b) - (c)
		$	$	$	$	$
Land Held for Resale	13	495,680	495,680	411,654		84,026
Land and Buildings	13	135,396	135,396	73,743		61,653
Infrastructure Assets - Roads	13	648,935	648,935	969,500		(320,565)
Infrastructure Assets - Parks and Ovals	13	53,904	53,904	48,090		5,814
Infrastructure Assets - Drainage	13	0	0	0		0
Heritage Assets	13	0	0	0		0
Plant and Equipment	13	315,181	315,181	449,405		(134,224)
Furniture and Equipment	13	8,795	8,795	15,000		(6,205)
Capital Expenditure Totals		1,657,890	1,657,890	1,967,392	0	(309,502)

Funded By:

Capital Grants and Contributions	348,145	601,198	837,790	253,053
Borrowings	0	0	600,000	0
Other (Disposals & C/Fwd)	224,037	85,458	146,500	138,579
Own Source Funding - Cash Backed Reserves				
Specified Area Rate Reserve	-3,080	0	0	(3,080)
Plant Replacement Reserve	0	0	0	0
Total Own Source Funding - Cash Backed Reserves	-3,080	0	0	(3,080)
Own Source Funding - Operations	1,091,868	1,280,736	(1,584,290)	(188,868)
Capital Funding Total	1,657,890	1,967,392	0	(309,502)

Comments and graphs



SHIRE OF NORTHAMPTON
STATEMENT OF BUDGET AMENDMENTS
(Statutory Reporting Program)
For the Period Ended 31 January 2015

	Adopted Budget	Adopted Budget Amendments (Note 5)	Amended Annual Budget	Amended YTD Budget (a)
Operating Revenues	$	$	$	$
Governance	25,450		25,450	
General Purpose Funding	1,628,730		1,628,730	
Law, Order and Public Safety	77,250		77,250	
Health	41,600		41,600	
Education and Welfare	164,060		164,060	
Housing	19,176		19,176	
Community Amenities	815,390		815,390	
Recreation and Culture	51,542		51,542	
Transport	932,085		932,085	
Economic Services	133,795		133,795	
Other Property and Services	171,323		171,323	
Total Operating Revenue	4,060,401	0	4,060,401	0
Operating Expense				
Governance	(829,156)		(829,156)	
General Purpose Funding	(102,300)		(102,300)	
Law, Order and Public Safety	(319,871)		(319,871)	
Health	(223,952)		(223,952)	
Education and Welfare	(189,270)		(189,270)	
Housing	(109,194)		(109,194)	
Community Amenities	(1,490,170)		(1,490,170)	
Recreation and Culture	(1,355,416)		(1,355,416)	
Transport	(2,601,484)		(2,601,484)	
Economic Services	(216,755)		(216,755)	
Other Property and Services	(73,458)		(73,458)	
Total Operating Expenditure	(7,511,026)	0	(7,511,026)	0
Funding Balance Adjustments				
Add back Depreciation	1,663,515		1,663,515	
Adjust (Profit)/Loss on Asset Disposal	18,000		18,000	
Adjust Provisions and Accruals	0		0	
Net Cash from Operations	(1,769,110)	0	(1,769,110)	0
Capital Revenues				
Grants, Subsidies and Contributions	0		0	
Proceeds from Disposal of Assets	146,500		146,500	
Proceeds from Sale of Investments	0		0	0
Total Capital Revenues	146,500	0	146,500	0
Capital Expenses				
Land Held for Resale	(411,665)		(411,665)	0
Land and Buildings	(718,750)		(718,750)	
Infrastructure - Roads	(1,662,119)		(1,662,119)	
Infrastructure - Parks & Other	(82,450)		(82,450)	
Plant and Equipment	(719,000)		(719,000)	
Furniture and Equipment	(15,000)		(15,000)	
Total Capital Expenditure	(3,608,984)	0	(3,608,984)	0
Net Cash from Capital Activities	(3,462,484)	0	(3,462,484)	0
Financing				
Proceeds from New Debentures	600,000		600,000	0
Proceeds from Advances			0	0
Self-Supporting Loan Principal	19,734		19,734	0
Transfer from Reserves			0	0
Purchase of Investments	0		0	0
Advances to Community Groups	0		0	0
Repayment of Debentures	(131,207)		(131,207)	0
Transfer to Reserves	(256,000)		(256,000)	0
Net Cash from Financing Activities	232,527	0	232,527	0
Net Operations, Capital and Financing	(4,999,067)	0	(4,999,067)	0
Opening Funding Surplus(Deficit)	1,234,702		1,234,702	1,234,702
Closing Funding Surplus(Deficit)	(3,764,365)	0	(3,764,365)	1,234,702

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

SHIRE OF SOMEWHERE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

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

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

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable.
The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

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

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories
General
Inventories are measured at the lower of cost and net realisable value.

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

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

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

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

(i) Fixed Assets
All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets
All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	
formation	not depreciated
pavement	50 years
seal	
- bituminous seals	20 years
- asphalt surfaces	25 years
Gravel roads	
formation	not depreciated
pavement	50 years
gravel sheet	12 years
Formed roads	
formation	not depreciated
pavement	50 years
Footpaths - slab	20 years
Sewerage piping	100 years
Water supply piping & drainage systems	75 years

(k) Trade and Other Payables
Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits
The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)
The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)
The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates
All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal
Profit on the disposal of assets including gains on the disposal of long term investments.
Losses are disclosed under the expenditure classifications.

Fees and Charges
Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies the These are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs
All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts
All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance
All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal
Loss on the disposal of fixed assets.

Depreciation on non-current assets
Depreciation expense raised on all classes of assets.

Interest expenses
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure
Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

Council has adopted a 'Corporate Business Plan' comprising a Community Strategic Plan and Asset Management Plan's to provide the long term community vision, aspirations and objectives.

Based upon feedback received from the community the vision of the Shire is:
"A proud and unique community recognising the past and creating the future.

The Strategic Community Plan defines the key objectives of the Shire as:
"Economic: Enabling a choice of life-style through strong business support.
Environment: Provide envirionmental leadership throughout the shire.
Infrastructure: Compregensive road, electrical and water services across the shire.
Social: A vibrant and inclusive community enabling a range of interests and lifestyles.
Organisational & Governance: To be known as the community centrepiece for business and social development.

(s) Reporting Programs

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

GOVERNANCE
The delivery of Councillor services to residents, and all expenses related to such activities.
The management and coordination of the delivery of all services to residents.

GENERAL PURPOSE FUNDING
Administration of general rate revenue and all expenses related to the raising and collection of rates. Administration of general purpose grants received from the Grants Commission.

LAW, ORDER, PUBLIC SAFETY
Supervision and enforcement of various local laws relating to bushfire control & the Bushfires Act. Supervision of various local laws relating to dogs and ranger services for the care & control of animals. Administration of various local laws relating to camping & other public areas under Council control.

HEALTH
Provision of health inspections, food quality and control, administration of Health local laws and maintenance of Doctors Surgery.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

EDUCATION AND WELFARE
Maintenance of Day Care Centres
Facilitation and administration of live in care units for the aged.

HOUSING
Administration and maintenance of staff and rental housing

COMMUNITY AMENITIES
Rubbish collection services, operation of refuse sites, noise control, administration of Town Planning Schemes, maintenance of cemeteries and public conveniences, and storm water drainage maintenance.

RECREATION AND CULTURE
Maintenance of public halls and civic centres, beaches and foreshores, recreation centres and sports ovals, recreational parks and reserves, self help television retransmission services; operation of library services; maintenance of heritage sites and Municipal inventory

TRANSPORT
Construction and maintenance of streets, roads, bridges, drainage and depots; cleaning and lighting of streets; street and directional signage; maintenance of airstrip.

ECONOMIC SERVICES
Weed, pest and vermin control. The regulation and provision of tourism, area promotion, building control, standpipes; operation of caravan park.

OTHER PROPERTY & SERVICES
Private works and plant hire; plant repairs and operation costs; maintenance of coastal cliffs under Council control.

Note 2: EXPLANATION OF MATERIAL VARIANCES (> $5,000)

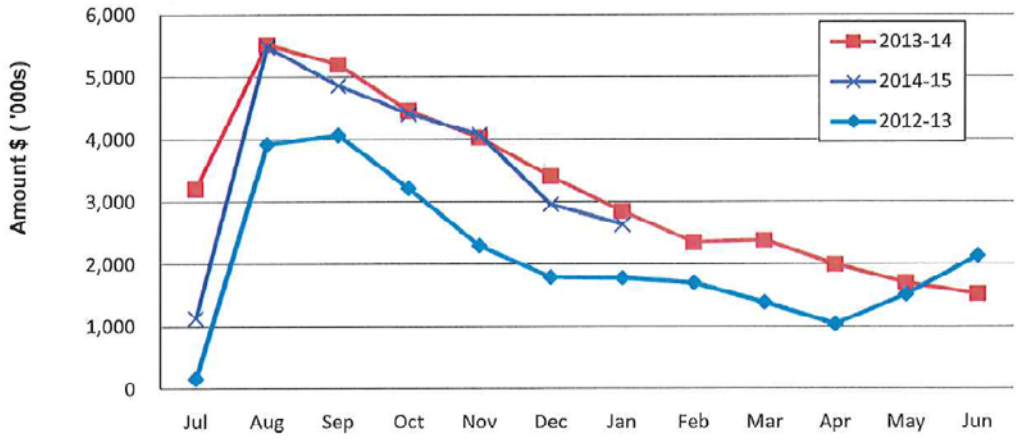
Reporting Program	Var. $	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	$	%			
Governance	40,183	271.03%	▲	Permanent	Var largely due to rebates including refund of GST
General Purpose Funding	(195,319)	(4.09%)	▼	Timing	FAG's, revenue will converge with budget
Law, Order and Public Safety	32,955	73.18%	▲	Timing	Grant funding including SES/VFRS classroom
Health	(14,502)	(76.28%)	▼	Timing	Health/Building reimbursement billing
Education and Welfare	22,569	23.59%	▲	Permanent	Additional NCCA revenue compared to budget
Community Amenities	(9,318)	(1.20%)	▼	Timing	Minor variance Industrial rubbish charges
Recreation and Culture	26,107	86.96%	▲	Permanent	Lottery West funding for Kalbarri Skate Park Grant
Transport	(36,515)	(26.13%)	▼	Permanent	MRD Operational Grant
Economic Services	33,835	40.84%	▲	Timing	Lease revenue budget profiling
Operating Expense					
Governance	(12,009)	(2.43%)		Timing	Var due to annual payments and depreciation
Law, Order and Public Safety	(6,802)	(3.55%)	▼	Timing	Salaries profiling, legal action
Health	(13,921)	(11.49%)	▼	Timing	Var due to Vehicle Trade posting
Education and Welfare	(26,258)	(23.79%)	▼	Timing	Additional NCCA expenditure compared to budget
Housing	(5,581)	(8.78%)	▼	Permanent	Oval Residence maint and inc building depreciation
Community Amenities	244,858	28.35%	▲	Timing	Refuse charges outstanding for Dec 14 and Jan 15
Recreation and Culture	(83,200)	(10.53%)	▼	Permanent	Additional depreciation due to revaluation of buildings
Transport	(79,324)	(5.64%)	▼	Permanent	Minor variance over multiple accounts
Economic Services	(21,876)	(17.31%)	▼	Timing	Short term var due to Tourist association payments
Other Property and Services	(360,610)	(843.55%)	▼	Timing	Write-off of building asset values as per fair value
Capital Revenues					
Grants, Subsidies and Contributions	(253,053)	(42.09%)	▼	Timing	R2R and RRG road funding
Proceeds from Disposal of Assets	138,579	162.16%	▲	Permanent	Proceeds includes Hampton Rd
Capital Expenses					
Land Held for Resale	(84,026)	(16.95%)	▼	Permanent	LIA Unit development, nearing completion
Land and Buildings	(61,653)	(83.60%)	▼	Timing	Expendiure will converge with budget as year progresses
Infrastructure - Roads	320,565	33.06%	▲	Timing	Will reconcile when capital programme is completed
Infrastructure - Parks & Ovals	(5,814)	(12.09%)	▼	Timing	Works are being completed
Plant and Equipment	134,224	29.87%	▲	Timing	Truck and Backhoe to be purchased.
Furniture and Equipment	6,205	41.37%	▲	Permanent	Savings on copier purchase
Financing					
Proceeds from New Debentures	0			Timing	House loan drawdown later in year
Transfer to Reserves	51,737	34.65%	▲	Timing	Major transfers to be processed in June

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
	Note	YTD 31 Jan 2015	30th June 2015	YTD 31 Jan 2014
		$	$	$
Current Assets				
Cash Unrestricted	4	1,928,099	1,103,391	2,458,211
Cash Restricted	4	1,358,662	1,264,146	1,232,223
Receivables - Rates	6	621,404	212,107	500,228
Receivables -Other	6	32,136	276,048	14,361
Receivables - Rubbish		78,094	46,196	75,746
Emergency Services Levy		77,636	43,784	62,913
Interest / ATO Receivable/Trust		39,267	15,662	64,624
Inventories		10,995	11,128	89,206
		4,146,294	2,972,462	4,497,511
Less: Current Liabilities				
Payables		(153,370)	(601,630)	(2,280,419)
Provisions/Adjustment		(12,120)		(469,348)
		(165,490)	(601,630)	(2,749,767)
Less: Cash Reserves	7	(1,358,663)	(1,264,146)	(1,232,223)
Net Current Funding Position		**2,622,141**	**1,106,686**	**515,521**

Note 3 - Liquidity Over the Year



Comments - Net Current Funding Position

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted $	Restricted $	Trust $	Total Amount $	Institution	Maturity Date
(a) Cash Deposits							
Municipal Bank Account	0.00%	426,749			426,749	National	At Call
Trust Bank Account	0.00%			236,209	236,209	National	At Call
Cash On Hand	Nil	1,350			1,350	N/A	On Hand
(b) Term Deposits							
Municipal Investments							
TD 74-325-****	3.55%	1,000,000			1,000,000	National	08-Apr-15
TD 74-411-****	3.55%	500,000			500,000	National	20-Apr-15
Reserves Investments							
TD 16-236-****	3.55%		550,222		550,222	National	20-Jun-15
TD 14-600-****	3.55%		808,440		808,440	National	26-Jan-15
Total		1,928,099	1,358,662	236,209	3,522,970		

Comments/Notes - Investments

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 5: BUDGET AMENDMENTS

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

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
	Budget Adoption		Opening Surplus				0
	Permanent Changes						
	Opening surplus adjustment						0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
				0	0	0	

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 6: RECEIVABLES

Receivables - Rates Receivable	YTD 31 Jan 2015	30 June 2014
	$	$
Opening Arrears Previous Years	212,108	244,184
Levied this year	3,806,505	3,576,181
Less Collections to date	(3,397,209)	(3,608,257)
Equals Current Outstanding	621,404	212,108
Net Rates Collectable	621,404	212,108
% Collected	84.54%	94.45%

Comments/Notes - Receivables Rates

Receivables - General	Current	30 Days	60 Days	90+Days
	$	$	$	$
Receivables - General	22,763	1,582	95	7,696

Total Receivables General Outstanding 32,136

Amounts shown above include GST (where applicable)

Note 6 - Accounts Receivable (non-rates)

Comments/Notes - Receivables General

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 7: Cash Backed Reserve

2014-15 Name	Opening Balance	Amended Budget Interest Earned	Actual Interest Earned	Amended Budget Transfers In (+)	Actual Transfers In (+)	Amended Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Amended Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$		$	$
Leave Reserve	153,424	5,500	2,065	50,000	0	0	0		208,924	155,489
Roadworks Reserve	49,920	3,000	1,140	0	0	0	0		52,920	51,060
Kalbarri Airport Reserve	4,314	200	75	0	0	0	0		4,514	4,389
Computer Office and Equipment Reserve	29,019	2,000	750	0	0	0	0		31,019	29,769
Plant Reserve	6,358	400	145	0	0	0	0		6,758	6,503
House and Building Reserve	58,157	3,700	1,400	0	0	0	0		61,857	59,557
Kalbarri Aged Persons Accommodation Reserve	215,038	20,530	7,475	9,470	0	0	0		245,038	222,513
Northampton Aged Persons Accommodation Rese	113,894	7,300	2,750	40,000	0	0	0		161,194	116,644
Town Planning Scheme Reserve	12,691	600	225	0	0	0	0		13,291	12,916
Townscape Car Park Reserve	5,758	0	0	0	0	0	0		5,758	5,758
Sport and Recreation Reserve	5,955	400	145	0	0	0	0		6,355	6,100
Coastal Management Reserve	101,270	5,700	2,125	0	0	0	0		106,970	103,395
Specified Area Rate Reserve	3,060	700	260	0	0	0	(3,080)		3,760	240
Land Development Reserve	505,289	16,500	6,188	0	0	0	0		521,789	511,477
Kalbarri Tennis, Netball & Basketball Courts Reserv	0	90,000	0	0	72,853	0	0		90,000	72,853
	1,264,147	155,530	24,743	99,470	72,853	0	(3,080)		1,520,147	1,358,663

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Disposals	Amended Current Budget YTD 31 01 2015			
Cost	Accum Depr	Proceeds	Profit (Loss)		Amended Annual Budget Profit/(Loss)	Actual Profit/(Loss)	Variance	Comments
$	$	$	$		$	$	$	
				Plant and Equipment				
13,800	(3,584)	6,364	(3,852)	EHO Vehicle	(500)	-3,852	(3,352)	
18,350	(5,208)	8,182	(4,960)	Planner Vehicle	(4,000)	-4,960	(960)	
135,000	0	188,291	53,291	Lot 11 Hampton Road Northampton	0	53,291	53,291	3 bedroom House
18,500	(497)	20,000	1,997	Tip Truck - Kalbarri	2,000	1,997	(3)	
			0	Backhoe (Replace JCB 3CX)	(5,000)	0	5,000	
			0	Tip Truck 6 Wheel (Replace Iveco)	5,000	0	(5,000)	
			0	Utility - Grader Operator	(8,500)	0	8,500	
30,925	(30,925)	1,200	1,200	Utility - Leading Hand	(7,000)	1,200	8,200	
352,752	0	0	(352,752)	Disposal of Buildings (Fair Value)	0	-352,752	(352,752)	Revaluationn Process
216,575	(40,214)	224,037	(305,076)		(18,000)	(305,076)	(287,076)	

Comments - Capital Disposal/Replacements

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 9: RATING INFORMATION

RATE TYPE	Rate in $	Number of Properties	Rateable Value $	Rate Revenue $	Interim Rates $	Back Rates $	Total Revenue $	Amended Budget Rate Revenue $	Amended Budget Interim Rate $	Amended Budget Back Rate $	Amended Budget Total Revenue $
Differential General Rate											
General GRV	0.070383	1,545	19,660,499	1,383,765	1,204	0	1,384,969		0	0	0
General UV	0.010278	455	196,322,235	2,017,800	(150)	(729)	2,016,921		0	0	0
Sub-Totals		2,000	215,982,734	3,401,565	1,054	(729)	3,401,890	0	0	0	0
	Minimum $										
Minimum Payment											
General GRV	475.00	993	5,245,647	476,900	0	0	476,900		0	0	0
General UV	475.00	55	1,972,394	20,900	0		20,900		0	0	0
Sub-Totals		1,048	7,218,041	497,800	0	0	497,800	0	0	0	0
							3,899,690				0
Write-offs							(25)				0
Discounts							(134,836)				0
Amount from General Rates							3,764,829				0
Ex-Gratia Rates							0				0
Specified Area Rates							41,677				0
Totals							3,806,505				0

Comments - Rating Information

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 01-Jul-13	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual $	Amended Budget $	Actual $	Amended Budget $	Actual $	Amended Budget $
Other Property								
Loan 152 - Staff Housing *	402,422		6,799	13,942	395,623	388,480	13,110	25,823
Loan 154 - Staff Housing		600,000	0	0	600,000	0		0
Recreation & Culture								
Loan 147 - Kalbari Bowling Club*	12,104		2,925	2,925	9,179	9,179	567	567
Loan 148A - Kalbari Library Extensions	132,709		11,253	22,736	121,456	109,973	2,560	4,890
Loan 151 - Kalbari Bowling Club*	22,709		1,413	2,867	21,296	19,842	601	1,160
Transport								
Loan 149 - Plant Purchases	296,987		27,024	55,029	269,963	241,958	9,068	16,860
Loan 153 - Plant Purchases	390,000		33,708	33,708	356,292	356,292	14,258	14,258
	1,256,931	600,000	83,121	131,207	1,773,810	1,125,724	40,164	63,558

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

(b) New Debentures

No new debentures were raised during the reporting period.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL		Grant Provider	Approval	2014-15 Amended Budget	Variations Additions (Deletions)	Operating	Capital	Recoup Status	
			(Y/N)	$	$	$	$	Received $	Not Received $
GENERAL PURPOSE FUNDING									
4611	Grants Commission - General	WALGGC	Y	795,407	0	795,407	0	400,193	395,214
4621	Grants Commission - Roads	WALGGC	Y	682,802	0	682,802	0	343,660	339,142
	Airing of the Quilts	Healthway	Y	0	4,000	4,000		4,000	0
LAW, ORDER, PUBLIC SAFETY									
	FESA Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv.	Y	30,000	0	30,000	0	22,500	7,500
	Grant FESA - SES	Dept. of Fire & Emergency Serv.	Y	30,500	0	30,500	0	22,875	7,625
HOUSING					0	0	0	0	0
COMMUNITY AMENITIES					0	0	0	0	0
RECREATION AND CULTURE									
	Kalbarri Skate Park		Y	0	0	0	0	20,032	(20,032)
	Heritage Advisory Services	State Heritage Office	Y	3,600	0	3,600	0	2,309	1,291
TRANSPORT									
	RRG Grants - Capital Projects	Regional Road Group	Y	197,115	0		197,115	0	197,115
	Black Spot funding	State Government		0	0		0	51,804	(51,804)
	R2R - Chilimony Road	Roads to Recovery	Y	320,675	0		320,675	0	320,675
	RFR - Ogilvie East	State Government	Y	270,000	0		270,000	270,000	0
	DUP - Footpath Grant (Stephen Street)	Dept. of Transport	Y	50,000	0		50,000	0	50,000
	MRWA Mairtenance Grants	Main Roads WA	Y	137,600	0	137,600		125,091	12,509
TOTALS				2,517,699	4,000	1,683,909	837,790	1,262,464	1,259,235

Operating	1,683,909	514,319
Non-operating	837,790	348,145
	2,521,699	1,262,464

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 12: TRUST FUND

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

Description	Opening Balance 1 Jul 14	Amount Received	Amount Paid	Closing Balance 31-Jan-15
	$	$	$	$
Town Planning - Security Bonds	5,000			**5,000**
Galena Donations	431		(431)	**0**
Transportable Housing Bond	16,515		(760)	**15,755**
Footpath Deposits	47,820			**47,820**
Horrocks Retention Fee - Parking/Stage	1,800		(1,800)	**0**
Retentions - Subdivisions	164,737		(79,145)	**85,592**
Building Levies (BCITF & BRB)	7,246	11,240		**18,486**
Community Bus Bond	4,800			**4,800**
Safer WA Funds	0			**0**
Northampton Cemetery Funds	0			**0**
Unclaimed Monies - Rates	3,050	387		**3,437**
Nomination Deposits	320		(320)	**0**
DOLA - Parks & Gardens Development	0			**0**
Aged Unit Bond	1,606	200		**1,806**
Council Housing Bonds	1,460			**1,460**
BROC - Management Funds	1,173		(1,173)	**0**
Kalbarri Youth Space Project Funds	500		(500)	**0**
Burning Off Fees	216		(216)	**0**
RSL Hall Key Bond	650			**650**
Peet Park Donations	0			**0**
Willa Guthurra	0			**0**
Special Series Plates	1,290		(1,160)	**130**
Auction	0			**0**
Kidsport	20,555		(1,660)	**18,895**
Public Open Space	0			**0**
ReDone (Kalbarri Park/Beach Shelte	35			**35**
Northampton Child Care Association	26,000			**26,000**
Horrocks Memorial Wall	3,528		(149)	**3,380**
One Life	4,463	786	(2,286)	**2,963**
Conservation Incentives	0	6,250	(6,250)	**0**
	313,195	**18,863**	**(95,849)**	**236,209**

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 13: CAPITAL ACQUISITIONS

Level of Completion Indicators
0% ○
20% ○
40% ○
60% ◉
80% ●
100% ●

% of Completion	Level of Completion Indicator	Infrastructure Assets	Amended Annual Budget	Amended YTD Budget	YTD 30 12 2014 YTD Actual	Variance (Under)/Over	Strategic Reference / Comment
		Governance					
1.0	●	Photocopier - Northampton Office	(15,000)	(15,000)	(8,795)	6,205	
100%	●	**Governance Total**	**(15,000)**	**(15,000)**	**(8,795)**	6,205	
		Education and Welfare					
1.0	●	Patio - Child Care Building	(10,750)	(10,750)	(10,727)	23	
100%	●	**Education and Welfare Total**	**(10,750)**	**(10,750)**	**(10,727)**	23	
		Housing					
0.0	○	Construct new staff Housing - Rake Place	(600,000)	0	0	0	
0%	○	**Housing Total**	**(600,000)**	**0**	**0**	0	
		Law, Order And Public Safety					
1.0	●	EHO - Vehicle	(30,000)	(30,000)	(25,560)	4,440	
100%	●	**Law, Order And Public Safety Total**	**(30,000)**	**(30,000)**	**(25,560)**	4,440	
		Community Amenities					
0.8	◉	Hampton Gardens ablutions	(60,000)	(35,000)	(74,190)	(39,190)	
0.2	○	Install Fence around Kalbarri Cemetery	(20,000)	(9,998)	(6,524)	13,474	
1.0	●	Planner - Vehicle	(42,000)	(42,000)	(31,601)	10,399	
60%	◉	**Communities and Amenities Total**	**(122,000)**	**(96,998)**	**(112,315)**	(15,317)	
		Recreation And Culture					
0.0	○	Replace Powerpole Viarina Parkland	(7,200)	(4,144)	0	4,144	
0.4	◉	Fish Cleaning Stations (Erection/Plumbing)	(15,000)	(8,806)	(6,909)	1,897	
1.0	●	Kalbarri Sport & Rec - Airconditioners	(20,000)	(3,333)	(21,600)	(18,267)	
0.8	◉	Lions Park Playground	(20,000)	(11,666)	(14,261)	(2,594)	
0.4	◉	Mary Street - Shelter/Seats	(6,750)	(3,936)	(4,790)	(854)	
0.8	◉	Kings Park - BBQ/Shelter	(13,500)	(7,871)	(15,571)	(7,700)	
0.4	◉	Kalbarri Skate Park - Lighting	(20,000)	(11,666)	(12,372)	(706)	
40%	◉	**Recreation And Culture Total**	**(102,450)**	**(51,423)**	**(75,504)**	(24,081)	
		Transport					
0.4	◉	Road Construction	(1,545,241)	(901,334)	(646,762)	254,573	
0.0	○	Footpath Construction	(116,878)	(68,166)	(2,174)	65,992	
1.0	●	Tip Truck - Kalbarri 13/14 Carry Over	(120,000)	(69,996)	(127,500)	(57,504)	
0.0	○	Backhoe (Replace JCB 3CX)	(175,000)	(102,080)	0	102,080	

Level of Completion Indicators
0% ○
20% ○
40% ◐
60% ◉
80% ◐
100% ●

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2015

Note 13: CAPITAL ACQUISITIONS

% of Completion	Level of Completion Indicator	Infrastructure Assets	YTD 30 12 2014					Strategic Reference / Comment
				Amended Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	
0.0	○	6 wheel Tip Truck (Replace Iveco)		(220,000)	(128,336)	0	128,336	
1.0	●	Utility - Grader Operator		(25,000)	(14,582)	(25,710)	(11,127)	
1.0	●	Utility - Northampton Leading Hand		(37,500)	(21,874)	(41,334)	(19,460)	
1.0	●	Spreader boxes inc Camera/Stand		(57,000)	(33,240)	(63,477)	(30,237)	
0.0	○	3 Point Linkage Broom (Rep Sewell Broom)		(12,500)	(7,297)	0	7,297	
1.0	●	Kalbarri Depot Office/Crib Room		(8,000)	(4,662)	(22,355)	(17,693)	
40%	◐	Transport Total		(2,317,119)	(1,351,567)	(929,311)	422,257	
		Other Property and Services						
0.8	◐	Northampton Industrial Units		(411,665)	(411,654)	(495,680)	(84,026)	
80%	◐	Other Property and Services Total		(411,665)	(411,654)	(495,680)	(84,026)	
40%	◐	Capital Expenditure Total		(3,608,984)	(1,967,392)	(1,657,890)	309,502	
		By Class						
0.8	◐	Land Held for Resale		(411,665)	(411,654)	(495,680)	(84,026)	
0.2	○	Land and Buildings		(718,750)	(73,743)	(135,396)	(61,653)	
0.4	◐	Infrastructure Assets - Roads		(1,662,119)	(969,500)	(648,935)	320,565	
0.6	◉	Infrastructure Assets - Parks and Ovals		(82,450)	(48,090)	(53,904)	(5,814)	
0.4	◐	Plant and Equipment		(719,000)	(449,405)	(315,181)	134,224	
1.0	●	Furniture and Equipment		(15,000)	(15,000)	(8,795)	6,205	
60%	◉	Capital Expenditure Total by Class		(3,608,984)	(1,967,392)	(1,657,890)	309,502	

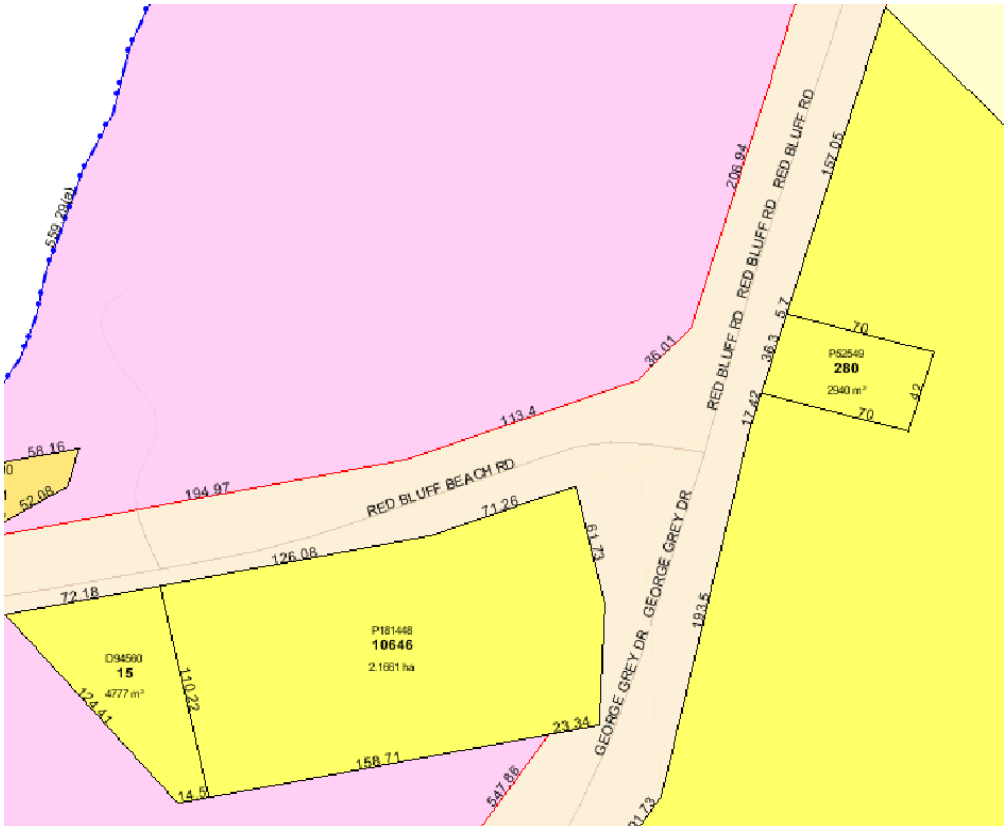
6.4.4 RATES WRITE OFF – LOT 280 RED BLUFF ROAD, KALBARRI

LOCATION:	**Lot 280 Red Bluff Road, Kalbarri**
FILE REFERENCE:	**3.1.8**
DATE OF REPORT:	**9 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Due to rates being raised in error Council is requested to write off outstanding rate debt.

LOCALITY PLANS:



BACKGROUND:

Lot 280 was developed as part of the Eco Flora Development for the purpose of a sewer pumping station. Unfortunately the Water Corporation and land developer when finalising the subdivision did not officially transfer the lot into the ownership of the Water Corporation and as a result rates and service charges have been levied on the lot because the ownership was still with Godini Land Developments Pty Ltd.

Upon finding the above error the Water Corporation were advised and they have recently undertaken the required steps to have the ownership officially changed on the land title. The Water Corporation did advise that they had altered their own records but not the Certificate of Title. This resulted in a valuation for rating purposes being provided to Council by Landgate and therefore rates are levied accordingly.

FINANCIAL & BUDGET IMPLICATIONS:

As stated above, rates have been levied on the lot and subsequently not paid which has resulted in an outstanding balance of $3,359.00 which is made up of the following:

Rates Levied - arrears	$2,165.00
Interest on unpaid rates	$ 840.61
ESL Levy and interest	$ 340.39
Kalbarri Specified Area Rate	$ 13.00
	$3,359.00

As the lot is owned by the Crown, the land is non rateable as per Section 6.26 of the Local Government Act 1995, and therefore the Council is requested to write off the above amount.

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.4

That Council write off the rates and service charges totalling $3,359.00 raised for Lot 280 Red Bluff Road, due to the lot being non rateable as per Section 6.2.6 of the Local Government Act 1995.

6.4.5 REQUEST FOR DISCOUNT TO BE ALLOWED UNIT 1, 19 GANTHEAUME CRES, KALBARRI

LOCATION:	**Unit 1, 19 Gantheaume Cres, Kalbarri**
FILE REFERENCE:	**3.1.3**
DATE OF REPORT:	**9 February 2015**
REPORTING OFFICER:	**Garry Keeffe**
APPENDICES:	**1. Correspondence from Ray White Real Estate**

SUMMARY:

Council to consider a request to waive an outstanding rate amount on the above property due to discount being claimed after the discount period had closed.

BACKGROUND:

Ray White Real Estate Kalbarri manages on behalf the owners of Unit 1/19 Gantheaume Crescent, Kalbarri. They recently received correspondence from this office advising that an amount of $35.15 was still outstanding on the rates which is the discount amount claimed.

To be eligible for the discount all rates must be received by 6th October 2014, in this instance the rates were not paid until 13th October 2014 and subsequently the discount entitlement had ceased.

Ray White Kalbarri are citing the availability of funds through rent proceeds resulted in the payment delay and state that as they have consistently carried out their responsibility in having rates paid on the various properties they manage by the due date, that Council approve the waiving of the above outstanding amount.

COMMENT:

In previous instances as to the above, Council has not approved the waiver of the discount amount claimed when rates were paid after the due date.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.5

For Council consideration.

APPENDICES 1

NORTHAMPTON SHIRE COUNCIL
File: 3.1.3
6 FEB 2015.

Admin	Eng	Hlth Bldg	Town Plan	Rang
GL				

ICR25765

3rd February 2015

Garry L Keeffe
PO Box 61
NORTHAMPTON WA 6535

Ray White

Ray White Kalbarri

Kalbarri Real Estate and
Holiday Accommodation Service
62 Grey Street (PO Box 474)
Kalbarri WA 6536
T 08 9937 0400
F 08 9937 1722
E kalbarrisales@raywhite.com
raywhitekalbarri.com or
kalbarriaccommodation.com.au

REF # 3.1.3/ORC21040

Dear Garry,

I am writing in regards to the overdue amount ($35.15) for the property Unit 1/19 Gantheaume Crescent, Kalbarri WA. Account #A2293. When Ray White Kalbarri took over management for this property the owner requested the Shire Rates be paid in full. We have several properties we manage where this is the case and we normally carry forward funds from their rental income to make sure there is enough before the due date. In this case being the first year of management and due to a new tenant paying erratically, the full amount wasn't available until the 13th of October, one week after the due date. I am requesting in this case that you wave the overdue fee as we have consistently carried out our responsibility to our owners and the Northampton Shire in regards to payments with the utmost diligence. This glitch is unfortunate and ask in this case that you be understanding.

Kind regards

Sue Lo-Faro
Accounts Desk
Ray White Kalbarri

Real Estate, Rentals & Holiday Accommodation
Eversun Holdings Pty Ltd trading as
Ray White Kalbarri
55 129 147 217

6.4.6 REQUEST FOR DISCOUNT TO BE ALLOWED – LOT 779 CYGNET COURT, KALBARRI

LOCATION:	**Lot 779 Cygnet Court, Kalbarri**
FILE REFERENCE:	**3.1.3**
DATE OF REPORT:	**10 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider a request to waive an outstanding rate amount on the above property due to discount being claimed after the discount period had closed.

BACKGROUND:

The current owner of Lot 779 Cygnet Court, Kalbarri, Leanne Payne, is requesting Council to grant the discount amount of $31.46 due to the circumstances around the payment of the rates on the property.

Ms Payne advises that previously the property was owned by an aunty who passed away and is the executor of the aunt's will. Ms Payne claims that she did not received any rate notices until the recent one that alerted her to paying the rates.

Council staff made several attempts to find a new address for the previous owner as on two occasions the rate notice was returned to sender, left address unknown. Council received no advice that the previous owner had deceased and that rate notices were to be forwarded to Ms Payne. It was the efforts of the Council staff that eventually a current address for Ms Payne was found.

It is the responsibility of all land owners to advise the local authority of any changes to their contact details.

To be eligible for the discount all rates must be received by 6th October 2014, in this instance the rates were not paid until 10th February 2015 and subsequently the discount entitlement had ceased.

COMMENT:

In previous instances as to the above, Council has not approved the waiver of the discount amount claimed when rates were paid after the due date.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.6

For Council consideration.

Shire of Northampton
Schedule Format
2014/2015
Summary

	Ytd Actual 31/12/2014	Ytd Budget 31/12/2014	Annual Budget 30/06/2015
Operating Revenue			
Governance	-18,951	-12,708	-25,450
General Purpose Funding	-4,561,987	-4,576,386	-5,393,095
Law, Order, Public Safety	-44,215	-38,598	-77,250
Health	-3,947	-16,296	-32,600
Education and Welfare	-108,063	-82,020	-164,060
Housing	-7,034	-6,834	-19,176
Community Amenities	-758,660	-768,516	-813,390
Recreation and Culture	-24,700	-22,236	-44,542
Transport	-127,757	-139,442	-141,295
Economic Services	-112,240	-87,654	-133,795
Other Property and Services	-83,714	-85,644	-171,323
Total Operational Revenue	**-5,851,269**	**-5,836,334**	**-7,015,976**
Operating Expenditure			
Governance	477,880	428,102	829,156
General Purpose Funding	55,994	51,126	102,300
Law, Order, Public Safety	176,115	159,838	319,871
Health	120,356	112,182	224,452
Education and Welfare	126,345	94,590	189,270
Housing	60,501	54,126	108,444
Community Amenities	541,027	746,886	1,494,170
Recreation and Culture	771,745	677,370	1,355,416
Transport	1,311,631	1,307,406	2,614,984
Economic Services	140,466	108,336	216,755
Other Property and Services	193,637	36,642	73,458
Total Operating Expenditure	**3,975,697**	**3,776,604**	**7,528,276**
Capital Revenue			
Governance	0	0	0
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	-6,364	-10,000	-10,000
Education and Welfare	0	0	0
Housing	0	0	-600,000
Community Amenities	-8,182	-10,000	-10,000
Recreation and Culture	-29,884	-6,396	-12,792
Transport	-324,804	-555,384	-964,290
Economic Services	0	0	0
Other Property and Services	-200,811	-6,966	-13,942
Total Capital Revenue	-570,045	-588,746	-1,611,024

Shire of Northampton
Schedule Format
2014/2015
Summary

	Ytd Actual 31/12/2014	Ytd Budget 31/12/2014	Annual Budget 30/06/2015
Capital Expenditure			
Governance	8,795	15,000	15,000
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	25,560	30,000	30,000
Education and Welfare	10,727	10,750	10,750
Housing	0	0	600,000
Community Amenities	109,235	91,998	122,000
Recreation and Culture	108,320	55,482	130,978
Transport	974,350	1,202,850	2,405,856
Economic Services	0	0	0
Other Property and Services	556,567	418,620	425,607
Total Capital Expenditure	**1,793,554**	**1,824,700**	**3,740,191**
Profit/Loss Sale of Asset	23,358	8,994	18,000
Net (Profit)/Loss	**-652,063**	**-823,776**	**2,641,467**

Schedule Format
2014/2015
General Purpose Revenue - Schedule 3

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	RATES			
	Operating Revenue			
0263	LEGAL CHARGES - RATES	0	-1,248	-2,500
4033	RATE EQUIVALENT PAYMENTS	0	-8,760	-17,521
0264	LEGAL CHARGES RATES (NO GST)	-7,227	0	0
4501	GENERAL RATES LEVIED	-3,899,827	-3,897,030	-3,899,365
4560	LESS DISCOUNT ALLOWED	134,790	135,000	135,000
4511	PLUS NON PAYMENT PENALTY	-14,367	-12,000	-24,000
4541	BACK RATES	728	0	0
4591	INSTALMENT PENALTY INTRST	-15,516	-7,500	-15,000
4530	EXCESS PAID TO TRUST	0	0	0
4711	PENS. DEF. RATES INTEREST	-1,164	-750	-1,500
4570	LESS RATES WRITTEN OFF	25	0	0
	Total Operating Income	-3,802,558	-3,792,288	-3,824,886
	Operating Expenditure			
4012	RATES SALARIES	30,054	27,930	55,860
4022	SUPERANNUATION	4,601	4,326	8,660
4032	OFFICERS INSURANCE	2,000	996	2,000
4052	PRINTING & STATIONERY RAT	4,656	2,430	4,870
4062	POSTAGE & FREIGHT	1,340	798	1,600
4072	VALUATION EXPENSES	1,675	6,246	12,500
4082	RATES LEGAL EXPENSES	10,487	7,500	15,000
4102	BUILDING MAINT - RATING	347	150	305
4172	ANNUAL & LS LEAVE ACCRUAL	0	0	0
	Total Operating Expenditure	55,160	50,376	100,795
	GENERAL PURPOSE GRANT FUNDING			
	Operating Revenue			
4611	GRANTS COMMISSION	-400,193	-397,698	-795,407
4621	GRANTS COMMISSION (ROADS)	-343,660	-341,400	-682,802
0223	- INSTALMENT FEES	0	0	0
4603	INTEREST ON INVESTMENTS	-15,576	-45,000	-90,000
	Total Operating Income	-759,429	-784,098	-1,568,209
	Operating Expenditure			
4642	ADMIN ALLOC TO GP FUNDING	834	750	1,505

Schedule Format
2014/2015
Governance / Members - Schedule 4

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	GOVERNANCE			
	Operating Income			
0013	CONTRIBUTIONS	-196	-48	-100
	Operating Expenditure			
0012	MEMBERS TRAVELLING	1,544	3,048	6,100
0022	CONFERENCE EXPENSES	21,116	29,630	32,000
0032	ELECTION EXPENSES	0	1,500	3,000
0052	ALLOWANCES	11,000	5,496	11,000
0062	MEMBERS EXPENSES OTHER	4,726	4,098	8,200
0072	REFRESHMENTS & RECEPTIONS	11,861	7,500	15,000
0092	ADMIN ALLOC TO GOVERNANCE	69,587	62,772	125,547
0102	INSURANCE	4,226	2,112	4,225
0112	SUBSCRIPTIONS	25,942	14,400	28,800
0122	PUBLIC RELATIONS	0	0	0
0132	MEETING ATTENDANCE FEES	8,570	9,474	18,950
0142	ASSET DEPRECIATION	158	156	315
0152	COUNCIL CHAMBERS MAINT	939	930	1,890
	Total Operating Expenditure	159,670	141,116	255,027
	ADMINISTRATION			
	Operating Income			
0133	CONTRIBUTIONS	-4,154	-648	-1,300
0153	REBATES AND COMMISSIONS	-8,839	-6,396	-12,800
0233	- OTHER CHARGES	-302	-372	-750
0243	- PHOTOCOPYING	-1,050	-498	-1,000
0253	- INFO SEARCH FEE	-4,410	-4,746	-9,500
	Total Operating Income	-18,755	-12,660	-25,350
0283	PROFIT/LOSS SALE OF ASSET	0	0	0
	Operating Expenditure			
0272	- SALARIES - MUNICIPAL	242,336	232,770	465,550
0282	- LONG SERVICE LEAVE	0	0	0
0302	ADMIN SUPERANNUATION	30,320	31,584	63,170
0312	- INSURANCE	28,895	21,930	43,875
0332	- CONFERENCES & SEMINAR	4,914	4,500	9,000
0342	- TRAINING COSTS	4,280	2,496	5,000
0372	- OFFICE MAINTENANCE	25,571	24,174	48,380
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	16,621	9,996	20,000
0412	COMMUNITY CENSUS	0	0	0

Schedule Format
2014/2015
Governance / Members - Schedule 4

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
0422	- PRINTING & STATIONERY	7,227	6,246	12,500
0432	- TELEPHONE	10,587	11,946	23,900
0442	- ADVERTISING	1,057	2,496	5,000
0452	- OFFICE EQUIPT MTCE	5,993	5,496	11,000
0462	- BANK CHARGES	7,276	6,000	12,000
0482	- POSTAGE & FREIGHT	1,924	2,496	5,000
0492	- OFFICE EXPENSES OTHER	9,440	8,490	17,000
0495	OFFICE SECURITY EXPENSES	712	750	1,500
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	44,996	31,998	64,000
0512	ROUNDING ACCOUNT	-13	0	0
0532	ACCRUED INTEREST ON LOANS	0	0	0
0572	- VEHICLE RUNNING EXP.	9,637	9,000	18,000
0592	- FRINGE BENEFITS TAX	11,627	12,246	24,500
0672	- AUDIT FEES	21,140	13,272	26,550
0692	- LEGAL EXPENSES	10,548	4,998	10,000
0732	ADMIN UNIFORMS	425	1,998	4,000
0762	BAD DEBTS WRITE OFF	0	1,248	2,500
0174	DEPRECIATION	25,725	24,000	48,000
0742	LESS ALLOCATED FROM GOVERNANCE	-521,250	-470,208	-940,425
0942	ADMIN ALLOC TO GENERAL ADMIN	318,223	287,064	574,129
	Total Operating Expenditure	318,210	286,986	574,129
	Capital Income			
0175	PROCEEDS SALE OF ASSETS	0	0	0
	Capital Expenditure			
0134	FURNITURE AND EQUIPMENT	8,795	15,000	15,000
0164	PLANT & EQUIPMENT	0	0	0
0184	PRINCIPAL ON LOANS	0	0	0
	Total Capital Expenditure	8,795	15,000	15,000

Schedule Format
2014/2015
Law, Order and Public Safety - Schedule 5

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	FIRE PREVENTION			
	Operating Revenue			
0583	EMERGENCY SERVICES LEVY	-34,250	-32,496	-65,000
0584	REIMBURSEMENTS	0	0	0
0585	KALBARRI SES EQUIPMENT/BUILDING GRANT	0	0	0
0613	VOLY FIRE CONTRIB - NPTON	0	0	0
0623	REIMBURSMENTS	0	-120	-250
0325	GRANT FUNDS - EQUIPMENT	0	0	0
0673	FIRE INFRINGEMENTS	-455	-246	-500
	Total Operating Revenue	-34,705	-32,862	-65,750
0335	DISPOSAL OF ASSETS	0	0	0
0683	PROFIT/LOSS SALE OF ASSET	0	0	0
	Operating Expenditure			
1042	FIRE INSURANCE	16,625	8,310	16,625
1052	COMM. MTCE AND REPAIRS	2,243	1,758	3,530
1062	FIRE CONTROL EXP. OTHER	8,937	9,498	19,015
1072	AERIAL INSPECTIONS	0	750	1,500
1082	FIRE FIGHTING	832	2,718	5,460
1122	BURN OFF FEE REFUND	0	0	0
1132	ADMIN ALLOC TO FIRE PREVN	9,539	8,604	17,210
1142	KALBARRI SES OPERATIONS	22,875	16,048	32,100
1144	KALBARRI SES EQUIPMENT/BUILDING GRANT	0	0	0
1152	PORT GREGORY FIRE SHED	375	120	245
1154	ISSEKA FIRE SHED	97	96	195
1156	HORROCKS FIRE SHED	195	96	195
1158	BINNU FIRE SHED	49	24	50
1304	ASSET DEPRECIATION	20,653	15,000	30,000
1104	FIRE BRIGADE HQ (RAILWAY STN COSTS TO 12	478	1,368	2,775
	Total Operating Expenditure	82,898	64,390	128,900
	Capital Revenue			
0525	GOVERNMENT GRANTS	0	0	0
	Captial Expenditure			
0338	LAND & BUILDINGS	0	0	0
0334	PLANT & EQUIPMENT	0	0	0
0514	PLANT & EQUIPMENT	0	0	0
	Total Capital Expenditure	0	0	0

Schedule Format
2014/2015
Law, Order and Public Safety - Schedule 5

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	ANIMAL CONTROL			
	Operating Revenue			
0763	- FINES AND PENALTIES	-1,777	-246	-500
0773	- DOG REGISTRATION	-7,388	-4,746	-9,500
0783	- REIMBURSEMENTS/OTHER	0	0	0
0803	- IMPOUNDING FEES	-300	-498	-1,000
0833	MISC GRANTS	0	0	0
	Total Operating Revenue	-9,465	-5,490	-11,000
	Operating Expenditure			
1162	DOG CONTROL EXPENSES	16,574	7,950	15,930
1172	ADMIN ALLOC TO ANIMAL CON	1,824	1,644	3,291
1192	CAT CONTROL EXPENSES	1,694	2,694	5,400
	Total Operating Expenditure	20,092	12,288	24,621
	Capital Expenditure			
1164	DOG POUND CAGES	0	0	0
	OTHER LAW, ORDER AND PULIC SAFETY			
	Operating Revenue			
0843	ILLEGAL CAMPING FINES	-45	-246	-500
0873	PROFIT/LOSS FROM SALE OF ASSET	0	0	0
	Operating Expenditure			
1212	SALARIES (RANGER)	63,612	71,292	142,600
1232	CONTROL EXPENSES OTHER	7,912	4,998	10,000
1242	FLOOD CONTROL EXPENSES - KALBARRI	0	0	0
4122	ABANDONED VEHICLES	463	0	0
4132	LAW & ORDER ASSET DEPRECN	1,139	6,870	13,750
	Total Operating Expenditure	73,125	83,160	166,350

Schedule Format
2014/2015
Education and Welfare - Schedule 6

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	PRE-SCHOOL			
	Operating Revenue			
1043	GRANT - NOCCA BUILDING	0	0	0
1113	NCAA - SUSTAINABILITY FUNDING (MONTHLY) D	-454	-17,496	-35,000
1123	NCCA CCB/CCR REBATE REVENUE (WEEKLY)	-49,619	-15,000	-30,000
1133	NCCA SESSION FEES (WEEKLY)	-31,635	-22,500	-45,000
1143	NCCA MEMBERSHIP REVENUE	-120	-780	-1,560
163	TRANS FROM LEAVE RESERVE	0	0	0
1103	REIMBURSMENTS	0	-246	-500
	Total Operating Revenue	-81,827	-56,022	-112,060
	Operating Expenditure			
1312	NCCA - BUILDING RELATED EXPENSES	8,577	10,602	21,240
1322	NCCA OPERATING EXPENDITURE (PAYROLL/SUPE	77,905	55,776	111,560
1314	YOUTH PROGAM	0	996	2,000
1412	ASSET DEPRECIATION	5,790	3,096	6,200
3202	KALBARRI CHILD CARE CENTRE	2,347	2,862	5,740
	Total Operating Expenditure	94,620	73,332	146,740
	Capital Expenditure			
1316	LAND & BUILDINGS	10,727	10,750	10,750
	WELFARE			
	Operating Revenue			
0853	AGED UNITS RENTAL INCOME	-26,236	-25,998	-52,000
	Operating Expenditure			
2362	AGED HOUSING MAINT	31,726	21,258	42,530

Schedule Format
2014/2015
Health - Schedule 7

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	PREVENTATIVE SERVICES			
	Operating Revenue			
1673	- FOOD VENDORS	-420	-300	-600
1763	CONTRIBUTIONS	-1,530	-15,000	-30,000
	Total Operating Revenue	-1,950	-15,300	-30,600
1764	PROFIT/LOSS ON SALE ASSET	0	0	0
	Operating Expenditure			
2012	SALARIES	60,691	55,650	111,300
2022	HEALTH SUPERANNUATION	9,927	8,616	17,240
2032	ACCRUED ANNUAL & LS LEAVE	0	0	0
2042	CONTROL EXPENSES OTHER	18,348	12,522	25,060
2052	VEHICLE RUNNING EXPENSES	6,808	7,896	15,800
2082	HEALTH BUILDING MAINT	137	66	140
2102	ADMIN ALLOC TO HEALTH	4,222	3,804	7,617
	Total Operating Expenditure	100,133	88,554	177,157
	Capital Revenue			
1375	PROCEEDS SALE OF ASSET	-6,364	-10,000	-10,000
1396	GOVERNMENT GRANTS	0	0	0
	Total Capital Revenue	-6,364	-10,000	-10,000
	Capital Expenditure			
1324	PLANT AND EQUIPMENT - HLT	25,560	30,000	30,000
	OTHER HEALTH			
	Operating Revenue			
2023	LEASE - KALBARRI SURGERY	0	0	0
2033	RENTAL LOT 43 BATEMAN STREET (DC	0	0	0
2043	REIMBURSMENTS - OTHER	-1,997	-996	-2,000
2093	RENT LOT 14 CALLION WAY	0	0	0
	Total Operating Revenue	-1,997	-996	-2,000
	Operating Expenditure			
2312	DOCTOR SURGERY - KALBARRI	1,631	1,170	2,350
2342	DOCTORS SURGERY - NORTHAMPTON	1,968	6,708	13,445
2382	ASSET DEPRECIATION	16,624	15,750	31,500

Schedule Format
2014/2015
Health - Schedule 7

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Total Operating Expenditure	20,223	23,628	47,295
1385	DISPOSAL OF ASSETS (P/L)	10,216	246	500
	Capital Revenue			
2083	LAND SALES RESERVE	0	0	0
	Capital Expenditure			
0834	LAND & BUILDINGS	0	0	0
1644	FURNITURE AND EQUIPMENT	0	0	0
	Total Capital Expenditure	0		0

Schedule Format
2014/2015
Housing - Schedule 9

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	STAFF HOUSING			
	Operating Revenue			
2833	CONTRIBUTIONS	0	0	0
2843	RESIDENTIAL RENTAL	-7,034	-6,834	-13,676
2853	CHARGES - STAFF RENTALS	0	0	0
	Total Operating Revenue	-7,034	-6,834	-13,676
2873	PROFIT/LOSS ON SALE ASSET	0	0	0
	Operating Expenditure			
3162	- LOT 71 MITCHELL	0	0	0
3172	- OVAL RESIDENCE	6,417	1,668	3,350
3192	- LOT 10 ESSEX	0	0	0
3212	- LOT 454 FITZGERALD	5,897	4,464	8,950
3222	ASSET DEPRECIATION	21,337	18,996	38,000
3232	- LOT 43 BATEMAN ST	4,459	3,594	7,200
3242	LOT 42 BATEMAN STREET	2,013	3,636	7,310
3252	ADMIN ALLOC TO STAFF HOUS	3,023	2,724	5,454
3282	605 SALAMIT PLACE	4,223	6,240	12,500
	Total Operating Expenditure	47,369	41,322	82,764
	Capital Revenue			
2425	LOAN FUND PROCEEDS	0	0	-600,000
	Capital Expenditure			
2494	LAND & BUILDINGS - STAFF HOUSINC	0	0	600,000
	HOUSING OTHER			
	Operating Revenue			
3013	RENT LOT 11 HAMPTON ROAD	0	0	0
3003	REIMBURSMENTS - HOUSING OTHER	-1,084	-2,748	-5,500
	Operating Expenditure			
3442	RESIDENCE - LOT 6 ROBINSON ST	1,627	2,454	4,925
3452	LOT 11 HAMPTON ROAD	3,260	1,500	3,000
3482	LOT 74 SEVENTH AVENUE	5,286	4,140	8,305
3492	14 CALLION WAY KALBARRI - DOCTO	2,959	4,710	9,450
	Total Operating Expenditure	13,132	12,804	25,680
	Capital Revenue			
2455	LAND SALES RESERVE	0	0	0

Schedule Format
2014/2015
Housing - Schedule 9

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Capital Expenditure			
3034	43 BATEMAN STREET	0	0	0

Schedule Format
2014/2015
Community Amenities - Schedule 10

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	SANITATION - HOUSEHOLD			
	Operating Revenue			
3253	- KALBARRI RESIDENTIAL	-366,103	-364,650	-364,650
3263	- OTHER RESIDENTIAL	-218,316	-217,140	-217,140
3273	- 240 LITRE CARTS	-1,756	-1,500	-3,000
	Total Operating Revenue	-586,175	-583,290	-584,790
	Operating Expenditure			
3812	DOMESTIC REFUSE COLLECT.	55,242	197,496	395,000
3826	DEPRECIATION - REFUSE SITES	1,083	2,400	4,800
3832	PURCHASE OF 240L CARTS	0	1,500	3,000
3854	NORTHAMPTON REFUSE SITE	71,482	89,892	179,800
3856	KALBARRI REFUSE SITE MAINTENANCE	61,389	103,458	206,945
3858	BINNU REFUSE SITE MAINTENANCE	3,100	7,050	14,100
3860	PORT GREGORY REFUSE SITE MAINTENANCE	6,511	13,098	26,200
3861	LUCKY BAY REFUSE COLLECTION	4,071	10,500	21,000
3888	ACCRUED INTEREST ON LOANS	0	0	0
3890	INTEREST ON LOANS	0	0	0
3892	ADMIN ALLOC TO SANITATION	2,398	2,160	4,326
	Total Operating Expenditure	205,275	427,554	855,171
	Capital Expenditure			
3304	REFUSE - FURNITURE & EQUIP	0	0	0
	SANITATION - OTHER			
	Operating Revenue			
3323	REFUSE SITE FEES -OTHER	-8,317	-17,496	-35,000
3343	- INDUSTRIAL	-108,675	-114,180	-114,180
3353	- COMMERCIAL	-9,004	-4,374	-8,750
3373	- CARAVAN PARKS	0	0	0
3383	INDUSTRIAL REFUSE COLLECTION - GST	-27,720	-27,720	-27,720
3403	REIMBURSEMENT- WHARF BINS (GST)	-2,438	0	0
3405	REIMBURSMENTS - DRUMMUSTER	0	-2,250	-4,500
	Total Operating Revenue	-156,154	-166,020	-190,150
	Operating Expenditure			
3722	IND/COMM REFUSE COLLECT	0	0	0
3772	STREET REFUSE COLLECT/LITTER	49,457	53,244	106,500
3774	DRUM MUSTER	794	2,250	4,500
	Total Operating Expenditure	50,251	55,494	111,000

Schedule Format
2014/2015
Community Amenities - Schedule 10

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Capital Expenditure			
3335	REFUSE SITE CAPITAL	0	0	0
3336	PRINCIPAL ON LOANS	0	0	0
	Total Capital Expenditure	0	0	0
	SANITATION - SEWERAGE			
	Operating Revenue			
3543	CHARGES - SEPTIC TANKS	-236	-348	-700
3553	SEPTIC TANK INSPECTIONS	-215	-348	-700
	Total Operating Revenue	-451	-696	-1,400
	TOWN PLANNING AND REGIONAL DEVELOPMENT			
	Operating Revenue			
3743	PLANNING FEES	-13,003	-15,000	-30,000
3823	REIMBURSE (ADVERTISING/PLANNING COMMIS	0	-72	-150
3833	REIMBURSEMENTS	0	0	0
	Total Operating Revenue	-13,003	-15,072	-30,150
3935	P/L ON SALE OF ASSET	13,142	1,998	4,000
	Operating Expenditure			
4202	SALARIES	46,386	49,296	98,600
4212	SUPERANNUATION-PLANNING	4,959	4,680	9,370
4232	PRINTING & STATIONERY	0	120	250
4242	ADVERTISING	447	750	1,500
4252	INSURANCE	2,057	2,532	5,070
4262	CONFERENCE EXPENSES	0	996	2,000
4272	VEHICLE OPERATING COSTS	1,504	2,496	5,000
4282	CONSULTANTS EXPENSES	0	0	0
4302	LEGAL EXPENSES	0	996	2,000
4322	NORTHAMPTON TOWNSCAPE	0	0	0
4342	HORROCKS TOWNSCAPE	0	0	0
4372	TOWN PLAN SCHEME EXPENSES	90,483	66,960	133,927
4382	CONTROL EXPENSES	3,981	4,020	8,050
4402	ASSET DEPRECIATION	2,075	3,000	6,000
4472	TP - ACCRUED LS LEAVE	0	0	0
4482	TP ACCRUED ANNUAL LEAVE	0	0	0
4852	PLANNING BUILDING MAINT	170	84	170
4862	FRINGE BENEFITS TAX PLANN	5,232	4,746	9,500
4872	ADMIN ALLOC TO TOWN PLAN	3,701	3,336	6,677

Schedule Format
2014/2015
Community Amenities - Schedule 10

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Total Operating Expenditure	160,995	144,012	288,114
	Capital Revenue			
3905	PROCEEDS OF ASSETS	-8,182	-10,000	-10,000
7480	TOWN PLANNING SCHEME RESERVE TO MUNI	0	0	0
	Total Capital Revenue	-8,182	-10,000	-10,000
	Capital Expenditure			
4014	PLANT & EQUIPMENT	31,601	42,000	42,000
	OTHER COMMUNITY AMENITIES			
	Operating Revenue			
3802	LAND SALES RESERVE	0	0	0
3853	CHARGES - CEMETERY FEES	-1,150	-1,500	-3,000
3863	REIMBURSEMENTS	-1,106	-996	-2,000
3883	FUNERAL DIRECTORS LICENSE	-200	-96	-200
3893	BUS HIRE	-421	-846	-1,700
	Total Operating Revenue	-2,877	-3,438	-6,900
	Operating Expenditure			
4422	NORTHAMPTON CEMETERY MAIN	11,985	9,408	18,830
4432	ASSET DEPRECIATION	478	498	1,000
4442	TOWN PARK TOILETS	9,273	5,916	11,840
4452	ASSET DEPRECIATION	10,515	10,998	22,000
4462	KALBARRI CEMETERY MAINT	11,204	12,516	25,050
4572	KINGS PARK TOILETS	8,356	8,460	16,935
4582	LIONS PARK TOILETS NPTON	8,756	8,706	17,435
4592	SALLY'S TREE TOILETS	7,891	7,932	15,890
4652	JETTY TOILETS -KALBARRI	6,039	4,968	9,950
4732	HORROCKS TOILETS/CHGROOMS	14,178	16,320	32,655
4752	PORT GREGORY TOILET BLOCK	11,997	10,272	20,560
4802	CHINAMANS TOILET BLOCK	6,264	8,394	16,820
4807	BINNU TOILETS	10,840	9,246	18,520
4812	RED BLUFF TOILET BLOCK	4,346	4,692	9,400
4766	PROFIT/LOSS SALE OF ASSET	0	0	0
4842	COMMUNITY BUS	2,386	1,500	3,000
	Total Operating Expenditure	124,506	119,826	239,885
	Capital Expenditure			
3324	KALBARRI CEMETERY DEVELOPMENT	6,524	19,998	20,000
3344	PUBLIC AMENITIES	71,110	30,000	60,000

Schedule Format
2014/2015
Community Amenities - Schedule 10

	YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
Total Capital Expenditure	77,634	49,998	80,000

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	PUBLIC HALLS			
	Operating Revenue			
4043	REIMBURSEMENTS	-3,850	-4,998	-10,000
4053	CHARGES - HALL HIRE	-530	-498	-1,000
4063	ALLEN COMM. CENTRE	-1,478	-498	-1,000
	Total Operating Revenue	-5,858	-5,994	-12,000
	Operating Expenditure			
4672	- PORT GREGORY HALL	4,838	3,534	7,090
4682	- ALMA HALL	758	630	1,260
4692	- BINNU HALL	5,162	5,058	10,140
4702	- RSL HALL	8,301	9,756	19,555
4704	OGILVIE HALL/SCHOOL	0	0	0
4712	- AJANA HALL	4,013	3,126	6,280
4772	- ALLEN COMM. CENTRE	30,851	27,786	55,590
4782	- HORROCKS COMM. CENTRE	10,646	10,314	20,640
4792	ASSET DEPRECIATION	48,540	31,500	63,000
4832	ADMIN ALLOC TO HALLS	626	564	1,129
3534	DEPRECIATION	0	0	0
	Total Operating Expenditure	113,735	92,268	184,684
	Capital Expenditure			
3515	BINNU HALL	0		0
	SWIMMING AREAS AND BEACHES			
	Operating Revenue			
3973	CONTRIBUTIONS	-3,023	-2,748	-5,500
3975	CONTRIBUTIONS/DONATIONS	0	0	0
3976	TRUST BOND CONTRIBUTION - CAPITAL HILL/I	0	0	0
4293	KALBARRI JETTY BERTH FEES	0	0	0
4303	RESERVE LEASES - KALBARRI FORESHORE	-4,630	-3,114	-6,230
	Total Operating Revenue	-7,652	-5,862	-11,730
	Operating Expenditure			
3982	ASSET DEPRECIATION	23,449	19,998	40,000
4952	- KALBARRI F/SHORE RES.	56,488	56,082	112,190
4972	- HORROCKS F/SHORE RES.	24,101	38,850	77,730
5012	- PORT GREGORY F/SHORE	2,554	1,530	3,070
5042	ENVIROFUND GRANTS - HUTT RIVER	0	0	0
6742	- HORROCKS FORESHORE	240	0	0

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Total Operating Expenditure	106,832	116,460	232,990
	Capital Income			
4513	KALBARRI TOURISM SPECIFIED RATE RESERVE	0	0	0
4523	GRANTS	0	0	0
4526	LAND SALES RESERVE	0	0	0
	Total Capital Income	0	0	0
	Capital Expenditure			
3664	FORESHORE INFRASTRUCTURE	11,757	11,100	22,200
3669	LITTLE BAY REDEVELOPMENT	0	0	0
3670	HORROCKS FORESHORE SEAWALL	0	0	0
3674	KALBARRI BOAT RAMP UPGRADE	0	0	0
3684	HORROCKS JETTY	0	0	0
4527	LITTLE BAY REDEVELOPMENT GRANT	0	0	0
3672	ZUYTDORP MEMORIAL	0	0	0
	Total Capital Expenditure	11,757	11,100	22,200
	OTHER RECREATION AND SPORT			
	Operating Revenue			
4333	- EDUCATION DEPT - OVAL	-2,697	-1,344	-2,690
4423	LEASES & RENTALS	-2,615	-1,302	-2,615
4433	INTEREST REMBURSEMENT	-907	-858	-1,727
4453	REIMBURSEMENTS- REC. CTRE	0	-3,996	-8,000
4455	TRUST BOND CONTRIBUTION - CAPITAL HILL	0	0	0
	Total Operating Revenue	-6,219	-7,500	-15,032
4393	PROFIT/LOSS ON SALE	0	0	0
	Operating Expenditure			
4962	- KALBARRI OVAL RESERVE	10,659	16,554	33,140
4969	KALBARRI SKATE PARK	5,138	246	500
4982	- HORROCKS OVAL RESERVE	1,553	1,698	3,425
4992	- PARKS, RES, GARDENS GEN	92,828	83,544	167,122
4998	PARKS & GARDENS - PORT GREGORY	880	1,374	2,750
5002	ADMIN ALLOC TO OTHER REC	9,643	8,694	17,398
5022	- LIONS PARK	1,374	1,368	2,770
5032	- BI-CENTENIAL PARK	1,976	6,816	13,650
5072	NORTHAMPTON COMMUNITY CENTRE	36,566	33,108	66,240
5082	- KALBARRI REC CENTRE	4,327	5,046	10,120
5092	- HORROCKS REC CENTRE	4,670	1,116	2,240
5102	INTEREST ON LOANS	3,467	3,306	6,617

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
5112	NORTHAMTPON BOWLING CLUB	0	0	0
5115	KALBARRI GOLF & BOWLING CLUB	0	0	0
5122	- NORTHAMPTON REC OVAL	47,335	39,684	79,395
5142	EXHIBITION HALL NPTN OVAL	0	0	0
5162	BINNU RECREATION AREA	0	0	0
5169	NORTHAMPTON GOLF CLUBHOUSE	0	0	0
5172	ASSET DEPRECIATION	165,100	129,996	260,000
5192	REC - ACCRUED ANNUAL LEAV	0	0	0
5212	ACCRUED INTEREST ON LOANS	0	0	0
	Total Operating Expenditure	385,516	332,550	665,367
	Capital Revenue			
3775	SS LOAN - BOWL CLUBS	-2,852	-2,898	-5,792
3777	LAND SALES RESERVE	0	0	0
4383	CONTRIBUTIONS	-7,000	-3,498	-7,000
4473	GRANTS	-20,032	0	0
	Total Capital Revenue	-29,884	-6,396	-12,792
	Capital Expenditure			
3624	PRINCIPAL ON LOANS	14,105	14,262	28,528
3654	SKATE PARK CONSTRUCTION	0	0	0
3714	LAND & BUILDING	35,464	0	20,000
3715	FURNITURE & EQUIPMENT	0	0	0
3716	PARKS & OVALS INFRASTRUCTURE	46,994	30,120	60,250
3734	PLANT & EQUIPMENT	0	0	0
	Total Capital Expenditure	96,563	44,382	108,778
	TELEVISION AND RADIO REBROADCASTING			
	Operating Expenditure			
5232	T.V. RECEIVER STATION	0	0	0
5242	ASSET DEPRECIATION	0	0	0
	Total Operating Expenditure	0	0	0
	LIBRARIES			
	Operating Revenue			
4613	CHARGES - LOST BOOKS	0	-24	-50
4623	REIMBURSEMENTS	-275	-48	-100
4653	INTERNET ACCESS FEE - KALBARRI	-312	-348	-700
	Total Operating Revenue	-588	-420	-850

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Operating Expenditure			
5312	SALARIES	20,775	17,838	35,680
5322	LIBRARY SUPERANNUATION	1,687	1,692	3,390
5332	LIBRARY OPERATING OTHER	2,176	2,196	4,400
5334	LIBRARY INTERNET SEVICE	1,011	1,116	2,250
5342	LIBRARY BUILDING MTCE	1,399	570	1,150
5352	ACCRUED ANNUAL LEAVE	0	0	0
5372	ASSET DEPRECIATION	0	0	0
5402	ADMIN ALLOC TO LIBRARIES	47,382	42,738	85,485
	Total Operating Expenditure	74,430	66,150	132,355
	OTHER CULTURE			
	Operating Revenue			
4703	150 YEAR CELEBRATIONS - REVENUE (INC BRI(	-1,677	-162	-330
4713	MOONIEMIA CENTRE REIMB	0	0	0
4763	GRANT - HERITAGE ADVISORY SERVICE	-1,506	-1,800	-3,600
4773	CHARGES - OLD POLICE STN	0	-498	-1,000
4793	GOVERNMENT GRANTS	-1,200	0	0
	Total Operating Revenue	-4,383	-2,460	-4,930
	Operating Expenditure			
1712	NORTHAMPTON NEWS BUILDING	1,361	2,844	5,700
5512	OLD RAILWAY STATION	1,039	534	1,090
5522	OLD POLICE STATION	2,253	2,190	4,400
5532	CHIVERTON HOUSE	4,231	6,900	13,820
5542	MOONIEMIA CENTRE	347	1,494	3,000
5552	KALBARRI ART & CRAFT CNTR	8,414	4,248	8,510
5572	HIST PROJECTS/HERITAGE SITES	6,103	4,500	9,000
5582	OLD ROADS BOARD BUILDING	29,494	38,088	76,200
5592	LYNTON HISTORICAL SITE	1,526	870	1,750
5622	DONATIONS BY COUNCIL	0	0	0
5652	ASSET DEP'N CULTURE	22,659	3,174	6,350
5662	150 YEAR CELEBRATIONS - BRICKS EXPENDITU	0	0	0
5672	NORTHAMPTON 150TH CELEBRATION	13,805	5,100	10,200
	Total Operating Expenditure	91,232	69,942	140,020

Schedule Format
2014/2015
Transport - Schedule 12

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	CONSTRUCTION OF ROADS, BRIDGES AND DEPOTS			
	Capital Expenditure			
5030	REGIONAL ROAD GROUP	0	149,856	299,745
5060	- MUNICIPAL FUND	139,609	184,632	369,291
5090	FOOTPATH CONSTRUCTION	2,174	58,428	116,878
5150	BLACKSPOT PROJECTS	4,141	0	0
5180	CAR PARKS CONSTRUCTION	0	0	0
5210	ROADS TO RECOVERY	387,404	274,824	549,670
5214	ROYALTIES FOR REGIONS (BATEMAN S	0	0	0
5215	ROYALTIES 4 REGIONS WORKS	117,457	163,260	326,535
5224	PRINCIPAL ON LOANS	43,710	44,364	88,737
	Total Capital Expenditure	694,495	875,364	1,750,856
	Capital Revenue			
5205	ROADS TO RECOVERY FUNDING	0	-160,332	-320,675
5206	FOOTPATH FUNDING	0	-24,996	-50,000
5208	LAND SALES RESERVE	0	0	0
5207	BLACKSPOT FUNDING	-51,804	0	0
5209	ROYALTIES FOR REGIONS - OGILVIE EA	-270,000	-270,000	-270,000
5481	.- REGIONAL ROAD GROUP FUNDING	0	-98,556	-197,115
5483	ROYALTIES 4 REGIONS (BATEMAN ST)	0	0	0
7485	ROADWORK RESERVE TFR TO MUNI	0	0	0
5561	CONTRIBUTIONS	-1,800	0	0
	Total Capital Revenue	-323,604	-553,884	-837,790
	MAINTENANCE OF ROADS, BRIDGES AND DEPOTS			
	Operating Expenditure			
5982	ADMIN ALLOC TO ROAD MAINT	14,439	13,020	26,050
5992	INTEREST ON LOANS - TPT	16,365	15,558	31,118
6002	ACCRUED INTEREST ON LOANS	0	0	0
6262	APB DEPOT	0	810	1,630
5850	- MUNICIPAL FUND RDWKS	659,514	705,504	1,411,034
5860	ROMANS DATA COLLECTION	6,343	3,174	6,350
5910	KALBARRI DEPOT MAINT.	9,395	7,644	15,320
5920	CROSSOVERS	2,000	996	2,000
5930	NORTHAMPTON DEPOT MAINT	12,584	14,094	28,225
5950	HORROCKS DEPOT MAINT.	144	144	300
5960	LIGHTING OF STREETS	56,465	67,500	135,000
5980	DIRECTIONAL ADVERT SIGNS	0	0	0
5990	ASSET DEPRECIATION	128,058	107,496	215,000
6000	ACCRUED LONG SERVICE LEAV	0	0	0
6010	TSPT ACCRUED ANNUAL LEAVE	0	0	0

Schedule Format
2014/2015
Transport - Schedule 12

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
3994	DEPRECIATION	458,922	424,998	850,000
	Total Operating Expenditure	1,364,227	1,360,938	2,722,027
	Operating Revenue			
6281	- MRD MAINTENANCE	-125,091	-137,600	-137,600
6351	DIRECTIONAL ADVERT SIGNS	-390	0	0
	Total Operating Revenue	-125,481	-137,600	-137,600
	ROAD PLANT PURCHASES			
	Operating Revenue			
4265	CONTRIBUTIONS	0	0	0
	Total Operating Revenue	0	0	0
4405	PROFIT/LOSS ON SALE ASSET	0	6,750	13,500
	Operating Expenditure			
3610	LESS PLANT DEPN WRITTEN BACK	-96,462	-92,082	-184,175
	Capital Revenue			
4275	PROCEEDS SALE OF ASSETS	-1,200	-1,500	-1,500
4315	- MACHINERY (DISPOSAL OF ASSET)	-20,000	-125,000	-125,000
4345	LOAN PROCEEDS	0	0	0
	Total Capital Revenue	-21,200	-126,500	-126,500
4285	- UTILITIES (PROFIT/LOSS SALE OF AS	0	0	0
	Capital Expenditure			
4034	LAND & BUILDINGS	21,835	3,996	8,000
4214	ROAD PLANT/MACHINERY	127,500	257,496	515,000
4224	UTILITIES (VEHICLES)	67,043	31,248	62,500
4254	OTHER EQUIPMENT	63,477	34,746	69,500
	Total Capital Expenditure	279,855	327,486	655,000
	AERODROMES			
	Operating Revenue			
5113	CHARGES - LANDING FEES	-1,713	-1,386	-2,780

Schedule Format
2014/2015
Transport - Schedule 12

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
5133	HANGAR SITE LEASE	-563	-456	-915
5183	CITY OF GN/GRN - OPERATING CONTF	0	0	0
	Total Operating Revenue	-2,276	-1,842	-3,695
	Operating Expenditure			
5902	ADMIN ALLOCATED TO AERODROMES	9,122	8,226	16,457
5912	ASSET DEPRECIATION	11,523	11,496	23,000
5932	KALBARRI AIRPORT MTCE	20,725	17,280	34,575
5935	OLD KALBARRI AIRPORT	2,496	1,548	3,100
	Total Operating Expenditure	43,865	38,550	77,132
	Capital Revenue			
5163	Airport Reserve	0	0	0

Schedule Format
2014/2015
Economic Services - Schedule 13

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	TOURISM AND AREA PROMOTION			
	Operating Revenue			
5543	CONTRIBUTIONS	0	0	0
5563	LEASES/RENTALS	-47,545	-23,772	-47,545
5573	CARAVAN PARK LICENCES	-4,487	-2,196	-4,400
5583	REIMBURSEMENTS	-3,000	-6,000	-12,000
5593	KAL TOURISM SPEC RATE	-30,101	-30,000	-30,000
	Total Operating Revenue	-85,134	-61,968	-93,945
	Operating Expenditure			
6322	CARAVAN PARKS/CAMPING GDS	0	0	0
6362	HERITAGE - RAILWAY CARRIAGE	957	444	900
6372	TOURISM & PROMOTION GENERAL	68,775	42,498	85,000
6382	AREA PROMOTION	0	0	0
6392	ASSET DEPRECIATION	888	300	600
	Total Operating Expenditure	70,620	43,242	86,500
	BUILDING CONTROL			
	Operating Revenue			
5653	- BUILDING PERMITS	-11,449	-9,996	-20,000
5673	S/POOL INSPECTION FEES	-3,413	-2,496	-5,000
5713	BUILDING REIMBURSEMENTS	0	-300	-600
5733	DEMOLITION FEES	0	-48	-100
	Total Operating Revenue	-14,862	-12,840	-25,700
	Operating Expenditure			
6412	SALARIES	36,405	34,506	69,020
6422	BUILDING SUPERANNUATION	5,123	5,346	10,700
6432	VEHICLE RUNNING EXPENSES	1,871	2,496	5,000
6442	CONTROL EXPENSES OTHER	13,491	11,640	23,300
6452	ACCRUED LONG SERVICE LVE	0	0	0
6462	ACCRUED ANNUAL LEAVE	0	0	0
6472	BUILD CONTROL BUILD MAIN	137	66	140
6492	ASSET DEPN -ECON SERV BUI	104	96	200
5195	DISPOSAL OF ASSET	0	0	0
6512	ADMIN ALLOC TO BUILD CONT	5,734	5,172	10,345
	Total Operating Expenditure	62,864	59,322	118,705
	Capital Expenditure			
5124	PLANT AND EQUIPMENT	0	0	0

Schedule Format
2014/2015
Economic Services - Schedule 13

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	OTHER ECONOMIC SERVICES			
	Operating Revenue			
5933	REIMBURSMENTS	-694	-1,296	-2,600
5943	GRANT - LIVING COMMUNITIES PROGRA	0	0	0
5993	PT GREGORY SPEC AREA RATE	-11,550	-11,550	-11,550
	Total Operating Revenue	-12,244	-12,846	-14,150
	Operating Expenditure			
6752	- PORT GREGORY	5,721	5,772	11,550
6812	KITSON CIRCUIT LIA INDUSTRIAL UNITS M	1,260	0	0
	Total Operating Expenditure	6,981	5,772	11,550

Schedule Format
2014/2015
Other Property and Services - Schedule 14

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	PRIVATE WORKS			
	Operating Revenue			
6153	- PLANT HIRE	-7,541	-15,000	-30,000
	Operating Expenditure			
6912	PRIVATE WORKS - SCH 14	2,839	13,308	26,635
	OTHER PROPERTY AND SERVICES			
	Operating Revenue			
6590	SELF SUPPORTING LOAN INTEREST REIMBURSEMEI	-13,110	-12,906	-25,823
5613	CONTRIB - COTTAGE SURVEYS	0	-25,248	-50,500
	Total Operating Revenue	-13,110	-38,154	-76,323
7025	PROFIT / LOSS ON SALE	0	0	0
	Operating Expenditure			
6659	INTEREST ON LOANS - CEO HOUSE (SELF SUPPORT)	13,110	12,906	25,823
6768	HALF WAY BAY COTTAGES	4,052	10,500	21,000
7065	PROFIT LOSS LAND HELD FOR RESALE VALUE	0	0	0
	Total Operating Expenditure	17,162	23,406	46,823
	Capital Revenue			
6591	SELF SUPPORTING LOAN - REIMB CEO PRINCIPAL	-6,799	-6,966	-13,942
6654	LOAN FUND PROCEEDS - SELF SUPPORTING LOAN	0	0	0
7015	PROCEED FROM SALE ASSET	-188,291	0	0
7045	NORTHAMPTON LIA (EX MWDC GRANT ETC)	-5,720	0	0
7490	NORTHAMPTON INDUSTRIAL UNITS TFR TO MUNI	0	0	0
7500	LAND DEVELOPMENT RESERVE TRANSFER TO MUN	0	0	0
	Total Capital Revenue	-200,811	-6,966	-13,942
	Capital Expenditure			
7035	SALE / DISPOSAL ACCOUNT	135,000	0	0
6574	SUBDIVISIONS	0	0	0
6758	NORTHAMPTON INDUSTRIAL UNITS	431,299	411,654	411,665
6592	PRINCIPAL ON LOANS - CEO HOUSE (SELF SUPPORT	6,799	6,966	13,942
6664	LOAN PAYMENT	0	0	0
	Total Capital Expenditure	573,098	418,620	425,607
	PUBLIC WORKS OVERHEADS			

Schedule Format
2014/2015
Other Property and Services - Schedule 14

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Operating Expenditure			
7112	ENGINEERING SALARIES	63,982	59,406	118,820
7122	ENGINEERING BUILD MAINT	137	66	140
7132	ENG. OFFICE & OTHER EXP.	8,922	6,528	13,070
7142	VEHICLE RUNNING EXPENSES	5,048	5,496	11,000
7152	SUPERANNUATION OF WORKMEN	116,143	106,962	213,931
7162	SICK AND HOLIDAY PAY	98,383	99,996	200,000
7172	INSURANCE ON WORKS	70,215	35,106	70,220
7182	LONG SERVICE LEAVE	15,514	0	0
7192	PROTECTIVE CLOTHING	12,700	10,500	21,000
7202	PUBLIC LIABILITY INSURANC	0	0	0
7222	ACCRUED ANNUAL LEAVE	0	0	0
7232	ADMIN ALLOC TO PWOH	16,002	14,430	28,871
7242	STAFF TRAINING	13,387	7,428	14,875
7252	ALLOWANCES	1,379	8,238	16,485
7282	FRINGE BENEFIT TAX	7,364	7,248	14,500
7302	LESS ALLOC. TO WKS & SRVS	-403,231	-361,452	-722,912
	Total Operating Expenditure	25,946	-48	0
	PLANT OPERATION			
	Operating Revenue			
6423	CONTRIBUTIONS	-20,837	-4,998	-10,000
6433	INSURANCE CLAIMS - VEHICLES	0	-2,496	-5,000
6443	DIESEL FUEL REBATE	-29,180	-19,998	-40,000
	Total Operating Revenue	-50,017	-27,492	-55,000
	Operating Expenditure			
7312	FUELS AND OILS	144,265	150,000	300,000
7322	TYRES AND TUBES	18,641	19,998	40,000
7332	PARTS AND REPAIRS	105,140	99,996	200,000
7342	REPAIR WAGES	54,224	47,682	95,380
7352	INSURANCE AND LICENSES	35,026	21,996	44,000
7362	EXPENDABLE TOOLS/STORES	12,240	7,746	15,500
7382	ADMIN ALLOC TO PLANT OP'N	4,952	4,464	8,934
7502	LESS ALLOC. TO WKS & SRVS	-288,010	-351,906	-703,814
	Total Operating Expenditure	86,478	-24	0
	MATERIALS			
	Capital Expenditure			
6620	MATERIALS PURCHASED	138,669	0	0
6630	STOCK RECEIVED CONTROL	-16,399	0	0

Schedule Format
2014/2015
Other Property and Services - Schedule 14

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
6750	LESS MATERIALS ALLOCATED	-138,802	0	0
	Total Capital Expenditure	-16,532	0	0
	SALARIES AND WAGES			
	Operating Revenue			
6941	REIMB. - WORKERS COMPENS.	-13,046	-4,998	-10,000
	Operating Expenditure			
6810	GROSS SALARIES FOR YEAR	613,638	526,152	1,052,310
6820	GROSS WAGES FOR YEAR	815,713	727,896	1,455,797
6830	WORKERS COMPENSATION	21,244	0	0
6890	SALARIES ALLOC FRM SCH 20	-612,067	-526,152	-1,052,310
6900	WAGES ALLOC FRM SCH 20	-777,316	-727,896	-1,455,797
	Total Operating Expenditure	61,212	0	0

Schedule Format
2014/2015
Funds Transfers/Reserve Funds

RESERVE TRANSFERS

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	Schedule 15 Reserves			
7120	TFR TO ROADWORKS GENERAL	490	0	0
7130	TFR TO KALBARRI AERODROME RES	35	0	0
7140	TFR TO PLANT RESERVE	60	0	0
7150	TOWNSCAPE CARPARK RES TFR	0	0	0
7160	TFR TO SPORT & RECREATION RESERVE	60	0	0
7170	TFR TO KALB - AGED PERSONS ACCOM	3,075	0	0
7190	LAND SALES ACCOUNT	0	0	0
7210	TFR TO COMPUTER & OFFICE EQUIP	325	0	0
7220	TFR TO BUILDING - HOUSING	600	0	0
7240	TFR TO LEAVE RESERVE	890	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	925	0	0
7280	TFR TO FOOTPATH RESERVE	0	0	0
7290	TFR TO NPTON AGED ACCOM RESERVE	1,200	0	0
7300	TFR TO TPS REVIEW RESERVE	95	0	0
7301	TFR TO KALBARRI SPECIFIFED AREA RATE	110	0	0
7303	TFR TO POS DEVEOPMENT KALBARRI	0	0	0
7305	TFR TO NORTHAMPTON INDUSTRIAL UNITS RE	0	0	0
7325	TFR TO 150TH ANNIVERSARY - NORTHAMPTO	0	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	-3,080	0	0
7435	TFR FROM INDUSTRIAL UNIT RESERVE	0	0	0
7445	TFR FROM TOWN PLANNING RESERVE	0	0	0
	Net Transfers to Reserve	4,785	0	0
	Schedule 23 Reserves			
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
2014/2015
Funds Transfers/Reserve Funds

RESERVE TRANSFERS

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
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
2014/2015
Trust Funds

TRUST FUND

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
	EXPENSES			
8260	RETENTIONS	79,145	0	0
8280	HOUSING BONDS	0	0	0
8300	NORTHAMPTON CEMETERY FUNDS	0	0	0
8320	TAXATION INSTALMENTS	0	0	0
8330	MISCELLANEOUS GOVT GRANT	0	0	0
8340	KALBARRI YAC FUNDS	0	0	0
8350	KALBARRI AIRPORT SECURITY	0	0	0
8360	HOSPITAL BENEFIT FUND	0	0	0
8380	GALENA DONATIONS	431	0	0
8390	SALE OF LAND - OUTSTANDING RATES	0	0	0
8400	CEMETERY PURCHASES	0	0	0
8420	COMMUNITY BUS BOND	0	0	0
8422	WILA GUTHARRA	0	0	0
8430	RATES REFUNDED	0	0	0
8440	UNCLAIMED MONIES	-387	0	0
8450	LEASE PAID IN ADVANCE	0	0	0
8460	MISCELLANEOUS DEPOSITS	0	0	0
8470	NOMINATION DEPOSITS	0	0	0
8480	HOUSING BOND INTEREST EXP	0	0	0
8490	BATAVIA REGIONAL ORGANISATION OF COUNCILS FU	1,173	0	0
8500	KALBARRI YOUTH SPACE PROJECT	0	0	0
8510	BUILDING TRAINING FUND	0	0	0
8520	FOOTPATHS/CYCLEWAYS	0	0	0
8530	INTEREST ON F/PATH INVEST	0	0	0
8540	TRANSPORTABLE HOUSE BONDS	0	0	0
8550	BURN OFF FEES	0	0	0
8560	HORROCKS WATER SUPPLY	0	0	0
8570	SALE OF HISTORICAL BOOKS	0	0	0
8580	SALE OF DIRECTORY	0	0	0
8590	HERITAGE GRANTS	0	0	0
8602	REDONE (KALBARRI PARK/BEACH SHELTERS)	0	0	0
8610	CONSERVATION INCENTIVES	6,250	0	0
8620	TOWNSCAPE PROCESS RECORD	0	0	0
8630	DROUGHT/FLOOD RELIEF FUND	0	0	0
8640	SPECIAL ISSUE LICENSE PLA	0	0	0
8650	GALENA MANAGEMENT PLAN	0	0	0
8660	LCDC-LAND PLANNING PROJEC	0	0	0
8670	DOLA - FOOTPATH & OTHER G	0	0	0
8680	SPORT & REC STUDY KALB.	0	0	0
8610	CONSERVATION INCENTIVES	6,250	0	0
8620	TOWNSCAPE PROCESS RECORD	0	0	0
8630	DROUGHT/FLOOD RELIEF FUND	0	0	0
8640	SPECIAL ISSUE LICENSE PLA	0	0	0
8650	GALENA MANAGEMENT PLAN	0	0	0

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
8660	LCDC-LAND PLANNING PROJEC	0	0	0
8670	DOLA - FOOTPATH & OTHER G	0	0	0
8680	SPORT & REC STUDY KALB.	0	0	0
8690	COASTWEST GRANTS	0	0	0
8700	PORT KALB RETENTION FUNDS	0	0	0
8710	KAL T/SCAPE PLAYGRND FUND	0	0	0
8720	BINNU TOWN BORE MONEY	0	0	0
8730	LANDSCAPING DOLA SUBDIVIS	0	0	0
8740	NPTON TOWNSCAPE EXPENSES	0	0	0
8750	KAL SCHOLL RDWISE FUNDS	0	0	0
8760	KALBARRI T/SCAPE FUNDS	0	0	0
8770	GWALLA WALLS FUND - EXP	0	0	0
8780	RSL HALL KEY BOND - EXPEN	0	0	0
8790	SAFER NPTON RDWISE FUNDS	0	0	0
8800	PORT GREG/HORROCKS RD DEV	0	0	0
8810	NABAWA RD FUNDING EXPEND	0	0	0
8820	AGED PERSONS UNITS BONDS	0	0	0
8830	YOUTH GRANT - SKATEBOARD	0	0	0
8840	DEPT OF TPT - SPEC PLATES	0	0	0
8850	AGED UNITS RENTAL EXPENSE	0	0	0
8860	BRB LEVY EXPENSE	0	0	0
8870	KALBARRI SALLYS TREE PLAYGROUND	0	0	0
8880	CDO GRANT	0	0	0
8891	PEET PARK DONATIONS - EXP	0	0	0
8893	AUCTION - EXPENSES	0	0	0
8896	KIDSPORT - EXPENSES	1,660	0	0
8897	NCCA - EXPENSES	0	0	0
8899	COMMUNITY SKATE PARK - EXPENSES	0	0	0
8901	HORROCKS MEMORIAL WALL - EXPENDITURE	149	0	0
8903	ONELIFE NORTHAMPTON - EXPENSES	2,034	0	0
	TOTAL EXPENSES	**96,704**	**0**	**0**
	INCOME			
8261	RETENTIONS	1,800	0	0
8281	HOUSING BONDS	760	0	0
8301	FOOTPATH DEPOSITS	-1,500	0	0
8311	GROUP ASSURANCE	0	0	0
8321	TAXATION INSTALMENTS	0	0	0
8331	MISCELLANEOUS GOVT GRANT	0	0	0
8341	KALBARRI YAC FUNDS	0	0	0
8351	KALBARRI AIRPORT SECURITY	0	0	0
8361	HOSPITAL BENEFIT FUND	0	0	0
8381	ASU UNION FEES	0	0	0
8391	MEU UNION FEES	0	0	0
8401	CEMETERY FUNDRAISING	0	0	0
8421	COMMUNITY BUS BOND	0	0	0
8423	WILA GUTHARRA	0	0	0
8431	STAFF BANKING	0	0	0
8441	RATES OVERPAID	0	0	0

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
8451	UNCLAIMED MONIES	0	0	0
8461	LEASE PAID IN ADVANCE	0	0	0
8471	MISCELLANEOUS DEPOSITS	0	0	0
8481	NOMINATION DEPOSITS	320	0	0
8491	INTEREST ON HOUSING BOND	0	0	0
8501	RETAIL STUDY GRANT	0	0	0
8511	BUILDING TRAINING FUND	-10,916	0	0
8521	FOOTPATHS/CYCLEWAYS	0	0	0
8531	INTEREST ON F/PATH INVEST	0	0	0
8541	TRANSPORTABLE HOUSE BONDS	0	0	0
8551	BURNING OFF FEES	216	0	0
8561	HORROCKS WATER SUPPLY	0	0	0
8571	SALE OF HISTORICAL BOOKS	0	0	0
8581	SALE OF DIRECTORY	0	0	0
8591	HERITAGE GRANTS	0	0	0
8601	KALBARRI ASSESMENT STUDY	0	0	0
8611	CONSERVATION INCENTIVES	-6,250	0	0
8621	TOWNSCAPE PROCESS RECORD	0	0	0
8631	DROUGHT/FLOOD RELIEF FUND	0	0	0
8641	SPECIAL ISSUE LICENSE PLA	200	0	0
8651	GALENA MANAGEMENT PLAN	0	0	0
8661	LCDC-LAND PLAN PROJECT	0	0	0
8671	DOLA GRANT FOR KAL FOOTPT	0	0	0
8681	SPORT & REC STUDY KALB.	0	0	0
8691	COASTWEST GRANTS	0	0	0
8701	PORT KALB RETENTION FUNDS	0	0	0
8711	KAL T/SCAPE PLAYGRND FUND	0	0	0
8721	BINNU TOWNSITE BORE MONEY	0	0	0
8731	INCOME - LANDSCAPING DOLA	0	0	0
8741	NPTON TOWNSCAPE INCOME FD	0	0	0
8751	KAL SCHOOL RDWISE FUNDS	0	0	0
8761	KALBARRI T/SCAPE FUNDS	0	0	0
8771	GWALLA WALLS FUND - INC	0	0	0
8781	RSL HALL KEY BOND - INCOM	0	0	0
8791	SAFER NPTN RDWISE FUND IN	0	0	0
8801	PORT GREG/HORROCKS RD DEV	0	0	0
8811	NABAWA ROAD FUNDING	0	0	0
8821	AGED PERSONS UNITS BONDS	-200	0	0
8831	YOUTH GRANT - SKATEBOARD	0	0	0
8841	DEPT TPT - SPEC PLATES	1,180	0	0
8851	AGED UNITS RENTAL INCOME	0	0	0
8861	BRB LEVY RECEIVED	0	0	0
8871	KALBARRI SALLYS TREE PLAYGROUND	0	0	0
8881	CDO GRANT	0	0	0
8890	PEET PARK DONATIONS - INC	0	0	0
8892	AUCTION - INCOME	0	0	0
8894	PUBLIC OPEN SPACE (POS)	0	0	0
8895	KIDSPORT - INCOME	0	0	0
8898	NCCA - INCOME	0	0	0
8900	COMMUNITY SKATE PARK - INCOME	500	0	0

		YTD Actual 31/12/2014	YTD Budget 31/12/2014	Annual Budget 30/06/2015
8902	HORROCKS MEMORIAL WALL - INCOME	0	0	0
8904	ONELIFE NORTHAMPTON - INCOME	-786	0	0
	TOTAL INCOME	**-14,676**	**0**	**0**
	Trust Fund Movement	82,028	0	0
0711	TRUST FUND BANK	-75,778		
	Difference	6,250		

Shire of Northampton
Schedule Format
2014/2015
Summary

	Ytd Actual 31/01/2015	Ytd Budget 31/01/2015	Annual Budget 30/06/2015
Operating Revenue			
Governance	-51,009	-14,826	-25,450
General Purpose Funding	-4,584,683	-4,712,502	-5,393,095
Law, Order, Public Safety	-77,986	-45,031	-77,250
Health	-4,510	-19,012	-32,600
Education and Welfare	-118,259	-95,690	-164,060
Housing	-8,087	-7,973	-19,176
Community Amenities	-766,669	-775,987	-813,390
Recreation and Culture	-29,098	-25,942	-44,542
Transport	-127,775	-139,749	-141,295
Economic Services	-116,673	-95,338	-133,795
Other Property and Services	-92,448	-99,918	-171,323
Total Operational Revenue	**-5,977,197**	**-6,031,968**	**-7,015,976**
Operating Expenditure			
Governance	507,192	495,183	829,156
General Purpose Funding	60,942	59,647	102,300
Law, Order, Public Safety	198,363	191,561	319,871
Health	130,536	130,879	224,452
Education and Welfare	136,613	110,355	189,270
Housing	68,458	63,147	108,444
Community Amenities	613,880	871,367	1,494,170
Recreation and Culture	872,265	790,265	1,355,416
Transport	1,489,202	1,525,307	2,614,984
Economic Services	148,268	126,392	216,755
Other Property and Services	176,751	42,749	73,458
Total Operating Expenditure	**4,402,470**	**4,406,852**	**7,528,276**
Capital Revenue			
Governance	0	0	0
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	-6,364	-10,000	-10,000
Education and Welfare	0	0	0
Housing	0	0	-600,000
Community Amenities	-8,182	-10,000	-10,000
Recreation and Culture	-31,369	-7,462	-12,792
Transport	-324,804	-602,698	-964,290
Economic Services	0	0	0
Other Property and Services	-200,811	-8,127	-13,942
Total Capital Revenue	-571,530	-638,287	-1,611,024

Shire of Northampton
Schedule Format
2014/2015
Summary

	Ytd Actual 31/01/2015	Ytd Budget 31/01/2015	Annual Budget 30/06/2015
Capital Expenditure			
Governance	8,795	15,000	15,000
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	25,560	30,000	30,000
Education and Welfare	10,727	10,750	10,750
Housing	0	0	600,000
Community Amenities	112,315	96,998	122,000
Recreation and Culture	105,632	68,062	130,978
Transport	990,042	1,403,325	2,405,856
Economic Services	0	0	0
Other Property and Services	637,346	419,781	425,607
Total Capital Expenditure	**1,890,417**	**2,043,916**	**3,740,191**
Profit/Loss Sale of Asset	376,110	10,493	18,000
Net (Profit)/Loss	**-255,840**	**-219,487**	**2,641,467**

Schedule Format
2014/2015
General Purpose Revenue - Schedule 3

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	RATES			
	Operating Revenue			
0263	LEGAL CHARGES - RATES	0	-1,456	-2,500
4033	RATE EQUIVALENT PAYMENTS	0	-10,220	-17,521
0264	LEGAL CHARGES RATES (NO GST)	-7,582	0	0
4501	GENERAL RATES LEVIED	-3,900,419	-3,897,420	-3,899,365
4560	LESS DISCOUNT ALLOWED	134,836	135,000	135,000
4511	PLUS NON PAYMENT PENALTY	-17,556	-14,000	-24,000
4541	BACK RATES	728	0	0
4591	INSTALMENT PENALTY INTRST	-15,504	-8,750	-15,000
4530	EXCESS PAID TO TRUST	0	0	0
4711	PENS. DEF. RATES INTEREST	-1,164	-875	-1,500
4570	LESS RATES WRITTEN OFF	25	0	0
	Total Operating Income	-3,806,635	-3,797,721	-3,824,886
	Operating Expenditure			
4012	RATES SALARIES	32,380	32,585	55,860
4022	SUPERANNUATION	5,258	5,047	8,660
4032	OFFICERS INSURANCE	2,000	1,162	2,000
4052	PRINTING & STATIONERY RAT	5,176	2,835	4,870
4062	POSTAGE & FREIGHT	1,385	931	1,600
4072	VALUATION EXPENSES	1,821	7,287	12,500
4082	RATES LEGAL EXPENSES	11,680	8,750	15,000
4102	BUILDING MAINT - RATING	347	175	305
4172	ANNUAL & LS LEAVE ACCRUAL	0	0	0
	Total Operating Expenditure	60,048	58,772	100,795
	GENERAL PURPOSE GRANT FUNDING			
	Operating Revenue			
4611	GRANTS COMMISSION	-400,193	-463,981	-795,407
4621	GRANTS COMMISSION (ROADS)	-343,660	-398,300	-682,802
0223	- INSTALMENT FEES	0	0	0
4603	INTEREST ON INVESTMENTS	-34,195	-52,500	-90,000
	Total Operating Income	-778,048	-914,781	-1,568,209
	Operating Expenditure			
4642	ADMIN ALLOC TO GP FUNDING	894	875	1,505

Schedule Format
2014/2015
Governance / Members - Schedule 4

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	GOVERNANCE			
	Operating Income			
0013	CONTRIBUTIONS	-196	-56	-100
	Operating Expenditure			
0012	MEMBERS TRAVELLING	1,544	3,556	6,100
0022	CONFERENCE EXPENSES	21,116	30,299	32,000
0032	ELECTION EXPENSES	0	1,750	3,000
0052	ALLOWANCES	11,000	6,412	11,000
0062	MEMBERS EXPENSES OTHER	5,216	4,781	8,200
0072	REFRESHMENTS & RECEPTIONS	12,952	8,750	15,000
0092	ADMIN ALLOC TO GOVERNANCE	74,558	73,234	125,547
0102	INSURANCE	4,226	2,464	4,225
0112	SUBSCRIPTIONS	25,942	16,800	28,800
0122	PUBLIC RELATIONS	0	0	0
0132	MEETING ATTENDANCE FEES	8,570	11,053	18,950
0142	ASSET DEPRECIATION	184	182	315
0152	COUNCIL CHAMBERS MAINT	939	1,085	1,890
	Total Operating Expenditure	166,249	160,366	255,027
	ADMINISTRATION			
	Operating Income			
0133	CONTRIBUTIONS	-10,829	-756	-1,300
0153	REBATES AND COMMISSIONS	-33,415	-7,462	-12,800
0233	- OTHER CHARGES	-322	-434	-750
0243	- PHOTOCOPYING	-1,172	-581	-1,000
0253	- INFO SEARCH FEE	-5,075	-5,537	-9,500
	Total Operating Income	-50,813	-14,770	-25,350
0283	PROFIT/LOSS SALE OF ASSET	0	0	0
	Operating Expenditure			
0272	- SALARIES - MUNICIPAL	260,603	271,565	465,550
0282	- LONG SERVICE LEAVE	0	0	0
0302	ADMIN SUPERANNUATION	34,852	36,848	63,170
0312	- INSURANCE	23,113	25,585	43,875
0332	- CONFERENCES & SEMINAR	5,012	5,250	9,000
0342	- TRAINING COSTS	6,495	2,912	5,000
0372	- OFFICE MAINTENANCE	29,617	28,203	48,380
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	16,621	11,662	20,000
0412	COMMUNITY CENSUS	0	0	0

Schedule Format
2014/2015
Governance / Members - Schedule 4

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
0422	- PRINTING & STATIONERY	8,942	7,287	12,500
0432	- TELEPHONE	12,413	13,937	23,900
0442	- ADVERTISING	1,057	2,912	5,000
0452	- OFFICE EQUIPT MTCE	7,607	6,412	11,000
0462	- BANK CHARGES	8,022	7,000	12,000
0482	- POSTAGE & FREIGHT	1,616	2,912	5,000
0492	- OFFICE EXPENSES OTHER	11,852	9,905	17,000
0495	OFFICE SECURITY EXPENSES	712	875	1,500
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	45,146	37,331	64,000
0512	ROUNDING ACCOUNT	-13	0	0
0532	ACCRUED INTEREST ON LOANS	0	0	0
0572	- VEHICLE RUNNING EXP.	10,802	10,500	18,000
0592	- FRINGE BENEFITS TAX	11,627	14,287	24,500
0672	- AUDIT FEES	21,140	15,484	26,550
0692	- LEGAL EXPENSES	10,548	5,831	10,000
0732	ADMIN UNIFORMS	425	2,331	4,000
0762	BAD DEBTS WRITE OFF	0	1,456	2,500
0174	DEPRECIATION	30,267	28,000	48,000
0742	LESS ALLOCATED FROM GOVERNANCE	-558,488	-548,576	-940,425
0942	ADMIN ALLOC TO GENERAL ADMIN	340,957	334,908	574,129
	Total Operating Expenditure	340,943	334,817	574,129
	Capital Income			
0175	PROCEEDS SALE OF ASSETS	0	0	0
	Capital Expenditure			
0134	FURNITURE AND EQUIPMENT	8,795	15,000	15,000
0164	PLANT & EQUIPMENT	0	0	0
0184	PRINCIPAL ON LOANS	0	0	0
	Total Capital Expenditure	8,795	15,000	15,000

Schedule Format
2014/2015
Law, Order and Public Safety - Schedule 5

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	FIRE PREVENTION			
	Operating Revenue			
0583	EMERGENCY SERVICES LEVY	-49,375	-37,912	-65,000
0584	REIMBURSEMENTS	0	0	0
0585	KALBARRI SES EQUIPMENT/BUILDING GRANT	-17,955	0	0
0613	VOLY FIRE CONTRIB - NPTON	0	0	0
0623	REIMBURSMENTS	0	-140	-250
0325	GRANT FUNDS - EQUIPMENT	0	0	0
0673	FIRE INFRINGEMENTS	-455	-287	-500
	Total Operating Revenue	-67,785	-38,339	-65,750
0335	DISPOSAL OF ASSETS	0	0	0
0683	PROFIT/LOSS SALE OF ASSET	0	0	0
	Operating Expenditure			
1042	FIRE INSURANCE	16,625	9,695	16,625
1052	COMM. MTCE AND REPAIRS	2,249	2,051	3,530
1062	FIRE CONTROL EXP. OTHER	9,329	11,081	19,015
1072	AERIAL INSPECTIONS	0	875	1,500
1082	FIRE FIGHTING	1,308	3,171	5,460
1122	BURN OFF FEE REFUND	0	0	0
1132	ADMIN ALLOC TO FIRE PREVN	10,220	10,038	17,210
1142	KALBARRI SES OPERATIONS	22,875	23,806	32,100
1144	KALBARRI SES EQUIPMENT/BUILDING GRANT	0	0	0
1152	PORT GREGORY FIRE SHED	428	140	245
1154	ISSEKA FIRE SHED	97	112	195
1156	HORROCKS FIRE SHED	195	112	195
1158	BINNU FIRE SHED	49	28	50
1304	ASSET DEPRECIATION	24,031	17,500	30,000
1104	FIRE BRIGADE HQ (RAILWAY STN COSTS TO 12	643	1,596	2,775
	Total Operating Expenditure	88,048	80,205	128,900
	Capital Revenue			
0525	GOVERNMENT GRANTS	0	0	0
	Captial Expenditure			
0338	LAND & BUILDINGS	0	0	0
0334	PLANT & EQUIPMENT	0	0	0
0514	PLANT & EQUIPMENT	0	0	0
	Total Capital Expenditure	0	0	0

Schedule Format
2014/2015
Law, Order and Public Safety - Schedule 5

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	ANIMAL CONTROL			
	Operating Revenue			
0763	- FINES AND PENALTIES	-1,777	-287	-500
0773	- DOG REGISTRATION	-8,079	-5,537	-9,500
0783	- REIMBURSEMENTS/OTHER	0	0	0
0803	- IMPOUNDING FEES	-300	-581	-1,000
0833	MISC GRANTS	0	0	0
	Total Operating Revenue	-10,156	-6,405	-11,000
	Operating Expenditure			
1162	DOG CONTROL EXPENSES	18,814	9,275	15,930
1172	ADMIN ALLOC TO ANIMAL CON	1,955	1,918	3,291
1192	CAT CONTROL EXPENSES	1,697	3,143	5,400
	Total Operating Expenditure	22,465	14,336	24,621
	Capital Expenditure			
1164	DOG POUND CAGES	0	0	0
	OTHER LAW, ORDER AND PULIC SAFETY			
	Operating Revenue			
0843	ILLEGAL CAMPING FINES	-45	-287	-500
0873	PROFIT/LOSS FROM SALE OF ASSET	0	0	0
	Operating Expenditure			
1212	SALARIES (RANGER)	77,197	83,174	142,600
1232	CONTROL EXPENSES OTHER	7,912	5,831	10,000
1242	FLOOD CONTROL EXPENSES - KALBARRI	0	0	0
4122	ABANDONED VEHICLES	463	0	0
4132	LAW & ORDER ASSET DEPRECN	2,278	8,015	13,750
	Total Operating Expenditure	87,849	97,020	166,350

Schedule Format
2014/2015
Education and Welfare - Schedule 6

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	PRE-SCHOOL			
	Operating Revenue			
1043	GRANT - NOCCA BUILDING	0	0	0
1113	NCAA - SUSTAINABILITY FUNDING (MONTHLY) D	-454	-20,412	-35,000
1123	NCCA CCB/CCR REBATE REVENUE (WEEKLY)	-55,369	-17,500	-30,000
1133	NCCA SESSION FEES (WEEKLY)	-32,532	-26,250	-45,000
1143	NCCA MEMBERSHIP REVENUE	-120	-910	-1,560
163	TRANS FROM LEAVE RESERVE	0	0	0
1103	REIMBURSMENTS	0	-287	-500
	Total Operating Revenue	-88,475	-65,359	-112,060
	Operating Expenditure			
1312	NCCA - BUILDING RELATED EXPENSES	9,619	12,369	21,240
1322	NCCA OPERATING EXPENDITURE (PAYROLL/SUPE	87,875	65,072	111,560
1314	YOUTH PROGAM	0	1,162	2,000
1412	ASSET DEPRECIATION	6,766	3,612	6,200
3202	KALBARRI CHILD CARE CENTRE	2,698	3,339	5,740
	Total Operating Expenditure	106,958	85,554	146,740
	Capital Expenditure			
1316	LAND & BUILDINGS	10,727	10,750	10,750
	WELFARE			
	Operating Revenue			
0853	AGED UNITS RENTAL INCOME	-29,784	-30,331	-52,000
	Operating Expenditure			
2362	AGED HOUSING MAINT	29,655	24,801	42,530

Schedule Format
2014/2015
Health - Schedule 7

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	PREVENTATIVE SERVICES			
	Operating Revenue			
1673	- FOOD VENDORS	-560	-350	-600
1753	REIMBURSEMENTS	-273	0	0
1763	CONTRIBUTIONS	-1,680	-17,500	-30,000
	Total Operating Revenue	-2,513	-17,850	-30,600
1764	PROFIT/LOSS ON SALE ASSET	0	0	0
	Operating Expenditure			
2012	SALARIES	65,124	64,925	111,300
2022	HEALTH SUPERANNUATION	11,345	10,052	17,240
2032	ACCRUED ANNUAL & LS LEAVE	0	0	0
2042	CONTROL EXPENSES OTHER	18,118	14,609	25,060
2052	VEHICLE RUNNING EXPENSES	7,693	9,212	15,800
2082	HEALTH BUILDING MAINT	137	77	140
2102	ADMIN ALLOC TO HEALTH	4,524	4,438	7,617
	Total Operating Expenditure	106,941	103,313	177,157
	Capital Revenue			
1375	PROCEEDS SALE OF ASSET	-6,364	-10,000	-10,000
1396	GOVERNMENT GRANTS	0	0	0
	Total Capital Revenue	-6,364	-10,000	-10,000
	Capital Expenditure			
1324	PLANT AND EQUIPMENT - HLT	25,560	30,000	30,000
	OTHER HEALTH			
	Operating Revenue			
2023	LEASE - KALBARRI SURGERY	0	0	0
2033	RENTAL LOT 43 BATEMAN STREET (DC	0	0	0
2043	REIMBURSMENTS - OTHER	-1,997	-1,162	-2,000
2093	RENT LOT 14 CALLION WAY	0	0	0
	Total Operating Revenue	-1,997	-1,162	-2,000
	Operating Expenditure			
2312	DOCTOR SURGERY - KALBARRI	2,380	1,365	2,350
2342	DOCTORS SURGERY - NORTHAMPTON	1,937	7,826	13,445
2382	ASSET DEPRECIATION	19,278	18,375	31,500

Schedule Format
2014/2015
Health - Schedule 7

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Total Operating Expenditure	23,595	27,566	47,295
1385	DISPOSAL OF ASSETS (P/L)	10,216	287	500
	Capital Revenue			
2083	LAND SALES RESERVE	0	0	0
	Capital Expenditure			
0834	LAND & BUILDINGS	0	0	0
1644	FURNITURE AND EQUIPMENT	0	0	0
	Total Capital Expenditure	0		0

Schedule Format
2014/2015
Housing - Schedule 9

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	STAFF HOUSING			
	Operating Revenue			
2833	CONTRIBUTIONS	0	0	0
2843	RESIDENTIAL RENTAL	-8,087	-7,973	-13,676
2853	CHARGES - STAFF RENTALS	0	0	0
	Total Operating Revenue	-8,087	-7,973	-13,676
2873	PROFIT/LOSS ON SALE ASSET	0	0	0
	Operating Expenditure			
3162	- LOT 71 MITCHELL	0	0	0
3172	- OVAL RESIDENCE	6,883	1,946	3,350
3192	- LOT 10 ESSEX	0	0	0
3212	- LOT 454 FITZGERALD	5,854	5,208	8,950
3222	ASSET DEPRECIATION	24,684	22,162	38,000
3232	- LOT 43 BATEMAN ST	4,680	4,193	7,200
3242	LOT 42 BATEMAN STREET	2,158	4,242	7,310
3252	ADMIN ALLOC TO STAFF HOUS	3,239	3,178	5,454
3282	605 SALAMIT PLACE	7,980	7,280	12,500
	Total Operating Expenditure	55,477	48,209	82,764
	Capital Revenue			
2425	LOAN FUND PROCEEDS	0	0	-600,000
	Capital Expenditure			
2494	LAND & BUILDINGS - STAFF HOUSINC	0	0	600,000
	HOUSING OTHER			
	Operating Revenue			
3013	RENT LOT 11 HAMPTON ROAD	0	0	0
3003	REIMBURSMENTS - HOUSING OTHER	-1,328	-3,206	-5,500
	Operating Expenditure			
3442	RESIDENCE - LOT 6 ROBINSON ST	1,554	2,863	4,925
3452	LOT 11 HAMPTON ROAD	3,247	1,750	3,000
3482	LOT 74 SEVENTH AVENUE	5,419	4,830	8,305
3492	14 CALLION WAY KALBARRI - DOCTO	2,760	5,495	9,450
	Total Operating Expenditure	12,981	14,938	25,680
	Capital Revenue			
2455	LAND SALES RESERVE	0	0	0

Schedule Format
2014/2015
Housing - Schedule 9

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Capital Expenditure			
3034	43 BATEMAN STREET	0	0	0

Schedule Format
2014/2015
Community Amenities - Schedule 10

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	SANITATION - HOUSEHOLD			
	Operating Revenue			
3253	- KALBARRI RESIDENTIAL	-366,569	-364,650	-364,650
3263	- OTHER RESIDENTIAL	-218,535	-217,140	-217,140
3273	- 240 LITRE CARTS	-2,017	-1,750	-3,000
	Total Operating Revenue	-587,121	-583,540	-584,790
	Operating Expenditure			
3812	DOMESTIC REFUSE COLLECT.	73,503	230,412	395,000
3826	DEPRECIATION - REFUSE SITES	1,265	2,800	4,800
3832	PURCHASE OF 240L CARTS	0	1,750	3,000
3854	NORTHAMPTON REFUSE SITE	78,390	104,874	179,800
3856	KALBARRI REFUSE SITE MAINTENANCE	67,832	120,701	206,945
3858	BINNU REFUSE SITE MAINTENANCE	4,982	8,225	14,100
3860	PORT GREGORY REFUSE SITE MAINTENANCE	6,511	15,281	26,200
3861	LUCKY BAY REFUSE COLLECTION	4,071	12,250	21,000
3888	ACCRUED INTEREST ON LOANS	0	0	0
3890	INTEREST ON LOANS	0	0	0
3892	ADMIN ALLOC TO SANITATION	2,569	2,520	4,326
	Total Operating Expenditure	239,122	498,813	855,171
	Capital Expenditure			
3304	REFUSE - FURNITURE & EQUIP	0	0	0
	SANITATION - OTHER			
	Operating Revenue			
3323	REFUSE SITE FEES -OTHER	-14,285	-20,412	-35,000
3343	- INDUSTRIAL	-108,675	-114,180	-114,180
3353	- COMMERCIAL	-9,004	-5,103	-8,750
3373	- CARAVAN PARKS	0	0	0
3383	INDUSTRIAL REFUSE COLLECTION - GST	-27,720	-27,720	-27,720
3403	REIMBURSEMENT- WHARF BINS (GST)	-2,438	0	0
3405	REIMBURSMENTS - DRUMMUSTER	0	-2,625	-4,500
	Total Operating Revenue	-162,122	-170,040	-190,150
	Operating Expenditure			
3722	IND/COMM REFUSE COLLECT	0	0	0
3772	STREET REFUSE COLLECT/LITTER	63,283	62,118	106,500
3774	DRUM MUSTER	794	2,625	4,500
	Total Operating Expenditure	64,077	64,743	111,000

Schedule Format
2014/2015
Community Amenities - Schedule 10

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Capital Expenditure			
3335	REFUSE SITE CAPITAL	0	0	0
3336	PRINCIPAL ON LOANS	0	0	0
	Total Capital Expenditure	0	0	0
	SANITATION - SEWERAGE			
	Operating Revenue			
3543	CHARGES - SEPTIC TANKS	-236	-406	-700
3553	SEPTIC TANK INSPECTIONS	-215	-406	-700
	Total Operating Revenue	-451	-812	-1,400
	TOWN PLANNING AND REGIONAL DEVELOPMENT			
	Operating Revenue			
3743	PLANNING FEES	-13,444	-17,500	-30,000
3823	REIMBURSE (ADVERTISING/PLANNING COMMIS	-125	-84	-150
3833	REIMBURSEMENTS	0	0	0
	Total Operating Revenue	-13,569	-17,584	-30,150
3935	P/L ON SALE OF ASSET	13,142	2,331	4,000
	Operating Expenditure			
4202	SALARIES	50,157	57,512	98,600
4212	SUPERANNUATION-PLANNING	5,662	5,460	9,370
4232	PRINTING & STATIONERY	0	140	250
4242	ADVERTISING	36	875	1,500
4252	INSURANCE	2,057	2,954	5,070
4262	CONFERENCE EXPENSES	0	1,162	2,000
4272	VEHICLE OPERATING COSTS	1,878	2,912	5,000
4282	CONSULTANTS EXPENSES	0	0	0
4302	LEGAL EXPENSES	0	1,162	2,000
4322	NORTHAMPTON TOWNSCAPE	0	0	0
4342	HORROCKS TOWNSCAPE	0	0	0
4372	TOWN PLAN SCHEME EXPENSES	93,887	78,120	133,927
4382	CONTROL EXPENSES	3,981	4,690	8,050
4402	ASSET DEPRECIATION	2,612	3,500	6,000
4472	TP - ACCRUED LS LEAVE	0	0	0
4482	TP ACCRUED ANNUAL LEAVE	0	0	0
4852	PLANNING BUILDING MAINT	170	98	170
4862	FRINGE BENEFITS TAX PLANN	5,232	5,537	9,500
4872	ADMIN ALLOC TO TOWN PLAN	3,965	3,892	6,677

Schedule Format
2014/2015
Community Amenities - Schedule 10

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Total Operating Expenditure	169,638	168,014	288,114
	Capital Revenue			
3905	PROCEEDS OF ASSETS	-8,182	-10,000	-10,000
7480	TOWN PLANNING SCHEME RESERVE TO MUNI	0	0	0
	Total Capital Revenue	-8,182	-10,000	-10,000
	Capital Expenditure			
4014	PLANT & EQUIPMENT	31,601	42,000	42,000
	OTHER COMMUNITY AMENITIES			
	Operating Revenue			
3802	LAND SALES RESERVE	0	0	0
3853	CHARGES - CEMETERY FEES	-1,457	-1,750	-3,000
3863	REIMBURSEMENTS	-1,329	-1,162	-2,000
3883	FUNERAL DIRECTORS LICENSE	-200	-112	-200
3893	BUS HIRE	-421	-987	-1,700
	Total Operating Revenue	-3,406	-4,011	-6,900
	Operating Expenditure			
4422	NORTHAMPTON CEMETERY MAIN	13,572	10,976	18,830
4432	ASSET DEPRECIATION	558	581	1,000
4442	TOWN PARK TOILETS	9,939	6,902	11,840
4452	ASSET DEPRECIATION	12,151	12,831	22,000
4462	KALBARRI CEMETERY MAINT	11,926	14,602	25,050
4572	KINGS PARK TOILETS	9,090	9,870	16,935
4582	LIONS PARK TOILETS NPTON	9,464	10,157	17,435
4592	SALLY'S TREE TOILETS	9,974	9,254	15,890
4652	JETTY TOILETS -KALBARRI	7,160	5,796	9,950
4732	HORROCKS TOILETS/CHGROOMS	16,307	19,040	32,655
4752	PORT GREGORY TOILET BLOCK	13,040	11,984	20,560
4802	CHINAMANS TOILET BLOCK	7,828	9,793	16,820
4807	BINNU TOILETS	12,487	10,787	18,520
4812	RED BLUFF TOILET BLOCK	4,898	5,474	9,400
4766	PROFIT/LOSS SALE OF ASSET	0	0	0
4842	COMMUNITY BUS	2,649	1,750	3,000
	Total Operating Expenditure	141,042	139,797	239,885
	Capital Expenditure			
3324	KALBARRI CEMETERY DEVELOPMENT	6,524	19,998	20,000
3344	PUBLIC AMENITIES	74,190	35,000	60,000

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2014/2015
Community Amenities - Schedule 10

	YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
Total Capital Expenditure	80,714	54,998	80,000

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2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	PUBLIC HALLS			
	Operating Revenue			
4043	REIMBURSEMENTS	-4,988	-5,831	-10,000
4053	CHARGES - HALL HIRE	-530	-581	-1,000
4063	ALLEN COMM. CENTRE	-1,478	-581	-1,000
	Total Operating Revenue	-6,996	-6,993	-12,000
	Operating Expenditure			
4672	- PORT GREGORY HALL	4,970	4,123	7,090
4682	- ALMA HALL	758	735	1,260
4692	- BINNU HALL	5,436	5,901	10,140
4702	- RSL HALL	8,807	11,382	19,555
4704	OGILVIE HALL/SCHOOL	0	0	0
4712	- AJANA HALL	3,986	3,647	6,280
4772	- ALLEN COMM. CENTRE	36,183	32,417	55,590
4782	- HORROCKS COMM. CENTRE	12,151	12,033	20,640
4792	ASSET DEPRECIATION	55,659	36,750	63,000
4832	ADMIN ALLOC TO HALLS	670	658	1,129
3534	DEPRECIATION	0	0	0
	Total Operating Expenditure	128,620	107,646	184,684
	Capital Expenditure			
3515	BINNU HALL	0		0
	SWIMMING AREAS AND BEACHES			
	Operating Revenue			
3973	CONTRIBUTIONS	-4,509	-3,206	-5,500
3975	CONTRIBUTIONS/DONATIONS	-569	0	0
3976	TRUST BOND CONTRIBUTION - CAPITAL HILL/I	0	0	0
4293	KALBARRI JETTY BERTH FEES	0	0	0
4303	RESERVE LEASES - KALBARRI FORESHORE	-4,630	-3,633	-6,230
	Total Operating Revenue	-9,707	-6,839	-11,730
	Operating Expenditure			
3982	ASSET DEPRECIATION	27,406	23,331	40,000
4952	- KALBARRI F/SHORE RES.	65,017	65,429	112,190
4972	- HORROCKS F/SHORE RES.	29,438	45,325	77,730
5012	- PORT GREGORY F/SHORE	2,554	1,785	3,070
5042	ENVIROFUND GRANTS - HUTT RIVER	0	0	0
6742	- HORROCKS FORESHORE	433	0	0

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Total Operating Expenditure	124,848	135,870	232,990
	Capital Income			
4513	KALBARRI TOURISM SPECIFIED RATE RESERVE	0	0	0
4523	GRANTS	0	0	0
4526	LAND SALES RESERVE	0	0	0
	Total Capital Income	0	0	0
	Capital Expenditure			
3664	FORESHORE INFRASTRUCTURE	6,909	12,950	22,200
3669	LITTLE BAY REDEVELOPMENT	0	0	0
3670	HORROCKS FORESHORE SEAWALL	0	0	0
3674	KALBARRI BOAT RAMP UPGRADE	0	0	0
3684	HORROCKS JETTY	0	0	0
4527	LITTLE BAY REDEVELOPMENT GRANT	0	0	0
3672	ZUYTDORP MEMORIAL	0	0	0
	Total Capital Expenditure	6,909	12,950	22,200
	OTHER RECREATION AND SPORT			
	Operating Revenue			
4333	- EDUCATION DEPT - OVAL	-2,697	-1,568	-2,690
4423	LEASES & RENTALS	-2,615	-1,519	-2,615
4433	INTEREST REMBURSEMENT	-1,168	-1,001	-1,727
4453	REIMBURSEMENTS- REC. CTRE	0	-4,662	-8,000
4455	TRUST BOND CONTRIBUTION - CAPITAL HILL	0	0	0
	Total Operating Revenue	-6,480	-8,750	-15,032
4393	PROFIT/LOSS ON SALE	0	0	0
	Operating Expenditure			
4962	- KALBARRI OVAL RESERVE	10,957	19,313	33,140
4969	KALBARRI SKATE PARK	6,280	287	500
4982	- HORROCKS OVAL RESERVE	1,891	1,981	3,425
4992	- PARKS, RES, GARDENS GEN	110,395	97,468	167,122
4998	PARKS & GARDENS - PORT GREGORY	880	1,603	2,750
5002	ADMIN ALLOC TO OTHER REC	10,332	10,143	17,398
5022	- LIONS PARK	1,681	1,596	2,770
5032	- BI-CENTENIAL PARK	2,342	7,952	13,650
5072	NORTHAMPTON COMMUNITY CENTRE	30,617	38,626	66,240
5082	- KALBARRI REC CENTRE	4,327	5,887	10,120
5092	- HORROCKS REC CENTRE	4,852	1,302	2,240
5102	INTEREST ON LOANS	3,728	3,857	6,617

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
5112	NORTHAMTPON BOWLING CLUB	0	0	0
5115	KALBARRI GOLF & BOWLING CLUB	0	0	0
5122	- NORTHAMPTON REC OVAL	54,686	46,298	79,395
5142	EXHIBITION HALL NPTN OVAL	0	0	0
5162	BINNU RECREATION AREA	0	0	0
5169	NORTHAMPTON GOLF CLUBHOUSE	0	0	0
5172	ASSET DEPRECIATION	191,369	151,662	260,000
5192	REC - ACCRUED ANNUAL LEAV	0	0	0
5212	ACCRUED INTEREST ON LOANS	0	0	0
	Total Operating Expenditure	434,335	387,975	665,367
	Capital Revenue			
3775	SS LOAN - BOWL CLUBS	-4,337	-3,381	-5,792
3777	LAND SALES RESERVE	0	0	0
4383	CONTRIBUTIONS	-7,000	-4,081	-7,000
4473	GRANTS	-20,032	0	0
	Total Capital Revenue	-31,369	-7,462	-12,792
	Capital Expenditure			
3624	PRINCIPAL ON LOANS	15,590	16,639	28,528
3654	SKATE PARK CONSTRUCTION	0	0	0
3714	LAND & BUILDING	21,600	3,333	20,000
3715	FURNITURE & EQUIPMENT	0	0	0
3716	PARKS & OVALS INFRASTRUCTURE	61,532	35,140	60,250
3734	PLANT & EQUIPMENT	0	0	0
	Total Capital Expenditure	98,723	55,112	108,778
	TELEVISION AND RADIO REBROADCASTING			
	Operating Expenditure			
5232	T.V. RECEIVER STATION	0	0	0
5242	ASSET DEPRECIATION	0	0	0
	Total Operating Expenditure	0	0	0
	LIBRARIES			
	Operating Revenue			
4613	CHARGES - LOST BOOKS	-9	-28	-50
4623	REIMBURSEMENTS	-275	-56	-100
4653	INTERNET ACCESS FEE - KALBARRI	-370	-406	-700
	Total Operating Revenue	-654	-490	-850

Schedule Format
2014/2015
Recreation and Culture - Schedule 11

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Operating Expenditure			
5312	SALARIES	22,442	20,811	35,680
5322	LIBRARY SUPERANNUATION	1,916	1,974	3,390
5332	LIBRARY OPERATING OTHER	2,377	2,562	4,400
5334	LIBRARY INTERNET SEVICE	1,211	1,302	2,250
5342	LIBRARY BUILDING MTCE	1,399	665	1,150
5352	ACCRUED ANNUAL LEAVE	0	0	0
5372	ASSET DEPRECIATION	0	0	0
5402	ADMIN ALLOC TO LIBRARIES	50,767	49,861	85,485
	Total Operating Expenditure	80,112	77,175	132,355
	OTHER CULTURE			
	Operating Revenue			
4703	150 YEAR CELEBRATIONS - REVENUE (INC BRI(	-1,752	-189	-330
4713	MOONIEMIA CENTRE REIMB	0	0	0
4763	GRANT - HERITAGE ADVISORY SERVICE	-2,309	-2,100	-3,600
4773	CHARGES - OLD POLICE STN	0	-581	-1,000
4793	GOVERNMENT GRANTS	-1,200	0	0
	Total Operating Revenue	-5,261	-2,870	-4,930
	Operating Expenditure			
1712	NORTHAMPTON NEWS BUILDING	1,487	3,318	5,700
5512	OLD RAILWAY STATION	1,063	623	1,090
5522	OLD POLICE STATION	2,164	2,555	4,400
5532	CHIVERTON HOUSE	4,010	8,050	13,820
5542	MOONIEMIA CENTRE	347	1,743	3,000
5552	KALBARRI ART & CRAFT CNTR	9,200	4,956	8,510
5572	HIST PROJECTS/HERITAGE SITES	7,708	5,250	9,000
5582	OLD ROADS BOARD BUILDING	37,086	44,436	76,200
5592	LYNTON HISTORICAL SITE	1,526	1,015	1,750
5622	DONATIONS BY COUNCIL	0	0	0
5652	ASSET DEP'N CULTURE	25,953	3,703	6,350
5662	150 YEAR CELEBRATIONS - BRICKS EXPENDITU	0	0	0
5672	NORTHAMPTON 150TH CELEBRATION	13,805	5,950	10,200
	Total Operating Expenditure	104,349	81,599	140,020

Schedule Format
2014/2015
Transport - Schedule 12

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	CONSTRUCTION OF ROADS, BRIDGES AND DEPOTS			
	Capital Expenditure			
5030	REGIONAL ROAD GROUP	331	174,832	299,745
5060	- MUNICIPAL FUND	141,982	215,404	369,291
5090	FOOTPATH CONSTRUCTION	2,174	68,166	116,878
5150	BLACKSPOT PROJECTS	-6,639	0	0
5180	CAR PARKS CONSTRUCTION	0	0	0
5210	ROADS TO RECOVERY	393,631	320,628	549,670
5214	ROYALTIES FOR REGIONS (BATEMAN S	0	0	0
5215	ROYALTIES 4 REGIONS WORKS	117,457	190,470	326,535
5224	PRINCIPAL ON LOANS	60,732	51,758	88,737
	Total Capital Expenditure	709,667	1,021,258	1,750,856
	Capital Revenue			
5205	ROADS TO RECOVERY FUNDING	0	-187,054	-320,675
5206	FOOTPATH FUNDING	0	-29,162	-50,000
5208	LAND SALES RESERVE	0	0	0
5207	BLACKSPOT FUNDING	-51,804	0	0
5209	ROYALTIES FOR REGIONS - OGILVIE EA	-270,000	-270,000	-270,000
5481	.- REGIONAL ROAD GROUP FUNDING	0	-114,982	-197,115
5483	ROYALTIES 4 REGIONS (BATEMAN ST)	0	0	0
7485	ROADWORK RESERVE TFR TO MUNI	0	0	0
5561	CONTRIBUTIONS	-1,800	0	0
	Total Capital Revenue	-323,604	-601,198	-837,790
	MAINTENANCE OF ROADS, BRIDGES AND DEPOTS			
	Operating Expenditure			
5982	ADMIN ALLOC TO ROAD MAINT	15,470	15,190	26,050
5992	INTEREST ON LOANS - TPT	23,326	18,151	31,118
6002	ACCRUED INTEREST ON LOANS	0	0	0
6262	APB DEPOT	0	945	1,630
5850	- MUNICIPAL FUND RDWKS	714,937	823,088	1,411,034
5860	ROMANS DATA COLLECTION	6,343	3,703	6,350
5910	KALBARRI DEPOT MAINT.	10,626	8,918	15,320
5920	CROSSOVERS	2,000	1,162	2,000
5930	NORTHAMPTON DEPOT MAINT	14,015	16,443	28,225
5950	HORROCKS DEPOT MAINT.	167	168	300
5960	LIGHTING OF STREETS	65,202	78,750	135,000
5980	DIRECTIONAL ADVERT SIGNS	0	0	0
5990	ASSET DEPRECIATION	152,579	125,412	215,000
6000	ACCRUED LONG SERVICE LEAV	0	0	0
6010	TSPT ACCRUED ANNUAL LEAVE	0	0	0

Schedule Format
2014/2015
Transport - Schedule 12

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
3994	DEPRECIATION	536,248	495,831	850,000
	Total Operating Expenditure	1,540,913	1,587,761	2,722,027
	Operating Revenue			
6281	- MRD MAINTENANCE	-125,091	-137,600	-137,600
6351	DIRECTIONAL ADVERT SIGNS	-390	0	0
	Total Operating Revenue	-125,481	-137,600	-137,600

ROAD PLANT PURCHASES

	Operating Revenue			
4265	CONTRIBUTIONS	0	0	0
	Total Operating Revenue	0	0	0
4405	PROFIT/LOSS ON SALE ASSET	0	7,875	13,500
	Operating Expenditure			
3610	LESS PLANT DEPN WRITTEN BACK	-100,129	-107,429	-184,175
	Capital Revenue			
4275	PROCEEDS SALE OF ASSETS	-1,200	-1,500	-1,500
4315	- MACHINERY (DISPOSAL OF ASSET)	-20,000	-125,000	-125,000
4345	LOAN PROCEEDS	0	0	0
	Total Capital Revenue	-21,200	-126,500	-126,500
4285	- UTILITIES (PROFIT/LOSS SALE OF AS	0	0	0
	Capital Expenditure			
4034	LAND & BUILDINGS	22,355	4,662	8,000
4214	ROAD PLANT/MACHINERY	127,500	300,412	515,000
4224	UTILITIES (VEHICLES)	67,043	36,456	62,500
4254	OTHER EQUIPMENT	63,477	40,537	69,500
	Total Capital Expenditure	280,375	382,067	655,000

AERODROMES

	Operating Revenue			
5113	CHARGES - LANDING FEES	-1,731	-1,617	-2,780

Schedule Format
2014/2015
Transport - Schedule 12

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
5133	HANGAR SITE LEASE	-563	-532	-915
5183	CITY OF GN/GRN - OPERATING CONTF	0	0	0
	Total Operating Revenue	-2,294	-2,149	-3,695
	Operating Expenditure			
5902	ADMIN ALLOCATED TO AERODROMES	9,774	9,597	16,457
5912	ASSET DEPRECIATION	13,464	13,412	23,000
5932	KALBARRI AIRPORT MTCE	22,285	20,160	34,575
5935	OLD KALBARRI AIRPORT	2,896	1,806	3,100
	Total Operating Expenditure	48,418	44,975	77,132
	Capital Revenue			
5163	Airport Reserve	0	0	0

Schedule Format
2014/2015
Economic Services - Schedule 13

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	TOURISM AND AREA PROMOTION			
	Operating Revenue			
5543	CONTRIBUTIONS	0	0	0
5563	LEASES/RENTALS	-47,545	-27,734	-47,545
5573	CARAVAN PARK LICENCES	-4,487	-2,562	-4,400
5583	REIMBURSEMENTS	-6,000	-7,000	-12,000
5593	KAL TOURISM SPEC RATE	-30,126	-30,000	-30,000
	Total Operating Revenue	-88,159	-67,296	-93,945
	Operating Expenditure			
6322	CARAVAN PARKS/CAMPING GDS	0	0	0
6362	HERITAGE - RAILWAY CARRIAGE	988	518	900
6372	TOURISM & PROMOTION GENERAL	69,362	49,581	85,000
6382	AREA PROMOTION	0	0	0
6392	ASSET DEPRECIATION	986	350	600
	Total Operating Expenditure	71,336	50,449	86,500
	BUILDING CONTROL			
	Operating Revenue			
5653	- BUILDING PERMITS	-12,040	-11,662	-20,000
5673	S/POOL INSPECTION FEES	-3,973	-2,912	-5,000
5713	BUILDING REIMBURSEMENTS	0	-350	-600
5733	DEMOLITION FEES	0	-56	-100
	Total Operating Revenue	-16,014	-14,980	-25,700
	Operating Expenditure			
6412	SALARIES	39,987	40,257	69,020
6422	BUILDING SUPERANNUATION	5,855	6,237	10,700
6432	VEHICLE RUNNING EXPENSES	2,032	2,912	5,000
6442	CONTROL EXPENSES OTHER	13,510	13,580	23,300
6452	ACCRUED LONG SERVICE LVE	0	0	0
6462	ACCRUED ANNUAL LEAVE	0	0	0
6472	BUILD CONTROL BUILD MAIN	137	77	140
6492	ASSET DEPN -ECON SERV BUI	122	112	200
5195	DISPOSAL OF ASSET	0	0	0
6512	ADMIN ALLOC TO BUILD CONT	6,143	6,034	10,345
	Total Operating Expenditure	67,786	69,209	118,705
	Capital Expenditure			
5124	PLANT AND EQUIPMENT	0	0	0

Schedule Format
2014/2015
Economic Services - Schedule 13

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	OTHER ECONOMIC SERVICES			
	Operating Revenue			
5933	REIMBURSMENTS	-950	-1,512	-2,600
5943	GRANT - LIVING COMMUNITIES PROGRA	0	0	0
5993	PT GREGORY SPEC AREA RATE	-11,550	-11,550	-11,550
	Total Operating Revenue	-12,500	-13,062	-14,150
	Operating Expenditure			
6752	- PORT GREGORY	7,705	6,734	11,550
6812	KITSON CIRCUIT LIA INDUSTRIAL UNITS M	1,442	0	0
	Total Operating Expenditure	9,146	6,734	11,550

Schedule Format
2014/2015
Other Property and Services - Schedule 14

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	PRIVATE WORKS			
	Operating Revenue			
6153	- PLANT HIRE	-8,916	-17,500	-30,000
	Operating Expenditure			
6912	PRIVATE WORKS - SCH 14	20,969	15,526	26,635
	OTHER PROPERTY AND SERVICES			
	Operating Revenue			
6590	SELF SUPPORTING LOAN INTEREST REIMBURSEMEI	-13,110	-15,057	-25,823
5613	CONTRIB - COTTAGE SURVEYS	0	-29,456	-50,500
	Total Operating Revenue	-13,110	-44,513	-76,323
7025	PROFIT / LOSS ON SALE	352,752	0	0
	Operating Expenditure			
6659	INTEREST ON LOANS - CEO HOUSE (SELF SUPPORT)	13,110	15,057	25,823
6768	HALF WAY BAY COTTAGES	4,052	12,250	21,000
7065	PROFIT LOSS LAND HELD FOR RESALE VALUE	0	0	0
	Total Operating Expenditure	17,162	27,307	46,823
	Capital Revenue			
6591	SELF SUPPORTING LOAN - REIMB CEO PRINCIPAL	-6,799	-8,127	-13,942
6654	LOAN FUND PROCEEDS - SELF SUPPORTING LOAN	0	0	0
7015	PROCEED FROM SALE ASSET	-188,291	0	0
7045	NORTHAMPTON LIA (EX MWDC GRANT ETC)	-5,720	0	0
7490	NORTHAMPTON INDUSTRIAL UNITS TFR TO MUNI	0	0	0
7500	LAND DEVELOPMENT RESERVE TRANSFER TO MUN	0	0	0
	Total Capital Revenue	-200,811	-8,127	-13,942
	Capital Expenditure			
7035	SALE / DISPOSAL ACCOUNT	135,000	0	0
6574	SUBDIVISIONS	0	0	0
6758	NORTHAMPTON INDUSTRIAL UNITS	495,680	411,654	411,665
6592	PRINCIPAL ON LOANS - CEO HOUSE (SELF SUPPORT	6,799	8,127	13,942
6664	LOAN PAYMENT	0	0	0
	Total Capital Expenditure	637,479	419,781	425,607
	PUBLIC WORKS OVERHEADS			

Schedule Format
2014/2015
Other Property and Services - Schedule 14

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Operating Expenditure			
7112	ENGINEERING SALARIES	68,958	69,307	118,820
7122	ENGINEERING BUILD MAINT	137	77	140
7132	ENG. OFFICE & OTHER EXP.	9,845	7,616	13,070
7142	VEHICLE RUNNING EXPENSES	7,368	6,412	11,000
7152	SUPERANNUATION OF WORKMEN	131,493	124,789	213,931
7162	SICK AND HOLIDAY PAY	137,676	116,662	200,000
7172	INSURANCE ON WORKS	70,215	40,957	70,220
7182	LONG SERVICE LEAVE	21,267	0	0
7192	PROTECTIVE CLOTHING	13,035	12,250	21,000
7202	PUBLIC LIABILITY INSURANC	0	0	0
7222	ACCRUED ANNUAL LEAVE	0	0	0
7232	ADMIN ALLOC TO PWOH	17,146	16,835	28,871
7242	STAFF TRAINING	13,514	8,666	14,875
7252	ALLOWANCES	1,536	9,611	16,485
7282	FRINGE BENEFIT TAX	7,364	8,456	14,500
7302	LESS ALLOC. TO WKS & SRVS	-451,067	-421,694	-722,912
	Total Operating Expenditure	48,486	-56	0

PLANT OPERATION

	Operating Revenue			
6423	CONTRIBUTIONS	-20,837	-5,831	-10,000
6433	INSURANCE CLAIMS - VEHICLES	0	-2,912	-5,000
6443	DIESEL FUEL REBATE	-29,180	-23,331	-40,000
	Total Operating Revenue	-50,017	-32,074	-55,000
	Operating Expenditure			
7312	FUELS AND OILS	146,227	175,000	300,000
7322	TYRES AND TUBES	18,641	23,331	40,000
7332	PARTS AND REPAIRS	112,132	116,662	200,000
7342	REPAIR WAGES	60,427	55,629	95,380
7352	INSURANCE AND LICENSES	35,026	25,662	44,000
7362	EXPENDABLE TOOLS/STORES	12,504	9,037	15,500
7382	ADMIN ALLOC TO PLANT OP'N	5,306	5,208	8,934
7502	LESS ALLOC. TO WKS & SRVS	-315,054	-410,557	-703,814
	Total Operating Expenditure	75,207	-28	0

MATERIALS

	Capital Expenditure			
6620	MATERIALS PURCHASED	138,669	0	0
6630	STOCK RECEIVED CONTROL	0	0	0

Schedule Format
2014/2015
Other Property and Services - Schedule 14

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
6750	LESS MATERIALS ALLOCATED	-138,802	0	0
	Total Capital Expenditure	-133	0	0
	SALARIES AND WAGES			
	Operating Revenue			
6941	REIMB. - WORKERS COMPENS.	-20,406	-5,831	-10,000
	Operating Expenditure			
6810	GROSS SALARIES FOR YEAR	700,909	613,844	1,052,310
6820	GROSS WAGES FOR YEAR	888,789	849,212	1,455,797
6830	WORKERS COMPENSATION	22,194	0	0
6890	SALARIES ALLOC FRM SCH 20	-699,337	-613,844	-1,052,310
6900	WAGES ALLOC FRM SCH 20	-897,627	-849,212	-1,455,797
	Total Operating Expenditure	14,927	0	0

Schedule Format
2014/2015
Funds Transfers/Reserve Funds

RESERVE TRANSFERS

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	Schedule 15 Reserves			
7120	TFR TO ROADWORKS GENERAL	1,140	0	0
7130	TFR TO KALBARRI AERODROME RES	75	0	0
7140	TFR TO PLANT RESERVE	145	0	0
7150	TOWNSCAPE CARPARK RES TFR	0	0	0
7160	TFR TO SPORT & RECREATION RESERVE	145	0	0
7170	TFR TO KALB - AGED PERSONS ACCOM	7,475	0	0
7190	LAND SALES ACCOUNT	0	0	0
7210	TFR TO COMPUTER & OFFICE EQUIP	750	0	0
7220	TFR TO BUILDING - HOUSING	1,400	0	0
7240	TFR TO LEAVE RESERVE	2,065	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	2,125	0	0
7280	TFR TO FOOTPATH RESERVE	0	0	0
7290	TFR TO NPTON AGED ACCOM RESERVE	2,750	0	0
7300	TFR TO TPS REVIEW RESERVE	225	0	0
7301	TFR TO KALBARRI SPECIFIFED AREA RATE	260	0	0
7303	TFR TO POS DEVEOPMENT KALBARRI	0	0	0
7305	TFR TO NORTHAMPTON INDUSTRIAL UNITS RE	0	0	0
7325	TFR TO 150TH ANNIVERSARY - NORTHAMPTO	0	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	-3,080	0	0
7435	TFR FROM INDUSTRIAL UNIT RESERVE	0	0	0
7445	TFR FROM TOWN PLANNING RESERVE	0	0	0
	Net Transfers to Reserve	15,475	0	0
	Schedule 23 Reserves			
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
2014/2015
Funds Transfers/Reserve Funds

RESERVE TRANSFERS

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
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
2014/2015
Trust Funds

TRUST FUND

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
	EXPENSES			
8260	RETENTIONS	79,145	0	0
8280	HOUSING BONDS	0	0	0
8300	NORTHAMPTON CEMETERY FUNDS	0	0	0
8320	TAXATION INSTALMENTS	0	0	0
8330	MISCELLANEOUS GOVT GRANT	0	0	0
8340	KALBARRI YAC FUNDS	0	0	0
8350	KALBARRI AIRPORT SECURITY	0	0	0
8360	HOSPITAL BENEFIT FUND	0	0	0
8380	GALENA DONATIONS	431	0	0
8390	SALE OF LAND - OUTSTANDING RATES	0	0	0
8400	CEMETERY PURCHASES	0	0	0
8420	COMMUNITY BUS BOND	0	0	0
8422	WILA GUTHARRA	0	0	0
8430	RATES REFUNDED	0	0	0
8440	UNCLAIMED MONIES	-387	0	0
8450	LEASE PAID IN ADVANCE	0	0	0
8460	MISCELLANEOUS DEPOSITS	0	0	0
8470	NOMINATION DEPOSITS	0	0	0
8480	HOUSING BOND INTEREST EXP	0	0	0
8490	BATAVIA REGIONAL ORGANISATION OF COUNCILS FU	1,173	0	0
8500	KALBARRI YOUTH SPACE PROJECT	0	0	0
8510	BUILDING TRAINING FUND	0	0	0
8520	FOOTPATHS/CYCLEWAYS	0	0	0
8530	INTEREST ON F/PATH INVEST	0	0	0
8540	TRANSPORTABLE HOUSE BONDS	0	0	0
8550	BURN OFF FEES	0	0	0
8560	HORROCKS WATER SUPPLY	0	0	0
8570	SALE OF HISTORICAL BOOKS	0	0	0
8580	SALE OF DIRECTORY	0	0	0
8590	HERITAGE GRANTS	0	0	0
8602	REDONE (KALBARRI PARK/BEACH SHELTERS)	0	0	0
8610	CONSERVATION INCENTIVES	6,250	0	0
8620	TOWNSCAPE PROCESS RECORD	0	0	0
8630	DROUGHT/FLOOD RELIEF FUND	0	0	0
8640	SPECIAL ISSUE LICENSE PLA	0	0	0
8650	GALENA MANAGEMENT PLAN	0	0	0
8660	LCDC-LAND PLANNING PROJEC	0	0	0
8670	DOLA - FOOTPATH & OTHER G	0	0	0
8680	SPORT & REC STUDY KALB.	0	0	0
8610	CONSERVATION INCENTIVES	6,250	0	0
8620	TOWNSCAPE PROCESS RECORD	0	0	0
8630	DROUGHT/FLOOD RELIEF FUND	0	0	0
8640	SPECIAL ISSUE LICENSE PLA	0	0	0
8650	GALENA MANAGEMENT PLAN	0	0	0

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
8660	LCDC-LAND PLANNING PROJEC	0	0	0
8670	DOLA - FOOTPATH & OTHER G	0	0	0
8680	SPORT & REC STUDY KALB.	0	0	0
8690	COASTWEST GRANTS	0	0	0
8700	PORT KALB RETENTION FUNDS	0	0	0
8710	KAL T/SCAPE PLAYGRND FUND	0	0	0
8720	BINNU TOWN BORE MONEY	0	0	0
8730	LANDSCAPING DOLA SUBDIVIS	0	0	0
8740	NPTON TOWNSCAPE EXPENSES	0	0	0
8750	KAL SCHOLL RDWISE FUNDS	0	0	0
8760	KALBARRI T/SCAPE FUNDS	0	0	0
8770	GWALLA WALLS FUND - EXP	0	0	0
8780	RSL HALL KEY BOND - EXPEN	0	0	0
8790	SAFER NPTON RDWISE FUNDS	0	0	0
8800	PORT GREG/HORROCKS RD DEV	0	0	0
8810	NABAWA RD FUNDING EXPEND	0	0	0
8820	AGED PERSONS UNITS BONDS	0	0	0
8830	YOUTH GRANT - SKATEBOARD	0	0	0
8840	DEPT OF TPT - SPEC PLATES	0	0	0
8850	AGED UNITS RENTAL EXPENSE	0	0	0
8860	BRB LEVY EXPENSE	0	0	0
8870	KALBARRI SALLYS TREE PLAYGROUND	0	0	0
8880	CDO GRANT	0	0	0
8891	PEET PARK DONATIONS - EXP	0	0	0
8893	AUCTION - EXPENSES	0	0	0
8896	KIDSPORT - EXPENSES	1,660	0	0
8897	NCCA - EXPENSES	0	0	0
8899	COMMUNITY SKATE PARK - EXPENSES	0	0	0
8901	HORROCKS MEMORIAL WALL - EXPENDITURE	149	0	0
8903	ONELIFE NORTHAMPTON - EXPENSES	2,286	0	0
	TOTAL EXPENSES	**96,956**	**0**	**0**
	INCOME			
8261	RETENTIONS	1,800	0	0
8281	HOUSING BONDS	760	0	0
8301	FOOTPATH DEPOSITS	-1,500	0	0
8311	GROUP ASSURANCE	0	0	0
8321	TAXATION INSTALMENTS	0	0	0
8331	MISCELLANEOUS GOVT GRANT	0	0	0
8341	KALBARRI YAC FUNDS	0	0	0
8351	KALBARRI AIRPORT SECURITY	0	0	0
8361	HOSPITAL BENEFIT FUND	0	0	0
8381	ASU UNION FEES	0	0	0
8391	MEU UNION FEES	0	0	0
8401	CEMETERY FUNDRAISING	0	0	0
8421	COMMUNITY BUS BOND	0	0	0
8423	WILA GUTHARRA	0	0	0
8431	STAFF BANKING	0	0	0
8441	RATES OVERPAID	0	0	0

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
8451	UNCLAIMED MONIES	0	0	0
8461	LEASE PAID IN ADVANCE	0	0	0
8471	MISCELLANEOUS DEPOSITS	0	0	0
8481	NOMINATION DEPOSITS	320	0	0
8491	INTEREST ON HOUSING BOND	0	0	0
8501	RETAIL STUDY GRANT	0	0	0
8511	BUILDING TRAINING FUND	-11,240	0	0
8521	FOOTPATHS/CYCLEWAYS	0	0	0
8531	INTEREST ON F/PATH INVEST	0	0	0
8541	TRANSPORTABLE HOUSE BONDS	0	0	0
8551	BURNING OFF FEES	216	0	0
8561	HORROCKS WATER SUPPLY	0	0	0
8571	SALE OF HISTORICAL BOOKS	0	0	0
8581	SALE OF DIRECTORY	0	0	0
8591	HERITAGE GRANTS	0	0	0
8601	KALBARRI ASSESMENT STUDY	0	0	0
8611	CONSERVATION INCENTIVES	-6,250	0	0
8621	TOWNSCAPE PROCESS RECORD	0	0	0
8631	DROUGHT/FLOOD RELIEF FUND	0	0	0
8641	SPECIAL ISSUE LICENSE PLA	200	0	0
8651	GALENA MANAGEMENT PLAN	0	0	0
8661	LCDC-LAND PLAN PROJECT	0	0	0
8671	DOLA GRANT FOR KAL FOOTPT	0	0	0
8681	SPORT & REC STUDY KALB.	0	0	0
8691	COASTWEST GRANTS	0	0	0
8701	PORT KALB RETENTION FUNDS	0	0	0
8711	KAL T/SCAPE PLAYGRND FUND	0	0	0
8721	BINNU TOWNSITE BORE MONEY	0	0	0
8731	INCOME - LANDSCAPING DOLA	0	0	0
8741	NPTON TOWNSCAPE INCOME FD	0	0	0
8751	KAL SCHOOL RDWISE FUNDS	0	0	0
8761	KALBARRI T/SCAPE FUNDS	0	0	0
8771	GWALLA WALLS FUND - INC	0	0	0
8781	RSL HALL KEY BOND - INCOM	0	0	0
8791	SAFER NPTN RDWISE FUND IN	0	0	0
8801	PORT GREG/HORROCKS RD DEV	0	0	0
8811	NABAWA ROAD FUNDING	0	0	0
8821	AGED PERSONS UNITS BONDS	-200	0	0
8831	YOUTH GRANT - SKATEBOARD	0	0	0
8841	DEPT TPT - SPEC PLATES	960	0	0
8851	AGED UNITS RENTAL INCOME	0	0	0
8861	BRB LEVY RECEIVED	0	0	0
8871	KALBARRI SALLYS TREE PLAYGROUND	0	0	0
8881	CDO GRANT	0	0	0
8890	PEET PARK DONATIONS - INC	0	0	0
8892	AUCTION - INCOME	0	0	0
8894	PUBLIC OPEN SPACE (POS)	0	0	0
8895	KIDSPORT - INCOME	0	0	0
8898	NCCA - INCOME	0	0	0
8900	COMMUNITY SKATE PARK - INCOME	500	0	0

		YTD Actual 31/01/2015	YTD Budget 31/01/2015	Annual Budget 30/06/2015
8902	HORROCKS MEMORIAL WALL - INCOME	0	0	0
8904	ONELIFE NORTHAMPTON - INCOME	-786	0	0
	TOTAL INCOME	**-15,220**	**0**	**0**
	Trust Fund Movement	81,736	0	0
0711	TRUST FUND BANK	-75,486		
	Difference	6,250		

ADMINISTRATION & CORPORATE REPORT

6.5.1	NORTHAMPTON LIGHT INDUSTRIAL AREA	2
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6.5.1 NORTHAMPTON LIGHT INDUSTRIAL AREA

LOCATION:	**Kitson Circuit, Northampton**
FILE REFERENCE:	**10.8.2.3**
DATE OF REPORT:	**2 February 2015**
REPORTING OFFICER:	**Garry Keeffe**
APPENDICES:	**1. Financial Report on Project**

SUMMARY:

For Council information, advice on overall cost of development.

BACKGROUND:

The Northampton Light industrial area development which consisted of the development of four lots and four industrial units is now complete.

All units are occupied which has resulted in the relocation of an existing business, being Northampton Auto Electrics, and the creation of three new business's to Northampton, one being a repair and sale of tyres as well as heavy machinery laser wheel alignments, mechanical repairs including sales of bearing and "v" belts, and a Work Place Training Centre for Occupational Health and Safety requirements. This business provides renewal requirements for fork lift operations and other machinery that are used within the rural sector.

COMMENT

It is pleasing to see the results of this development in both the provision of services/business and the overall financial outcome with the project coming near on budget.

FINANCIAL & BUDGET IMPLICATIONS:

All costs have now been incurred for the development and are detailed at Appendices 1. Overall additional expenditure of $90,000 was incurred compared to the original budget and primarily this was additional wages and plant of Councils on site of $76,000 and sealing costs for parking areas of $21,000 (rounded amounts). There were also other additional expenses incurred, rock braking, air-conditioners etc, and if those costs had not arisen the project could have come under budget (not including Council wages and plant.)

The original budget was developed five years prior to the completion of the project which resulted in a number of changes to the overall project however the end financial result is very pleasing.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2014-2023

Corporate Business Plan – the project achieves the objectives within the plan for the development of a light industrial area including four units in Northampton

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.1

For Council information.

APPENDICES 1 – Financial Detail – Northampton Light Industrial Area

	Estimated Budget	2011/12 costs	2012/13 costs	2013/14 costs	2014/15 costs	Total Cost
Subdivision - 4 Lots						
General/Preliminaries	$ 45,000		$ 26,268			$ 26,268
Engineer/Design Fees	$ 38,000	$ 7,000	$ 11,146	$ 12,333		$ 30,479
Surveying Fees	$ 2,000	$ 3,060	$ 1,700			$ 4,760
Planning Fees				$ 1,024		$ 1,024
Overall Service Installation & Ducting - Tender contract	$ 285,000		$ 278,572			$ 278,572
Water Service						
Headworks	$ 15,000			$ 16,124		$ 16,124
Telestra Services						
Headworks	$ 20,000		$ 11,645	$ 663		$ 12,308
Western Power/Electricity						
Energising fee	$ 10,000					
Power per Lot fee	$ 800					
Headworks	$ 35,000	$ 32,044		$ 2,727		$ 34,771
Road/Earth Works	$ 135,000					
Wages, O'heads & Plant			$ 59,644	$ 23,754	$ 5,993	$ 89,390
Prelim Works			$ 2,115			$ 2,115
Gravel Import			$ 6,119			$ 6,119
Gravel Waterbind				$ 330		$ 330
Seal/reseal				$ 44,677		$ 44,677
Kerbing				$ 12,900		$ 12,900
Drainage			$ 25,032	$ 10,520		$ 35,553
Other/Sundry				$ 403		$ 403
Bricks for Transformer Wall			$ 4,862			$ 4,862
Rock Breaking			$ 5,325	$ 750		$ 6,075
Material Testing			$ 300			$ 300

	Estimated Budget	2011/12 costs	2012/13 costs	2013/14 costs	2014/15 costs	Total Cost
4 Units Construction						
Aussie Sheds Quotes	$ 390,000			$ 192,727	$ 200,727	$ 393,455
Engineer Drawings & Certificate of Design Compliance					$ 2,852	$ 2,852
Electrical Works	$ 62,500				$ 68,290	$ 68,290
Plumbing Works	$ 48,000				$ 51,141	$ 51,141
Retaining Wall	$ 7,300				$ 11,177	$ 11,177
Airconditioners x 4					$ 6,328	$ 6,328
Fence Construction	$ 15,000				$ 12,908	$ 12,908
Parking Works						
Materials Cost	$ 68,310				$ 89,579	$ 89,579
Council wages & Plant for car park works	$ 7,720				$ 27,041	$ 27,041
Architect Fees	$ 47,200			$ 41,750	$ 3,500	$ 45,250
Sand Pad Installation	$ 6,300			$ 8,951		$ 8,951
Sundry Costs	$ 5,000			$ 708	$ 3,900	$ 4,608
Repair Damage to Electrical & Water Mains					$ 4,962	$ 4,962
Other						
Audit Costs	$ 1,200					$ -
Signage	$ 1,000			$ 290		$ 290
Advertising, tenders etc			$ 915	$ 519		$ 1,434
	$ 1,245,330	**$ 42,104**	**$ 433,642**	**$ 371,151**	**$ 488,398**	**$ 1,335,295**

INCOME		
Council Reserve Fund		$ 311,236
Council In-Kind	wages & plant	$ 116,431
MWIP - R4R Grant		$ 661,000
Council Cash	$185,764 2014/15 Budget, additonal $:	$ 246,628
	& 2011/12 costs	**$ 1,335,295**

6.5.2 CROWN RESERVE 36642, LOT 11365

LOCATION:	**North West Coastal Highway**
FILE REFERENCE:	**9.1.4**
DATE OF REPORT:	**2 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Information item - advice from Department of Lands regarding Reserve 36642.

LOCALITY PLANS:



BACKGROUND:

At the April 2014 meeting, Council resolved to relinquish a number of crown reserves that had Management Orders drawn in favour of the Council as the reserves were considered to be surplus to its requirements.

The Department of Lands have been working through each request and have recently advised that reserve 36642, which Council recommended it be transferred to the management of the Department of Parks and Wildlife, is to remain under the control of Council.

Reason cited is the DPaW advised that at the time of creating Reserve 20908 (use for sand extraction/quarry) it was felt that Reserve 36642 would provide a buffer strip and enable Council to better control the removal of materials. DoL also advise that the size of reserve 36642 makes it unviable for inclusion into the conservation estate. Accordingly for these reasons it is DoL's preference for the reserve to remain in the control of Council.

COMMENT:

The only action Council can take is to accept the DoL's decision or request that it be reverted to unallocated crown land which then results the DoL to take over the management responsibility. It is considered this avenue would not be approved by DoL.

STATUTORY IMPLICATIONS:

State: Land Administration Act

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.2

For Council consideration

6.5.3 DISPOSAL OF RESERVE 15769 – LOT 6666

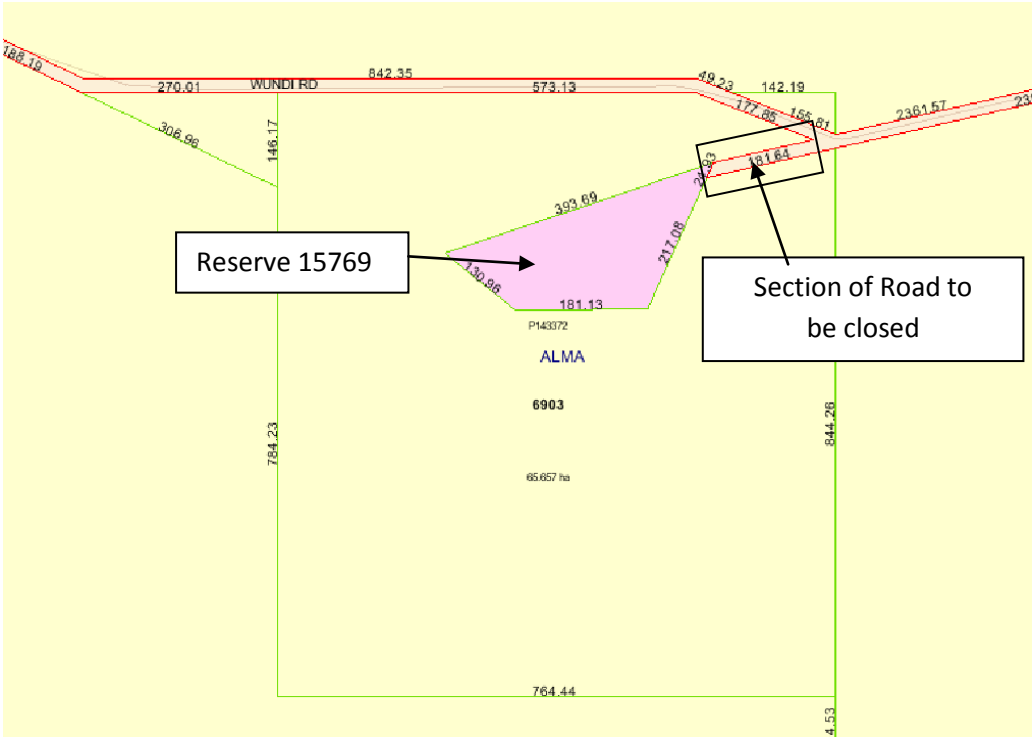
LOCATION:	**Wundi Road**
FILE REFERENCE:	**12.1.13 & 9.2.3**
DATE OF REPORT:	**6 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

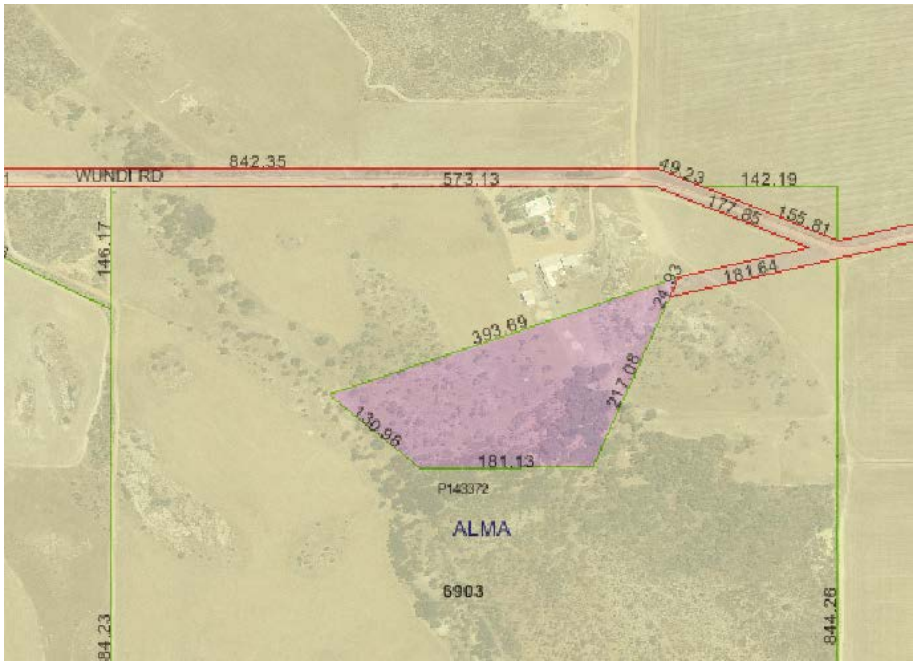
SUMMARY:

Council to formally approve closure of unmade road reserve that currently provides access to Crown Reserve 15769

LOCALITY PLANS:

Reserve is located on Wundi Road and is within the property owned by Brian Ayers, the following map is showing only the reserve location in association to Location 6903.





BACKGROUND:

The Department of Lands (DoL) provided advice October 2013, that the Department of Water had identified Reserve 15769, purpose is for "Water" and is surplus to their requirements. DoL propose to cancel the reserve and amalgamate the reserve into neighbouring property, Location 6903. DoL in October 2013 asked if this Council had any concerns with the proposal of which Management advised that we did not.

COMMENT:

To progress the merger, there is a need to close an unmade road reserve (as outlined in the above plans) that provides access the reserve from Wundi Road. To progress the matter, the DoL requires Council to formally resolve the road closure as per Section 58 of the Land Administration Act.

Management has no concerns with this request as the road is unmade and not required.

FINANCIAL & BUDGET IMPLICATIONS:

There are no financial implications to Council.

STATUTORY IMPLICATIONS:

State: Land Administration Act 1997 – Section 58

When closing a road reserve, the requirements of Section 58, normally requires an advertising period of 35 days to inform the public of the proposal. However in this case DoL have advised that no advertising of the closure is required.

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

Corporate Business Plan -

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.3

That Council, as per Section 58 of the Land Administration Act 1997, formally approve the permanent closure of unmade road reserve that currently traverses from Wundi Road to Crown Reserve 15769, being Lot 6666 on DP 143372 and this portion of unmade road be incorporated into the neighbouring property.

6.5.4 DESTINATION WA GRANT APPLICATION

FILE REFERENCE:	**13.2.1**
DATE OF REPORT:	**2 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Information item on a grant application for a television program to produce a television programme on the Shire of Northampton

BACKGROUND:

The CEO received an invitation from Guru Productions, the producer of the television show Destinations WA, for the Shire of Northampton to be a partner in an application for Royalties for Regions Mid West Community Chest funding to produce an episode of Destinations WA on the Shire of Northampton.

Guru Productions are an independent production company and therefore are not supported by the television network that they produce for, so they work with community's to find funds to get their crews to locations. The series is broadcasted regionally, nationally and has international distribution.

If the grant is successful, the television episode is developed in consultation with the two visitor centres and local residents so as the stories of our area can be told. The production would commence March 2015 and released in June 2015

After viewing the information it was determined that as there was no cost to the Council and a significant promotion of the shire can be achieved, that the application was lodged under the auspice of the Council.

FINANCIAL & BUDGET IMPLICATIONS:

The total estimated cost for the production of the show is $89,600 of which Guru Productions will fund $35,055 cash and $34,550 in-kind. The grant requested is $19,995.

The role for Council staff is to simply liaise with the production company to provide them the info they require and who would be a valuable community members/stakeholders to provide stories/history etc.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.4

That Council endorse the actions of the CEO by submitting a grant to the Royalties for Regions Mid West Community Chest Fund under the auspice of the Shire of Northampton for Guru Productions, for the development of a television episode of Destinations WA that will promote areas of the Shire of Northampton.

6.5.5 MID WEST COASTAL NODES PROJECT

LOCATION:	**Shires of Northampton, Irwin, Coorow and Dandaragan**
FILE REFERENCE:	**10.9.5**
DATE OF REPORT:	**3 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Update on where project is currently at and advice of grant funding to be received to develop the coastal nodes identified.

BACKGROUND:

At the December 2014 meeting, Council was advised of Management working with the Midwest Development Commission and a number of other local authorities to obtain funding for the detailed planning of key coastal nodes. In the Shire of Northampton the focus has been on Halfway Bay and Lucky Bay.

To assist with the funding application, Council approved the use of funds held in the Coastal Management Reserve Fund which is for the purpose of upgrades to the Halfway and Lucky Bay areas.

It is pleasing to advise that that the group has received funding of $1.5million to develop coastal nodes with the provision of required infrastructure that will improve the experience for visitors to the popular coastal locations of Cliff Head, Luck Bay, Sandy Cape and Little Anchorage Bay.

The funding and contributions from the Local Governments involved will be for landscape architectural designs of the four sites in preparation for their construction and development. These eco-tourism developments will include walking trails, designated camping areas, parking for day trips, ablution blocks, conservation-rehabilitation zones, and access tracks off the main road, signage and rubbish collection.

COMMENT:

The first component of the work would be to undertake a detailed design of the camping areas based upon flora/fauna and heritage assessments. This is currently being progressed and within the near future a consultant to undertake this task will be appointed.

Once the designs have been received and environmental issues addressed that will allow development, the designs/plans will be presented to Council before any works progress which is scheduled for 2015/16.

FINANCIAL & BUDGET IMPLICATIONS:

To assist with the grant application, a budget for the caravan and camping areas at Half Way Bay had to be submitted. The following was provided:

Preliminary Works & Clearing for camp sites (includes dozer hire and Council Plant)	$ 47,600
Establishment of camping sites	$ 32,000
Fencing off camping areas	$111,500
Install 2 x eco friendly ablutions	$117,800
Caretakers Residence	
2 bedroom transportable	$150,000
Storage Shed	$ 10,000
Generator & Water Storage	$ 20,000
Eco friendly ablution	$ 60,000
	$548,900
Allow 5% price increase	$ 27,400
Estimated Cost	**$576,300**

The above costs could change once designs of the camping area and associated infrastructure have been finalised, however whatever the cost it will need to be within the above estimates.

It is also advised that until the funding agreement is received, it is not known what funds are being allocated to each local government. This won't be known until the Shires of Coorow and Dandaragan approve their proposed works within the funding agreement.

Other costs that the Council will incur will be for the employment and set up for a ranger/caretaker, which includes vehicle, to be onsite either full time of part time. These costs were not included within the grant application as the grant is for capital costs only.

The costs for the caretaker/ranger will need to be provided for within future budgets and Council will need to determine how this position will be structured and therefore further discussion on this will need to occur. There may also be an opportunity to combine ranger positions with neighbouring local governments however this has not yet been explored.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2014-2023

Strategy – Environment

Key Actions

2.2.5 Lobby DPI to provide the resources required to protect coastal strip of the Shire
2.2.6 Manage camping areas within the Shire

Measures of Success

- Number of designated coastal areas
- Signage and fencing around designated coastal reserves
- Work with Government agencies to achieve strategy
- Identify and access resources to manage coastal areas
- Development of camping sites at Halfway Bay, Lucky Bay and Little Bay

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.5

For Council information.

6.5.6 LEASE – KALBARRI AERODROME HANGAR – PEXTON NOMINEES

LOCATION:	**Kalbarri Aerodrome**
FILE REFERENCE:	**12.2.3**
DATE OF REPORT:	**5 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to consider not to undertake a market review of lease fee for Pexton Nominees Hangar Site/Kalbarri Air Carter.

BACKGROUND:

The lease on the above hangar is due to have its rent reviewed by market value at 1st March 2015. The current rent levied is $563 per annum and is increased by CPI annually. A market value review is to be undertaken every five years.

COMMENT:

With the annual lease fee relatively minimal, the cost to obtain a revised market valued rent would outweigh the current rent received, vicinity of $2,000 to $3,000. Council is therefore requested that it not exercise the right for a rent review and that the lessee be advised accordingly.

Please note the lease is for the land only not the hangar building.

FINANCIAL & BUDGET IMPLICATIONS:

Any change affects future budgets but due to the low value any effect would be minimal.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.6

That Council not exercise its right for a market value rent review for the hangar site of Pexton Nominees/Kalbarri Air-charter, and the lessee be advised accordingly.

6.5.7 ROADS TO RECOVERY FUNDING

FILE REFERENCE: 12.1.20
DATE OF REPORT: 6 February 2015
REPORTING OFFICER: Garry Keeffe

SUMMARY:

Advice on requirement for Council to expend a set percentage of own funds on road works and also advice of allocation of 2015/16.

BACKGROUND:

The Council receives each year an allocation from the Federal Government through the Roads to Recovery Program to expend those funds in road upgrades. The current government renewed this commitment for a further four year term with 2014/15 being the first year of the new term. Our current allocation is $325,315 per annum.

One of the main criteria in receiving and compiling with the legislation that governs this funding, is that the local governments must expend a set amount (determined as the reference amount) of its own funds on road works. The amount is to account for all road maintenance and construction expenditure less the amount of grants received from other sources. For this Council the required amount that was to be spent in 2013/14 was $1,175,161, however we only expended $836,399, a shortfall of $383,762.

The primary reason why the under expenditure occurred is due two additional road funding grants that Council received in this year, being Black Spot funding of $ 374,350 and Royalties for Regions Funding of $449,076.

The above reasoning was forwarded to the Department of Infrastructure and Regional Development with a request that the shortfall was due to Council receiving additional grants and that we should not be penalised for this.

The Department has advised that it is important that the Council make up the shortfall between its own resource expenditure and the reference amount. The usual procedure has been to give Councils two to three years to make up these shortfalls. This is done by issuing a waiver with replacement conditions which set a higher reference amount for future years.

They propose to issue a waiver for the 2013/14 with replacement conditions which would require the Council to meet the current reference amount plus make up the shortfall from 2013/14 by 30 June 2017.

The proposed replacement conditions for Council comment are:

- Council must spend an amount of its own source funds equal to or greater than $1,288,082 in the financial years ending 30 June 2015, 30 June 2016 and 30 June 2017.

- If, in the financial years ending as stated above, the Council does not spend an amount of own source funds equal to or greater than $1,288,082, but average expenditure of its own source funds in that year and the previous financial year or that year and the two previous financial years exceeding $1,288,082 the Council will be taken to have met its obligations in respect of the replacement conditions for the relevant financial year.

  If the Council does not comply with the above replacement funding conditions the Department may notify the Council of failure to comply and may require Council to repay an amount equal to so much of the funding as the Department specifies.

The Council needs to formally accept the revised conditions imposed.

COMMENT:

It is unfortunate that the Department does not recognise additional funds we received. Council must be vigilant in the next three financial years to expend own source funds as revised.

Another factor for 2015/16 is that all local governments will receive a double allocation, being $650,630 however the above own source expenditure requirements do not change for this extra funding.

The extra funding has not yet been allocated or determined by Council at this stage and Management will present a report at the March meeting for consideration. This change will also affect the Corporate Business Plan.

Should any Councillors consider a road project should be included within the above extra allocation, please advise the CEO. The normal allocation of $325,315 for 2015/16 has already been determined by Council which is the continuing widening works on the Chilimony Road.

FINANCIAL & BUDGET IMPLICATIONS:

The current and future budgets to account for the extra own source funding on road works.

STRATEGIC IMPLICATIONS:

Corporate Business Plan – plan will need to be amended to account for the additional funding to be received in 2015/16. This will be undertaken as part of the review process of the plan.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.7

That Council advises the Department of Infrastructure and Regional Development that it accepts the replacement conditions for expending its own source expenditure on road works of $1,288,082 for the financial years ending 30 June 2015, 2016 and 2017.

6.5.8 VEHICLE LICENCING SERVICES

LOCATION:	**Northampton Town**
FILE REFERENCE:	**4.2.4**
DATE OF REPORT:	**12 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

SUMMARY:

Council to determine if it wishes to be an agent for vehicle licencing to be in the Northampton Shire Office.

BACKGROUND:

Advice has been received from the Northampton Police Station that as from the 26 February 2015, residents will no longer be able to undertake any aspect of vehicle licencing from renewals, transfer of vehicles, registration plate changes and licencing vehicles.

Vehicle owners currently have the opportunity to pay for vehicle licence renewals only at the Northampton Post Office or on-line.

COMMENT:

Management is currently investigating this matter to what is actually involved, how many transactions per day and year will occur, determine costs, how much staff time is involved, advice on how other local authorities consider the service etc.

At the time of compiling this report the above information has not been fully collected and therefore a separate report will be forwarded out prior to the meeting.

OFFICER RECOMMENDATION – ITEM 6.5.8

For Council consideration.

SHIRE OF NORTHAMPTON

Late Items

20th February 2015

LATE ITEMS - TOWN PLANNING CONTENTS

6.3.10 REQUEST FOR WAIVER OF PLANNING AND BUILDING APPLICATION FEES – PROPOSED OUTDOOR CLASSROOM – LOT 262 (NO. 11) MAGEE CRESCENT, KALBARRI 2

6.3.10 REQUEST FOR WAIVER OF PLANNING AND BUILDING APPLICATION FEES – PROPOSED OUTDOOR CLASSROOM – LOT 262 (NO. 11) MAGEE CRESCENT, KALBARRI

LOCATION:	Lot 262 (No. 11) Magee Crescent, Kalbarri
FILE REFERENCE:	10.6.1.3 / 11 MAG (A338)
OWNER:	Department of Fire and Emergency Services
DATE OF REPORT:	18 February 2015
REPORTING OFFICER:	Hayley Williams – Principal Planner

AUTHORITY / DISCRETION:

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

SUMMARY:

An Application has been approved for the construction of an outdoor classroom for the Kalbarri State Emergency Services (SES) on Lot 262 (No. 11) Magee Crescent, Kalbarri.

The Application was approved under delegation (P/A 2015-002) on 13 February 2015. However, Council consideration is required as the Applicant has requested a waiver of the Planning Application and Building Application fees. This report recommends wavier of the fees based on the community based service that Kalbarri SES provides.

BACKGROUND:

An Application for Planning Approval was submitted in February 2015 to construct an outdoor classroom at Lot 262 (No. 11) Magee Crescent, Kalbarri.

The proposed development was issued Planning Approval (P/A 2015-002) on 13 February 2015 subject to its compliance with standard conditions.

COMMUNITY & GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

The Applicant has requested that Council waive the Planning and Building fees associated with this development in light of the community service provided by the Kalbarri SES.

STATUTORY IMPLICATIONS:
State: Planning and Development Regulations 2009
Local: Shire of Northampton Local Planning Scheme No. 10 - Northampton

Lot 4 is zoned "Town Centre" under *Town Planning Scheme No. 9 – Kalbarri Townsite*.

The Application for Planning Approval for the development was approved under delegation as it complied with all relevant portions of *Town Planning Scheme No. 9 – Kalbarri Townsite*.

Planning and Development Regulations 2009

The *Planning and Development Regulations* (2009) are to be read in conjunction with the *Planning and Development Act* (2005). They are essentially a consolidation of various regulations made under previous Acts that were repealed when the *Planning and Development Act* (2005) came into force, and are intended to help simplify and streamline the planning system.

Clause 52, Part 7 of Division 3 of the *Planning and Development Regulations* (2009) deals with the local government's power to waive or refund fees, and states:

> *A local government may waive or refund, in whole or in part, payment of a fee for a planning service.*

COMMENT:

Given the valuable service that the Kalbarri SES provides to the community, it is considered appropriate that Council waive the Planning and Building Application fees.

VOTING REQUIREMENT:

Absolute Majority Required: *Yes*

CONCLUSION:

It is recommended that Council waive the Planning Application and the Building Application Fee payable for the construction of an outdoor classroom at Lot 262 (No. 11) Magee Crescent, Kalbarri.

OFFICER RECOMMENDATION – ITEM 6.3.10 **WAIVE FEES**

That Council waive the Planning Application and the Building Application Fee payable for the construction ofan outdoor classroom at Lot 262 (No. 11) Magee Crescent, Kalbarri in recognition of the valuable service the Kalbarri SES provides to the community.

ADMINISTRATION & CORPORATE REPORT

ADDENDUM TO ITEM 6.5.8 – VEHICLE LICENCING

6.5.8 VEHICLE LICENCING SERVICES

LOCATION:	**Northampton Town**
FILE REFERENCE:	**4.2.4**
DATE OF REPORT:	**12 February 2015**
REPORTING OFFICER:	**Garry Keeffe**

INFORMATION & DETAIL OF SERVICE:

To allow Management and Council to consider the possible acceptance of the role of vehicle licencing for Northampton, transaction details and contract details have been requested. The Department of Transport has provided the following information relating to the provisions of licencing services:

The Department of Transport's Driver and Vehicle Services is responsible for the regulatory functions associated with the licensing of drivers and vehicles inclusive of the testing of eligible applicants, establishment of identification, issuing of licence documentation, assessment and licensing of road worthy vehicles, driver and vehicle licence renewals, along with maintaining the Western Australian Driver, Vehicle and Demerit Point registers.

Please note where the word "Agent" appears that is referring to the Shire of Northampton.

Background/Purpose

The Department is offering a negotiable term agreement to ensure driver and vehicle services are available to residents and visitors to Northampton and the surrounding area.

Service Delivery Summary

The types of transactions that the Agent will undertake generally include:

- processing of new vehicle licences and issuing number plates;
- processing vehicle licence renewals and transfer payments;
- updating variations to vehicle details;
- processing motor driver's licence applications and renewal payments;
- processing firearm licence and boat registration payments; and
- Processing various penalty payments.

Part of performing the above services includes sighting and recording proof of identity and residency documentation. It may also include supervising Computerised Theory Tests (CTT) and Hazard Perception Tests (HPT), receiving driver and vehicle licensing applications and payments and processing these transactions into the Western Australian driver and vehicle licence database (TRELIS).

Service & Equipment

The standard services provided by Agents are counter based transactions (a mixture of both monetary and non-monetary) with members of the public. The broad majority require data entry and processing confidential information from a transaction specific form into the client's record. The Agent's staff member is responsible for ensuring that the necessary identification requirements are always met while assisting with the client's completion of all related forms. A number of support areas and tools are provided to ensure that the Agent's staff can be confident in providing any requested information or associated service.

The Department of Transport provides all the necessary computer equipment to process client transactions as well as all consumable stock, both secure client specific and general provision publications and information. All equipment with the exception of the printer (see below) is maintained by the Department's support areas and any repairs or replacements are couriered through the Department's providers at no cost to the Agent.

Provision of TRELIS Computer

The TRELIS computer has been specifically configured to access the Department of Transport's secure driver and vehicle licence database and registries. The computer is imaged with required security measures and has all operating software pre-installed, typically it is a standalone purposed machine, though additional non-Licensing software may be added through negotiation. All peripheral equipment is supplied including monitor, mouse, keyboard and cables and is setup ready to plug in and go.

It is necessary to house the computer in a secure location that is not readily accessible by the general public. To assist with minimising space needed, the Department can offer low profile versions as well as additional cabling or a switch to use an existing monitor.

Provision of CTT/HPT Computer

A secondary computer with Computerised Theory Tests (CTT) and Hazard Perception Test (HPT) is available to the Agent as an additional service to offer to the community. The testing software enables members of the public to undertake the theory tests necessary for obtaining their learners permit as well as additional licence classes of motorbike or heavy vehicle.

An Agent is not required take up the offer of a CCT/HPT PC as it is appreciated that office space may not be available. However the Department strongly encourages having the ability to conduct this service as this is an integral part of the communities' ability obtaining a drivers licence. As the testing procedure is mostly automated, the service is a simple transaction for Agents to receive commission for.

CTT/HPT testing computers need to be housed in quiet/private part of the publicly accessible area of the Agent's facility, where applicants can be easily supervised by an Agent staff member. The Department will provide a secure and discrete cage for the computer hardware to prevent tampering.

Dedicated EFTPOS Terminal and Direct Deposit Banking

All monetary transactions are linked and processed through the TRELIS computer which integrates with the Departments financial systems. An integrated EFTPOS terminal is issued with the TRELIS computer to receive all card type transactions connected directly with the clients own record. A benefit of this banking arrangement is that the Agent is not exposed to any merchant fees or bank fees associated with dishonoured cheques or similar costs.

Gifted Printer

The Department provides a free printer to the Agent. The Agent is not restricted in its use for only Licensing transactions and can use it for any of the Agent's own office printing. The Department does not supply sundry consumables for the printer; however it is considered a gifted asset and as such will not require the return of the printer.

Stock and Consumables

• **Forms -** All necessary transaction forms, licensing information and advice publications are provided directly to the Agent, with the most widely used forms are available from a number of locations including online sources. Depending on transaction volumes the Agent is provided with direct access to the Department's form supplier to order any common form stock. The Central Office in Perth will work with the Agent to ensure that they have exactly what is needed and supply any requests for additional stock or less common forms.

PDF versions are currently being digitised to allow on demand downloading and printing.

• **Eyesight Charts** - A standard Snellen eyesight chart is provided to conduct eyesight tests as part of driver licence applications. The chart needs to be placed in a location where a member of public can stand 3 metres away. Typically the chart is located on a wall behind the service counter. Regional staff, during the setup or any subsequent visits can assist Agent's with arranging the chart and administration of the assessment.

• **Number Plates -** The Department will provide vehicle number plates for provision to clients through the course of some specified vehicle licensing transactions. Number plates are a controlled and audited item and must be kept in a secured area that is not accessible to the general public. Number plates are accounted for and automatically managed via the Department's database (TRELIS) and additional plate stocks will be couriered to the Agent as required. Special custom plates are generally transported or transferred from a Department service centre after a specific client request or as part of an initial order.

Agents will also need to record and account for number plates returned by members of the public that are received at the Agent site. Returned plates can usually be stored in the boxes that new plates are sent in, however if the Agent finds that they are receiving a large number of plates, a storage crate or bin can be arranged. The Department will organise to have the plates either sent to the Regional Office in Geraldton for storage or will arrange for a courier to directly collect and transport to the Department's provider for secure destruction.

Photo Capture Station

A specially configured digital camera is provided to capture the driver licence photo for some Driver Licence transactions. The camera is able to record the client's image and signature and integrates with the TRELIS computer to transmit the secure data. Image capture is generally taken against a white or neutral background in a well-lit area, however the Department's specialist equipment provider will assist with all necessary advice and provide any required backing.

Practical Driver Assessor

The Regional Office in Geraldton will provide an assessor to visit Northampton to conduct Practical Driving Assessments (PDA). As part of the service delivery, the Agent is asked to provide a minimal space within their office for the assessor to write up test results and to wait for applicants to attend for their

tests. The results of the tests are provided to the Agent to update in the TRELIS database, from which they will receive a commission payment.

Financial

The Term of the proposed service delivery in Northampton is fully negotiable, with average current agreements with the Department typically ranging between three to five years.

Agent payments are currently according to a monthly commission basis. All transactions (monetary and non-monetary) are categorised against a timed bracket reflecting complexity and time taken to provide and a commission paid at the category type.

Commissions are divided into two geographic groups and are adjusted upwards annually against increases in the Consumer Price Index for the March Quarter, applicable to all payments in the new financial year. Commission payments are paid into the nominated bank account of the Agent.

The table below depicts the approximate volume of transaction and commissions that may have been paid by the Department of Transport to an on-line Agent in this location. The information presented below was extracted from data collected from off-line transactions and should be considered as an indication only. There are additional transaction types that will be processed at an on-line Agent.

Financial Year	Transaction Volume	Commission
2011/12	1683	$13,884
2012 - 13	1756	$13,976
2013 - 14	1664	$13,460

Additional Establishment Support

To assist with promoting community awareness and maximising the transfer of client transactions to the Agent, the Department can offer some optional services at no cost to the Agent.

Plate Display

A licence plate display board can be provided to showcase the various types of plates available to customers, including Mid West Local Authority plates.

Signage

The Department can offer a selection of signs to promote the Agent as a licensing services provider.

The signs are a standard blue and white Driver and Vehicle Services logo and are available as:

- A 1000mm by 600mm corflute display;
- A vinyl reverse adhesive door or window sign listing service office hours (as stipulated by the Agent);
- A metal free standing A-frame (sandwich sign).

Cabling

To assist with the setup of computer and router equipment in the most convenient and secure location of the Agent's office, the Department will provide and cover all cabling installation, including connection to phone lines and CAT data cable linkage.

Support

Specified Training

All staff who are selected by their office to provide licensing services to customers are initially trained at the Central Office in Perth. The course introduces staff to licensing and provides training with the TRELIS database and licensing requirements as well as issuing their unique access. The training is generally booked ahead to fit in with the requirements of their own office. Travel costs to and from training as well as accommodation and meal expenses are all reimbursed by the Department. A specific scheduled visit can also be arranged if the Agent needs urgent onsite assistance or supervision.

Note – in initial discussions we have requested that staff training be undertaken either in Geraldton or in-house. It is not feasible to send four to five staff members to Perth.

Licensing Help-Desk

Driver and Vehicle Services maintains a centralised 1800 Free call Agency 'Phone-Support' Desk which provides assistance on everything from specialist operational and policy information to registering equipment faults to helping with live client transactions. The Phone Support desk is available to all Agents from 7:45am to 5:30pm, Monday to Friday.

Refresher training

Agents can request any amount of scheduled training at the Perth training centre for their staff. There are no restrictions on repeat refresher training. Times are booked in advance, however the training staff are very aware of competing time constraints and will always work to accommodate requests to assist the Agent. Additional training can also be requested, depending on available staff, at the Central Office in Perth or Regional Office in Geraldton. There is also a TRELIS refresher course available on-line.

Comprehensive up to date procedural and policy provision

All licensing functions have supporting documentation and procedural advice which are provided to Agent staff. A USB data stick containing current manuals, policy, procedure instructions and other supporting documentation is given to attending staff during their training which can be uploaded to their TRELIS computer to save office space from paper clutter and hardcopy manuals. Updates are provided through email or can be alternately provided on request through the Phone Support.

Dedicated Regional Parent site for ancillary assistance

All DVS Agents are supported by a Regional Offices to provide local regional support. The Geraldton Regional Office will directly assist any services including:

- daily auditing of work to ensure no problems with client transactions;
- secondary training for Agent staff, including opportunity for Agent staff to have supervised transaction experience in the Geraldton Office. This provides Agent staff with more familiarity as well as exposure to less frequent or more complex transaction types; and
- on-site visits to assist Agent's and their staff with any on spot training support, procedural advice or questions.

New Information Lookup Technology

The Department has commissioned a customised live online information guide program to assist all staff and Agents in finding any information related to licensing from policy to step by step instructions on how to process a transaction. The application, called the Knowledge Portal, is currently being rolled out across the state as an additional information support tool.

Senior Support Areas

To assist Agent's with any advanced information requests or escalated issues, all Agent services and agreements are overseen by the Driver and Vehicle Services – Partner Services area. Partner Services maintains dedicated senior officers who are available to assist Agents in any area that cannot be resolved through the above support avenues. Additionally, a dedicated Contracts section is available to assist with any contractual or governance questions or issues relating to the Agents agreement.

Governance

The following requirements are standard across the state and represent good governance and expectations by the public of Western Australia on the Department and its Agents.

Licensing services are stipulated and undertaken by regulatory requirements, primarily in accordance with the *Road Traffic Act 1974* and subsidiary regulations. In addition, Agency agreements are governed by specific requirements and policies to ensure the security and integrity of the information of, and services provided to, the community of Western Australia.

Commercial Contract

To undertake online Licensing services, all Agencies are required to enter into a confidential commercial contract with the Department of Transport. The contract details the roles and responsibilities of both parties and provides information relevant to the functions and conditions of the online service including access to the Departments secure Driver and Vehicle client database.

Insurance Requirement

It is a requirement that an Agent undertaking Licensing Services on behalf of the Department take out and maintain all insurances required by law and any other insurances in relation to liabilities of the Agent under the contract for the benefit of both parties.

This is generally covered through the following two standard insurance coverage types:

- *Public liability insurance* – to cover any legal liability of the Agent and the Agent's personnel that may arise from the Contract for an amount of not less than five million dollars for any one occurrence.

- *Workers compensation insurance* – to cover in accordance with the provisions of the *Workers Compensation and Injury Management Act*

1981 (WA), including cover for common law liability for an amount of not less than fifty million dollars.

Council holds these insurances as part of its normal operations.

Audit Access

As part of ensuring the security and integrity of client information, an officer nominated by the Department or an Auditor from the Office of the Auditor-General must have access to the Agent's records concerning the Contract and/or reasonable access to the Agency site and the Departments supplied equipment and all associated client records/documentation. All transactions undertaken by the Agent are audited on a daily basis by a supervising Regional office or site nominated by the Department.

Agency Staff Specific Requirements

The Department of Transport is responsible for the management and security of the Driver, Vehicle, Demerit Sanction and Plate Registries as well as other confidential public information. To properly control access to this information, Agent's staff are required to undertake the following as part of the process to obtain their unique user identification and password access.

- **Police Clearance**

  Any Agency staff member selected by the Agent to obtain access to the Department's secure Licensing database (TRELIS) in order to perform Licensing transactions is required to provide a current National Police Clearance, no more than three months old. The Police Clearance is provided to the Department trainers during the staff member's initial training and is part of the process for creating their access credentials. Police clearances are a tax deductable item.

- **Confidentiality Agreement**

  As well a police clearance, any Agency staff member selected to access the Department's secure Licensing Database and/or perform Licensing services, must sign a confidentiality agreement to ensure non-disclosure of confidential client records. The Confidentiality Agreement is usually signed when Agency staff attends the official Licensing training program.

COMMENT

Apart from the above, information was also obtained from the Northampton Police on the number of transactions they undertake. They advise that currently they process:

Renewal of driver's licence where no photo is required
Renewal of all vehicle, trailer, truck licences etc
Renewal of firearm licences where no photo is required
Transfer of vehicle ownership
Application for Number Plates and Remakes (can also be done online)
Change of Address's (can also be done online)
Temporary Permits (can also be done online)

The amount of transactions per month at the Northampton Police Station are:

Feb 2015	56 so far
Jan 2015	119
Dec 2014	242
Nov 2014	119
Oct 2014	123

For a 12month period - approx 1300 transactions

They also advise that an officer from Geraldton DOT visits Northampton every fortnight to conduct driving test on a Monday afternoon from 1.45, 2.30 and 3.15 and if required will add another test at 1.00pm.

It is also advised that Management will be meeting with Bradley Mitchell, the Director of the Central Region of the DOT at 2.00pm Thursday 19 February, this was a chance meeting as the person is currently returning from Carnarvon. Any additional information from this meeting will be presented at the Council meeting.

STAFFING

Preliminary discussions have been held with staff on the matter and it is considered that at this stage we will be able to undertake the service within current staff resources, however if the service starts to impede on the main roles of individual staff then staff numbers will need to be reconsidered by management. This could result in a part time officer being employed to undertake roles such as filing, assisting in library exchanges etc.

FINANCIAL & BUDGET IMPLICATIONS:

Until the full impact of staff time to perform licencing tasks is assessed versus commission to be received and if the new service is affecting other staff duties, the actual true cost of providing the service cannot be provided at this stage. As indicated within the preliminary report Council will receive a commission on the number of transactions performed however according to other local authorities that provide the same service they claim that the commission does not fully cover actual staff time, but those Councils consider it a valuable service to their communities and treat it as no difference then providing other services to their community at a cost to the Council.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION – ITEM 6.5.8

That Council enters into a contract with the Department of Transport to act as an agency for the provision of vehicle and drivers licence services from the Northampton office.

ADMINISTRATION & CORPORATE REPORT

LATE ITEMS

6.4.9 REFUSE REMOVAL & DISPOSAL TENDER/CONTRACT 13

6.5.9 REFUSE REMOVAL & DISPOSAL TENDER/CONTRACT

FILE REFERENCE:	**10.1.1**
DATE OF REPORT:	**17 February 2015**
REPORTING OFFICER:	**Garry Keeffe & Glenn Bangay**
APPENDICES:	**1. Cost analysis of current versus new contract** **2. Executive Summary on Evaluation Report**

SUMMARY:

Council to endorse the appointment of Toxfree as the preferred supplier for the collection and disposal of refuse for the Shire of Northampton.

BACKGROUND:

As reported to Council previously, The City of Greater Geraldton and Shires of Northampton, Chapman Valley and Irwin (the Principals) engaged the services of Talis Consultants to undertake a Request for Quotation (RFQ) from suitably qualified organisations, for the provision of Waste Collection and Facilities Operation Services across the region from 31 August 2015 for a seven (7) year period.

To procure these Services, Talis on behalf of the participating Councils released a joint (RFQ) with four (4) separable portions to obtain quotations through the Western Australian Local Government Association (WALGA) Preferred Suppliers Panel for Waste Collection Goods and Services.

Two Price Schedules were requested for each separable portion, one in the event that the four (4) contracts are awarded to the same Contractor and one in the event that separate Contractors are engaged in each of the various Local Government Authorities.

Tenderers were required to complete both price schedules and give consideration to cost savings to be achieved through changes to collection schedules and/or routes.

As part of the RFQ it stipulated that prices for services to be provided are separated into mandatory, as required and discretionary services. Mandatory is the collection and discretionary services can include tip manning and tyre collection. For this shire the only discretionary service that is to be considered is tyre collection as our tips are already manned. The results of the RFQ showed that Council can man the refuse sites a lot more economical than that offered by the tenderers.

RFQ closed 22 December 2015.

COMMENT:

Following the RFQ closure, three service providers responded, being Veolia, Toxfree and Avon Waste.

Talis undertook a comprehensive and detailed analysis of the three conforming tenderers as art of the RFQ process under the auspice of WALGA.

In summary the overall result is that there will be significant savings for all Councils involved if a regional tender is accepted, ie that all Councils accept the same service supplier.

For Northampton Shire the monetary implications of the RFQ's are as per the following:

	Avon Waste	Toxfree	Veolia
Mandatory			
Collection Services	$ 216,483.80	$ 133,157.96	$ 191,396.92
Public Place and Special Services	$ 79,964.30	$ 88,061.28	$ 94,378.72
Wet Hire of Equipment	$ 133,068.00	$ 71,920.16	$ -
Alternative Services	$ -	$ -	$ 84,240.00
SUBTOTAL	**$ 429,516.10**	**$ 293,139.40**	**$ 370,015.64**

The comparison of the above prices if Council were to go alone and not be involved in the regional pricing would be as per the following:

	Avon Waste	Toxfree	Veolia
Mandatory			
Collection Services	$ 313,697.28	$ 264,682.08	$ 200,614.96
Public Place and Special Services	$ 87,364.30	$ 104,715.90	$ 92,858.20
Wet Hire of Equipment	$ 133,068.00	$ 71,920.68	$ -
Alternative Services	$ -	$ -	$ 84,240.00
SUBTOTAL	**$ 534,129.58**	**$ 441,318.66**	**$ 377,713.16**

By undertaking this service on a regional basis a significant economic benefit has occurred to the regional.

The discretionary service price not included in the above that must be accounted for is the collection of tires which Management has estimated an annual cost of $20,000, based on disposal of on an average weight of a used tyre at 10Kg, which equates to 100 used tires per tonne and an estimated 40 tonne of used tires at the Kalbarri and Northampton Refuse Sites per annum at a collection rate of $500.00 per tonne or $5/tyre $20,000.00.

As can be seen by the above figures Toxfree are significantly cheaper than the other two; it must be pointed out that the figures as provided above are the figures used in the tender evaluation process to compare all tenders equally and fairly they do not present an exact cost of the services that the Shire of Northampton will require. For this at Appendices 1 is an evaluation by Management on what is estimated to be the true cost to Council.

Toxfree through the rigorous assessment criteria that Talis utilised in their analysis has been confirmed as the preferred contractor with all four of the participating Councils subject to confirmation of the individual Councils participating.

In reviewing the RFQ's there are still significant savings that can be achieved from Toxfree services by a change in the type of bulk bins used at the transfer stations. Currently 25M3 bulk bins are utilised for the disposal of putrescible waste from Councils two transfer stations. Toxfree within their pricing schedule have indicated that by using 6m3 front-lift bins savings will occur as a specialised truck and trailer combination to transfer the hook 25m3 bins is not required and additionally as the 6m3 bins waste is placed into the compactor the waste is compacted which should result in more waste being transferred at a lower cubic metre rate.

Throughout the process, the RFQ submitted by Avon Waste was not considered due to the high rates. Therefore the decision was to be between Veolia and Toxfree.

From the workings at Appendices 1, the overall estimated difference between the two firms is:

On the RFQ – Toxfree less cost of $86,371
On current costs – Toxfree less cost by $8,122

Therefore it is estimated that with the new contract the Council will have an actual estimated savings of $8,122, but the RFQ process provided a savings of $86,371.

FINANCIAL & BUDGET IMPLICATIONS:

All costs associated with the new refuse removal and disposal contract will be part of future budgets for the duration of the contract.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Local Government (Functions and General) Regulations.

VOTING REQUIREMENT:

Council at their November 2014 meeting resolved to:

1. Delegate authority to the Chief Executive Officer to determine and appoint the most suited contractor for the supply of waste management services to the Shire of Northampton after evaluation of submissions from the Western Australian Local Government Association (WALGA) Request for Quote process and in collaboration with the Batavia Regional Council's Waste Management Group (BRCWMG).

2. Allocate funds accordingly in the 2015/2016 Budget to accommodate the appointed contractor for the supply of waste management services to the Shire of Northampton.

3. Delegate authority to the Chief Executive Officer, in collaboration with WALGA and the BRCWMG, an extension of the existing contract Council has with Veolia (expiring 30 June 2015) for the supply of waste management services to the Shire of Northampton.

The action of Council is to now endorse the actions of the CEO.

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.1

That Council endorse the actions of the CEO in advising Talis that its preferred supplier is Toxfree for the provision of collection and disposal of refuse/waste on a regional contract basis with the Shires of Chapman Valley, Irwin and the City of Greater Geraldton.

APPENDICES 1 - COST ANALYSIS OF CURRENT VERSUS NEW CONTRACT

	TENDERS RECEIVED - VEOLIA V'S TOXFREE								CURRENT COSTS		
	RESIDENTIAL COLLECTIONS X 52 WEEKS - 240 LITRE MGB										
	No Bins	Price	VEOLIA		Price	TOXFREE			Price	VEOLIA	
NORTHAMPTON	370	$ 1.81	$ 34,824.40		$ 1.63	$ 31,361.20			$ 1.76	$ 33,920.12	
HORROCKS	62	$ 2.51	$ 8,092.24		$ 1.63	$ 5,255.12			$ 1.76	$ 5,683.91	
KALBARRI	1029	$ 2.51	$ 134,305.08		$ 1.63	$ 87,218.04			$ 1.76	$ 94,334.60	
PORT GREGORY	58	$ 2.51	$ 7,570.16		$ 1.63	$ 4,916.08			$ 1.76	$ 5,317.21	
AJANA	3	$ 2.51	$ 391.56		$ 1.63	$ 254.28			$ 1.76	$ 275.03	
BINNU	3	$ 2.51	$ 391.56		$ 1.63	$ 254.28			$ 1.76	$ 275.03	
ISSEKA	32	$ 2.51	$ 4,176.64	$ 189,751.64	$ 1.63	$ 2,712.32	$ 131,971.32		$ 1.76	$ 2,933.63	$ 142,739.53
	COMMERCIAL COLLECTIONS X 52 X 2/WEEK - 240 LITRE MGB										
	No Bins	Price	VEOLIA		Price	TOXFREE					
NORTHAMPTON	5	$ 1.81	$ 941.20		$ 1.63	$ 847.60			$ 1.76	$ 916.76	
KALBARRI	7	$ 2.51	$ 1,827.28		$ 1.63	$ 1,186.64			$ 1.76	$ 1,283.46	
BINNU	1	$ 2.51	$ 261.04		$ 1.63	$ 169.52			$ 1.76	$ 183.35	
ISSEKA	1	$ 2.51	$ 261.04	$ 3,290.56	$ 1.63	$ 169.52	$ 2,373.28		$ 1.76	$ 183.35	$ 2,566.92
	BULK BINS 2 X 52 (Weekly) - 25m3 Hook Lift				8 x 52 (Weekly) 6m3 Front Lift						
		Price	VEOLIA		Price	TOXFREE					
RENTAL		$ 10.00	$ 1,040.00		$ 19.33	$ 8,041.28					
SERVICE		$ 450.00	$ 46,800.00	$ 47,840.00	$ 56.25	$ 23,400.00	$ 31,441.28		$ 360.85	$ 37,528.40	$ 37,528.40
	REFUSE SITE MAINTENANCE FORTNIGHTLY										
		Price	VEOLIA		Price	TOXFREE					
TRAVEL-N/HAMPTON (100km round trip)		$2/klm	$ 5,200.00		$ -	$ -					
SERVICE-N/HAMPTON		$ 1,200.00	$ 31,200.00		$ 1,383.08	$ 35,958.00			$ 1,240.00	$ 32,240.00	
TRAVEL-KALB/BINNU/PT GREGORY											
(320 Kklm r/trip)		$2/klm	$ 16,640.00		$ -	$ -					
SERVICE-KALB/BINNU/PT GREGORY			$ 31,200.00	$ 84,240.00	$ 1,383.08	$ 35,598.00	$ 71,556.00		$ 1,240.00	$ 32,240.00	$ 64,480.00

	3M3 PUBLIC FRONT LIFT BINS AT HORROCKS (2) AND KALB-MARINA (1)										
		Price	VEOLIA		Price	TOXFREE					
DELIVERY		$ -	$ -		$ 130.00	$ 390.00					
RENTAL		$ 3.00	$ 468.00		$ 3.00	$ 468.00					
SERVICE		$ 59.85	$ 9,336.60	$ 9,804.60	$ 45.00	$ 7,020.00	$ 7,878.00	$ 74.22	$ 11,578.32	$ 11,578.32	
	1.5M3 PUBLIC FRONT LIFT BIN AT PORT GREGORY										
		Price	VEOLIA		Price	TOXFREE					
DELIVERY		$ -	$ -		$ 130.00	$ 130.00					
RENTAL		$ 3.00	$ 156.00		$ 3.00	$ 156.00					
SERVICE		$ 29.92	$ 1,555.84	$ 1,711.84	$ 22.50	$ 1,170.00	$ 1,456.00	$ 37.11	$ 1,929.72	$ 1,929.72	
	3M3 CARDBOARD BINS AT KALBARRI & NORTHAMPTON X FORTNIGHTLY										
		Price	VEOLIA		Price	TOXFREE					
DELIVERY X 8		$ -	$ -		$ 130.00	$ 1,040.00					
RENTAL X 8		$ 3.00	$ 1,248.00		$ 3.00	$ 1,248.00					
SERVICE X 8		$ 59.85	$ 12,448.80	$ 13,696.80	$ 45.00	$ 9,360.00	$ 11,648.00	$ 52.59	$ 10,938.72	$ 10,938.72	
	COLLECTION AND PROCESSING OF TYRES										
		Price	VEOLIA		Price	TOXFREE					
COLLECTION (4000@10kg/tyre=40 ton)	($3.85/tyre)	$ 385.00	$ 15,400.00		$ 500.00	$ 20,000.00					
30m3 BIN RENTAL		$10/WEEK	$ 520.00	$ 15,920.00	$30/WEEK	$ 1,560.00	$ 21,560.00				
TOTAL				$ 366,255.44			$ 279,883.88			$ 271,761.61	
DIFFERENCE							$ 86,371.56			$ 8,122.27	

APPENDICES 2 – TALIS EXECUTIVE SUMMARY OF THE EVALUATION REPORT

Executive Summary

The City of Greater Geraldton and the Shires of Northampton, Irwin and Chapman Valley (the Principals) released Request for Quotation (RFQ), No. 18/1415, to identify an organisation(s) (Preferred Tenderer) considered capable of providing Waste Collection and Facilities Operation Services.

The Principals commissioned Talis Consultants Pty Ltd (Talis) to assist in the preparation of the RFQ and Contract documentation and to assist in the evaluation of the Submissions received for the RFQ. This Evaluation Report outlines the key findings and recommendation for a Preferred Tenderer arising from the RFQ Evaluation Process.

The Contracts developed for the RFQ was based on Western Australian Local Government Association's (WALGA's) template *Draft Conditions of Contract for the Supply of Waste Disposal Goods and Undertaking of Various Services in Respect of Waste Collection and Disposal*. The RFQ was created with four Separable Portions which may result in four separate Contracts with the Preferred Tenderer(s). Each Separable Portion has two Price Schedules, one in the event that a common Contractor is engaged across the four Contracts and one if two or more Contractors are engaged to provide the Services. It is anticipated that by awarding the four Contracts to a single Contractor, economies of scale will enable a lower overall cost to the Principals.

The RFQ was released to the WALGA Preferred Supplier Panel for Waste Collection Goods and Services on Monday 15 December 2014 via the WALGA E-quotes Portal. Three Submissions were received before the deadline of 2pm on Friday 23 January 2015.

Submissions were received from the following organisations:

- Avon Waste;
- Toxfree; and
- Veolia.

Toxfree's Submissions was subject to a Clarification Request to establish whether their Tendered Rate for Special Services was an additional cost or included in the Tendered Rate and to provide their Organisation Structure and number of personnel. Toxfree provided the requested information and all Submissions received for the RFQ were then assessed by Talis against the Compliance Criteria as specified within the RFQ document. Three compliant Submissions were then assessed against the weighted Qualitative Criteria in accordance with the RFQ document.

The Tender Evaluation Panel (TEP) consisted of one member from each Local Government and Talis. Each Submission was independently assessed by each member of the Evaluation Panel in accordance with the designated Qualitative Criteria. The results from the Qualitative Evaluation are summarised in the following table.

Table E1 – Qualitative Evaluation Scores

Tenderer	City of Greater Geraldton	Shire of Northampton	Shire of Irwin	Shire of Chapman Valley	Talis	Total
Avon Waste	74.7	70.6	84.0	78.3	60.8	**73.7**
Toxfree	73.0	75.9	78.8	82.3	74.2	**76.8**
Veolia	66.0	76.6	74.3	76.8	74.2	**73.6**

As can be seem above, Toxfree score the highest Total Score of **76.8**.

Talis then completed a Price Schedule Evaluation on behalf of the TEP to determine the annual cost of the Services and to determine if any Tendered Rates were higher or lower than expected.

Toxfree's Submission was subject to an additional Clarification Request as a number of Tendered Regional Rates were flagged by the TEP as higher than would be expected when compared to the Tendered Regional Rates for the Shires of Northampton, Irwin and Chapman Valley. Toxfree's second Clarification Request and subsequent response contained information regarding the collection and processing of tyres, details regarding their Mobilisation Plan and anomalous Regional Tendered Rates.

Following the determination of the annual cost of the Services, Talis under took a Value for Money Evaluation of the Submissions. This involved calculating how much better each Submission was compared to the lowest scoring Submission within the bounds of the maximum score possible. This is otherwise known as the Score Index. Following the calculation of the Score Index, each Submission's annual cost was divided by its Score Index to determine it's Relative Value for Money. The result of the Value for Money Evaluation is summarised in the table below.

Table E2 – Regional Value for Money Evaluation

Service Type	Avon Waste	Toxfree	Veolia
Score Index	1.001	1.019	1.000
Total Annual Cost	$2,798,717.87	$2,027,180.42	$2,354,081.30
Relative Value for Money – Mandatory Services	$2,573,871.59	$1,744,133.23	$2,106,561.30
Relative Value for Money – Mandatory and Discretionary Services	$2,797,080.97	$1,989,826.04	$2,354,081.30
Commercial Risk	Low	Low	Medium
Rank	3	1	2

Toxfree provided the best value for money Submission for both the Mandatory Services and the Combined (Mandatory and Discretionary) Services. The Toxfree offer scored the highest on the Qualitative Criteria and the Total Annual Cost.

Arising from the Evaluation process of all Submissions to RFQ No. 18 1415, the Tender Evaluation Panel recommends as follows:

1. Toxfree is selected as the Regional Preferred Tenderer;
2. Council's assess their waste management service requirements with a view of maximising service efficiencies;
3. Council's considering using Toxfree's Tyre Management Solution further discuss the details with Toxfree; and
4. The Contracts are finalised prior to signing.