



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 15th June 2012 in the Allen Centre, Grey Street, Kalbarri commencing at 1.00pm.

At 11.00am a presentation by Brian Rourke, Managing Director of Tidal Energy Australia Pty Ltd on a proposed Solar Thermal power station in Kalbarri will be made. The proponents have recently purchased one of the large lots in the Eco Flora area near the Kalbarri National Park with the intention to develop the power station.

Information regarding the project is also provided within the agenda files.

The agenda for the above-mentioned meeting is enclosed.

Lunch will be served from 12.00pm.

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

8th June 2012



~ Agenda ~

15th June 2012

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire

Council will be held on Friday 15th June 2012, at

The Allen Centre, Kalbarri commencing at 1:00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

8th June 2012

SHIRE OF NORTHAMPTON

DISCLAIMER

No responsibility whatsoever is implied or accepted by the **Shire of Northampton** for any act, omission, statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The **Shire of Northampton** disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission, statement or intimation occurring during Council/Committee meetings, discussions or any decision recorded in the unconfirmed minutes of Council or Committee's of Council. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that persons or legal entity's own risk.

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 8th June 2012

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

**AGENDA
ORDINARY MEETING OF COUNCIL
15th June 2012**

- 1. OPENING**
- 2. PRESENT**
 - 2.1 Leave of Absence
 - 2.2 Apologies
- 3. QUESTION TIME**
- 4. CONFIRMATION OF MINUTES – COUNCIL**
 - 4.1 Ordinary Meeting –18th May 2012
- 5. RECEIVAL OF MINUTES -**

Nil.
- 6. REPORTS**
 - 6.1 Works
 - 6.2 Health & Building
 - 6.3 Town Planning
 - 6.4 Finance
 - 6.5 Administration & Corporate
- 7. COUNCILLORS & DELEGATES REPORTS**
 - 7.1 Presidents Report
 - 7.2 Deputy Presidents Report
 - 7.3 Councillors' Reports
- 8. INFORMATION BULLETIN**
- 9. NEW ITEMS OF BUSINESS**
- 10. NEXT MEETING**
- 11. CLOSURE**

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 18th May 2012.

5.1	OPENING	3
5.2	PRESENT	3
5.2.1	LEAVE OF ABSENCE	3
5.2.2	APOLOGIES	3
5.3	QUESTION TIME - JACQUELINE WILLBOND	3
5.4	CONFIRMATION OF MINUTES	4
5.4.1	CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19 TH APRIL 2012	3
5.4.1.1	BUSINESS ARISING FROM MINUTES	4
5.5	RECEIVAL OF MINUTES	4
5.5.1	RECEIVAL OF MINUTES - BATAVIA REGIONAL ORGANISATION OF COUNCILS	4
5.5.2	RECEIVAL OF MINUTES - KALBARRI AIRPORT JOINT VENTURE COMMITTEE	5
5.6	WORKS REPORT	4
5.6.1	MAINTENANCE WORKS / PROGRAMMED WORKS (ITEM 6.1.1)	4
5.7	HEALTH & BUILDING REPORT	5
5.7.1	INFORMATION ITEM – CARAVAN PARK OVERFLOW FACILITY PCYC KALBARRI – EASTER HOLIDAY WEEKEND (ITEM 6.2.1)	5
5.7.2	CHEMICAL TOILET WASTE DUMP POINT, KALBARRI FORESHORE (ITEM 6.2.2)	5
5.7.3	ZEST FESTIVAL – STILL LIFE/OUR LIFE EXHIBITION – LIGHTING (ITEM 6.2.3)	5
5.7.4	BUILDING STATISTICS (ITEM 6.2.4)	6
5.8	PLANNING REPORT	6
5.8.1	DRAFT LOCAL PLANNING POLICY – DESIGN GUIDELINES HALFWAY BAY COTTAGES, RESERVE 34945 (ITEM 6.3.1)	6
5.8.2	PROPOSED SUBDIVISION GUIDE PLAN – LOTS 582, 830, 831 & 832 BRIDGEMAN ROAD, KALBARRI (ITEM 6.3.2)	6
5.8.3	SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.3)	7
5.9	FINANCE REPORT	7
5.9.1	ACCOUNTS FOR PAYMENT (ITEM 6.4.1)	7
5.9.2	MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)	7
5.9.3	RECREATIONAL BOATING FACILITIES GRANT (ITEM 6.4.3)	7
5.9.4	HERITAGE GRANT – MARY STREET RAILWAY PRECINCT (ITEM 6.4.4)	8
5.9.5	2012/2013 BUDGET SUBMISSIONS (ITEM 6.4.5)	8
5.9.6	TOURISM SPECIFIED AREA RATE (ITEM 6.4.6)	8
5.10	ADMINISTRATION AND CORPORATE REPORT	9
5.10.1	LOCAL GOVERNMENT WEEK CONFERENCE 2012 (ITEM 6.5.1)	9
5.10.2	REVIEW OF POLICIES & DELEGATIONS (ITEM 6.5.2)	9

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 18th May 2012.

5.10.3 SALE OF COMMUNITY BUS (ITEM 6.5.3)	9
5.10.4 JET SKIS IN SWIMMING AREAS – HORROCKS (ITEM 6.5.4)	10
5.10.5 LOCAL GOVERNMENT REFORM (ITEM 6.5.5)	10
5.10.6 STATE AVIATION STRATEGY – ISSUES PAPER (ITEM 6.5.6)	10
5.10.7 NORTHAMPTON COMMUNITY CENTRE REDEVELOPMENT (ITEM 6.5.7)	10
5.10.8 CHANGE TO FUNDING ALLOCATIONS FOR BATAVIA RURAL GROUP (ITEM 6.5.8)	11
5.11 PRESIDENTS REPORT	11
5.12 DEPUTY PRESIDENTS REPORT	11
5.13 COUNCILLORS REPORT	11
5.13.1 CR BOOTH	11
5.13.2 CR GLIDDON	11
5.13.3 CR STOCK-STANDEN	12
5.14 INFORMATION BULLETIN	12
5.15 NEW ITEMS OF BUSINESS	12
5.16 NEXT MEETING OF COUNCIL	12
5.17 CLOSURE	12

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

5.1 OPENING

The President thanked all members present for their attendance, welcomed all Councillors and declared the meeting open at 1.03pm.

5.2 PRESENT

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

5.2.1 LEAVE OF ABSENCE

Nil.

5.2.2 APOLOGIES

Nil.

5.3 QUESTION TIME

There were members of the public present with the following questions put to Council.

5.3.1 JACQUELINE WILLBOND– DISABLED ACCESS FISHING PLATFORM**Jacqueline Willbond**

Jacqueline Willbond inquired as to why her correspondence to the Chief Executive Officer pertaining to the Disabled Access Fishing Platform was not raised in Council?

The Chief Executive Officer advised that the issue was not raised in Council as he had not received such a request to do so, and that any issues raised via emails were adequately answered at the time, however will check council records to verify this.

Jacqueline Willbond asked why Council was pursuing with the platform when it was not for wheelchair use.

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 18th May 2012.

CEO advised that her statement is incorrect and that the platform is designed for disabled and wheel chair use as per the Australian Standards.

Jacqueline Willbond inquired as to the current status of the Disabled Access Fishing Platform?

The Chief Executive Officer advised that the Disabled Access Fishing Platform was sitting in the Northampton Shire Depot as the original access path to where the Platform is to be located, was washed away with the tidal surge from a previous cyclone that passed the WA coastline. Council are currently costing an alternative path for the said platform.

5.4 CONFIRMATION OF MINUTES

5.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19th APRIL 2012.

Moved Cr PENN, seconded Cr GLIDDON

That the minutes of the Ordinary Meeting of Council held on the 19th April 2012 be confirmed as a true and correct record subject to the following amendments:

Minute 4.10.3 – Change amount requested from \$2,000 to \$5,000.

Minute 4.8.14 – Change voting to read 6/1.

Afternoon Tea Adjournment – Remove Brad Cripps from attendance list.

CARRIED 9/0

5.4.1.1 BUSINESS ARISING FROM MINUTES

Nil.

5.5 RECEIVAL OF MINUTES

5.5.1 RECEIPT OF BROCC MINUTES

Moved Cr STOCK-STANDEN, seconded Cr CRIPPS

That the minutes of the Batavia Regional Organisation of Councils held on Friday 23RD March 2012 be received.

CARRIED 9/0

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

5.5.2 RECEIPT OF KALBARRI AIRPORT JOINT VENTURE MINUTES

Moved Cr SIMKIN, seconded Cr BOOTH

That the minutes of the Kalbarri Airport Joint Venture Committee held on Friday 27th April 2012 be received.

CARRIED 9/0

5.6 WORKS REPORT

5.5.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted.

5.7 HEALTH/BUILDING REPORT

**5.7.1 INFORMATION ITEM – CARAVAN PARK OVERFLOW FACILITY PCYC
KALBARRI – EASTER HOLIDAY WEEKEND (ITEM 6.2.1)**

Noted.

**5.7.2 CHEMICAL TOILET WASTE DUMP POINT, KALBARRI FORESHORE (ITEM
6.2.2)**

Moved Cr SIMKIN, seconded Cr CRIPPS

That Council include the relocation of the chemical toilet waste dump point in the Kalbarri Foreshore Strategy and when an appropriate position has been identified that the costs of the relocation be ascertained and presented for consideration in the Draft Budget; and that until the relocation can be carried out a small timber panel fence or similar barrier fence be placed on the eastern side of the unit to make the aesthetic outlook from the Kalbarri Beach Resort more acceptable; a sufficient length of hose be refitted to the tap and Council's contract cleaner be requested to monitor the cleaning of the unit when the adjoining ablution block is being cleaned.

CARRIED 9/0

**5.7.3 ZEST FESTIVAL – STILL LIFE/OUR LIFE EXHIBITION – LIGHTING (ITEM
6.2.3)**

Moved Cr BOOTH, seconded Cr PENN

That Council approve of the installation of the temporary lighting, by the licenced electrical contractor, and that following the exhibition, Council to inspect to determine if the lighting is to be removed.

CARRIED 9/0

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

5.7.4	BUILDING STATISTICS (ITEM 6.2.4)
-------	----------------------------------

Noted.

5.8	TOWN PLANNING REPORT
------------	-----------------------------

5.8.1	DRAFT LOCAL PLANNING POLICY – DESIGN GUIDELINES HALFWAY BAY COTTAGES, RESERVE 34945 (ITEM 6.3.1)
-------	--

Moved Cr GLIDDON, seconded CR SIMKIN,

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

- 1 Adopt draft Local Planning Policy 'Design Guidelines - Halfway Bay Cottages, Reserve 34945' for public comment and advertise it for a period of 21 days;
- 2 Should no written, author-identified objections be received during the 21 day advertising period, then adopt for final approval Local Planning Policy 'Design Guidelines - Halfway Bay Cottages, Reserve 34945' and proceed to publish a notice to this effect in the local newspaper; &
- 3 Should there be any written, author-identified objections received during the advertising period, require staff to present to Council a further report.

CARRIED 9/0

5.8.2	PROPOSED SUBDIVISION GUIDE PLAN – LOTS 582, 830, 831 & 832 BRIDGEMAN ROAD, KALBARRI (ITEM 6.3.2)
-------	--

Moved Cr BOOTH, seconded CR PENN

That Council advise the Applicants and the WA Planning Commission that:

1. The proposed Subdivision Guide Plan is not supported in its current form;
2. Council strongly supports the need for effective "rejuvenation" of the tourism opportunities of the location including the need to provide for smaller tourist ventures and cheaper / family based accommodation; and
3. In terms of Items 1 to 3 above and the Owners be invited to discuss further the progression of a Structure Plan under TPS 9 over the area with Council Officers.

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

4. Council Officers to determine what landowners want to continue progressing the Subdivision Guide Plan and should the Subdivision Guide Plan not be progressed immediately liaise with WA Planning Commission to examine what opportunity there may be for the owner of Lot 830 to progress with an independent subdivision in the interim.

CARRIED 7/2

Cr's BOOTH and PENN requested to have their votes recorded as against the motion.

5.8.3 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.3)

Noted.

Mrs Hayley Williams, Principal Planner left the meeting at 2.13pm.

5.9 FINANCE REPORT

5.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)
--

Moved Cr PENN, seconded Cr SIMKIN

That Municipal Fund Cheques 19271 to 19305 inclusive, totalling \$123,282.92, Municipal EFT payments numbered EFT9935 to EFT10028 inclusive totalling \$498,498.78, Direct Debit payments GJ10-01 to GJ10-06 totalling \$2,347.14, Trust Fund Cheque 1851 to 1852 inclusive, totalling \$10,808.53, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 9/0

5.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)
--

Moved Cr STOCK-STANDEN, seconded Cr CARSON

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

CARRIED 9/0

5.9.3 RECREATIONAL BOATING FACILITIES GRANT (ITEM 6.4.3)

Moved Cr CARSON, seconded Cr SIMKIN

That Council commits a provision of \$58,687 within the 2012/13 Budget for the development of the northern boat ramp, Kalbarri.

CARRIED 9/0

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

5.9.4	HERITAGE GRANT – MARY STREET RAILWAY PRECINCT (ITEM 6.4.4)
-------	--

Moved Cr BOOTH, seconded Cr PARKER

That Council commits a provision of \$34,748 within the 2012/13 Budget for conservation works to the buildings at the Mary Street Railway precinct.

CARRIED 9/0

Cr GLIDDON declared a proximity interest in item 6.4.5 as she is a life member and volunteer of the Kalbarri Development Association.

5.9.5	2011-12 BUDGET SUBMISSIONS (ITEM 6.4.5)
-------	---

Moved Cr CRIPPS, seconded Cr STOCK-STANDEN

That the following items be listed in the draft 2012/13 Budget for further consideration:

1. Kalbarri Visitors Centre

Operational grant for the 2012/2013 financial year - \$25,000
Provision of \$12,000 for computer/furniture upgrade with the group to seek external funding.

2. Northampton Tourist Association

Operational grant for the 2012/2013 financial year - \$25,000

CARRIED 9/0

5.9.6	TOURISM SPECIFIED AREA RATE (ITEM 6.4.6)
-------	--

Moved Cr PARKER, seconded Cr CARSON

That the following items be listed in the draft 2012/13 Budget for further consideration:

1. Kalbarri Visitors Centre

“Re-Discover Kalbarri” Television & Print campaign - \$20,000

CARRIED 9/0

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 2.43pm and reconvened at 2.58pm with the following in attendance:

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

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

5.10 ADMINISTRATION & CORPORATE REPORT

5.10.1 LOCAL GOVERNMENT WEEK CONFERENCE 2012 (ITEM 6.5.1)

Moved Cr GLIDDON, seconded CR PARKER

That Cr's Wilson, Parker Cripps, Simkin and the Chief Executive Officer attend the 2012 WA Local Government Conference.

CARRIED 9/0

5.10.2 REVIEW OF POLICIES & DELEGATIONS (ITEM 6.5.2)

Moved Cr CARSON, seconded Cr PENN

1. That all current delegations as reviewed to remain in force.
2. That Council adopts the following policy.

Where Council funds a community group for the operation of a community event and that funding is for more than one year, then it is the policy of Council that no further funding after three years will be provided as it is considered that over that period the event should have reached an income level to allow the continuation of that event on its own finances.

CARRIED BY AN ABSOLUTE MAJORITY 9/0

5.10.3 SALE OF COMMUNITY BUS (ITEM 6.5.3)

Moved Cr CARSON, seconded Cr STOCK-STANDEN

That Council, as per Section 5.42 of the Local Government Act, gives delegated authority to determine tenders received for the sale of the existing community bus.

CARRIED BY AN ABSOLUTE MAJORITY 9/0

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.**

5.10.4 JET SKIS IN SWIMMING AREAS – HORROCKS (ITEM 6.5.4)

Moved Cr SIMKIN, seconded Cr STOCK-STANDEN

That Council request the Department of Transport to investigate the creation of a recreation area for Jet Ski and use of recreational vessels for water activities (ie skiing) in an area where there is no danger to the general public, or alternatively a recreational lane where such vessels can be used.

It is requested that any such area to be considered is north of the current boat launching area.

CARRIED 9/0

5.10.5 LOCAL GOVERNMENT REFORM (ITEM 6.5.5)

Moved Cr PARKER, seconded Cr CRIPPS

That Council forward the correspondence received from the Shire of Chapman Valley in relation to Council's attempt to commence structural reform negotiations to the Minister for Local Government.

CARRIED 9/0

5.10.6 STATE AVIATION STRATEGY – ISSUES PAPER (ITEM 6.5.6)
--

Moved Cr GLIDDON, seconded Cr CARSON

That Council:

1. Provide comment on the WA State Aviation Strategy Issues Paper, specifically Section 5.7, as per comments made within the report.
2. Forward these comments to the State Premier, Minister for Transport and the Federal Minister for Infrastructure, Transport and Regional Development to take particular notice of future FIFO operations, in particular the opportunity for smaller rural towns with adequate services, such as airports, to have further growth from FIFO operations.

CARRIED 9/0

5.10.7 NORTHAMPTON COMMUNITY CENTRE REDEVELOPMENT (ITEM 6.5.7)
--

Noted.

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road,
Northampton on the 18th May 2012.

5.10.8 CHANGE TO FUNDING ALLOCATIONS FOR BATAVIA RURAL GROUP (ITEM 6.5.8)
--

Moved Cr CARSON, seconded Cr SIMKIN

That Council endorses the revised timetable and funding allocation for the Batavia Rural Group as presented within the officer's report.

CARRIED 9/0

5.11 PRESIDENTS REPORT

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

- Informal meeting with members of the Horrocks Progress Association.
- Anzac Day ceremony in Northampton where he laid a wreath on behalf of Council.
- Attended the Annual Road Transport Forum in Perth.
- Attended the Kalbarri Airport Joint Venture committee meeting.

5.12 DEPUTY PRESIDENTS REPORT

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

- Informal meeting with members of the Horrocks Progress Association.
- Attended the LEMC & CERM meetings for Local Emergency Management.
- Attended the Annual Road Transport Forum in Perth.
- Attended the Kalbarri Airport Joint Venture committee meeting.

5.13 COUNCILLORS REPORT

5.13.1 Cr BOOTH

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

- Various meetings to organise the Zest Festival.

5.13.2 Cr GLIDDON

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

- Anzac Day ceremony in Kalbarri where she laid a wreath on behalf of Council.
- Attended Canoe and Cray Carnival and Zest Festival Committee meetings.

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 18th May 2012.

- Attended a Kalbarri Visitors Centre meeting.
- Attended the Murchison Advisory Committee.

5.13.3 Cr STOCK-STANDEN

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

- Attended a Pioneer Lodge meeting. Advised that over \$31,000 had been raised to date.

5.14 INFORMATION BULLETIN

Noted.

5.15 NEW ITEMS OF BUSINESS

5.15.1 DEPARTMENT OF LOCAL GOVERNMENT

The President tabled correspondence he received from the Department of Local Government regarding concerns with the 2010/2011 Annual Report, Annual Audit and Councillor & designated Staff Annual Returns.

Council has previously considered and responded to the concerns raised by the Department.

Noted

5.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held at the Allen Centre, Grey Street, Kalbarri on Friday the 15 May 2012.

5.17 CLOSURE

There being no further business, the President declared the meeting closed at 4.00pm.

WORKS & ENGINEERING REPORT CONTENTS

6.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
-------	--	---

6.1.1	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM
	REPORTING OFFICER: Neil Broadhurst - MWTS
	DATE OF REPORT: 31 May 2012
	APPENDICES: 1. Works Program

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

Specific Road Works

- Maintenance grading carried out on Coolacalaya, Riverside, Warribanno Chimney, Balla Whelarra, Ajana Back, Brooks, Ajana East, Eastough, Murphy, Binu East, Ogilvie East and Elphick Roads.

Maintenance Items

- Binu East Road – Preparation works for gravel sheeting.
- Kalbarri – Shoulder reconditioning, shoulder grading and maintenance works to various town street and coastal car parks.

Other Items

- Ogilvie East Road – Stage 2 works recommenced. - Schedule prime / primerseal works 13-15th June.
- Yallabatharra Road – Construction and sealing of floodway, Works complete pending availability of Bitumen. – Budget item.
- Kalbarri Tip site – waste cell sand capped.
- Kalbarri – Zuytorp Memorial works.
- Kalbarri – Preparation works for 'ZEST' and 'Crayfish and Canoe' festival.
- Northampton – Attendance to Horrocks Road fire (backhoe)

Plant Items

- Nil.

Staff/Personnel Items

- Nil.

OFFICER RECOMMENDATION – ITEM 6.1.1

For Council information.

SHIRE OF NORTHAMPTON

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

(June 2012)

2011/2012 Budget Works	Status	Comments
<u>Regional Road Group Projects</u>		
Ajana - Kalbarri Road Shoulder Recondition - 10kms Kalbarri to Airport	COMPLETE	
Port Gregory Road Shoulder Recondition and Edge Repairs	COMPLETE	
Horrocks Road Widen 2km's - Stage 2	COMPLETE	
Horrocks Road Reseal works 2010/2011 (Stage 1)	COMPLETE	
<u>Roads To Recovery</u>		
Chilimony Road Reseal works 2010/2011	COMPLETE	
Bateman Street Install drainage system		Contractor available, materials ordered
Ogilvie East Road Reseal works 2010/2011 (Stage 1)	COMPLETE	Small area of works to be resealed with construction works
<u>BLACK SPOT FUNDING</u>		
Kalbarri - Grey Street Engineering costs		
Cont.		

2011/2012 Budget Works	Status	Comments
<u>Special Funding</u>		
Ogilvie East Road Construct and Seal 2011/2012 (Stage 2)	RECOMMENCED	Works recommenced - Area east of Mark Johnson's to Horan Road
<u>MUNICIPAL FUND CONSTRUCTION</u>		
<u>Northampton</u>		
Northampton - Mary Street Reseal from NWCH to West	COMPLETE	
Northampton - Bateman Street NWCH to Barlow - Widening and enhancements		Approved by council to relist for consideration 2012/2013 - (April 2012)
Northampton - Hampton Gardens carpark Reseal carpark		Reseal works - Due to bitumen problems works deferred for consideration 2012/2013
Northampton - John Street Install additional concrete kerb to overcome scouring	COMPLETE	
Northampton - Forrest Street Reseal 2010/2011 construction works		Reseal works - Due to bitumen problems works deferred for consideration 2012/2013
Northampton - Forrest Street Stephen to crossing - Construct, drainage and seal		Approved by council to relist for consideration 2012/2013 - (April 2012)
Northampton - Mary Street Enhancements to CBD - Asphalt seal		Approved by council to relist for consideration 2012/2013 - (April 2012)
Northampton - Sub Division Construct and Seal	COMPLETE	
<u>Port Gregory</u>		
Port Gregory - Port Street Install drainage and surface correct Cont.	COMPLETE	

2011/2012 Budget Works	Status	Comments
<u>Kalbarri</u>		
Kalbarri - Hackney Street Construct, seal and drainage (Walker west)	COMPLETE	Reseal component deferred for consideration 2012/2013
Kalbarri - Hackney Street Construct and seal carpark area (Walker west)	COMPLETE	Reseal component deferred for consideration 2012/2013
Kalbarri - Maggee Crescent Replace kerb and reseal		Carry over 2010/2011 Reseal works - Due to bitumen problems works deferred for consideration 2012/2013
Kalbarri - Grey Street Seal carpark area (CBD - opposite police station)		Carry over 2010/2011
Kalbarri - Grey/Porter Street Seal Hotel carpark area/s	COMPLETE	Reseal component deferred Approved by council to relist for consideration 2012/2013
Kalbarri - Grey Street Seal Boat Hire carpark area/s	COMPLETE	Reseal component deferred Approved by council to relist for consideration 2012/2013
Kalbarri - Clotworthy / Smith Street Install additional drainage		Contractor available, materials ordered
Kalbarri - Porter Street Reseal Walker Street to Oval entry		Reseal works - Due to bitumen problems works deferred for consideration 2012/2013
Kalbarri - Atkinson Crescent Construct and seal open drain west side		Due to bitumen problems works deferred for consideration 2012/2013 Preliminary works complete pending bitumen availability
Kalbarri - CBD shopping centre Widen footpaths, install kerb and reseal (Hot box area)	COMPLETE	
Cont.		

2011/2012 Budget Works	Status	Comments
<u>Rural</u>		
Binnu West Road Reseal 2010/2011 pavement repair area		Reseal works - Due to bitumen problems works deferred for consideration 2012/2013
Yallabatharra Road Seal river crossing	COMMENCED	Due to bitumen problems works deferred for consideration 2012/2013 Preliminary works complete pending bitumen availability
Parker Road Install culvert	COMMENCED	Works commenced
Nabawa Road Reseal 2010/2011 works		Reseal works - Due to bitumen problems works deferred for consideration 2012/2013
<u>MUNICIPAL FOOTPATHS</u>		
<u>Northampton Townsite</u>		
Stephen Street School to Forrest Street	COMPLETE	
Stephen Street Burgess to Grey Street	COMPLETE	
<u>Kalbarri Townsite</u>		
Kalbarri - Walker Street Hackney Street to Porter Street		Carry over from 2010/2011
Kalbarri - Smith Street Hasleby to Woods	COMPLETE	
Kalbarri - Malaluca trail Repairs to existing		Ongoing
Cont.		

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

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

HEALTH AND BUILDING REPORT CONTENTS

6.2.1	INFORMATION ITEM – PROPOSED INSTALLATION OF ADDITIONAL TOILET AT GALENA REST AREA	2
6.2.2	BUILDING STATISTICS FOR THE MONTH OF MAY 2012	4

6.2.1	INFORMATION ITEM: PROPOSED INSTALLATION OF ADDITIONAL TOILET AT GALENA REST AREA
--------------	---

DATE OF REPORT:	7 th June 2012
RESPONSIBLE OFFICER:	Glenn Bangay Principal EHO/Building Surveyor
APPENDICES:	
1. Correspondence from Main Roads WA	
2. Floor Plan and Elevations	

COMMENT:

Correspondence with plans and specifications has been received from Main Roads outlining the proposal to install an additional toilet facility at the Galena Bridge rest area, to complement the existing facilities, following continuous complaints from the public and the Shire of Northampton concerning the existing facilities. Council is notified, by Main Roads, as a courtesy and no formal approval is required. The new addition will provide an extra female pan, male pan, hand basin and a unisex disabled facility with one pan and a hand basin, connected to a Department of Health approved effluent treatment and disposal system.

OFFICER RECOMMENDATION – ITEM 6.2.1
--

For Council information.

6.2.2	INFORMATION ITEM: BUILDING STATISTICS
--------------	--

DATE OF REPORT:	7 th June 2012
RESPONSIBLE OFFICER:	Glenn Bangay – Principal EHO/Building Surveyor

1. BUILDING STATISTICS

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

OFFICER RECOMMENDATION – ITEM 6.2.2
--

For Council information.



ABN: 50 860 676 021

Enquiries: Anna Sutherland on 99 56 1207
Our Ref: 05/12338
Your Ref: N/A

Mr G Keefe
CEO
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535

NORTHAMPTON SHIRE COUNCIL				
File: 10-2-3				
-5 APR 2012				
Admin	Eng	High Bldg	Town Plan	Rang
		GB/T		

2 April 2012

Dear Garry

PROPOSED INSTALLATION OF ADDITIONAL TOILET AT GALENA REST AREA

Main Roads Western Australia (MRWA) is proposing to install another toilet at the Galena Rest Area, off the North West Coastal Highway.

This installation is a response to the continuous complaints regarding toilet and black water facilities at this location.

It is proposed that the toilet will be set up adjacent to the current toilet block.

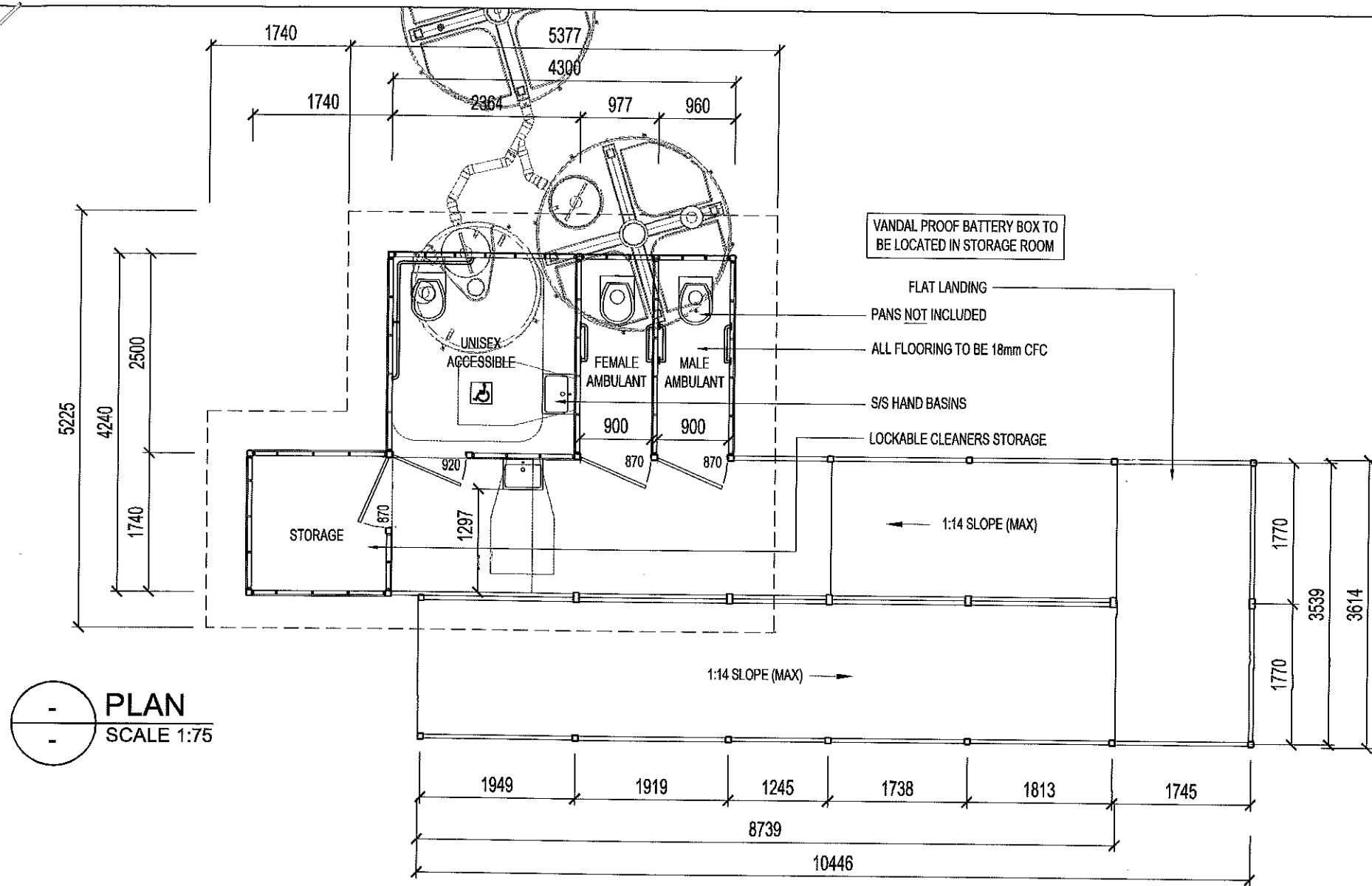
The toilet setup is an elevated 75EP toilet (3 cubicles, 1 disabled and 2 standard), refer to attached plan.

If you require any further information please contact Anna Sutherland on 99 56 1207.

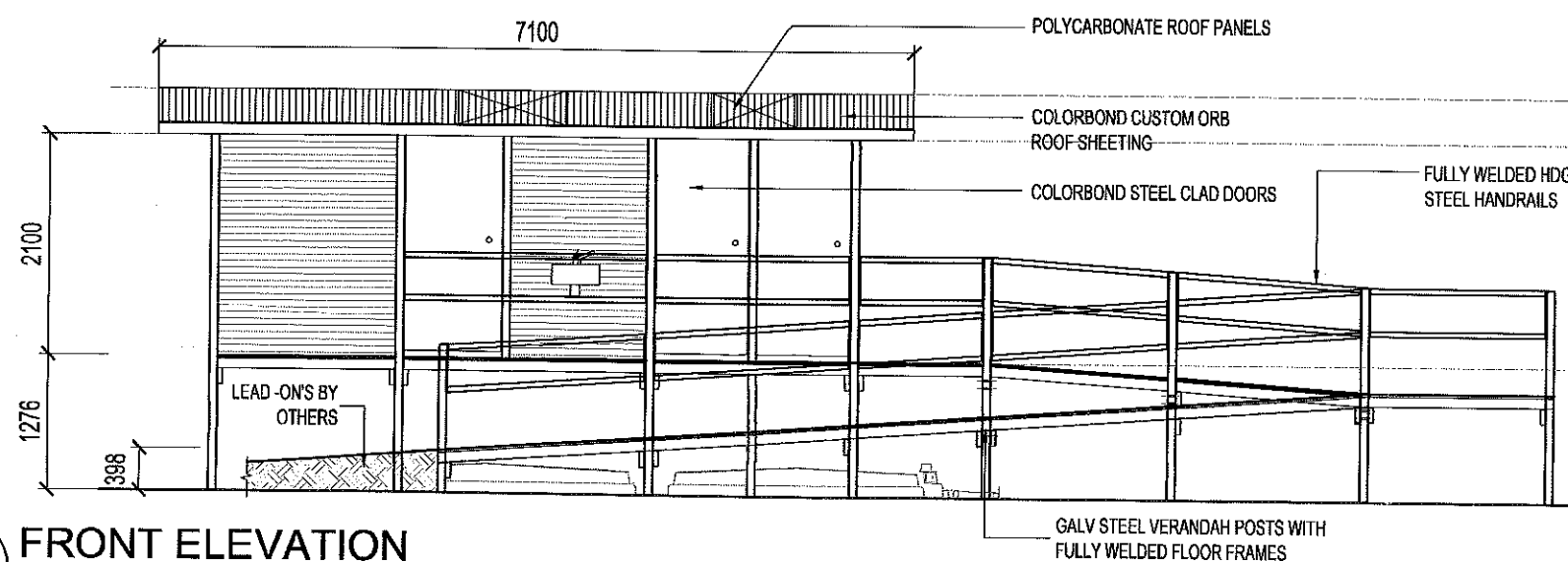
Yours faithfully

TR Glenister
REGIONAL MANAGER MID WEST

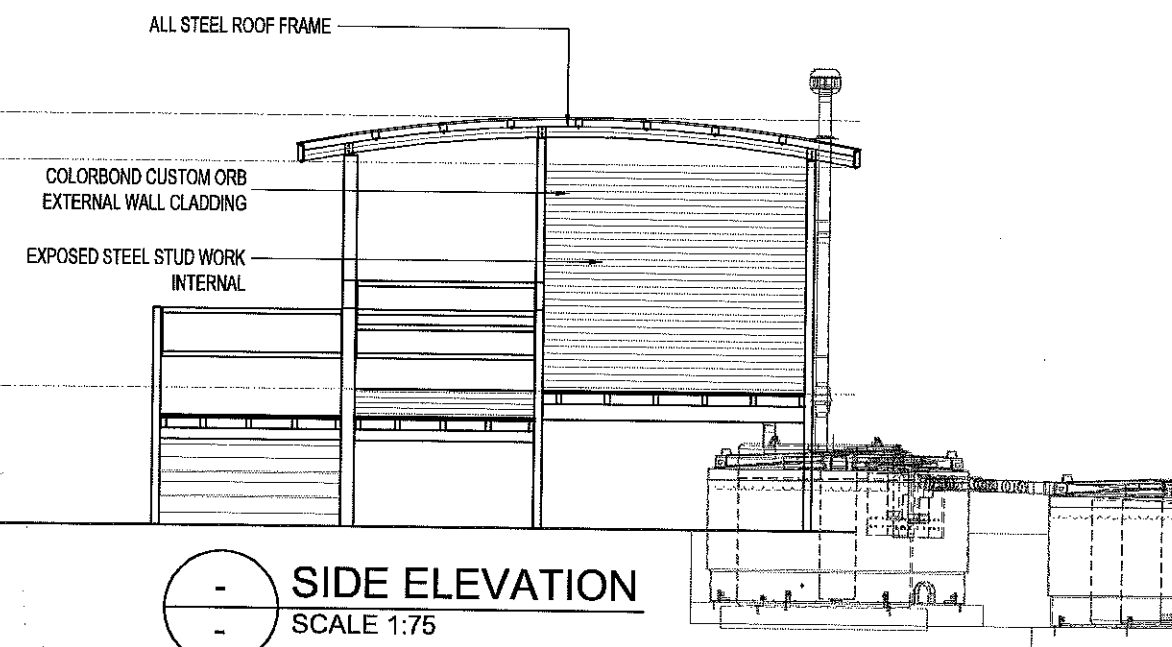
Enc



PLAN
SCALE 1:75



FRONT ELEVATION
SCALE 1:75



SIDE ELEVATION
SCALE 1:75

SITE ADDRESS

Geraldton

Main Roads - WA

Engineer - Gavin Evans
RPEQ - 8054

SITE RESTRAINTS

1. Designed to Cyclone Rating Region D Category 2 with Wind Speed 80m/s
2. Assumed Minimum Soil Bearing Capacity of 100KPa



sales@outside.net.au
mob: 0450 131 510

Outside Products Pty Ltd,
ABN 32 117 915 670

© Outside Products Pty Ltd.

THIS DESIGN AND DOCUMENT REMAIN THE
PROPERTY OF Outside Products Pty Ltd.
UNAUTHORISED USE OF THIS DESIGN AND/OR
DOCUMENT IN ANY FORM IS PROHIBITED.

REVISION		DATE
1	Revised	9 2 12
2		
3		
4		
5		
6		

1D2C All Steel Torrens Restroom
Main Roads WA - Geraldton
BA - Plan and Elevations

DRAWN	DATE	SCALE	A3	DWG No.	REV
jrg	3 2 12	NOTED	A3	OP570 - 1.1	1

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - MAY 2012

Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials 1. Floor 2. Wall 3. Roof	Area m2	Value	Fees 1. App Fee 2. BCITF 3. BRB 4. Other
11.05.12	1016	B Maher, 40 Rose St, ISSEKA WA	Owner/Builder	Lot 58 Rose St, ISSEKA WA	Shed	1. Concrete 2. C/Bond 3. C/Bond	72	\$18,540	1. 90.00 2. 0.00 3. 41.50 4. 0.00
11.05.12	1015	T & G Smith, PO Box 87 NORTHAMPTON WA	N Haynes, PO Box 391 NORTHAMPTON WA	Lot 297 Gwalla St, NORTHAMPTON WA	Patio	1. Concrete 2. N/A 3. C/Bond	20	\$2,897	1. 90.00 2. 0.00 3. 41.50 4. 0.00
11.05.12	1018	A Trent, PO Box 334 KALBARRI WA	Owner/Builder	Lot 974 Ralph St KALBARRI	C/Port	1. Concrete 2. N/A 3. C/Bond	50	\$9,000	1. 90.00 2. 0.00 3. 41.50 4. 0.00
11.05.12	1011	J Harris, PO Box 744 KALBARRI WA	Aussie Sheds, 279 Place Rd GERALDTON WA	Lot 398 West St, NORTHAMPTON WA	Shed	1. Concrete 2. Zinc 3. Zinc	90	\$19,500	1. 90.00 2. 0.00 3. 41.50 4. 0.00
11.05.12	1013	D & A Skene, PO Box 654 KALBARRI WA	Owner/Builder	Lot 838 Hackney St KALBARRI WA	Adds	1. Concrete 2. N/A 3. Tiles	20	\$42,000	1. 134.40 2. 84.00 3. 41.50 4. 0.00
14.05.12	1010	M & C Williams, PO Box 35 NORTHAMPTON WA	Geraldton Admiration Homes 76 Anderson St GERALDTON WA	Lot 213 Stokes St HORROCKS	Dwelling	1. Concrete 2. Brick 3. C/Bond	317	\$406,213	1. 1299.88 2. 812.43 3. 41.50 4. 0.00
14.05.12	1020	Polletti PO Box 27 GERALDTON WA	Owner/Builder	Lot 70 Port St PT GREGORY WA	Demo Shacks	1. N/A 2. N/A 3. Asbestos	N/A		1. 90.00 2. 0.00 3. 41.50 4. 0.00

15.05.12	1019	P & A Stodart PO Box 401 NORTHAMPTON WA	Owner/Builder 2102/07	Lot 207 Carson St NORTHAMPTON WA	Dwelling (Licence Extension)	1. Concrete 2. H/Plank 3. Zinc	N/A	\$50,000	1. 160.00 2. 0.00 3. 0.00 4. 0.00
16.05.12	1009	K & T Venturini Jarrad St COTTESLOE WA	P Goode 2975 NWCH HOWATHARRA WA	Lot 251 Glance St HORROCKS WA	R/Wall	1. N/A 2. N/A 3. L/Stone	N/A	\$10,000	1. 90.00 2. 0.00 3. 41.50 4. 0.00
16.05.12	1017	B Jarvis C/- General Store HORROCKS WA	Owner/Builder	Site 23 North Court HORROCKS WA	Annexe	1. Concrete 2. C/Bond 3. C/Bond	40	\$18,000	1. 90.00 2. 0.00 3. 41.50 4. 0.00
21.05.12	1027	J & S Wright PO Box 209 KALBARRI WA	Owner/Builder 1673/006	Lot 302 Explorer Ave KALBARRI WA	R/Wall, S/Pool, Patio, Adds	1. Concrete 2. C/Bond 3. C/Bond	88	\$27,000	1. 90.00 2. 54.00 3. 41.50 4. 0.00
21.05.12	1021	I & S Lindemann PO Box 497 KALBARRI WA	Owner/Builder	Lot 5 Mariner Court KALBARRI WA	Fence	1. N/A 2. N/A 3. Brickl	N/A	\$10,000	1. 90.00 2. 0.00 3. 41.50 4. 0.00
30.05.12	1014	T & N Davidson 14 Portree Elbow KALBARRI WA	Batavia Bobcat Hire PO Box 2095 GERALDTON WA	Lot 879 Portree Elbow KALBARRI WA	S/Pool	1. F/Glass 2. F/Glass 3. N/A	38	\$27,000	1. 90.00 2. 0.00 3. 41.50 4. 0.00
30.05.12	1023	G Keeffe PO Box 357 NORTHAMPTON WA	Owner/Builder 0560/12	Lot 26 Rake St NORTHAMPTON WA	Dwelling	1. Concrete 2. C/Bond 3. C/Bond	222	\$206,800	1. 912.00 2. 570.00 3. 41.50 4. 0.00
30.05.12	1024	G Keeffe PO Box 357 NORTHAMPTON WA	Owner/Builder	Lot 26 Rake St NORTHAMPTON WA	Shed	1. Concrete 2. C/Bond 3. C/Bond	36	\$11,000	1. 90.00 2. 0.00 3. 41.50 4. 0.00
30.05.12	1025	A Offer PO Box 426 NORTHAMPTON WA	Shoreline Outdoor World PO Box 3223 GERALDTON WA	Lot 72 Seventh Ave NORTHAMPTON WA	Patio	1. Concrete 2. N/A 3. C/Bond	25	\$4,029	1. 90.00 2. 0.00 3. 41.50 4. 0.00

TOWN PLANNING CONTENTS

6.3.1	ADOPTION OF SCHEME AMENDMENT – REZONING OF LOT 820 (NO. 1) ISACHAR BACK ROAD, NORTHAMPTON.....	2
6.3.2	ADOPTION OF SCHEME AMENDMENT – REZONING OF LOT 22 GREY STREET & LOT 27 HACKNEY STREET, KALBARRI	16
6.3.3	PROPOSED TELECOMMUNICATIONS TOWER (NBN FIXED WIRELESS BROADBAND) – LOT 115 WHITE CLIFFS ROAD, HORROCKS	37
6.3.4	PROPOSED SECONDHAND STRUCTURE – “ECO HUB” (OUTDOOR COMMUNITY EDUCATION FACILITY) – RESERVE 42168 ONSLOW STREET, NORTHAMPTON	53
6.3.5	SUMMARY OF PLANNING INFORMATION ITEMS.....	64

6.3.1 ADOPTION OF SCHEME AMENDMENT – REZONING OF LOT 820 (NO. 1) ISACHAR BACK ROAD, NORTHAMPTON

LOCATION:	Lot 820 (No. 1) Isachar Back Road, Northampton
FILE REFERENCE:	10.8.4 – 1 ISA
APPLICANT:	VA Sellers
OWNER:	VA Sellers
DATE OF REPORT:	30 May 2012
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
	1. Scheme Amendment Report (Appendix provided to Councillors as a separate document)
	2. Schedule of Submissions

AUTHORITY / DISCRETION:

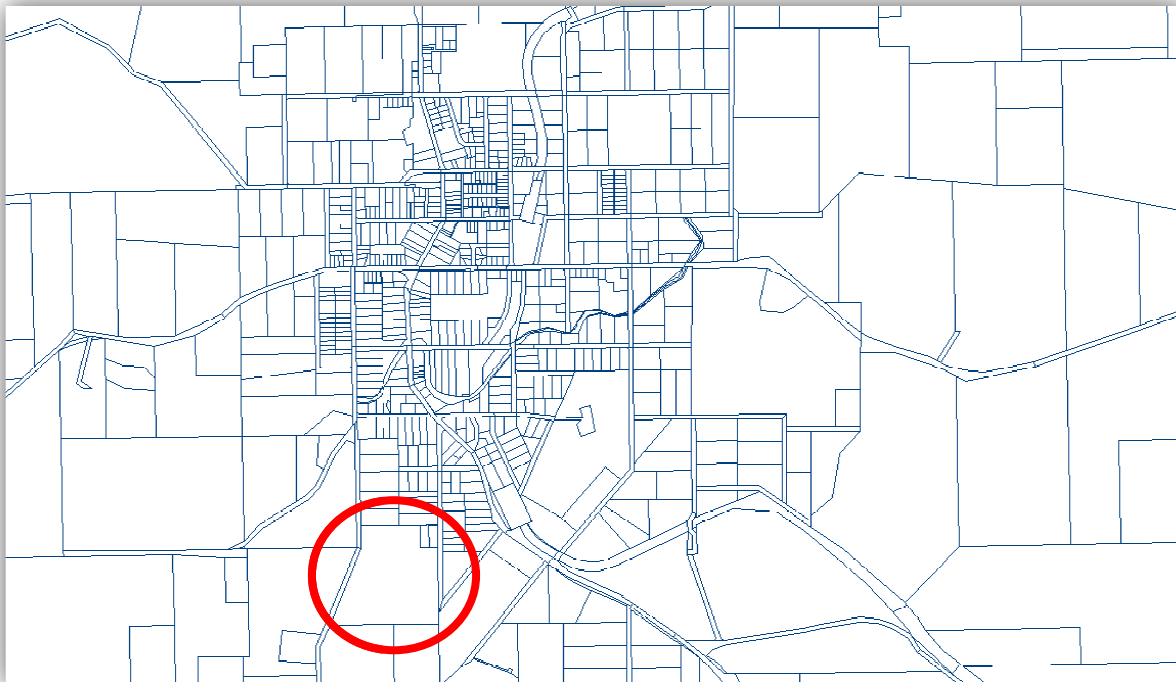
Legislative *when Council makes and reviews the legislation it requires performing its function as Local Government. For example, adopting local laws, town planning schemes & policies.*

SUMMARY:

The advertising period for the Town Planning Scheme Amendment has concluded with a total of eight (8) submissions being received, all submissions being from service authorities/government agencies.

This report recommends that Council adopt the Scheme Amendment and that it be forwarded to the Minister for Planning for final endorsement.

LOCATION PLANS:



BACKGROUND:

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

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

"That Council:

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

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

Amendment under Local Planning Scheme No. 10 in order that the Scheme Amendment might be progressed.

On the 17th of February 2012, Council resolved:

- 1) *Pursuant to Part 5 of the Planning and Development Act 2005 amend Shire of Northampton Local Planning Scheme No.10 by:
 - a. *Amending the zoning of Lot 820 Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential';*
 - b. *Amending the Scheme Map accordingly.**
- 2) *Resolves to not initiate the received Subdivision Guide Plan (and remove it from the Scheme Amendment document prior to proceeding with advertising of the Scheme Amendment) as Shire of Northampton Local Planning Scheme No.10 (Northampton District) requires the lodgement of a Structure Plan that is in accordance with the provisions of the Scheme.*

The Proposal:

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

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

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

In consideration of the application the following information is provided:

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

COMMUNITY / GOVERNMENT CONSULTATION:

The Scheme Amendment was publicly advertised in accordance with the provisions of the *Planning and Development Act 2005* and *Town Planning Regulations 1967*. Advertising of the Scheme Amendment began on Wednesday 4th April and closed on Wednesday 23rd May, 2012.

A total of eight submissions were received from Government Agencies and Service Authorities. No objections were raised to the proposed Scheme Amendment.

A summary, comment and recommendation for each submission is attached in the 'Schedule of Submissions' (refer to Appendix 2). The submission from the Department of Mines and Petroleum will also be further discussed within the Comment section of this report.

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

FINANCIAL & BUDGET IMPLICATIONS:

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

STATUTORY IMPLICATIONS:Local Planning Scheme No.10 – Northampton District

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

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

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

5.13.6.1 Subdivision and Development

Specific provisions for land in the "Rural Residential" zone are set out in Schedule 11 and subdivision, and development is subject to compliance with any conditions set out in Schedule 11 with respect to that land.

5.13.6.2 Water Supply

The local government will only support subdivision of land where a reticulated potable water supply is provided to an appropriate standard, as determined by the licence holder.

5.13.6.3 Nutrient Run-off

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

5.13.6.4 Outbuildings

Outbuildings for lots are limited to 240m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m, measured from natural ground level."

And Schedule 11 of the Scheme states:

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

- (a) a plan and accompanying report assessing the existence of basic raw materials in the locality and the impact of the proposal on existing and potential extractive operations in the locality;*
- (b) where the land is within or adjacent to the Northampton Townsite, a report on the outcome of consultation with, and the requirements of the Department for Mines and Petroleum as to whether:*
 - a geotechnical study is required to ensure that there are no hidden underground workings; and/or*
 - an environmental geological study should be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode from mining activities;*
- (c) the restrictions on the type and scale of any agricultural land uses or rural pursuits;*
- (d) the identification of clearing, land management controls and environmental repair requirements including the retention of areas of bushland or regeneration of degraded areas;*
- (e) the identification of either a building envelope, or building exclusion area, on each lot to which all development is restricted;*

- (f) *the restriction of development to only one dwelling per lot;*
- (g) *the control over the location of development (including the siting of dwellings, ancillary buildings, service roads and firebreaks) so that it does not significantly detract from any scenic landscape and/or conservation attributes;*
- (h) *the compliance with State and local government environmental and health standards in respect of dwellings and ancillary buildings and the associated services (ie drainage and wastewater disposal);*
- (i) *the disposal of stormwater on-site such that it will not drain directly into existing waterbodies or watercourses, or result in any net export of nutrients from the land to any wetland, water course or underground aquifer;*
- (j) *provisions for structures in high bushfire risk areas to be constructed to Australian Standard AS3959;*
- (k) *the road design to allow for safe access and egress in the event of an emergency; and*
- (l) *the preparation and implementation of a bushfire management plan; and*
- (m) *provisions relating to stocking rates, where livestock are proposed to be permitted as part of the use of the land."*

POLICY IMPLICATIONS:

State Policy

Development Control Policy 3.4 – Subdivision of Rural Land

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

Section 4.1 of this policy states:

“It is WAPC policy that, in the absence of the planned provision for closer settlement and more intensive agricultural uses, existing large rural lots be retained for broadacre and traditional forms of farming and that the fragmentation of rural land and loss of rural character through piecemeal, unplanned subdivision not be permitted.”

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

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

Section 5.3.1 – General Scheme Provisions for Rural Settlement states:

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

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

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

- “(a) the lot size should range from 1 ha to 4 ha depending on local conditions; and*
- (b) mandatory provision of a reticulated potable water supply to an appropriate standard as determined by the licence holder.”*

Local Policy

Shire of Northampton Local Planning Strategy (2009)

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

"An alternative form of settlement that occurs in close proximity to townsites. It is considered that this type of development satisfies a legitimate lifestyle demand, and attracts residents and development that contribute to the socio-economic wellbeing of the general community."

Section 6.3.5 continues:

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

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

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

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

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

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

- *rural-residential lifestyles.*
- *Ensure that residential subdivision and development utilises existing zoned land with any future rezonings being considered on the basis of:*
 - *need for additional land;*
 - *promotion of the orderly extension of servicing infrastructure;*
 - *access to community facilities; and*
avoiding land with significant on-site impediments or off-site impacts.”

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

STRATEGIC IMPLICATIONS:

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

“Improved zoning of land in line with development requirements, and reflecting the diverse nature of residential needs.”

A key action associated with this strategy is:

“3.1.2 Ensure there is a diversity of block sizes to support semi-rural and cottage industry.”

VOTING REQUIREMENT:

Absolute Majority Required: No

COMMENT/CONCLUSION:

The proposal to rezone Lot 820 is considered to be consistent with the recommendations contained within the Shire of Northampton Local Planning Strategy and the provisions of the Shire of Northampton Local Planning Scheme No. 10 with the exception of Clause 5.8 – General Subdivision Requirements.

Department of Mines and Petroleum Submission

Although no objections were raised by the Department during the advertising period, the submission noted the need to comply with the requirements of Clause 5.8 of Local Planning Scheme No. 10.

Clause 5.8.1 requires that subdivision applications for land adjacent to the Northampton Townsite and contained within the mineral lode buffer zones are to be referred to the Department of Mines and Petroleum for geohazard assessment.

In accordance with Clause 5.8.2 the Department of Mines and Petroleum has recommended that an environmental geological study be conducted to ensure that the soils are not contaminated by heavy metals such as lead, from natural erosion of the lode from mining activities.

It is recommended that the Proponent be advised that an environmental geological study will be required prior to subdivision of the land occurring.

It is therefore recommended that the 'Schedule of Submissions' be endorsed and Scheme Amendment No. 1 be adopted for final approval

OFFICER RECOMMENDATION – ITEM 6.3.1	ADOPTION
That Council:	
1) Endorse the 'Schedule of Submissions' for Amendment No. 1 to Local Planning Scheme No. 10 as attached to Item 6.3.1 of the June Town Planning Report 2012;	
2) Pursuant to Part 5 of the Planning and Development Act 2005 (as amended) adopt for final approval Amendment No. 1 to Local Planning Scheme No. 10;	
3) Refer the Scheme Amendment to the Department of Planning and seek final approval of the Scheme Amendment from the Minister for Planning;	
4) The proponent be advised that prior to subdivision occurring:	
a) an environmental geological study will be required in accordance with Clause 5.8 of Local Planning Scheme No. 10; and	
b) additional supporting information will be required by Mainroads WA regarding the likely vehicle generation from the increased lot yield of the subdivision.	

APPENDIX 1 – SEE SEPARATE APPENDICE

APPENDIX 2 – SCHEDULE OF SUBMISSIONS

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
1.	Department of Education	No affected property address	- No objection.	- Noted.
2.	Department of Indigenous Affairs	No affected property address	- No objection. - There are currently no places mapped on the Aboriginal Heritage Information System which fall within the proposed area of amendment.	- Noted.
3.	Western Power	No affected property address	- No objections, however, there are overhead powerlines and/or underground cables, adjacent to or traversing across the proposed area of works.	- Noted.
4.	Water Corporation	No affected property address	- A supply of reticulated water is available for this development proposal. Any costs incurred in upgrading or relocating existing services will be the responsibility of the developer. - Developer is expected to provide all water reticulation and to contribute for headworks.	- Noted.

**SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 15 JUNE 2012**

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
5.	Fire and Emergency Services Authority	No affected property address	- No comment/objection.	- Noted.
6.	Department of Environment and Conservation	No affected property address	- No comment/objection.	- Noted.
7.	Department of Mines and Petroleum	No affected property address	<ul style="list-style-type: none"> - GSWA has no knowledge of any lead workings within Lot 820 but notes that the south eastern corner of the Lot lies within 200 metres of the interpreted lead lode. - In accordance with Local Planning Scheme No. 10 GSWA recommends that an environmental geological study be conducted to ensure that soils are not contaminated by heavy metals such as lead from natural erosion of the lode from mining activities. 	- The recommendation put forward by the Department of Mines and Petroleum is consistent with the recommendations of both the Shire of Northampton Local Planning Scheme No. 10 and the Shire of Northampton Local Planning Strategy. As such it is recommended that a condition be placed on the Scheme Amendment requiring the proponent to undertake an environmental geological study prior to subdivision. <i>Submission upheld.</i>
8.	Mainroads WA	No affected property address	<ul style="list-style-type: none"> - No objections to the proposal given that access to the MRWA network would be via roads that are sealed where they meet the highway and intersections that are of a sufficient standard in terms of design and visibility. - Also inform the proponent that details on likely vehicle generation would be expected to support any future subdivision, development and or Structure Plan application. 	- Noted. Furthermore, an advice note will be provided to the Proponent advising them of the need to provide additional details regarding likely vehicle generation at the subdivision stage. <i>Submission upheld.</i>

6.3.2 ADOPTION OF SCHEME AMENDMENT – REZONING OF LOT 22 GREY STREET & LOT 27 HACKNEY STREET, KALBARRI

LOCATION:	Lot 22 (No. 28) Grey Street, Kalbarri Lot 27 Hackney Street, Kalbarri
FILE REFERENCES:	10.6.15.3, 28 GRE, 27 HAC, A2472 & A255
APPLICANT:	HTD Surveyors
OWNER:	L Seignior
DATE OF REPORT:	30 May 2012
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	

- 1. Scheme Amendment Report (Appendice provided to Councillors as a separate document)**
- 2. Schedule of Submissions**

AUTHORITY / DISCRETION:

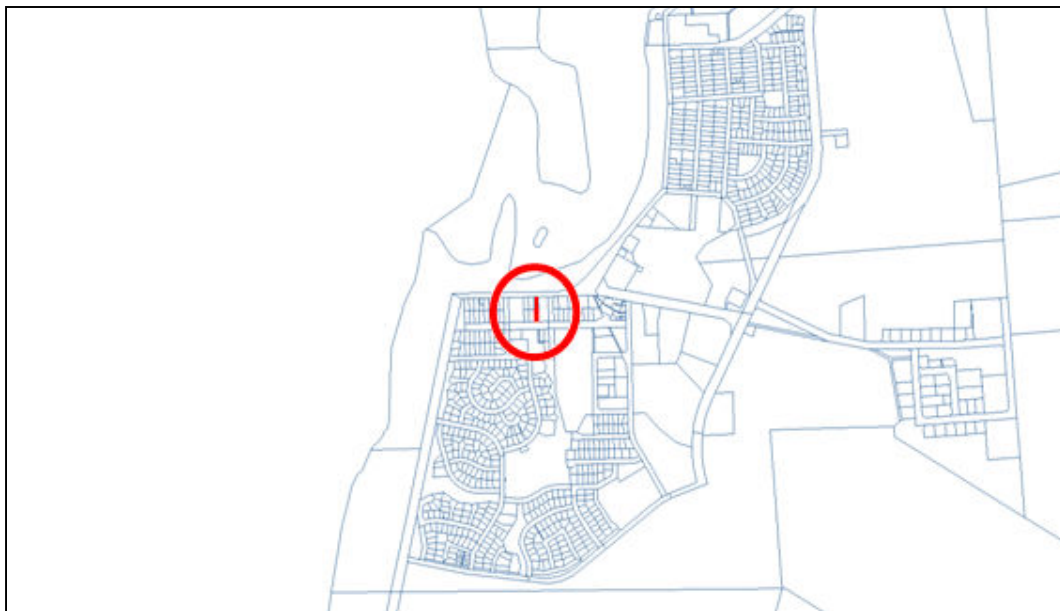
Legislative *when Council makes and reviews the legislation it requires performing its function as Local Government. For example, adopting local laws, town planning schemes & policies.*

SUMMARY:

The advertising period for the Town Planning Scheme Amendment has concluded with a total of ten submissions being received. Three (3) submissions were from adjoining/affected landowners raising concern with regard to the details of the proposed Scheme Amendment whilst one (1) supported the proposed amendment. The other six submissions were from Government Agencies/Service Authorities.

This report recommends that Council adopt the Scheme Amendment, with the modification of proposed height details from 3 storeys to 2 storeys and removal of the "Tourist Commercial – Additional Use" zone over Lot 27 Hackney Street and that it be forwarded to the Minister for Planning for final endorsement with these modifications.

LOCATION PLANS:



BACKGROUND:

Lot 22 presently contains Carolander House, a commercial building that faces onto Grey Street and Lot 27, which faces Hackney Street, is presently vacant. Both

properties are under common ownership and it has been indicated that it is the landowner's intention to amalgamate the two lots in the future.

Lot Size	Lot 22 Grey Street – 1012m ² Lot 27 Hackney Street – 1012m ²
Existing Development	Lot 22 - Carolander House Lot 27 - Vacant
Existing Services	Water, Power, Phone & Sewer.
Access & Frontage	Grey Street and Hackney Street
Topography	Relatively flat site
Vegetation	Cleared
Surrounding Land Uses	Residential R50, Public Purposes – Medical Centre, Parks and Recreation Reserve

Council at its 21 January 2011 meeting was presented with an application for the initiation of a Scheme Amendment over Lot 22 Grey Street for the purpose of rezoning the property to 'Residential R50'. At this meeting Council resolved:

"That Council:

1. *Refuse the request to initiate a Scheme Amendment to Town Planning Scheme No. 9 – Kalbarri, to rezone Lot 22 Grey Street, Kalbarri from "Special Use Site 3" to "Residential R50" for the following reasons:*
 - a. *The newly adopted Kalbarri Townsite Strategy, recommends that Lot 22 be rezoned to "Mixed Residential R50/R60 with an "Additional Use – Tourist Commercial" also applicable; and*
 - b. *Now that the Kalbarri Townsite Strategy has been formally endorsed an Omnibus Amendment is set to occur to Town Planning Scheme No. 9 – Kalbarri which will update the Scheme in line with the recommendations made by the Strategy.
To "spot rezone" ahead of this process is considered to be ad-hoc and against the principles of orderly and proper planning.*
2. *Resolve not to initiate any further Scheme Amendments to Town Planning Schemes No. 9 – Kalbarri, given that an*

Omnibus Amendment is now set to occur to the Scheme in order to bring it in line with the recommendations made by the Kalbarri Townsite Strategy;

3. *Advise the proponent of the option to prepare a submission to Council on the Omnibus Amendment to Town Planning Scheme No. 9 – Kalbarri.”*

When this matter was originally presented to Council it had been the intention of planning staff to undertake an omnibus amendment to the Scheme to incorporate the outcomes of the Kalbarri Townsite Strategy (KTS) that was nearing completion.

Given the extent of the changes that the omnibus amendment would make to Town Planning Scheme No.9 ('the Scheme') it was then considered that a full Scheme Review would need to be undertaken to address the outcomes of the KTS, and that this action would also accord with legislative requirements as the Scheme was also due for review in January 2010 in accordance with the Planning and Development Act 2005.

Therefore the matter was returned to Council on 20 May 2011 with Council subsequently resolving:

“That Council:

- 1 *Refuse the request to initiate a Scheme Amendment to Town Planning Scheme No. 9 – Kalbarri, to rezone Lot 22 Grey Street, Kalbarri from “Special Use Site 3” to “Residential R50” for the following reasons:*
 - a. *The newly adopted Kalbarri Townsite Strategy, recommends that Lot 22 be rezoned to “Mixed Residential R50/R60 with an “Additional Use – Tourist Commercial” also applicable;*
- 2 *Resolve to prepare a new Local Planning Scheme in accordance with Part 5 of the Planning and Development Act 2005 and Town Planning Regulations 1967 for the Scheme Area currently provided for by Shire of Northampton Town Planning Scheme No.9 (Kalbarri Townsite).”*

Textual modifications were made to the Scheme Amendment by the Applicant and Council granted initiation of the proposed Scheme Amendment to allow public advertising to proceed at their Ordinary Meeting held in October 2011.

COMMUNITY/GOVERNMENT CONSULTATION:

The Scheme Amendment was publicly advertised in accordance with the provisions of the *Planning and Development Act 2005* and *Town Planning Regulations 1967*. Advertising of the Scheme Amendment began on Wednesday 25th January and closed on Thursday 10th May, 2012.

A total of ten submissions were received, four (4) from adjoining/affected landowners and six (6) from Government Agencies and Service Authorities. A number of objections and concerns were raised by three (3) of the adjoining/affected landowners with regards to the increased height limit from 2 to 3 storeys.

A summary, comment and recommendation for each submission is attached in the 'Schedule of Submissions' (refer to Appendix 2). The issue of height will also be further discussed within the Comment section of this report.

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

FINANCIAL & BUDGET IMPLICATIONS:

A fee of \$4,210.00 + GST has been received from the landowner for the initiation of the Scheme Amendment as specified in the Town Planning Fees and Charges 2011/12.

At the conclusion of the advertising period and before the matter is returned to Council for final consideration, the landowner/applicant is required to pay a final fee of \$1,725.00 + GST. This amount is still outstanding.

STATUTORY IMPLICATIONS:

Lot 22 is currently zoned "Special Use Zone 3" under *Town Planning Scheme No. 9 – Kalbarri* ('the Scheme'). The following table details the special uses permitted on the subject land:

No.	Description of Land	Special Use	Conditions
3.	Lot 22 Grey Street, Kalbarri.	<ul style="list-style-type: none"> • Single House • Exclusive Jewellery & Gift Shop • Air Charter Booking Office 	As determined by Council in accordance with the Scheme.

In order for the proponent to develop the site in accordance with the KTS this 'Special Use Zone 3' is required to be removed from the Scheme as part of the Scheme Amendment process and additional provisions relating to 'Mixed Residential R50/60' and 'Additional Use-Tourist Commercial' inserted into the Scheme.

The applicant has put forward the following resolution to encapsulate the intent of the rezoning documentation:

- “1 *Rezone Lot 22 Grey Street and Lot 27 Hackney Street, Kalbarri from 'Special Use Site 3' to 'Residential R50/60 with an Additional Use- Tourist Commercial' to be in line with the Kalbarri Townsite Strategy;*
- 2 *Changing of height limit for the lot from 'Two Storey' to 'Three Storey';*
- 3 *Add 'Mixed Residential' and 'Additional Use-Tourist Commercial' zones to Town Planning Scheme no.9;*
- 4 *Amend the scheming maps accordingly; &*
- 5 *Amend the scheming text accordingly.”*

It should be noted that this recommendation accords with the KTS, except for the provision concerning the three storey height limitation and the inclusion of the "Tourist Commercial – Additional Use" over Lot 27 Hackney Street.

The KTS states a maximum two storey limitation for both mixed residential and tourist commercial uses and therefore this matter needs to be assessed with regard to the specific details of this application.

POLICY IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

The KTS was recently granted final approval by the Western Australian Planning Commission on 29 September 2010.

The KTS makes the following recommendation in relation to the rezoning of Lots 22 & 27 being rezoned to 'Mixed Residential R50/60':

"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 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.

Include in Omnibus Amendment of TPS9 to zone the area Mixed Residential R50 / R60. Include in Omnibus Amendment of TPS9 to amend Scheme Text to introduce 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."

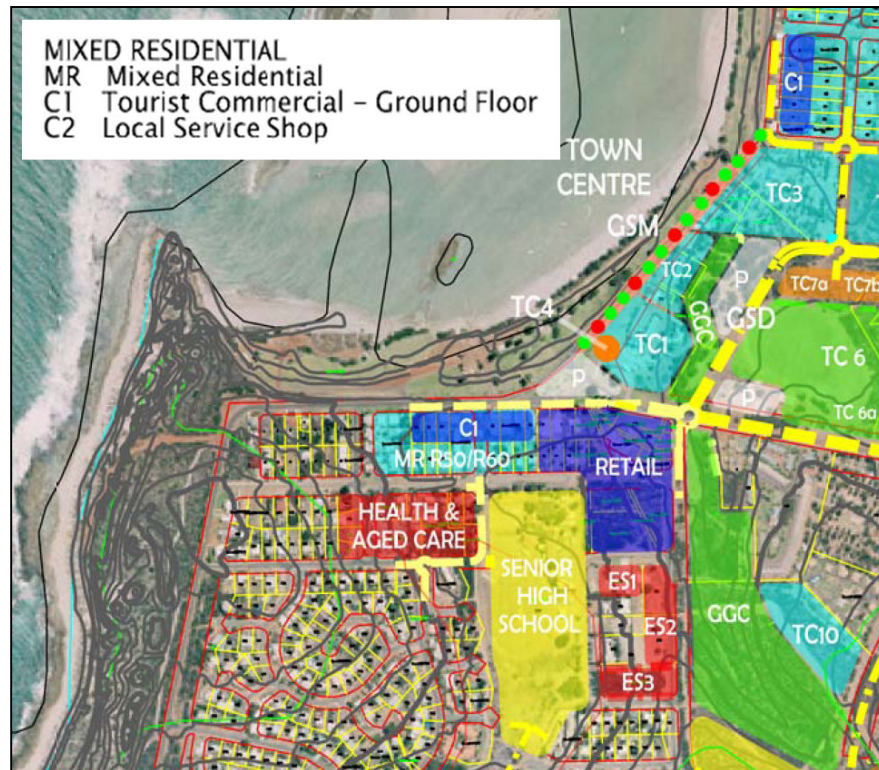
Development to subject to Approval to Commence Development."

Furthermore the Strategy states the following in relation to Lot 22 and the ability of the site to be considered for 'Additional use - Tourist Commercial' purposes:

"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 floor space 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.*
- *Include in Omnibus Amendment of TPS9 to zone the area Mixed Residential R50 / R60. Include in Omnibus Amendment of TPS9 to amend Scheme Text to introduce 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. Minimum 42 day public advertising during rezoning period.*
- *Include in Omnibus Amendment of TPS9 to introduce an "Additional Use – Tourist Commercial" Zone and related provisions including an Interpretation of Tourist Commercial.*
- *Apply Additional Use – Tourist Commercial to the area under Omnibus Amendment to TPS9.*
- *Development to subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence."*

Figure 3: Extract from Plan 1 of Kalbarri Townsite Strategy



COMMENT:

The proposed Scheme Amendment No. 10 is considered to accord with the recommendations of the Kalbarri Townsite Strategy with exception of building height due to the fact that the rezoning also seeks to increase the height from 2 to 3 storeys and the inclusion of “Tourist Commercial – Additional Use” over Lot 27 Hackney Street.

Building Height

During the public advertising period, three (3) submissions were received raising particular concern with the Scheme Amendment in regard to the increased building height of 3 storeys.

It is understood through the consultation that was undertaken as part of the KTS that there is a level of concern within parts of the community with regards to the future potential height of buildings that front Grey Street and the CBD area. There was a

general consensus amongst those present at the community workshops that an increase in building height should be limited to key locations in the central CBD area. The comments received during advertising appear to reinforce the same desire to maintain an open and unimposing streetscape, to protect the holiday 'small town' appearance of the locality.

The proposed Scheme Amendment seeks to increase the height limit from two to three storeys (or 10m) as the applicant considers that this would cause redevelopment to be a viable option and would provide for more attractive options in design and potential land uses upon the site.

Previously, Shire staff have taken into consideration the location of the properties, the potential land uses, and the location of the School and Health & Senior Aged Care areas earmarked for location to the South of the subject properties are of the view that the proposed development would be appropriate. However, given the adverse comments received it is pertinent for Council to consider the impact of allowing an increase in building height limits where there is a specific recommendation of the Local Planning Strategy (KTS) for only two storeys.

The concerns raised by a number of submissions regarding the increased height limit are a valid planning matter. During the preparation of the KTS a number of community workshops were held. At these workshops it was consistently repeated that the community was supportive of increased height (i.e. 3-4 Storeys), however, this was to be limited to a small number of key locations within the immediate town centre/commercial area (Porter Street through to Woods Street). To disregard the community's input into the communicative planning process and to make planning decisions outside of the recommendations of the adopted planning strategy is not considered to be in keeping with orderly and proper town planning.

Tourist Commercial Use

The proposal to include the "Tourist Commercial – Additional Use" for Lot 27 Hackney Street is also not supported. Introducing a commercial use into what is primarily a residential area has the potential to create conflict amongst the land uses. Allowing commercial development frontage to Hackney Street is likely to result in increased traffic and pedestrians frequenting the area. Therefore there is a potential for detrimental impacts to occur on the surrounding residential uses.

Effectively the Staff Recommendation proposes that the two lots be rezoned to 'Mixed Residential R50/60' with an 'Additional Use – Tourist Commercial' only

being applied to Lot 22 Grey Street, and only permitting the development of Lot 22 Grey Street, Kalbarri up to two storeys.

VOTING REQUIREMENT:

Absolute Majority Required: No

RECOMMENDATION:

It is recommended that Council adopt the Scheme Amendment subject to reducing the height limit from 3 storeys to 2 storeys and furthermore, limiting the “Tourist Commercial – Additional Use” to Lot 22 Grey Street only.

OFFICER RECOMMENDATION – ITEM 6.3.2		ADOPTION
That Council pursuant to Part 5 of the Planning & Development Act 2005 amend Shire of Northampton Town Planning Scheme No.9 (Kalbarri) by:		
1	Amending the Scheme Text by inserting a new zone ‘Mixed Residential’ in Clause 3.1.1;	
2	Amending Scheme Text by inserting a new Clause 3.1.2.9 as follows: “ MIXED RESIDENTIAL R50/60 ZONE 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 Kalbarri Townsite.”	
3	Amending the Scheme Text by inserting a new zone ‘Mixed Residential’ into Table 1 – Zoning Table as follows;	

ZONE	
USE CLASS	MIXED RESIDENTIAL

<div> <div>ZONE</div> <div>USE CLASS</div> </div>	MIXED RESIDENTIAL
Abattoir	
Aged or Dependent Persons' Dwelling	SA
Amenity Building	
Amusement Parlour	
Aquaculture	
Art Gallery	
Bed and Breakfast	AA
Betting Agency	
Builder's Storage Yard	
Camping Area	
Caravan Park	
Caretaker's Dwelling	SA
Car Park	AA
Cattery	
Chalet Park	
Child Care Premises	SA
Cinema/Theatre	
Civic Building	SA
Club Premises	
Community Services Depot	
Consulting Rooms	SA
Convenience Store	
Drive-In Theatre	

<div> <div>ZONE</div> <div>USE CLASS</div> </div>	MIXED RESIDENTIAL
Dry Cleaning Premises	
Educational Establishment	SA
Equestrian Centre	
Factory Unit Building	
Fast Food Outlet	
Fish Shop	
Fuel Depot	
Funeral Parlour	
Garden Centre	
Grouped Dwelling	P
Health Centre	
Health Studio	
Hire Service	
Holiday Accommodation	SA
Home Business	SA
Home Business – Hire	AA
Home Occupation	SA
Home Office	P
Hotel	AA
Industry – Cottage	AA
Industry – Extractive	
Industry – General	
Industry – Hazardous	
Industry – Light	

<div> <div>ZONE</div> <div>USE CLASS</div> </div>	MIXED RESIDENTIAL
Industry – Rural	
Industry – Service	
Kennels	
Kindergarten	AA
Kiosk	
Laundromat	
Limited Rural Use	
Liquor Store	
Lunch Bar	
Marine Collectors Yard	
Marine Filling Station	
Market	
Medical Centre	
Milk Depot	
Motel	AA
Motor Vehicle & Marine Sales	
Motor Vehicle Hire	
Motor Vehicle Repairs	
Motor Vehicle Wash	
Motor Vehicle Wrecking	
Multiple Dwelling	P
Museum	
Night Club	
Nursing Home	
Office	AA

<div> <div>ZONE</div> <div>USE CLASS</div> </div>	MIXED
	RESIDENTIAL
Park Home Park	
Petrol Filling Station	
Piggery	
Plant Nursery	
Poultry Farming	
Private Recreation	
Produce Store	
Public Amusement	
Public Utility	P
Public Worship	
Radio & TV Installation	
Reception Centre	
Residential Building	P
Resort Development	
Restaurant	
Rural Pursuit	
Salvage Yard	
Service Station	
Shop	
Showroom	
Single House	P
Stable	
Tavern	
Temporary Accommodation	AA
Trade Display	

<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">USE CLASS</div> <div style="width: 40%;">ZONE</div> </div>	
	MIXED RESIDENTIAL
Transport Depot	
Veterinary Consulting Rooms	
Veterinary Hospital	
Warehouse	
Wayside Stall	
Zoological Gardens	

- 4 Amending the Scheme Text by inserting a new Clause '3.4 - Additional Uses' as follows;

"Despite anything contained in the Zoning Table, the land specified in Appendix 12 may be used for the specific use or uses that are listed and subject to the conditions set out in Appendix 12 with respect to that land.

Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land."
- 5 Amending the Scheme Text by renaming Clause 5.6 to 'Commercial/Residential Developments';
- 6 Amending Scheme Text by inserting a new Clause 5.34 as follows:

"REQUIREMENTS FOR MIXED RESIDENTIAL R50/60 ZONE

 - (a) Residential development for permanent occupation is limited to a maximum of R50;
 - (b) Two Storey height limit;
 - (c) Minimum overall site area of 2,000m² shall apply for Mixed Residential Development;
 - (d) Allowance of R60 coding for short stay developments if site has minimum on site facilities of swimming pool and covered BBQ area; &
 - (f) To encourage the provision for an onsite manager, density calculations for short stay developments will exclude the manager's residence."

7 Amending the Scheme Text to insert an “Appendix 12 – Additional Uses’ as follows:				
	No.	Description of land	Additional use	Conditions
	1	Lot 22 Grey Street, Kalbarri & Lot 27 Hackney Street, Kalbarri	<ul style="list-style-type: none">• Amusement Parlour• Art Gallery• Fast Food Outlet• Kiosk• Laundromat• Lunch Bar• Museum• Private Recreation• Public Amusement• Restaurant• Shop	<p>a) Plot ratio concessions shall apply through exclusion of tourist commercial floor space from short stay residential plot ratio.</p> <p>b) All short stay units must have parking on site.</p> <p>c) Cash-in-lieu contributions shall apply for construction/ upgrading of public car parks in the vicinity in lieu of provision of on site parking for commercial uses.</p> <p>e) Minimum site area 2,000m2; and</p> <p>f) Two storey height limit shall apply.</p>
8 Rezoning Lot 22 Grey Street, Kalbarri from ‘Special Use Zone 2’ to ‘Mixed Residential R50/60’ and ‘Additional Use – Tourist Commercial’;				
9 Rezoning Lot 27 Hackney Street, Kalbarri from ‘Residential R50’ to ‘Mixed Residential R50/60’;				
10 Amending the Scheme Map and Legend Accordingly; &				
11 Deleting ‘Special Use Zone 3’ from Appendix 7 of the Scheme.				

APPENDIX 1 – SEE SEPARATE APPENDICE

APPENDIX 2 – SCHEDULE OF SUBMISSIONS

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
1.	MJ Bowler (Chairperson) on behalf of the Owners Group of Murchison View Apartments.	Lot 17 (Unit No. 17) Rushton Street, Kalbarri Murchison View Apartments	<ul style="list-style-type: none"> - Kalbarri Murchison View Apartments comprise twenty privately and individually owned Units which are used for short term holiday accommodation. The Resort relied heavily on repeat custom and therefore tranquility and ambience currently available is paramount for our survival. - The grounds include a pool and surrounds including a BBQ area for use of guests. - Owners are concerned that a three storey building alongside the above area would be an intrusion on the privacy of guests. - Should the amendment proceed and building commence Owners seek an undertaking from the developers that noise and dust be reduced to a minimum and that a suitable barrier between the properties be established to achieve this. - No objection. 	<ul style="list-style-type: none"> - The proposed Scheme Amendment generally accords with the recommendations of the Kalbarri Townsite Strategy (KTS), with the exception of increasing the building height from 2 to 3 storeys and extending the "Tourist Commercial – Additional Use" through to Lot 27 Hackney Street. The concerns raised by the Owners Group of the Murchison View Apartments regarding the increased height limit are a valid planning matter. During the preparation of the KTS a number of community workshops were held. At these workshops it was consistently repeated that the community was supportive of increased height (i.e. 3-4 Storeys), however, this was to be limited to a small number of key locations within the immediate town centre/commercial area (Porter Street through to Woods Street). To disregard the community's input into the communicative planning process and to make planning decisions outside of the recommendations of the adopted planning strategy is not considered to be in keeping with orderly and proper town planning. It is therefore recommended that Council only adopt the Scheme Amendment with amendments to 1) reducing the building height from 3 to 2 storeys and 2) removing the "Tourist Commercial – Additional Use" from Lot 27 Hackney Street. Submission upheld.
2.	Mainroads WA	No affected property address		

**SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 15 JUNE 2012**

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
3.	Department of Environment and Conservation	No affected property address	- No comment.	
4.	R. Horak	Lot 21 Grey Street & Lot 28 Hackney Street	- Support the proposed amendment and believe it will develop Kalbarri into a better tourist destination.	- It is noted that the Scheme Amendment with its proposed changes to permit "Mixed Use – R50/60" will allow for the redevelopment of the site for tourism purposes. <i>Submission noted.</i>
5.	Department of Planning – Tourism Comment	No affected property address	<ul style="list-style-type: none"> - No objections to the amendment, just the following advice. - If the site is developed for a combination of residential R50 and short stay R60 the design should integrate the residential and tourism components to both enhance the tourism component of the site and to ameliorate potential conflicts that may arise between the permanent residents and tourists. - If short stay development is to occur, it would be preferable that on-site managers residence be a requirement rather than optional. 	<ul style="list-style-type: none"> - The comments made by the Department of Planning in relation to the balance and location of residential and short stay uses are noted and will be examined in more detail at the stage of Development Application. The provision of excluding the onsite managers residence from the density calculations acts as incentive for developers rather than a mandatory requirement. <i>Submission noted.</i>

**SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 15 JUNE 2012**

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
6.	C. Alexander & H Wong	Lot 535 and 172 Hackney Street, Kalbarri	<ul style="list-style-type: none"> - Object to the proposed amendment for the following reasons: - Higher construction and density along foreshore creates a boxed in ugly feeling to town; - Higher than 2 storeys or 8.5m should be placed outside of main townsite area such as closer to the airport just south of Meanarra Hill; - Blocked views and access making a crowded front is not good for business. - Other shops that can be used for proposed additional uses, they should not be concentrated at Lot 22 Grey and Lot 27 Hackney Street. 	<ul style="list-style-type: none"> - The proposed Scheme Amendment generally accords with the recommendations of the Kalbarri Townsite Strategy (KTS), with the exception of increasing the building height from 2 to 3 storeys and extending the “Tourist Commercial – Additional Use” through to Lot 27 Hackney Street. The concerns raised by the Owners Group of the Murchison View Apartments regarding the increased height limit are a valid planning matter. During the preparation of the KTS a number of community workshops were held. At these workshops it was consistently repeated that the community was supportive of increased height (i.e. 3-4 Storeys), however, this was to be limited to a small number of key locations within the immediate town centre/commercial area (Porter Street through to Woods Street). To disregard the community’s input into the communicative planning process and to make planning decisions outside of the recommendations of the adopted planning strategy is not considered to be in keeping with orderly and proper town planning. It is therefore recommended that Council only adopt the Scheme Amendment with amendments to 1) reducing the building height from 3 to 2 storeys and 2) removing the “Tourist Commercial – Additional Use” from Lot 27 Hackney Street. Submission upheld.
7.	Western Power	No affected property address	<ul style="list-style-type: none"> - No objection, however, there are overhead and/or underground cables adjacent to or traversing the property. 	<ul style="list-style-type: none"> - Noted.
8.	Telstra	No affected property address	<ul style="list-style-type: none"> - No objection. 	<ul style="list-style-type: none"> - Noted.

**SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 15 JUNE 2012**

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
9.	Water Corporation	No affected property address	<ul style="list-style-type: none"> - Supply of reticulated water and connection to the reticulated sewerage scheme is available for these lots. Any costs incurred in connecting to, upgrading or relocating existing services will be the responsibility of the developer. 	<ul style="list-style-type: none"> - Noted.
10.	N Gudgeon	Unit 5/ 38 Grey Street, Kalbarri	<ul style="list-style-type: none"> - Objection based upon the property and others in the vicinity losing value. 	<ul style="list-style-type: none"> - The proposed Scheme Amendment generally accords with the recommendations of the Kalbarri Townsite Strategy, with the exception of "Tourist Commercial – Additional Use" being applied to Lot 27 Hackney Street. It is recommended that this commercial zoning be removed from Lot 27 due to the potential for negative impacts to occur upon the primarily residential nature of Hackney Street. Although it is noted that the site is in the vicinity of the School and Hospital there is the potential for use class conflicts between commercial uses that have higher traffic and pedestrian volumes than those associated with more residential type uses. <i>Submission upheld in part.</i>

6.3.3	PROPOSED TELECOMMUNICATIONS TOWER (NBN FIXED WIRELESS BROADBAND) – LOT 115 WHITE CLIFFS ROAD, HORROCKS
	<p>LOCATION: Lot 115 White Cliffs Road, Horrocks</p> <p>FILE REFERENCE: 10.5.1.3 / 18.1.7 – L115 WHI (A3479)</p> <p>APPLICANT: NBN Co – Daly International</p> <p>OWNER: RJ Reynolds, SA Reynolds, DR Sutherland, RG Jupp, BM Reynolds, CD Reynolds & TJ Reynolds.</p> <p>DATE OF REPORT: 30 May 2012</p> <p>RESPONSIBLE OFFICER: Hayley R. Williams – Principal Planner</p> <p>APPENDICES:</p> <ol style="list-style-type: none"> 1. Application for Planning Approval 2. Schedule of Submissions 3. Photomontage from Horrocks Road

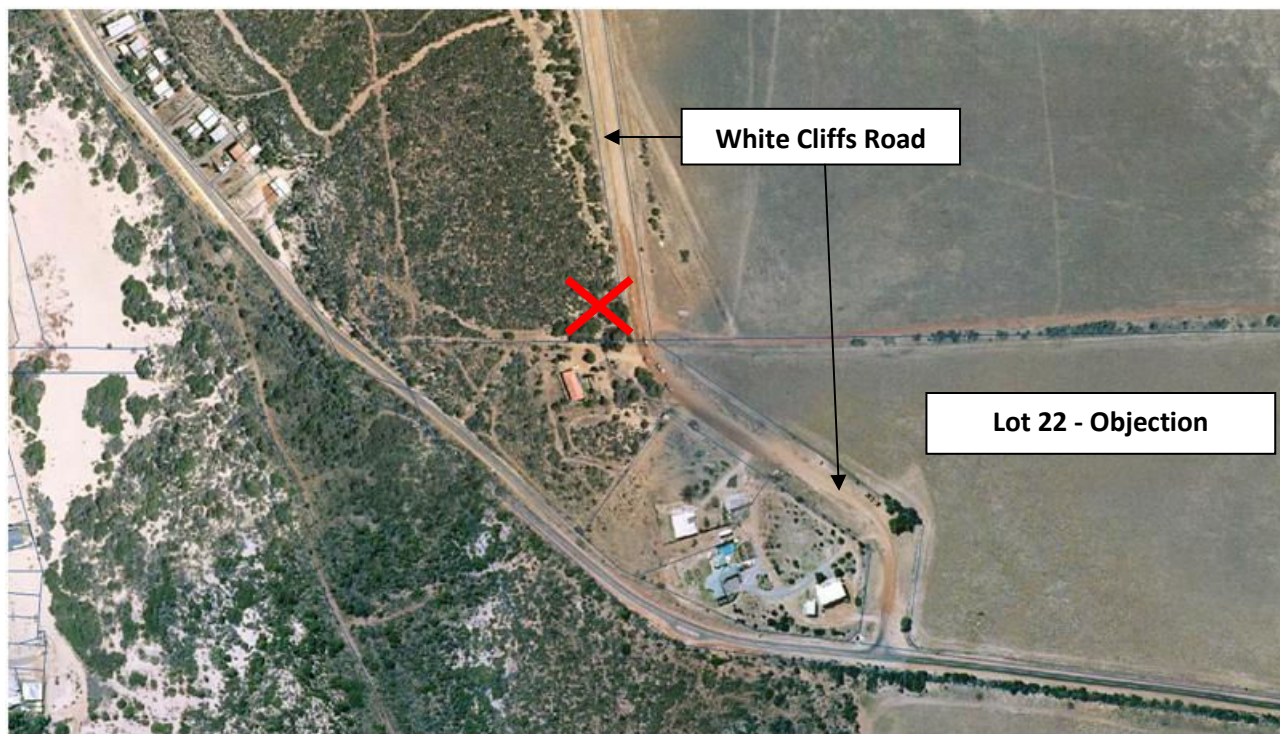
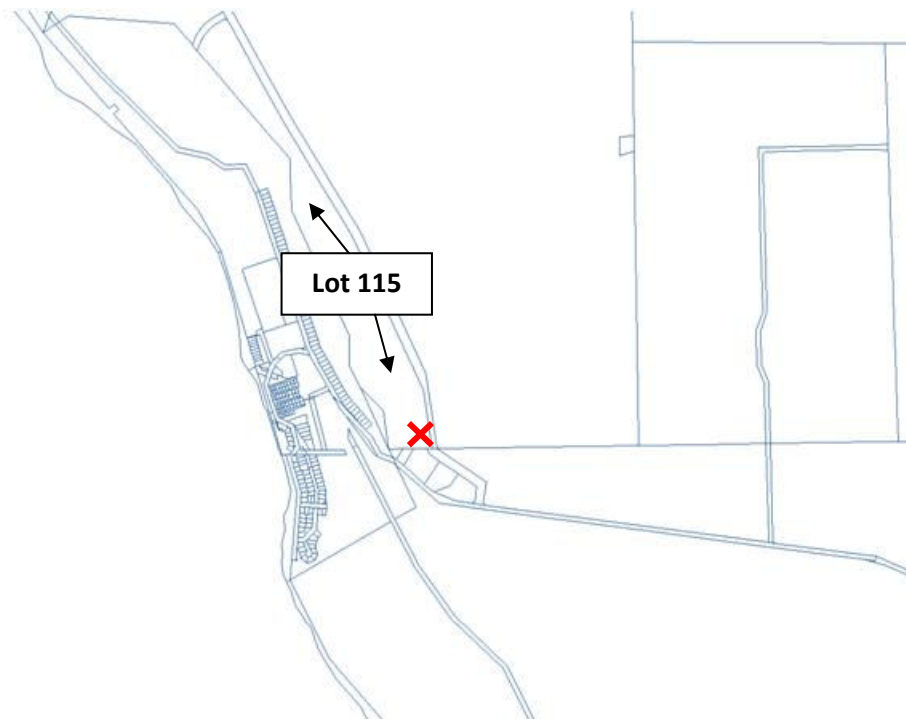
AUTHORITY / DISCRETION:

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

SUMMARY:

The Council is in receipt of an Application for Planning Approval that seeks to construct a telecommunications tower for the NBN fixed wireless broadband network upon Lot 115 White Cliffs Road, Horrocks. Public advertising of the proposal has been undertaken in accordance with the requirements of Local Planning Scheme No. 10. The Application was publicly advertised for a period of 14 days, and the advertising period has now concluded. This report recommends that Council grant Planning Approval to the Application, subject to conditions.

LOCALITY PLANS:



BACKGROUND:

The application is for a 20m high monopole to be constructed on the south eastern corner of Lot 115, adjacent to White Cliffs Road, Horrocks. Also included in the application is the proposed development of radio transmission equipment, an ancillary equipment shelter and outdoor units.

NBN Co / Daly International have undertaken extensive research into the most appropriate site based upon a range of opportunities and constraints. A range of other sites were considered including co-location with the existing Optus tower located at 90 Willigulli Road, Sandy Gully. However, due to topography and coverage issues into the Horrocks Townsite a greenfields site was considered more appropriate.

The Proposal:

The proposal is for the installation of a telecommunications facility for the NBN fixed wireless broadband network.

- One (1) 20m high monopole;
- One (1) parabolic dish antennae;
- Three (3) panel antennae;
- Equipment shelter and two (2) outdoor units at ground level; and
- Ancillary equipment associated with the operation of facility including cable trays, cabling, safe access methods, bird proofing, earthing and electrical works and air conditioning treatment.

The compound will cover an area of approximately 6m x 10m (60m²).

It is proposed that the monopole and antennas are to remain unpainted. According to the Applicant this can help reduce contrast and blend in with the sky.

Full details of the Application are provided in Appendix 1 to this report. In consideration of the application the following information is provided:

Lot Size	72.6ha
Existing Development	Outbuildings
Existing Services	Power and Phone
Access & Frontage	White Cliffs Road

Topography	Undulating
Vegetation	Vegetated – Known Declared Rare Flora
Surrounding Land Uses	Rural, Single Dwellings.

COMMUNITY & GOVERNMENT CONSULTATION:

Under the Shire's "Consultation for Planning Proposals" *Local Planning Policy* the Application was deemed to require "Level D" consultation, or consultation with owners / occupiers of land in the locality, as the potential impacts were considered affect the broader locality in addition to adjoining properties. The Application was therefore referred to owners within 500m of the proposed development. A notice was also published in the *Geraldton Guardian* on 20th April, 2012, and notices were displayed in Council offices.

A total of nine (9) submissions were received, one (1) objecting to the proposed development, three (3) in support of the proposal and five (5) submissions from Government Agencies/Service Authorities.

A summary, comment and recommendation for each submission is attached in the 'Schedule of Submissions' (refer to Appendix 2).

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

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: Local Planning Scheme No. 10 – Northampton District
Horrocks Beach Structure Plan*

Local Planning Scheme No. 10 – Northampton District

The subject land is zoned "General Rural" under *Local Planning Scheme No. 10 – Northampton District* with a "Telecommunications Facility" being an "A" use,

meaning, that the use is not permitted unless the Local Government has exercised discretion by granting planning approval after giving special notice.

The objective of the General Rural zone is:

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

It is considered that the proposed telecommunications facility complies with the objectives of the “Rural” zone, given that it considered to be compatible with the zone.

Horrocks Beach Structure Plan

The subject land is contained within the Seaview Farms Structure Plan, which was given approval in 2010.

The Structure Plan indicates that land in the immediate vicinity is proposed for “Urban Residential”. However, the proposed telecommunications is not considered to negatively impact upon any future development as it is proposed to be located along the southern property boundary.

POLICY IMPLICATIONS:

State: Statement of Planning Policy 5.2 – Telecommunications Infrastructure

Local: Shire of Northampton Local Planning Strategy (2009)

Statement of Planning Policy 5.2 – Telecommunications Infrastructure

This policy provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunications facilities within the context of the planning system in Western Australia.

The Applicant has provided a statement in their report of how the proposal meets the objectives of the Policy.

A copy of the report compiled by Daly International will be tabled at the Council Meeting.

Shire of Northampton Local Planning Strategy

The subject land is located within the major growth townsite of Horrocks and sits within the Special Control Area.

The Horrocks Townsite Aim is:

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

One of the environmental strategies proposed for the Horrocks townsite is:

Locate and administer land use development according to the capability of areas to sustain these uses with acceptable environmental impact.

A key action for this strategy is described as:

Ensure that all future planning, including development proposals, continues to protect and enhance the natural environment and natural features that attract tourists and visitors.

Whilst the development will have some visual impact on the area due to the 20m height of the monopole, it is considered that the Applicant is undertaking measures to minimise this intrusion. The monopole will be visually permeable, and the tower is proposed to be constructed of unpainted, ungalvanised steel which will reduce reflection of sunlight. In addition, the installation itself will occupy a total of 60m² of a 72ha parcel.

The Local Planning Strategy further delineates the following strategy for the Horrocks townsite:

Upgrade infrastructure.

Whilst the key actions associated with this strategy deal with provision of water and sewerage infrastructure and improved boating facilities, it is also considered that upgraded the broadband network provides a valuable service to the residents of the townsite.

STRATEGIC IMPLICATIONS:

Nil.

COMMENT:

The proposed telecommunications facility is considered consistent with the objectives of the “General Rural” zone within *Local Planning Scheme No. 10 – Northampton*, as well as with the aims for the Horrocks Townsite under the *Local Planning Strategy*.

Whilst it does not perhaps coincide with the strategic direction of *Horrocks Beach Expansion Strategy* and the *Horrocks Beach Structure Plan*, it is considered unlikely to have a significant impact on the ability to achieve the direction set out by both of these forward planning documents. Furthermore, as the Strategy and Structure Plan ultimately seeks to provide housing for a significantly increased population, the existence of a fixed wireless broadband network to the area is considered to be a valuable asset.

The Applicants have outlined the measures they will take to ensure the environmental impact on the locality is limited. These measures include visual permeability of the monopole through non-reflective construction materials and colours, and partial screening of the site through existing vegetation. These mitigation measures are considered to adequately address the visual intrusion concerns raised by the adjoining landowner of Lot 22 Horrocks Road.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

It is therefore recommended that Council grant Planning Approval for the proposed “Telecommunications Facility – Fixed Wireless Broadband Tower and associated infrastructure” on Lot 115 White Cliffs Road, Horrocks, subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.3**APPROVAL**

That Council grant Planning Approval for the proposed “Telecommunications Facility – Fixed Wireless Broadband Tower and associated infrastructure” on Lot 115 White Cliffs Road, Horrocks, subject to the following conditions:

1. **Development shall be in accordance with the attached approved plans dated 15 June, 2012 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. **This approval shall lapse if the development is not substantially commenced within two years of the date of this approval;**
3. **The supporting infrastructure for the development, in particular the equipment shelter shall be clad in new, non-reflective materials in order to minimise the visual impact of the development on adjoining properties, as shown on the attached amended plans dated 15 June, 2012;**
4. **A building licence shall be issued by the local government prior to the commencement of any work on the site;**
5. **Any soils deposited or disturbed on-site shall be stabilised to the approval of the local government;**
6. **The Applicant is to undertake a Flora Survey in accordance with the requirements of the Department of Environment and Conservation demonstrating that the critical habitat of conservation significant flora species is not adversely impacted upon by the proposed telecommunications tower and its associated infrastructure prior to commencing development.**

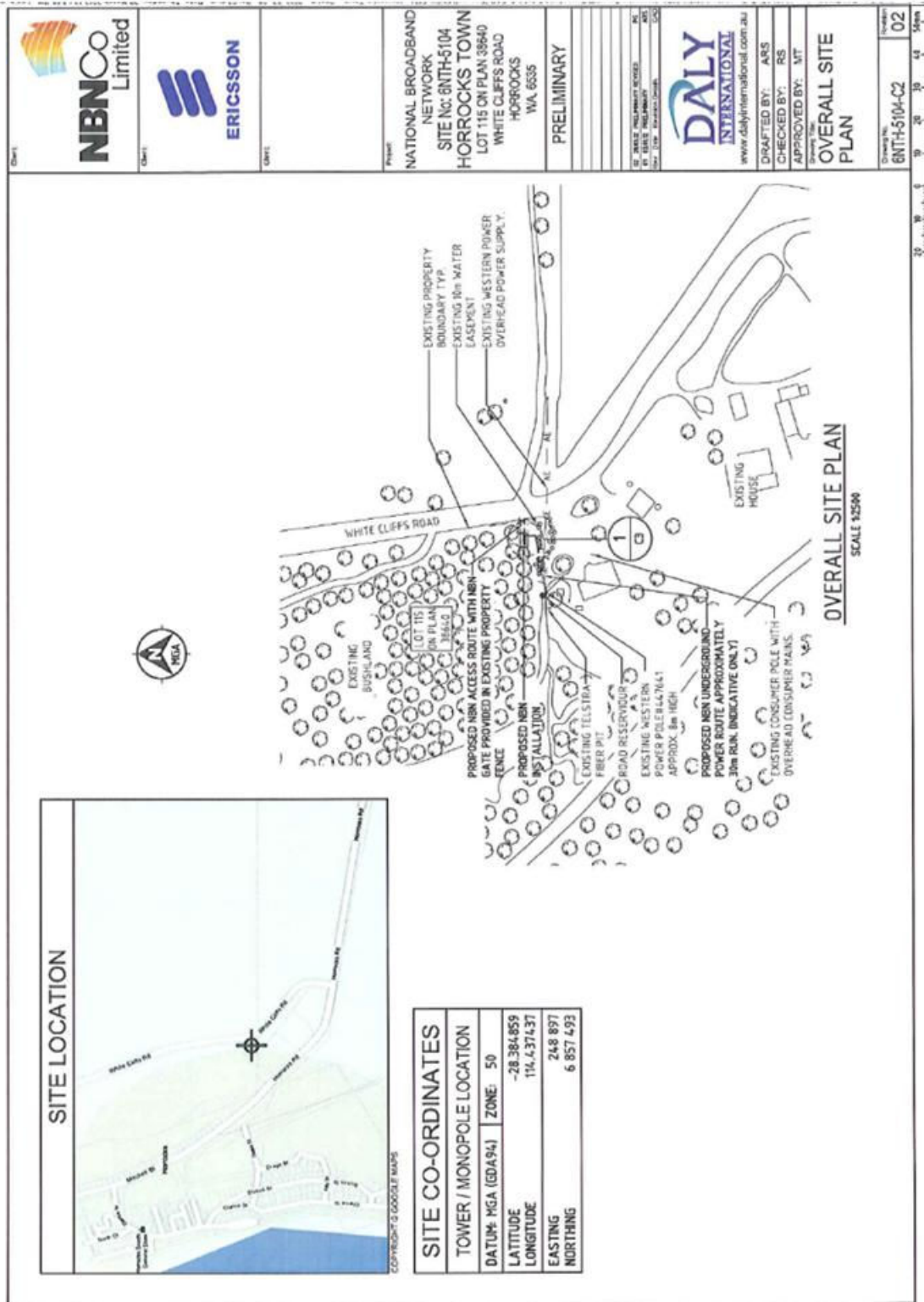
ADVICE NOTES:

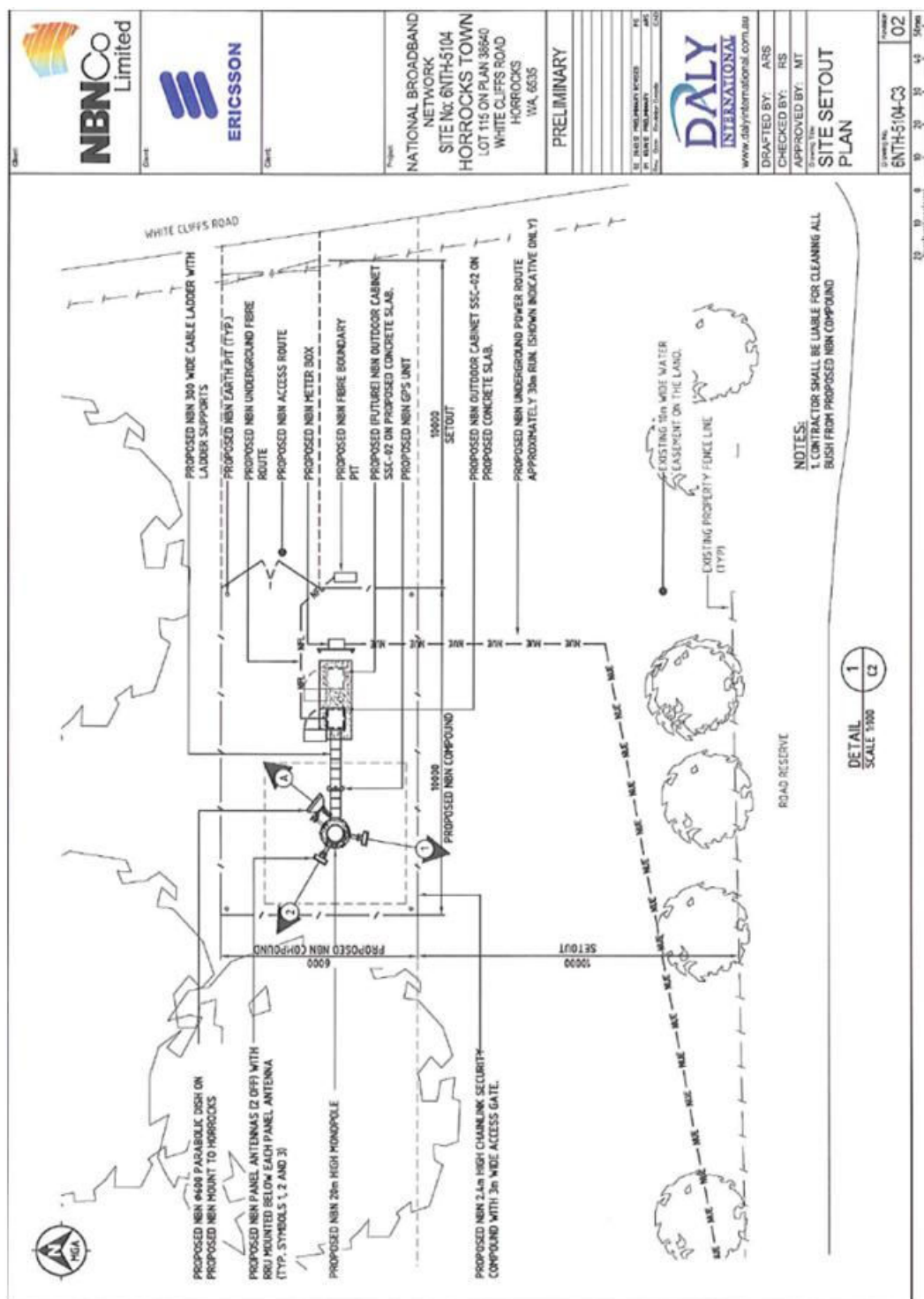
- a) *The Water Corporations advises that there is a proposal for and NBN underground power route encroaching within their easement. The service separation between the water main and the power cable should be in accordance with the standards and any damage cause to the water main will be the contractor's responsibility; and*
- b) *Western Power advises that there are overhead powerlines and/or underground cables adjacent to or traversing across the proposed area of works.*

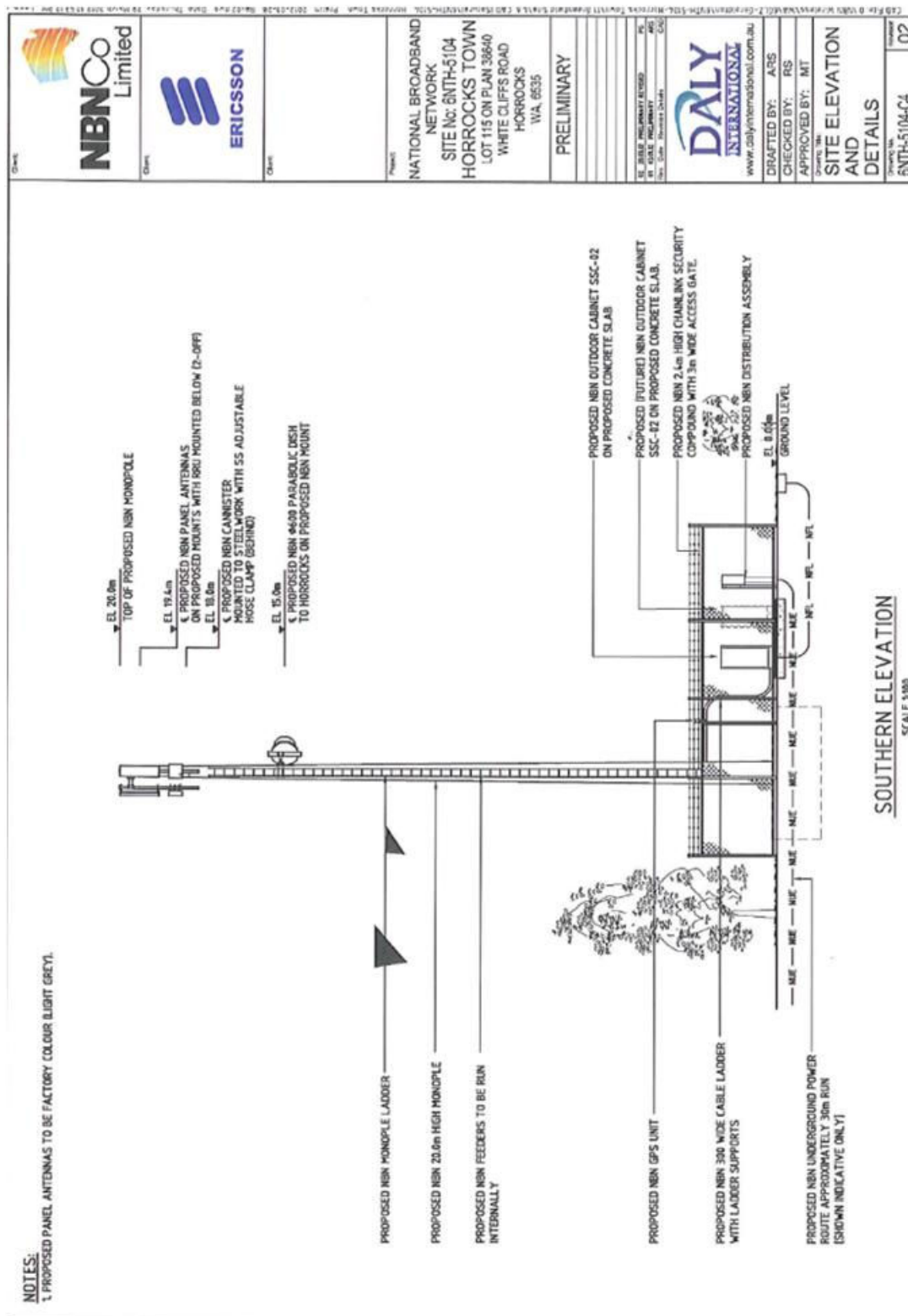
APPENDIX 1 – APPLICATION FOR PLANNING APPROVAL

EXECUTIVE SUMMARY

Proposal	<p>NBN Co propose to install a new fixed wireless broadband facility at Horrocks comprised of the following:</p> <ul style="list-style-type: none"> ▪ 20m high monopole; ▪ 1x parabolic dish antenna; ▪ 3x panel antennas; ▪ equipment shelter and two (2) outdoor units at ground level; ▪ Ancillary equipment associated with operation of facility, including cable trays, cabling, safe access methods, bird proofing, earthing, electrical works and air-conditioning equipment. 	
Purposes	<p>The proposed facility is necessary to provide NBN Co fixed wireless broadband coverage to the Horrocks region.</p>	
Property Details	<p><i>Lot & Plan No:</i> Lot 115 on Plan 38640 <i>Street Address:</i> Lot 115 Whitecliffs Rd, Horrocks WA 6535 <i>Overall Site Area:</i> approx 72.6 hectares <i>Property Owner:</i> Reg Reynolds</p>	
Town Planning Scheme	<p><i>Shire of Northampton:</i> Local Planning Scheme No 10 <i>Zone:</i> General Rural <i>Other Planning Controls:</i> Horrocks Development Area <i>Permissibility of Use:</i> A – Special Notice required</p>	
Applicable Planning Policies	Relevant State & Local Planning Policies	Complies
	<i>State Planning Policy 5.2</i> Telecommunications Infrastructure	Yes
	<i>Local Planning Scheme No 10</i> Zoning Objective & Requirements	Yes
	<i>Local Planning Strategy</i> Shire of Northampton	Yes
Application	<p>Use and development of the land for the purposes of construction & operation of a Telecommunications Facility (Fixed Wireless Broadband)</p>	
Applicant	<p>NBN Co Limited (NBN Co) c/- Daly International PO Box 1215 West Perth WA 6872 Contact: Jaap Streppel Our Ref: Horrocks Town - NBN</p>	







APPENDIX 2 – SCHEDULE OF SUBMISSIONS

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
1.	25 Nominees Pty Ltd	Lot 22 Horrocks Road, Horrocks	<ul style="list-style-type: none"> - Objection to proposed location of telecommunications tower due to impact on views from Lot 22. - Puts forward an alternative for locating tower further to the north or east away from view corridors. 	<ul style="list-style-type: none"> - Due to the location of the proposed telecommunications facility it can be seen from Lot 22, however, due to the slim design and muted tones being used, the appearance of the proposed monopole will be minimised. The monopole is proposed to remain unpainted which will reduce any reflection of sunlight and be a similar colour to the sky. Furthermore, the avoidance of a bulky head frame means that the antennae will be hard to identify at a distance. Daly International has prepared a photomontage of the proposed structure from Horrocks Road (refer Appendix 3). It is therefore recommended that Council dismiss the objection. <i>Submission dismissed.</i>
2.	Department of Environment and Conservation	No affected property address	<ul style="list-style-type: none"> - The subject lot contains populations of Declared Rare Flora species and Priority Flora. - Prior to commencement of works a targeted flora survey of areas proposed to be disturbed within the subject lot is to be carried out in accordance with Environmental Protection Authority Guidance Statement No. 51. - The survey should be undertaken by a suitably qualified botanist when the target species are flowering. - The proponent must demonstrate that conservation significant flora and their critical habitat are not adversely impacted by the proposal. 	<ul style="list-style-type: none"> - Recommended that a condition be placed upon the Planning Approval requiring NBN Co to undertake a Flora Survey in accordance with DEC requirements demonstrating that the critical habitat of conservation significant flora species is not adversely impacted upon by the proposed telecommunications tower and its associated infrastructure prior to commencing development. <i>Submission upheld.</i>

SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 15 JUNE 2012

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
3.	Department of Indigenous Affairs	No affected property address	<ul style="list-style-type: none"> - There are currently no known sites registered with the Department of Indigenous Affairs within the work areas outlined. 	<ul style="list-style-type: none"> - Noted
4.	RJ Jupp	Lot 110, 115, 116 White Cliffs Road, Horrocks	<ul style="list-style-type: none"> - No objection to proposed telecommunications infrastructure. 	<ul style="list-style-type: none"> - Noted
5.	Water Corporation	No affected property address – easement on Lot 115	<ul style="list-style-type: none"> - No objections however, there is a water main and an easement located on Lot 115 adjacent to the proposed infrastructure. - The Water Corporation advises that there is a proposal for a NBN underground power route encroaching within our easement and it is recommended that the contractor obtains on-site confirmation of the location of the water main to avoid damage during construction. - The service separation between the water main and the power cable should be in accordance with the standards and any damage caused to the water main will be the contractor's responsibility. 	<ul style="list-style-type: none"> - NBN Co is aware of the Water Corporation easement that includes a water main. The telecommunications facility has been positioned outside the northern boundary of the water easement and should therefore not impact on the water main. The separation between the water main and the power cable will be in accordance with the standards. <i>Submission noted and advice note to Applicant.</i>

**SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 15 JUNE 2012**

No	Submitter	Property Address	Submission Detail	Comment/Recommendation
6.	Western Power	No affected property address	- No objections, however, there are overhead powerlines and/or underground cables, adjacent to or traversing across the proposed area of works.	- Noted - NBN Co is aware of the overhead powerline running 10m south of the proposed facility adjacent to the southern property boundary. Connection to power is currently being designed by Western Power who will also be contacted before any works start. <i>Submission noted and advice note to Applicant.</i>
7.	Telstra	No affected property address	- No objection.	- Noted
8.	D. Ceray	Lot 10 Mitchell Street, Horrocks	- Support proposal on the basis that it will provide Horrocks with improved communication infrastructure.	- Noted
9.	P & J Tupman	Lot 9 Mitchell Street, Horrocks	- Support proposal on the basis that it will provide Horrocks with improved communication infrastructure.	- Noted

APPENDIX 3 – PHOTOMONTAGE FROM HORROCKS ROAD



6.3.4 PROPOSED SECONDHAND STRUCTURE – “ECO HUB” (OUTDOOR COMMUNITY EDUCATION FACILITY) – RESERVE 42168 ONSLOW STREET, NORTHAMPTON

FILE REFERENCE:	10.8.1.3 – R42168
APPLICANT:	Northampton Environmental Group
OWNER:	State of Western Australia / Shire of Northampton
DATE OF REPORT:	5 June 2012
REPORTING OFFICER:	Hayley R. Williams - Principal Planner
APPENDICES:	
1. Site Plan	
2. Floor Plan	
3. Photos of Structure	
4. Letter requesting waiver of Planning/Building Fee	

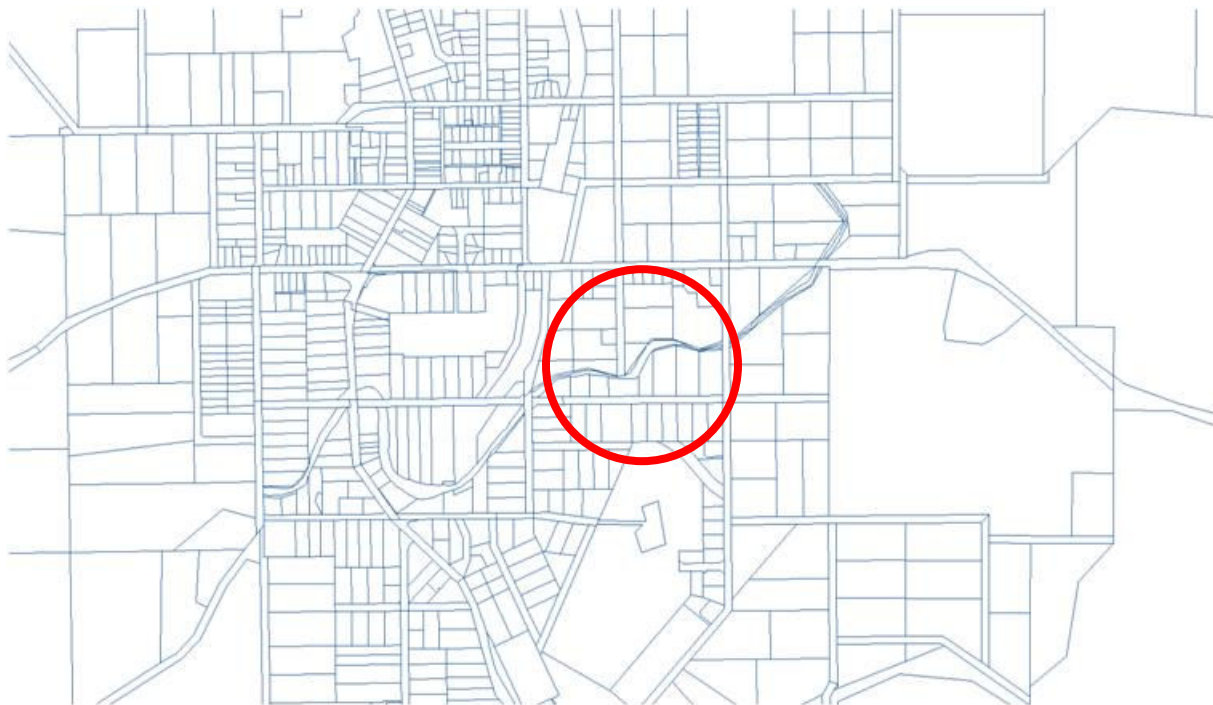
AUTHORITY / DISCRETION:

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 construction of a secondhand structure to be used as an “Eco Hub” - outdoor community education facility on Reserve 42168 Onslow Street, Northampton. As the proposed development is in keeping with the intent and purpose of the “Parks and Recreation” Reserve this report recommends approval of the application subject to conditions. It is further recommended that Council waive the Planning/Building Application fee for the proposed development given that the Applicant is a local community group.

LOCATION PLAN:



BACKGROUND:

An application has been received from the Northampton Environmental Group for the construction of a secondhand structure to be located on Reserve 42168 Onslow Street, Northampton.

The proposed “Eco Hub” will be used as a place for community education, in particular education concerning the environment.

The Proposal:

The proposed structure is in the shape of an atrium and consists of secondhand materials including, bush poles and timber framing and colorbond roof cladding (classic cream). It is proposed to utilise the secondhand materials where they are of a sound condition, however, it is noted that some materials will be replaced at the discretion of the Shire’s Principal EHO/Building Surveyor where they are deemed unsuitable.

The “Eco Hub” will also contain a number of information boards which will be mounted onto the proposed structure.

At its widest point the “Eco Hub” is 9 metres and has a maximum height of 4 metres.

The location of the “Eco Hub” is on Reserve 42168. This Reserve adjoins the Nokanena Brook and has become a place of local environmental significance with a large amount of community time being invested in the site. The “Eco Hub” will be well setback from Onslow Street at approximately 20 metres.

The Northampton Environmental Group has received grants to undertake the “Eco Hub” and therefore they are in the process of securing all relevant approvals from the Local Government.

Please refer to Appendix 1-3 for plans of the proposed structure and its location.

COMMUNITY & GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

The Northampton Environmental Group has requested in writing (refer Appendix 4) that Council waive the Planning and Building Application fees associated with this development due to the volunteer nature of the group and the potential use of the “Eco Hub” for the broader community.

The Planning and Building Fees are considered to be minimal given that the estimated cost of development is well under the \$50,000.00 threshold whereby the Planning Fee would be \$139.00.

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

Reserve 42168 is zoned “Local Reserve – Parks and Recreation”. Therefore Council must give consideration to the matters set out in the Scheme (namely Clause 10.2) and the ultimate purpose intended for the Reserve.

Of particular importance in the consideration of the proposed “Eco Hub” are:

- a. The compatibility of the use/development with its setting;*
- b. Any social issues that have an effect on the amenity of the locality;*
- c. The likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate these impacts;*
- d. Whether the land is suitable in terms of natural risks ie. Flooding; and*
- e. Adequate access to and egress from the site.*

In regard to the above points, it is considered that the proposed “Eco Hub” is a compatible use with its setting and will not have any detrimental impact on its surroundings. Furthermore, the structure is considered to be well setback from any potential flooding impacts associated with the adjoining watercourse.

POLICY IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

Nil.

COMMENT:

The proposed “Eco Hub” is considered to comply with the requirements of *Local Planning Scheme No. 10 – Northampton* and the ultimate purpose intended for the Reserve being used for “Parks and Recreation”.

VOTING REQUIREMENT:

Absolute Majority Required: Yes/No

CONCLUSION:

It is recommended that Council grant approval to the proposed secondhand structure – “Eco Hub” on Reserve 42168 Onslow Street, Northampton and waive the planning and building application fees.

OFFICER RECOMMENDATION – ITEM 6.3.4**APPROVE****That Council:**

1. **Grant Planning Approval to the proposed secondhand structure “Eco Hub” to be used as an outdoor community education facility on Reserve 42168 Onslow Street, Northampton subject to the following conditions:**
 - a) **Development shall be in accordance with the attached approved plan(s) dated 15 June, 2012 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the Local Government;**
 - b) **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;**

c) 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;

d) The Applicant is liaise directly with the Shire of Northampton's Principal EHO/Building Surveyor for inspection and approval of the use of the secondhand materials before construction of the "Eco Hub commences;

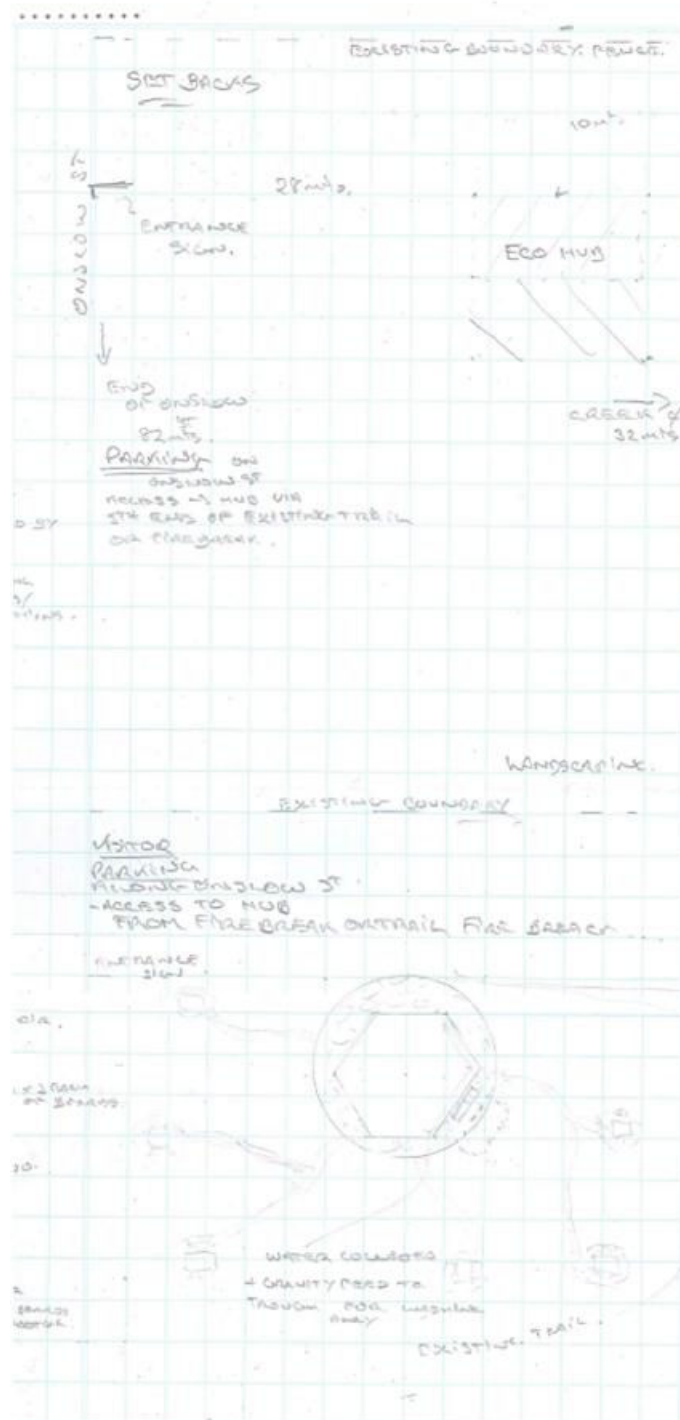
e) A building licence shall be issued by the Local Government prior to the commencement of any work on the site; and

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

2. That Council waive the Planning Application Fee of \$139.00 and the Building Application Fee payable for the construction of the proposed "Eco Hub" (Secondhand Structure) on Reserve 42168 Onslow Street, Northampton.

APPENDIX 1 – SITE PLAN





Hand-drawn architectural sketches of a building's roof and elevation.

Top Sketch (Plan View):

- Dimensions: 180×90 (overall), 140×30 (inner section).
- Labels: "RIDGE BEAM", "RAFTER", "CEILING", "FLOOR", "WALL", "DOOR", "WINDOW", "ROOF", "PLAN", "ELEVATION 1", "ELEVATION 2", "ELEVATION 3".
- Notes: "2nd floor", "3rd floor", "4th floor", "5th floor", "6th floor", "7th floor", "8th floor", "9th floor", "10th floor", "11th floor", "12th floor", "13th floor", "14th floor", "15th floor", "16th floor", "17th floor", "18th floor", "19th floor", "20th floor", "21st floor", "22nd floor", "23rd floor", "24th floor", "25th floor", "26th floor", "27th floor", "28th floor", "29th floor", "30th floor", "31st floor", "32nd floor", "33rd floor", "34th floor", "35th floor", "36th floor", "37th floor", "38th floor", "39th floor", "40th floor", "41st floor", "42nd floor", "43rd floor", "44th floor", "45th floor", "46th floor", "47th floor", "48th floor", "49th floor", "50th floor", "51st floor", "52nd floor", "53rd floor", "54th floor", "55th floor", "56th floor", "57th floor", "58th floor", "59th floor", "60th floor", "61st floor", "62nd floor", "63rd floor", "64th floor", "65th floor", "66th floor", "67th floor", "68th floor", "69th floor", "70th floor", "71st floor", "72nd floor", "73rd floor", "74th floor", "75th floor", "76th floor", "77th floor", "78th floor", "79th floor", "80th floor", "81st floor", "82nd floor", "83rd floor", "84th floor", "85th floor", "86th floor", "87th floor", "88th floor", "89th floor", "90th floor", "91st floor", "92nd floor", "93rd floor", "94th floor", "95th floor", "96th floor", "97th floor", "98th floor", "99th floor", "100th floor".

Bottom Sketch (Elevation View):

- Dimensions: 180×90 (overall), 140×30 (inner section).
- Labels: "ELEVATION 1", "ELEVATION 2", "ELEVATION 3", "ROOF", "PLAN", "ELEVATION 1", "ELEVATION 2", "ELEVATION 3".
- Notes: "2nd floor", "3rd floor", "4th floor", "5th floor", "6th floor", "7th floor", "8th floor", "9th floor", "10th floor", "11th floor", "12th floor", "13th floor", "14th floor", "15th floor", "16th floor", "17th floor", "18th floor", "19th floor", "20th floor", "21st floor", "22nd floor", "23rd floor", "24th floor", "25th floor", "26th floor", "27th floor", "28th floor", "29th floor", "30th floor", "31st floor", "32nd floor", "33rd floor", "34th floor", "35th floor", "36th floor", "37th floor", "38th floor", "39th floor", "40th floor", "41st floor", "42nd floor", "43rd floor", "44th floor", "45th floor", "46th floor", "47th floor", "48th floor", "49th floor", "50th floor", "51st floor", "52nd floor", "53rd floor", "54th floor", "55th floor", "56th floor", "57th floor", "58th floor", "59th floor", "60th floor", "61st floor", "62nd floor", "63rd floor", "64th floor", "65th floor", "66th floor", "67th floor", "68th floor", "69th floor", "70th floor", "71st floor", "72nd floor", "73rd floor", "74th floor", "75th floor", "76th floor", "77th floor", "78th floor", "79th floor", "80th floor", "81st floor", "82nd floor", "83rd floor", "84th floor", "85th floor", "86th floor", "87th floor", "88th floor", "89th floor", "90th floor", "91st floor", "92nd floor", "93rd floor", "94th floor", "95th floor", "96th floor", "97th floor", "98th floor", "99th floor", "100th floor".

APPENDIX 3 – PHOTO



APPENDIX 4 – LETTER REQUESTING WAIVER OF FEES



9/5/2012


TWIMC

I am writing regarding fees and charges associated with the building of the community Enviro Hub.

We, the Northampton Environmental group ,will be building the Hub on shire land at Nokanena Brook reserve using community grant money and volunteer labour. The building will be used by both educational groups and the wider community and will become an asset that everyone can appreciate and enjoy. For these reasons and given the limited resources at our disposal we are requesting that the fees associated with this building be waived.

Thanks for your time and consideration ,

yours truly


Allan Standerling, president NEG

6.3.5 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: 7 June 2012
REPORTING OFFICER: Hayley Williams - Principal Planner

COMMENT:

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

DEVELOPMENT APPLICATIONS				
REF.	APPLICANT	LOCATION	PROPOSED DEVELOPMENT USE /	DATE
016	K & T Venturini	Lot 251 (No. 49) Glance Street, Horrocks	Retaining Wall	APPROVED (D 15 MAY)
017	D Smith	Lot 288 (No. 23) Mallard Street, Kalbarri	Carport – reduced secondary street setback	APPROVED (D 22 MAY)
018	SJ & C Olman	Lot 55 (No. 11) Third Avenue, Northampton	Change of Use – Bed & Breakfast (2 Bedrooms)	APPROVED (D 25 MAY)
019	G Keeffe	Lot 26 (No. 9) Rake Place, Northampton	Single Dwelling – R-Code Variation Side and Rear Setback and Outbuilding to be constructed before dwelling	APPROVED (D 25 MAY)
10.6.4 L9000 DAG	WAPC/RPS	Lot 9000 Dagliesh Crescent, Kalbarri	Subdivision Three (3) Lots	22 May 2012

OFFICER RECOMMENDATION – ITEM 6.3.5

For Council Information

6.3.1 ADOPTION OF SCHEME AMENDMENT – REZONING OF
LOT 820 (NO. 1) ISACHAR BACK ROAD,
NORTHAMPTON

APPENDIX 1 – SCHEME AMENDMENT REPORT

**SHIRE OF NORTHAMPTON
LOCAL PLANNING SCHEME No.10
AMENDMENT No.1**

SCHEME REPORT

**LOT 820 ISACHAR BACK ROAD
NORTHAMPTON FOR V.A. SELLERS**



**Prepared by
Geraldton Independent Planners
P.O. Box 7177 GERALDTON
W.A. 6531**

21 February 2012

INDEX

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME	3
1.0 INTRODUCTION	4
2.0 BACKGROUND.....	7
3.0 LOCATION & LAND USE	9
4.0 SITE CHARACTERISTICS	10
4.1 Topography:.....	10
4.2 Vegetation:.....	11
4.3 Soil Types:	13
5.0 LAND CAPABILITY.....	14
5.1 Introduction	14
5.2 Overview and Site Information	15
5.3 Surrounding Land Uses	15
5.4 Land Features.....	15
5.5 Infrastructure	16
5.6 Property Use	16
5.7 Land Capability.....	16
5.8 Past Mining Activity	16
5.9 Heritage Considerations.....	17
5.10 Conclusion.....	17
6.0 MANAGEMENT ISSUES	17
7.0 STATUTORY AND STRATEGIC PLANNING CONSIDERATIONS.....	17
7.1 State Planning Policies	17
7.2 Geraldton Region Plan 1999	18
7.3 Shire of Northampton Local Planning Strategy 2009	19
7.4 Local Planning Scheme No.10	22
8.0 CONCLUSION	25
ADOPTION	27
FINAL APPROVAL	28

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

**SHIRE OF NORTHAMPTON
LOCAL PLANNING SCHEME No.10
AMENDMENT No.1**

Resolved that the Council in pursuance of Section 75 of the Planning and Development Act 2005 amend the above Local Planning Scheme by:

- 1 Amending the zoning of Lot 820 Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential'; &
- 2 Amending the Scheme Map accordingly.

Dated this _____ day of _____ 20____

CHIEF EXECUTIVE OFFICER

1.0 INTRODUCTION

This amendment documentation has been prepared to achieve the following:

- To alter the zoning of Lot 820 Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential';
- To facilitate future subdivision and development of the land in accordance with the 'Rural Residential' zoning; &
- To offer small 'rural lifestyle' lots to the market in close proximity to the Northampton Townsite.

EXISTING ZONING MAP



PROPOSED ZONING MAP



2.0 BACKGROUND


V.A. Sellers the owner of Lot 820 Isachar Back Road previously held negotiations with the Shire as the land was originally earmarked as 'Rural Smallholdings' as opposed to 'Rural Residential' under the Local Planning Strategy. Ms Sellers made a submission to the Strategy and subsequent to the submission the Strategy was amended to designate Lot 820 for 'Rural Residential' allowing greater potential for subdivision.

The most recent copy of the Certificate of title has been included as Figure No.1 which shows that the last ownership change took effect on 20th August 2009.


The Shire of Northampton's Local Planning Strategy was approved by the Western Australian Planning Commission on 12th January 2009 and within this document it shows the future zoning for Lot 820 as 'Rural Residential' with minimum lot sizes of between 1-4 hectares. The property is currently zoned 'General Rural' under the Shire's Local Planning Scheme No.10 (Northampton) and therefore prior to any subdivision being able to occur over this land a rezoning would need to be supported and adopted. Prior to the potential subdivision of the land a Structure Plan would be required to be created for the property, however this will not be undertaken as part of this rezoning application.

Amendment No.1 addresses the various issues and seeks to demonstrate the relevant justification for the rezoning of Lot 820 from 'General Rural' to 'Rural Residential' and is therefore submitted for the consideration of the Shire of Northampton and the Western Australian Planning Commission.

Figure 1: Certificate of Title Volume 1692 Folio 731

		WESTERN AUSTRALIA	
RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893			
REGISTER NUMBER 820/DP302022		DATE OF REGISTRATION 25/8/2009	
VOLUME 1692		FOLIO 731	

The person described in the first schedule to the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depths (if any) contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


 REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 820 ON DEPOSITED PLAN 302022

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

VIVIANNE ANNE SELLERS OF P.O. BOX 44, NORTHAMPTON
 (FL047724) - REGISTERED 20 AUGUST 2009

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries presented by an assessor may not appear on the current edition of the duplicate certificate of title.
 The as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for legal, government, legal, surveying or other professional advice.

SKETCH OF LAND:	1692-731 (820/DP302022).
PREVIOUS TITLE:	503-114.
PROPERTY STREET ADDRESS:	1 ISACHAR BACK RD, BOWLES.
LOCAL GOVERNMENT AREA:	SHIRE OF NORTHAMPTON.

NOTE 1. K08008 DEPOSITED PLAN HAS YET TO BE PRODUCED.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Oct 13 15:07:15 2009 JOB 33114012

3.0 LOCATION & LAND USE

Lot 820 is located to the south of the Northampton Townsite and fronts Isachar Back Road on its western boundary and Fifth Avenue along the majority of its Eastern boundary.

Existing lots to the west and south of Lot 820 are predominantly of the same size or larger than the subject property which reflects their 'General Rural' zoning whilst the lots to the north are somewhat smaller which reflects their 'Rural Residential' or 'Residential' zoning.

Lot 820 is serviced by power, water and a constructed road frontage. The property has road frontage on its western boundary to Isachar Back Road and its eastern boundary to Fifth Avenue with both roads constructed to a compacted gravel standard.

Lot 820 contains one dwelling and four outbuildings all of which are intended to be retained on one subdivisional lot. The owners also have a small motorbike track on the north-west corner of the lot which is used by members of the family only and will be removed when subdivision takes place.

The following aerial photograph indicates Lot 820 in relation to surrounding development, Isachar Back Road and Fifth Avenue.

Figure 2: General Location Map of Lot 820

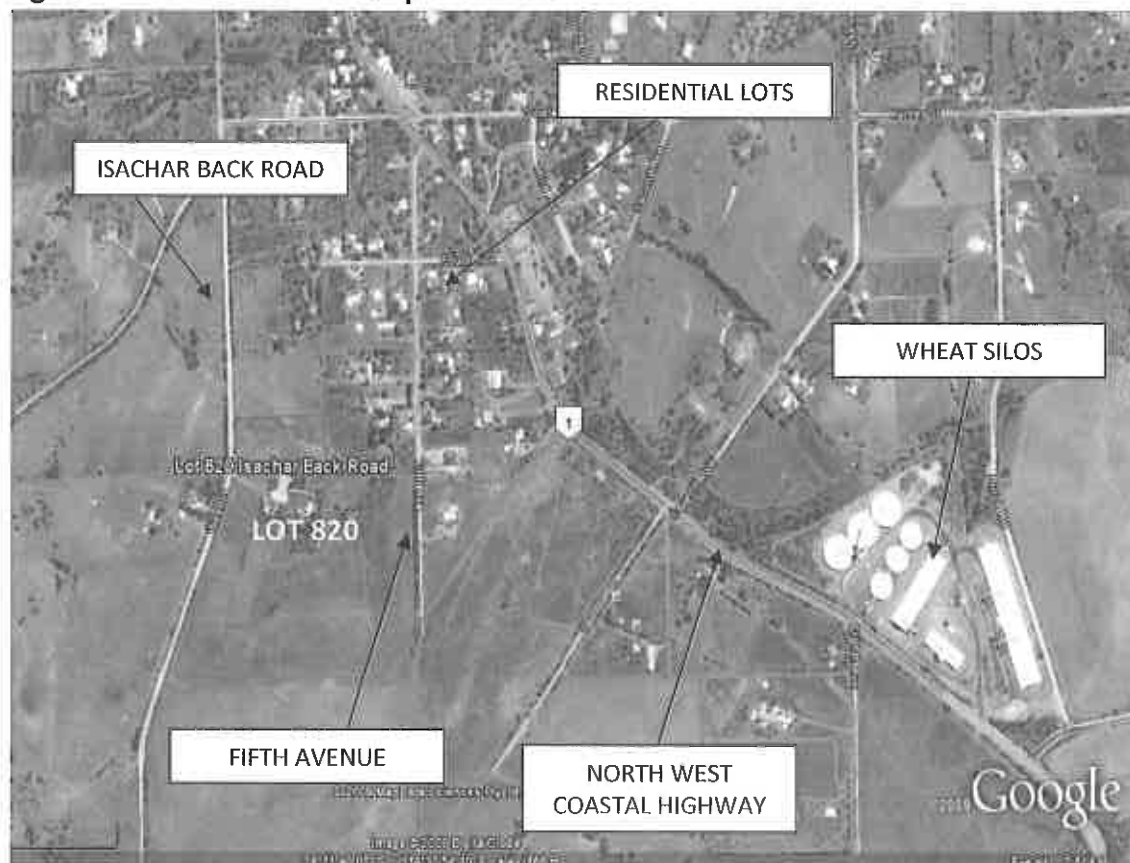


Figure 3: Location of Lot 820 Isachar Back Road showing the property in detail



4.0 SITE CHARACTERISTICS

4.1 Topography:

The property features a gently undulating slope ranging from the 180 metre AHD contour in the property's South-East corner to the 150 metre AHD contour in the North-West corner. The lot therefore has its highest point at its Fifth Avenue frontage sloping downwards with a cross falls of approximately 30m to its Isachar Back Road street frontage. The topography of the land is similar to adjoining lots in this area.

Figure 4 provides a contour plan for the subject property.

The map shows the Bowes area with Northampton to the north and Sandy Gully to the west. A road runs diagonally from the bottom left towards the top right. Elevation points are marked with numbers and coordinates. Key features include Northampton, Sandy Gully, Bowes, and a road running diagonally from the bottom left towards the top right. Elevation points are marked with numbers and coordinates.

Lot 820 is located within the extra dry Mediterranean climate as defined by Beard in 1990 and therefore rainfall is limited and vegetation not prolific within this area (Source: Bioclimes of Western Australia – Beard 1990).

The following figures demonstrate the extent of existing vegetation over Lot 820.

Figure 5 - Photo taken from Isachar Back Road looking toward dwelling – trees surround the house – rest of land is covered in grasses and lupins



Figure 6 - Photo taken from the south east corner looking north-west toward the house – grasses and lupins in paddock are typical over the land



Figure 7 - Photo taken from south-west corner looking east – paddock is used for grazing, no vegetation – fence line on right of photo is southern boundary of Lot 820.



The lack of vegetation (as in trees) is not considered to be a detriment to the rezoning and future subdivision of the land as the Shire will have increased control by the way of development conditions to introduce additional tree planting and landscaping over the future lots at the time of development and it is anticipated that subdivision would lead to revegetation of the land as individual landowners establish landscaping for screening, shade and windbreak purposes.

4.3 Soil Types:

Red brown loams grading to clays are common through the Northampton Block and provide good soils with high water and nutrient holding capability and low potential for wind erosion.

The steeper slopes on which some of these soils are found does however make them susceptible to water erosion. The greater the proportion of sand in the soil the better drained and more easily worked the soil, such as the red brown sandy loams and loams developed on alluvial sediments of the Bowes River and its tributaries for example at Isseka. In many locations the proportion of clay is high enough for the soils to become hard setting leading to increased runoff during summer and early winter rainfall events. Loams developed on alluvial materials frequently have excellent qualities and form prime agricultural land that has in the past been used for limited horticulture. (Source: Shire of Northampton Local Planning Strategy)

Figure 8 below was taken on the roadside of Isachar Back Road adjacent to the western boundary and shows the nature of the soils within Lot 820 as typically a loamy grainy earth.

Figure 8 - Soil profile of Lot 820



5.0 LAND CAPABILITY

5.1 Introduction

In Australia land capability is often used interchangeably with land suitability. The definition of Land Capability, as used in Western Australia is:

"The ability of land to support a type of land use without causing damage. This was later expanded by Dixon (1986) to emphasise that damage referred to both on-site and off-site effects (Source: AgWA – Land Evaluation Standards for Land Resource Mapping – Austin & Cocks 1978 & Dixon 1986)."

Section 5.7 of this report will therefore provide information on land capability in relation to this context.

5.2 Overview and Site Information

The land the subject of this rezoning amendment is Lot 820 on Deposited Plan 302022 and is contained within Title Volume 1692 Folio 731. The property is located South of Northampton townsite on Isachar Back Road and has a secondary road frontage to Fifth Avenue.

The land is 17.1090 Ha in area and has a variation in contour of approximately 30 metres across the site with the highest point located in the south-east corner.

The land is capable of being serviced by power, water and telephone and presently contains a dwelling that is serviced by these. Both Isachar Back Road and Fifth Avenue are constructed to a compacted gravel standard.

It is the intention to rezone the land from 'General Rural' to 'Rural Residential' in keeping with the strategic direction shown within the Shire's Local Planning Strategy as adopted by the WA Planning Commission on 12 January 2009.

Shire Local Planning Scheme No.10 (Northampton) designates the land as zoned 'General Rural' and this Scheme Amendment seeks to rezone the property to 'Rural Residential' which is line with the recommendations of the Shire of Northampton Local Planning Strategy.

5.3 Surrounding Land Uses

Properties to the west and south of the subject property are presently being used for Rural Pursuits in a similar manner to the use of Lot 820 Isachar Back Road.

Land to the east and north has been further subdivided into residential lots as they are located within the boundary of Northampton Townsite. The proposed rezoning of Lot 820 to 'Rural Residential' would be a natural progression from these existing 'Rural Residential' and 'Residential' zoned lots.

5.4 Land Features

As previously mentioned within this report the land is situated with constructed road frontages to Isachar Back Road and Fifth Avenue, Northampton. The property's highest point is in the south-east corner at approximately 180 metres AHD and its lowest point is in the north-west corner at approximately 140 metres AHD. Whilst the lot has some undulations over the land, a 30metre cross fall East to West across the property and a small tributary there appears to be no evidence of wind or water erosion.

The lot is fenced on all boundaries and is suitable to contain stock for grazing purposes. As can be seen from on-site inspection of the land the majority of the lot has been used for cropping and grazing purposes.

5.5 Infrastructure

The land is presently serviced by gravel roads, as well as power, water and telephone services. It is envisaged that the proposed rezoning will not impose any undue load onto those services and infrastructure that would prevent the land from being further subdivided into lot sizes of between 1-4ha. At the time of subdivision, conditions relating to the construction of internal roads, contributions to the upgrading of Isachar Back Road and Fifth Avenue, as well as the provision of all essential services to the new lots (such as power, water, telecom etc) would be applied by the Western Australian Planning Commission and such costs would be borne by the subdivider at that stage.

5.6 Property Use

The proposed use of the land for 'Rural Residential' purposes would be in keeping with the strategic direction expressed within the Shire of Northampton's Local Planning Strategy as adopted by the Western Australian Planning Commission on 12 January 2009 and would be a natural extension of the Townsite and its facilities and infrastructure.

5.7 Land Capability

From inspection of the land there appears to be no restrictions on the development and usage of the land for the proposed 'Rural Residential' zoning. The soil type being primarily a loamy grainy earth would be suitable and sufficiently stable to cater for the increase in lot densities and would allow easy site preparation for the creation of building locations and well as good drainage for water and effluent disposal. The contours over the land are not so severe as to create difficulties in site preparation and development and it would be possible to create level sites within the lot for future buildings with minimal earthworks.

The land is located within an area that has been recommended by the Local Planning Strategy to become 'Rural Residential' and it is contiguous to the townsite. There is a small creek line that will be protected at the time of subdivision by way of setbacks to ensure buildings and septic systems are located a minimum of 30 metres from the edge of the creek line. Building Envelopes would need to be shown on any future Subdivision Guide Plan to indicate areas that are acceptable for built development.

5.8 Past Mining Activity

No previous mining activity has been carried out upon the land nor is the property subject to any abandoned mine-sites. The property does not demonstrate any environmentally sensitive areas.

5.9 Heritage Considerations

There are no European heritage buildings or places and there is no specific Aboriginal Heritage sites recorded over or adjacent to this site. However, should any Aboriginal sites be located then these would need to be reported and further ethnographic and archaeological surveys undertaken in accordance with the Aboriginal Heritage Act 1972 prior to any works or development being undertaken.

5.10 Conclusion

In conclusion it has been demonstrated that the property can be rezoned for 'Rural Residential' purposes and that the proposed rezoning will be in keeping with the Shire's Local Planning Strategy. The location of this land adjacent to the existing townsite will ensure that the urban services and employment opportunities will be accessible and will assist to further consolidate services, employment and infrastructure within the Northampton townsite.

6.0 MANAGEMENT ISSUES

At the time of the future subdivision of the land there will be a need to upgrade the existing road networks and construct further internal road accesses in order to provide all proposed lots with access to a constructed road frontage. The design of the roads and the associated drainage will be required to be undertaken to the specifications and standards of the Shire of Northampton at the time of subdivision.

All proposed lots will be required to be provided a connection with water and electricity at the time of subdivision with other services can be adequately provided or upgraded to the site once development occurs.

7.0 STATUTORY AND STRATEGIC PLANNING CONSIDERATIONS

7.1 State Planning Policies

The use of rural land is guided by both State Planning Policy 2.5 'Agricultural and Rural Land Use Planning' and Development Control Policy 3.4 'Subdivision of Rural Land' as prepared and implemented by the Western Australian Planning Commission.

State Planning Policy 2.5 'Agricultural and Rural Land Use Planning' has four key objectives which are as follows:

- Protect agricultural land resources wherever possible;
- Plan and provide for rural settlement where it can;
- Minimise the potential for land use conflict; and
- Carefully manage natural resources.

The proximity of Lot 820 to the existing townsite of Northampton has been recognised by the Shire within their Local Rural Strategy and Local Planning Strategy with the subject property having been identified as having the potential to be rezoned to 'Rural Residential'. Taking into account the four objectives outlined within the State Planning Policy the Shire's Local Planning Strategy has provided a guide for the future land use, zoning, subdivision and development of land in close proximity to the existing townsite of Northampton.

Development Control Policy 3.4 'Subdivision of Rural Land' has the following objective:

"This operational Policy guides the subdivision of rural land to achieve the four key objectives of State Planning Policy No. 2.5 Agriculture and Rural Land Use Planning (SPP2.5) to protect agricultural land, plan for rural settlement, minimise land use conflict and manage natural resources."

The Shire of Northampton Local Planning Strategy demonstrated a planned approach to the extension of the 'Rural Residential' areas in close proximity to the Northampton Townsite. This application has been prepared in accordance with this direction and it would also be considered to comply with the objectives of the Development Control Policy as this Scheme Amendment proposes that the land to be rezoned from 'General Rural' to 'Rural Residential'.

7.2 Geraldton Region Plan 1999

The main objectives of the Geraldton Region Plan 1999 (GRP) are to provide a framework for the future management, protection and coordination of regional planning in the region. The purpose of the GRP is to identify planning objectives and actions necessary to achieve those objectives.

A key objective of the GRP is form a link between state and local planning and to assist in providing a balance between environmental, social and economic factors. The GRP addresses the principles outlined by the State Planning Strategy under five sub headings: community development, natural environment, cultural environment, economic development and infrastructure. The GRP also provides a context within which further detailed studies can occur.

The State Government supports regionalisation and decentralisation of urban and industrial development in Western Australia. Policies have been directed towards accelerating growth based on the use of extensive natural resources available within the regions and the desirability of country areas as a place to live. These trends are acknowledged as integral factors in future land use planning activities by the State Planning Strategy. Economic and urban development create the need for change, which can often result in conflict between land uses and contention over the philosophy for management of natural resources.

Some of the issues outlined by the GRP include:

-
- The need for coordination between government agencies to balance economic, environmental and social objectives;
 - The need for coordination between local governments in relation to urban development;
 - The need for a regional framework to provide for regional infrastructure requirements;
 - The need for a coordinated approach to regional open space;
 - The need for a coordinated approach to resource management;
 - The need to provide adequate land resources for future urban and industrial needs;
 - Competition for use of land;
 - Conflict between land uses.

The GRP is a vehicle for bringing together information from different sources to deal with these issues. Strategic in nature the plan has a long term time horizon and provides for the region's needs for the next 20 to 30 years. Its implementation will occur through non-statutory mechanisms and local planning schemes where appropriate. The plan is regional in scale and relies on local investigations, strategies and schemes to add detail to the concepts.

This Scheme Amendment proposal meets the following objective of Section 4.7.3 of the GRP:

"Promote choice and variety in lot sizes and housing choices to meet the full range of residential lifestyles needs for the Northampton Townsite including.... Rural-Residential lifestyles."

Furthermore, Figure 23 of the GRP outlines the plans Land Use Strategy which shows Northampton as being within a 'Potential Intensive Agriculture Area'. This rezoning would allow for the future potential subdivision of the lots into parcels of 1-4ha and therefore would be of adequate size to operate an 'Intensive Agriculture' land use.

7.3 Shire of Northampton Local Planning Strategy 2009

The Shire of Northampton's Local Planning Strategy 2009 (LPS) provides strategic planning direction for the next 15-20 years. Whilst the Council recognises that actual changes are difficult to predict and will depend on many factors outside its legislative controls, it considers it important to remain proactive in relation to strategic planning.

The Local Planning Strategy sets out the Shire's general aims and intentions for future long term growth and change, these being:

- To preserve the viability of the agricultural industry whilst managing the land resource in an ecologically sustainable manner;
- To provide for subdivision and development (urban and rural) in appropriate areas;

-
- To encourage and promote appropriate tourism development in appropriate areas;
 - To ensure significant landscape and environmental features, conservation values and places of heritage value are conserved and/or enhanced;
 - To allow for the diversification of rural activities; and
 - To maintain a high level of environmental management principles for all land uses.

Section 6.3.2 of the LPS states the following with regards to 'Rural Residential' land:

"Rural residential living is generally an alternative form of settlement that occurs on close proximity to the townsites. It is considered that this type of development satisfies a legitimate lifestyle demand, and attracts residents and development that contribute to the socio-economic well being of the general community. Lot sizes range from 1 to 4 hectares...The proposed future rural residential land identified in this Strategy has been selected based on proximity to the existing Northampton townsite and proximity to areas being used or that have been identified for similar use."

The property is located within the area identified within the LPS as having the potential to be rezoned to 'Rural Residential' with the added text upon the map that reads "Rezone rural land to rural residential in recognition of existing lot size and function." This rezoning meets the objectives of the LPS by building on the existing fabric of the town and utilising and maximising existing services. This rezoning will promote infill development where services and infrastructure can be fully utilised.

Figure 9 is an extract of the LPS which identifies the areas that are to become 'Rural Residential' Lot 820 the subject of this application has been identified for ease of reference.

Local Planning Scheme No.10 – Amendment No.1



7.4 Local Planning Scheme No.10

The property is currently zoned 'General Rural' under the Shire of Northampton Local Planning Scheme No.10 which was originally gazetted in 1996. The Shire of Northampton's Local Planning Strategy, as adopted by the Western Australian Planning Commission on 12th January 2009, shows the land as having the potential to be rezoned to 'Rural Residential'. The intention is to introduce the 'Rural Residential' zone around the perimeter of the Townsite to encourage the use of existing facilities and infrastructure. This in the long term will help to further consolidate the townsite of Northampton as a social and administrative centre for the Shire.

Given that the intention to rezone this land is only shown within the Local Planning Strategy at this stage there is a need, in order to implement the recommendations within the Local Planning Strategy, to rezone the land from 'General Rural' to 'Rural Residential' in order that the controls for development of the land can then be administered through the Local Planning Scheme.

This Scheme Report and its accompanying formal resolution pages are lodged with the intention of initiating this amendment in order that full consideration can be given by all agencies and departments.

Section 4.2.5 of Local Planning Scheme No.10 states the following objective for the 'Rural Residential' zone:

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

The rezoning of Lot 820 will provide alternatively sized 'lifestyle' lots close to the existing urban centre of Northampton and will retain the rural appearance of the landscape given the proposed lots sizes.

In relation to the development requirements the Shire's Local Planning Scheme No.10 Section 5.13.6 of the Scheme states:

5.13.6.1 Subdivision and Development

Specific provisions for land in the "Rural Residential" zone are set out in Schedule 11 and subdivision, and development is subject to compliance with any conditions set out in Schedule 11 with respect to that land.

5.13.6.2 Water Supply

The local government will only support subdivision of land where a reticulated potable water supply is provided to an appropriate standard, as determined by the licence holder.

5.13.6.3 Nutrient Run-off

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

5.13.6.4 Outbuildings

Outbuildings for lots are limited to 240m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m, measured from natural ground level."

Schedule 11 of the Scheme states:

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

- (a) a plan and accompanying report assessing the existence of basic raw materials in the locality and the impact of the proposal on existing and potential extractive operations in the locality;*
- (b) where the land is within or adjacent to the Northampton Townsite, a report on the outcome of consultation with, and the requirements of the Department for Mines and Petroleum as to whether:*
 - a geotechnical study is required to ensure that there are no hidden underground workings; and/or*
 - an environmental geological study should be conducted to ensure that the soils are not contaminated by heavy metals such as lead from natural erosion of the lode from mining activities;*
- (c) the restrictions on the type and scale of any agricultural land uses or rural pursuits;*
- (d) the identification of clearing, land management controls and environmental repair requirements including the retention of areas of bushland or regeneration of degraded areas;*

-
- (e) *the identification of either a building envelope, or building exclusion area, on each lot to which all development is restricted;*
 - (f) *the restriction of development to only one dwelling per lot;*
 - (g) *the control over the location of development (including the siting of dwellings, ancillary buildings, service roads and firebreaks) so that it does not significantly detract from any scenic landscape and/or conservation attributes;*
 - (h) *the compliance with State and local government environmental and health standards in respect of dwellings and ancillary buildings and the associated services (ie drainage and wastewater disposal);*
 - (i) *the disposal of stormwater on-site such that it will not drain directly into existing waterbodies or watercourses, or result in any net export of nutrients from the land to any wetland, water course or underground aquifer;*
 - (j) *provisions for structures in high bushfire risk areas to be constructed to Australian Standard AS3959;*
 - (k) *the road design to allow for safe access and egress in the event of an emergency; and*
 - (l) *the preparation and implementation of a bushfire management plan; and*
 - (m) *provisions relating to stocking rates, where livestock are proposed to be permitted as part of the use of the land."*

8.0 CONCLUSION

It is considered that the rezoning of this land from 'General Rural' to 'Rural Residential' would not only be in keeping with the strategic direction as indicated within the Shire of Northampton's adopted Local Planning Strategy but also the future expansion and consolidation of the townsite facilities that exist within Northampton.

This rezoning would not be out of character with the surrounding land and it is considered that it will not create any imposition on services or infrastructure within the locality.

It is recommended that this rezoning be supported to achieve the following outcomes:

- To alter the zoning of Lot 820 Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential';
- To facilitate future subdivision and development of the land in accordance with the 'Rural Residential' zoning; &
- To offer smaller 'lifestyle' lots in close proximity to the Northampton Townsite.

PLANNING AND DEVELOPMENT ACT 2005

**SHIRE OF NORTHAMPTON
LOCAL PLANNING SCHEME No.10
AMENDMENT No.1**

The Shire of Northampton under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

- 1 Amending the zoning of Lot 820 Isachar Back Road, Northampton from 'General Rural' to 'Rural Residential';
- 2 Amending the Scheme Map accordingly.

ADOPTION

Adopted by resolution of the Council of the Shire of Northampton at the Ordinary meeting of the Council held on _____.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the Shire of Northampton at the Ordinary meeting of the Council held on _____ and the Common Seal of the Shire of Northampton was hereunto affixed by the authority of a resolution of the Council in the presence of:



SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

Delegated under S.16
of the PD Act 2005

Date

Final Approval Granted

Minister for Planning

Date

6.3.2 ADOPTION OF SCHEME AMENDMENT – REZONING OF LOT 22 GREY STREET & LOT 27 HACKNEY STREET, KALBARRI

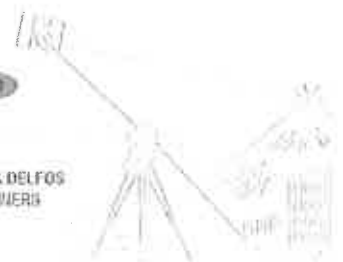
APPENDIX 1 – SCHEME AMENDMENT REPORT

Shire of Northampton
Town Planning Scheme No.9 (Kalbarri)
Scheme Amendment No.10



HTD

HILLE, THOMPSON & DELFOS
SURVEYORS & PLANNERS



**SHIRE OF NORTHAMPTON
TOWN PLANNING SCHEME NO. 9 (KALBARRI)
AMENDMENT NUMBER 10**



Hille, Thompson & Delfos deliver quality services to clients. As part of our Quality Assured to AS/NZ ISO 9001 System, documents are checked then approved prior to distribution. You are requested to ensure that your copy of this document is current, and that superseded pages are withdrawn and destroyed.

Prepared For: Leigh Seignior

Job Number: 012/11

Document Ref: AMENDMENT DOCUMENT

Checked By:Date:

Approved By:Date:

Revision	Description	Date
0	Initial Document	Sept 2011
1	Revised document	Oct 2011
2	Revised document	Dec 2011

CONTENTS

RESOLUTIONS

- Resolution to amend town planning scheme
- Resolution deciding to amend town planning scheme
- Adoption and approval of town planning scheme amendment

SECTION 1 INTRODUCTION

- 1.1 Summary
- 1.2 The Subject Land
- 1.3 Surrounding Land Uses

SECTION 2 THE PROPOSAL

SECTION 3 STATE PLANNING CONTEXT

- 3.1 State Planning Strategy
- 3.2 State Planning Policy No.2.6: Coastal Planning
- 3.3 Development Control Policy 6.1: Country Coastal Planning
- 3.4 State Planning Policy No.3: Urban Growth and Settlement

SECTION 4 LOCAL PLANNING CONTEXT

- 4.1 Shire of Northampton Town Planning Scheme No.9 (Kalbarri)
- 4.2 Shire of Northampton Kalbarri Townsite Strategy

SECTION 5 JUSTIFICATION

- 5.1 State Planning Context
- 5.2 Local Planning Context
- 5.3 Surrounding Land Use Compatibility
- 5.4 Environmental Issues
- 5.5 Indigenous and European Heritage
- 5.6 Overall Land Capability

SECTION 6 CONCLUSION

REFERENCES

FIGURES

Figure 1	Aerial Photograph of Lots 22 Grey Street & 27 Hackney Street
Figure 2	View of Lot 22 Grey Street, Kalbarri
Figure 3	View of Lot 27 Hackney Street, Kalbarri
Figure 4	Extract from Plan 1 of Kalbarri Townsite Strategy
Figure 5	View of Lot 22 looking east along Grey Street
Figure 6	View of Lot 22 looking west along Grey Street

APPENDICES

Appendix 1	Location Plan
Appendix 2	Existing Zoning Plan
Appendix 3	Proposed Zoning Plan
Appendix 4	Amalgamation Plan

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF NORTHAMPTON TOWN PLANNING SCHEME NO. 9 (KALBARRI) AMENDMENT NO. 10

The Shire of Northampton under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005 hereby amends the above Town Planning Scheme by:

- 1 Amending the Scheme Text by inserting a new zone 'Mixed Residential' in Clause 3.1.1;

- 2 Amending Scheme Text by inserting a new Clause 3.1.2.9 as follows:

"MIXED RESIDENTIAL R50/60 ZONE

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 Kalbarri Townsite."

- 3 Amending the Scheme Text by inserting a new zone 'Mixed Residential' into Table 1 – Zoning Table as follows;

Zone	Mixed Residential
Use Class	
Abattoir	
Aged or Dependent Persons' Dwelling	SA
Amenity Building	
Amusement Parlour	
Aquaculture	
Art Gallery	
Bed and Breakfast	AA
Betting Agency	
Builder's Storage Yard	
Camping Area	
Caravan Park	
Caretaker's Dwelling	SA
Car Park	AA
Cattery	
Chalet Park	
Child Care Premises	SA
Cinema/Theatre	

Civic Building	SA
Club Premises	
Community Services Depot	
Consulting Rooms	SA
Convenience Store	
Drive-In Theatre	
Dry Cleaning Premises	
Educational Establishment	SA
Equestrian Centre	
Factory Unit Building	
Fast Food Outlet	
Fish Shop	
Fuel Depot	
Funeral Parlour	
Garden Centre	
Grouped Dwelling	P
Health Centre	
Health Studio	
Hire Service	
Holiday Accommodation	SA
Home Business	SA
Home Business – Hire	AA
Home Occupation	SA
Home Office	P
Hotel	AA
Industry – Cottage	AA
Industry – Extractive	
Industry – General	
Industry – Hazardous	
Industry – Light	
Industry – Rural	
Industry – Service	
Kennels	
Kindergarten	AA
Kiosk	
Laundromat	
Limited Rural Use	
Liquor Store	
Lunch Bar	
Marine Collectors Yard	
Marine Filling Station	
Market	
Medical Centre	
Milk Depot	
Motel	AA
Motor Vehicle & Marine Sales	

Motor Vehicle Hire	
Motor Vehicle Repairs	
Motor Vehicle Wash	
Motor Vehicle Wrecking	
Multiple Dwelling	P
Museum	
Night Club	
Nursing Home	
Office	AA
Park Home Park	
Petrol Filling Station	
Piggery	
Plant Nursery	
Poultry Farming	
Private Recreation	
Produce Store	
Public Amusement	
Public Utility	P
Public Worship	
Radio & TV Installation	
Reception Centre	
Residential Building	P
Resort Development	
Restaurant	
Rural Pursuit	
Salvage Yard	
Service Station	
Shop	
Showroom	
Single House	P
Stable	
Tavern	
Temporary Accommodation	AA
Trade Display	
Transport Depot	
Veterinary Consulting Rooms	
Veterinary Hospital	
Warehouse	
Wayside Stall	
Zoological Gardens	

- 4 Amending the Scheme Text by inserting a new Clause '3.4 - Additional Uses' as follows;

"Despite anything contained in the Zoning Table, the land specified in Appendix 12 may be used for the specific use or uses that are listed and subject to the conditions set out in Appendix 12 with respect to that land.

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

- 5 Amending the Scheme Text by renaming Clause 5.6 to 'Commercial/Residential Developments';

- 6 Amending Scheme Text by inserting a new Clause 5.34 as follows:

"REQUIREMENTS FOR MIXED RESIDENTIAL R50/60 ZONE

- (a) Residential development for permanent occupation is limited to a maximum of R50;
- (b) Two Storey height limit;
- (c) Minimum overall site area of 2,000m² shall apply for Mixed Residential Development;
- (d) Allowance of R60 coding for short stay developments if site has minimum on site facilities of swimming pool and covered BBQ area; &
- (e) To encourage the provision for an onsite manager, density calculations for short stay developments will exclude the manager's residence."

- 7 Amending the Scheme Text to insert an "Appendix 12 – Additional Uses' as follows:

No.	Description of land	Additional use	Conditions
1	Lot 22 Grey Street, Kalbarri & Lot 27 Hackney Street, Kalbarri	<ul style="list-style-type: none"> • Amusement Parlour • Art Gallery • Fast Food Outlet • Kiosk • Laundromat • Lunch Bar • Museum • Private Recreation • Public Amusement • Restaurant • Shop 	<ul style="list-style-type: none"> a) Plot ratio concessions shall apply through exclusion of tourist commercial floor space from short stay residential plot ratio. b) All short stay units must have parking on site. c) Cash-in-lieu contributions shall apply for construction/upgrading of public car parks in the vicinity in lieu of provision of onsite parking for commercial uses. d) Minimum site area 2,000m²; e) Three storey or 10m height limit shall apply, whatever is the lesser;

- 8 Rezoning Lot 22 Grey Street, Kalbarri from 'Special Use Zone 3' to 'Mixed Residential R50/60' and 'Additional Use – Tourist Commercial';

- 9 Rezoning Lot 27 Hackney Street, Kalbarri from 'Residential R50' to 'Mixed Residential R50/60' and 'Additional Use – Tourist Commercial';
- 10 Amending the Scheme Map and Legend Accordingly; &
- 11 Deleting 'Special Use Zone 3' from Appendix 7 of the Scheme.

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME**

**SHIRE OF NORTHAMPTON
TOWN PLANNING SCHEME No.9 (KALBARRI)
AMENDMENT No.10**

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Town Planning Scheme by:

- 1 Amending the Scheme Text by inserting a new zone 'Mixed Residential' in Clause 3.1.1;

- 2 Amending Scheme Text by inserting a new Clause 3.1.2.9 as follows:

"MIXED RESIDENTIAL R50/60 ZONE

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 Kalbarri Townsite."

- 3 Amending the Scheme Text by inserting a new zone 'Mixed Residential' into Table 1 – Zoning Table as follows;

Use Class \ Zone	Mixed Residential
Abattoir	
Aged or Dependent Persons' Dwelling	SA
Amenity Building	
Amusement Parlour	
Aquaculture	
Art Gallery	
Bed and Breakfast	AA
Betting Agency	
Builder's Storage Yard	
Camping Area	
Caravan Park	
Caretaker's Dwelling	SA
Car Park	AA
Cattery	
Chalet Park	
Child Care Premises	SA
Cinema/Theatre	
Civic Building	SA

Club Premises	
Community Services Depot	
Consulting Rooms	SA
Convenience Store	
Drive-In Theatre	
Dry Cleaning Premises	
Educational Establishment	SA
Equestrian Centre	
Factory Unit Building	
Fast Food Outlet	
Fish Shop	
Fuel Depot	
Funeral Parlour	
Garden Centre	
Grouped Dwelling	P
Health Centre	
Health Studio	
Hire Service	
Holiday Accommodation	SA
Home Business	SA
Home Business – Hire	AA
Home Occupation	SA
Home Office	P
Hotel	AA
Industry – Cottage	AA
Industry – Extractive	
Industry – General	
Industry – Hazardous	
Industry – Light	
Industry – Rural	
Industry – Service	
Kennels	
Kindergarten	AA
Kiosk	
Laundromat	
Limited Rural Use	
Liquor Store	
Lunch Bar	
Marine Collectors Yard	
Marine Filling Station	
Market	
Medical Centre	
Milk Depot	
Motel	AA
Motor Vehicle & Marine Sales	
Motor Vehicle Hire	

Motor Vehicle Repairs	
Motor Vehicle Wash	
Motor Vehicle Wrecking	
Multiple Dwelling	P
Museum	
Night Club	
Nursing Home	
Office	AA
Park Home Park	
Petrol Filling Station	
Piggery	
Plant Nursery	
Poultry Farming	
Private Recreation	
Produce Store	
Public Amusement	
Public Utility	P
Public Worship	
Radio & TV Installation	
Reception Centre	
Residential Building	P
Resort Development	
Restaurant	
Rural Pursuit	
Salvage Yard	
Service Station	
Shop	
Showroom	
Single House	P
Stable	
Tavern	
Temporary Accommodation	AA
Trade Display	
Transport Depot	
Veterinary Consulting Rooms	
Veterinary Hospital	
Warehouse	
Wayside Stall	
Zoological Gardens	

- 4 Amending the Scheme Text by inserting a new Clause '3.4 - Additional Uses' as follows;

"Despite anything contained in the Zoning Table, the land specified in Appendix 12 may be used for the specific use or uses that are listed and subject to the conditions set out in Appendix 12 with respect to that land.

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

- 5 Amending the Scheme Text by renaming Clause 5.6 to 'Commercial/Residential Developments';

- 6 Amending Scheme Text by inserting a new Clause 5.34 as follows:

"REQUIREMENTS FOR MIXED RESIDENTIAL R50/60 ZONE

- (a) Residential development for permanent occupation is limited to a maximum of R50;
- (b) Two Storey height limit;
- (c) Minimum overall site area of 2,000m² shall apply for Mixed Residential Development;
- (d) Allowance of R60 coding for short stay developments if site has minimum on site facilities of swimming pool and covered BBQ area; &
- (e) To encourage the provision for an onsite manager, density calculations for short stay developments will exclude the manager's residence."

- 7 Amending the Scheme Text to insert an "Appendix 12 – Additional Uses' as follows:

No.	Description of land	Additional use	Conditions
1	Lot 22 Grey Street, Kalbarri & Lot 27 Hackney Street, Kalbarri	<ul style="list-style-type: none"> • Amusement Parlour • Art Gallery • Fast Food Outlet • Kiosk • Laundromat • Lunch Bar • Museum • Private Recreation • Public Amusement • Restaurant • Shop 	<ul style="list-style-type: none"> a) Plot ratio concessions shall apply through exclusion of tourist commercial floor space from short stay residential plot ratio. b) All short stay units must have parking on site. c) Cash-in-lieu contributions shall apply for construction/upgrading of public car parks in the vicinity in lieu of provision of onsite parking for commercial uses. d) Minimum site area 2,000m²; e) Three storey or 10m height limit shall apply, whatever is the lesser;

- 8 Rezoning Lot 22 Grey Street, Kalbarri from 'Special Use Zone 3' to 'Mixed Residential R50/60' and 'Additional Use – Tourist Commercial';

- 9 Rezoning Lot 27 Hackney Street, Kalbarri from 'Residential R50' to 'Mixed Residential R50/60' and 'Additional Use – Tourist Commercial';

- 10 Amending the Scheme Map and Legend Accordingly; &
- 11 Deleting 'Special Use Zone 3' from Appendix 7 of the Scheme.

Dated this 21st day of October 2011.

CHIEF EXECUTIVE OFFICER

**ADOPTION AND APPROVAL
OF THE TOWN PLANNING SCHEME AMENDMENT**

The following endorsements are hereunto affixed as confirmation of compliance with the requirements of the Planning and Development Act 2005 and Town Planning Regulation 1967 (as amended).

Regulation 13(1)

The Town Planning Scheme Amendment was adopted by Resolution of the Shire of Northampton at the meeting of the Council held on the 21st day of October 2011.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Regulation 17(2)

The Town Planning Scheme Amendment was adopted by Resolution of the Council of the Shire of Northampton at the meeting of the Council held on the _____ day of _____, 20____.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Regulation 22(1)

In accordance with the resolution of the Council of the Shire of Northampton at the meeting held on the _____ day of _____, 20____ the seal of the Municipality was hereunto affixed in the presence of:

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Regulation 22(2)

Endorsed by the Western Australian Planning Commission and submitted for final approval.

DELEGATED UNDER S16
OF PLANNING AND DEVELOPMENT ACT 2005

Final approval granted.

MINISTER FOR PLANNING

DATE

SECTION 1 INTRODUCTION

1.1 Summary

Scheme Amendment No.10 proposes the rezoning of two adjoining lots; Lot 22 (No. 28) Grey Street, Kalbarri and Lot 27 Hackney Street, Kalbarri. It is proposed that the lots be rezoned to 'Mixed Residential R50/60' with an 'Additional Use – Tourist Commercial' zoning also applicable.

1.2 The Subject Land

The subject properties are centrally located in the Kalbarri Townsite and are generally surrounded by Grey Street, Kaiber Street, Rushton Street and Hackney Street. The lots are approximately 0.3km from the Kalbarri CBD and directly opposite the Kalbarri Foreshore Area. A Location Plan for the proposal has been included as **Appendix 1**.

Lot Size	Lot 22 Grey Street – 1012m ² Lot 27 Hackney Street – 1012m ²
Existing Services	Water, Power, Phone & Sewer.
Access & Frontage	Grey Street and Hackney Street
Topography	Relatively flat site
Vegetation	Cleared

Figure 1 – Aerial Photograph of Lot 22 Grey Street & Lot 27 Hackney Street



1.3 Surrounding Land Use

Lot 22 presently contains Carolander House, a commercial building that faces onto Grey Street. The building is currently used for residential purposes on the first floor and a tourist/commercial land use on the ground floor with a shop frontage selling gifts and jewellery. Lot 27, which faces Hackney Street, is presently vacant. Both properties are under common ownership and it has been indicated that it is the landowner's intention to amalgamate the two lots in the future.

The sites are surrounded by 'Residential R50' zoned land with a mixture of existing development which includes Holiday Accommodation, Holiday Homes and private residences to the west and east along Grey Street and the Kalbarri foreshore to the North. On the southern side of Hackney Street there is a school and medical centre.

Figure 2 – View of Lot 22 Grey Street, Kalbarri



Figure 3 – View of Lot 27 Hackney Street, Kalbarri



SECTION 2

THE PROPOSAL

Lot 22 Grey Street, Kalbarri is currently zoned 'Special Use Site 3' and adjoining Lot 27 Hackney Street, Kalbarri is zoned 'Residential'. This Scheme Amendment proposes to rezone the lots to 'Residential R50/R60' with an 'Additional Use- Tourist Commercial' also applicable.

The sites have great potential for a mixed residential development of more than one dwelling given its coastal position and proximity to the CBD. The lots are also in close vicinity to established services and infrastructure such as a school and medical centre.

The purpose of the Scheme Amendment is to rezone the lots and ultimately amalgamate the two titles. By amalgamating these two lots, the overall site will meet the minimum lot size requirement for a mixed residential site (2000m²) which will then (subject to planning approval) allow the development of mixed residential lot of more than one dwelling and a wider variety of land uses. Included as **Attachment 4** to this report is a copy of an amalgamation plan for the lots.

In addition, the proposal wishes to put forward a change to the maximum height requirements for the lots from the current allowable 'two stories' to 'three stories' with a maximum height of 10 meters. This variation is considered to allow greater capacity for the developer to achieve high quality development for the site and given the surrounding land uses is not considered to affect surrounding buildings views or cast shadows that would reduce a neighbouring properties amenity or enjoyment.

As the resolution demonstrates there are additional Clauses that are required to be inserted into Town Planning Scheme No.9 – Kalbarri Townsite in order to achieve the rezoning of the subject lots. The following Section of the Scheme Report outlines the planning context and justification for the insertion of the new clauses and the ultimate rezoning of Lot 22 Grey Street and Lot 27 Hackney Street.

SECTION 3

STATE PLANNING CONTEXT

3.1 State Planning Strategy

The State Planning Strategy's vision for the future planning of Western Australia is:

"The State Planning Strategy will significantly contribute to the quality of life of all Western Australian in the years to 2029, by using the land use planning system to facilitate and contribute to regional wealth; the conservation and enhancement of the environment; and the building of dynamic and safe communities which nurture human activity."

The strategy has been designed to, among other things, plan for a growing population in urban settlements which are more responsive to community needs.

3.2 State Planning Policy No 2.6: Coastal Planning

This policy applies to the coastal areas throughout Western Australia, including foreshore areas, as is of significance with this proposal.

The objectives of the policy are to:

- Protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;
- Provide for public foreshore areas and access to these on the coast;
- Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and
- Ensure that the location of coastal facilities and development takes in to account coastal processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical criteria.

This proposal complies with these objectives through conserving the coastal habitat which is established, and proposing residential development in a suitable area.

A number of key policy measures are also identified. In relation to development and settlement, the following policy measure has been expressed:

"Encourage urban development to be concentrated in and around existing settlements, particularly those with established infrastructure and services."

The proposal is consistent with this policy, as the site is within an existing residential area and is located around established infrastructure and services with the school, medical centre opposite the site and the Kalbarri CBD less than 5 minutes walk away.

3.3 Development Control Policy 6.1: Country Coastal Planning

This policy is designed to provide a uniform approach to land use planning, development and subdivision of coastal areas of the State, outside the Perth metropolitan Region. It is intended to deal with new development and subdivision, with a flexible common sense approach.

The objectives of the policy are:

- To encourage orderly and balanced development on and adjacent to the coast consistent with the protection of coastal resources;
- To protect, conserve and enhance, as appropriate, coastal resources; and
- To permit public access to the coast consistent with the protection of coastal resources.

The relevant development principles are that:

- Development should be concentrated in nodes, preferably at existing settlements;
- Development should be separated from the coast by a foreshore reserve;
- Development should provide for public access to the foreshore;
- Development should not reduce the visual amenity of the foreshore; and
- Development should not cast shadows on the beach, or increase wind velocities by means of the venturi effect.

The proposal meets these objectives and follows these principles. It is promoting development within an existing urban area and is not interfering with the existing foreshore reserve or access to it.

3.4 State Planning Policy No 3: Urban Growth and Settlement

This policy sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. It is a broad sector policy which is to be implemented by more detailed policies.

The overall aim of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and a broad policy in accommodating growth and change. The objectives of the policy are to:

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints;

- To promote the development of sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community; &
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

This proposal clearly reflects the intent of the objectives listed as it proposes consolidation of development within an existing urban area that benefits from established infrastructure and proximity to established community and commercial facilities.

SECTION 4

LOCAL PLANNING CONTEXT

4.1 Town Planning Scheme No.9 – Kalbarri Townsite

The Scheme Amendment proposed to rezone:

- Lot 22 Grey Street from 'Special Use Site 3' to 'Mixed Residential R50/R60' with an 'Additional Use- Tourist Commercial' also applicable; &
-
- Lot 27 Hackney Street from 'Residential R50' to 'Mixed Residential R50/R60' with an 'Additional Use- Tourist Commercial' also applicable.

A copy of the existing zoning plan has been included as Appendix 2.

A copy of the proposed zoning plan has been included as Appendix 3.

The 'Mixed Residential' and 'Additional Use – Tourist Commercial' zonings are required to be inserted into Town Planning Scheme No.9 – Kalbarri Townsite ('the Scheme') as part of the Scheme Amendment process in order that the subject lots can be rezoned accordingly. It is considered that the establishment of these zones will assist with other future development in the townsite and allow for a greater range of tourism related land uses to be applied.

Clause 3.1.2.1 of the Scheme states the following objectives for the 'Residential' zone:

- "(a) to ensure that land uses are compatible and complementary to the residential purpose of the Zone;*
- (b) provide a mix of housing types to cater for the range of demands created by a diverse population, which chooses to live and visit the town;*
- (c) promote and safeguard health, safety, convenience, the general welfare and the amenities of residential areas and their inhabitants;*
- (d) ensure that other uses and activities compatible with the predominant use are allowed for;*
- (e) promote "modified grid" subdivision patterns for new development as a means of improving legibility in preference to the widespread use of culs-de-sac;*
- (f) promote the use of water sensitive urban design; and*

- (g) *promote the orientation of dwellings and lots to encourage energy efficiency."*

It is proposed that a new Clause 3.1.2.9 would be inserted into the Scheme stating a specific objective for the 'Mixed Residential R50/60' zone as follows:

"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 Kalbarri Townsite."

Furthermore a new Clause 5.34 is proposed that would outline the specific development requirements for this zone as follows:

"REQUIREMENTS FOR MIXED RESIDENTIAL R50/60 ZONE

- (a) *Residential development for permanent occupation is limited to a maximum of R50;*
- (b) *Two Storey height limit;*
- (c) *Minimum overall site area of 2,000m² shall apply for Mixed Residential Development;*
- (d) *Allowance of R60 coding for short stay developments if site has minimum on site facilities of swimming pool and covered BBQ area; &*
- (e) *To encourage the provision for an onsite manager, density calculations for short stay developments will exclude the manager's residence."*

In accordance with the Shire of Northampton Kalbarri Townsite Strategy (2010) there is opportunity for additional 'Tourist' related land uses upon the land. Therefore the Scheme Amendment recommends the insertion of a new Clause 3.4 'Additional Uses':

"Despite anything contained in the Zoning Table, the land specified in Appendix 12 may be used for the specific use or uses that are listed and subject to the conditions set out in Appendix 12 with respect to that land.

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

Proposed Clause 3.4 allows for the creation of Additional Use sites within the Scheme but does not list the specific requirements as each lot or development should be assessed on its individual merit. A new Appendix 12 – Area 1 would need to be created that is specific for Lots 22 and 27 and the following wording is suggested:

No.	Description of land	Additional use	Conditions
1	Lot 22 Grey Street, Kalbarri & Lot 27 Hackney Street, Kalbarri	<ul style="list-style-type: none"> • Amusement Parlour • Art Gallery • Fast Food Outlet • Kiosk • Laundromat • Lunch Bar • Museum • Private Recreation • Public Amusement • Restaurant • Shop 	<ul style="list-style-type: none"> a) Plot ratio concessions shall apply through exclusion of tourist commercial floor space from short stay residential plot ratio. b) All short stay units must have parking on site. c) Cash-in-lieu contributions shall apply for construction/upgrading of public car parks in the vicinity in lieu of provision of onsite parking for commercial uses. d) Minimum site area 2,000m²; e) Three storey or 10m height limit shall apply, whatever is the lesser;

With regard to the height limit change Clause 5.2.2.1 of the Scheme allows Council the discretion to approve variation to building height limits if it is considered that the proposed building:

- "(a) will not adversely affect the visual amenity of the locality;*
- (b) will be in harmony with the character and height of buildings in the locality; and*
- (c) will not adversely affect the existing beauty, character, quality of environment or streetscape generally."*

The proposed height limit is not considered a significant deviation from the prescribed requirement of a maximum height of 8.5m as per the Scheme with this Scheme Amendment proposal seeking an additional 1.5m to give an overall height limit of 10m. It is not considered that an additional 1.5m will adversely affect the visual amenity of the area, but rather provide for alternative yet unimposing designs and maximise the potential for development.

4.2 Shire of Northampton Kalbarri Townsite Strategy (2010)

The Kalbarri Townsite Strategy ('KTS') was granted final approval by the Western Australian Planning Commission on 29 September 2010.

The KTS states the following objective for the 'Mixed Residential' zone:

"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."

Additionally, the KTS states the following objective for the 'Additional Use- Tourist Commercial' zoning:

"Encourage ground floor tourist commercial activities within short stay developments including tourist retail, tourist services, tourist entertainment, cafes/coffee-shops/ fast food outlets and family restaurants."

The KTS makes the following recommendation in relation to the rezoning of Lots 22 & 27 being rezoned to 'Mixed Residential R50/60':

"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 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.

Include in Omnibus Amendment of TPS9 to zone the area Mixed Residential R50 / R60. Include in Omnibus Amendment of TPS9 to amend Scheme Text to introduce 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 subject to Approval to Commence Development."

Furthermore the Strategy states the following in relation to Lot 22 and the ability of the site to be considered for 'Additional use - Tourist Commercial' purposes:

"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 floor space 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.*
- *Include in Omnibus Amendment of TPS9 to zone the area Mixed Residential R50 / R60. Include in Omnibus Amendment of TPS9 to amend Scheme Text to introduce 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. Minimum 42 day public advertising during rezoning period.*
- *Include in Omnibus Amendment of TPS9 to introduce an "Additional Use – Tourist Commercial" Zone and related provisions including an Interpretation of Tourist Commercial.*
- *Apply Additional Use – Tourist Commercial to the area under Omnibus Amendment to TPS9.*
- *Development to subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence."*

The rezoning of the lots was originally proposed to be undertaken as part of an omnibus amendment but due to the amount and nature of the changes that are required to align the Scheme to the KTS the Shire of Northampton has now initiated draft Local Planning Scheme No.11. As the review of a Local Planning Scheme is an involved and generally lengthy process that would not reasonably be expected to conclude within the next two years it is appropriate for minor Scheme Amendments to Scheme No.9 to be considered in the interim. Scheme Amendment No.10 proposes to undertake the changes necessary to allow for the development of Lots 22 and 27 to assist the landowner's intentions to amalgamate and develop the two lots.

The site is well suited for 'mixed residential' uses given its proximity to the CBD and direct access to the foreshore reserve. The site is easily walkable to the town, the foreshore and all the surrounding amenities including the school and health centre.

Although the KTS does not identify that the rear lot should be designated for 'Additional Use – Tourist Commercial' purposes, given that both the 'Mixed Residential R50/60' zoning and 'Additional Use-Tourist Commercial' uses give incentive and density bonuses for lot sizes greater than 2000m² it appears logical that the use of the ground floor over the entire site should be able to be utilised for 'Tourist Commercial' purposes.

Furthermore it is considered that approval of this would not impact on the surrounding land uses being that of holiday accommodation, restaurants, schools and

potential health care and aged facilities. Development of commercial and tourism type uses are generally dictated by the market and therefore it is considered prudent to not unnecessarily impose restrictions when the potential land uses are considered compatible in terms of the location, size and orientation of the properties.

Figure 4: Extract from Plan 1 of the Kalbarri Townsite Strategy



SECTION 5

JUSTIFICATION

5.1 State Planning Context

The relevant State Planning Policies that affect the proposal are State Planning Policy 2.6: Coastal Planning, State Planning Policy 3: Urban Growth and Settlement, and Development Control Policy 6.1: Country Coastal Planning. These policies have a range of objectives and policies which are intended to guide the planning and development of land in the State.

The proposal is consistent with these policies as it is proposed within an existing residential area, with established infrastructure and services.

5.2 Local Planning Context

The development is considered consistent with the objectives set out by the Scheme and KTS in relation to 'Mixed Residential' and 'Tourism' related development for the Kalbarri townsite area. The rezoning at this point in time is specific to Lots 22 and 27, however as part of the Scheme review the surrounding land will also be rezoned to 'Mixed Residential R50/60' and for the lots facing Grey Street will also have an 'Additional use – Tourist Commercial' applicable. This rezoning of the area will ensure that Grey Street maintains its holiday and tourist 'feel' whilst allowing for some additional land uses and development requirements that will assist to enhance and develop the area in a coordinated manner.

The properties are close to the CBD (0.3km) and directly opposite the foreshore and therefore increased density and access to the towns facilities and recreation facilities is important to allow the town to grow and increase its capacity, but maintain the ease of accessing activities and commercial centres.

The proposed height limit variation is not considered to have the potential to adversely affect the visual amenity of the area but serve to enhance the streetscape with a high quality building that will maximise the potential of, use and enjoyment of the site.

5.3 Surrounding Land Use Compatibility

The site is surrounded by existing 'Residential' land which has mostly been developed into private residences or holiday accommodation generally in the form of holiday homes, units and chalets. There are a few lots in the area that are currently undeveloped, and it could be argued that a high quality residential development on the subject properties could encourage development in these nearby vacant lots. Therefore, in making this lot available for multiple dwellings by changing the zoning as requested, it could potentially assist in developing the whole area.

Additional residential development will also contribute to increased passive surveillance of the foreshore area, which is a popular area for community members and tourists to walk and recreate.

Figure 5: View of Lot 22 looking east along Grey Street



Figure 6: View of Lot 22 looking west along Grey Street



5.4 Environmental Issues

There are no environmental issues with regards to the rezoning or potential development of the sites as Lot 22 Grey Street contains existing development and Lot 27 is a cleared vacant lot.

The site is not on the contaminated sites register.

5.5 Indigenous and European Heritage

The site is not listed within the Shire of Northampton Municipal Inventory of Heritage Places.

The archival search of the 'Aboriginal Sites Register' of the Department of Indigenous Affairs confirmed that there are no recorded Aboriginal heritage sites specific to the lots. The Aboriginal Heritage Act protects Aboriginal heritage sites in the event of their discovery during on-site development.

5.6 Overall Land Capability

The land is generally flat and suitable for the development of more than one dwelling.

The site is located within a fully serviced area, with access available to sewerage, water, power and telecommunications.

SECTION 6 CONCLUSION

The proposal to rezone Lot 22 Grey Street, Kalbarri and Lot 27 Hackney Street to 'Mixed Residential R50/R60' with an 'Additional Use – Tourist Commercial', will allow for this site to capitalise on its location and be redeveloped to enhance the streetscape of Grey Street. The Scheme Amendment will also amend the Scheme to include the 'Mixed Residential R50/60' and 'Additional Use - Tourist Commercial' zones.

The proposed rezoning will allow the site to be development for a grouped or a multiple dwelling development, which may encourage vacant lots nearby to be developed. The potential new development that could be constructed would effectively replace what is currently a single dwelling, into potentially attractive multiple residential developments in keeping with the surrounding land uses and standards of the area.

The proposed rezoning of the site meets the aims and objectives of state and local planning documentation and is in line with recommendations in the Kalbarri Townsite Strategy.

REFERENCES

State Planning Strategy

Western Australian Planning Commission, December 1997

State Planning Policy No. 6 – Coastal Planning Policy

Western Australian Planning Commission, June 2003

Development Control Policy 6.1 – Country Coastal Planning Policy

Western Australian Planning Commission, June 1989

State Planning Policy No. 3 – Urban Growth and Settlement

Western Australian Planning Commission, February 2006

Shire of Northampton – Town Planning Scheme No.9 – Kalbarri

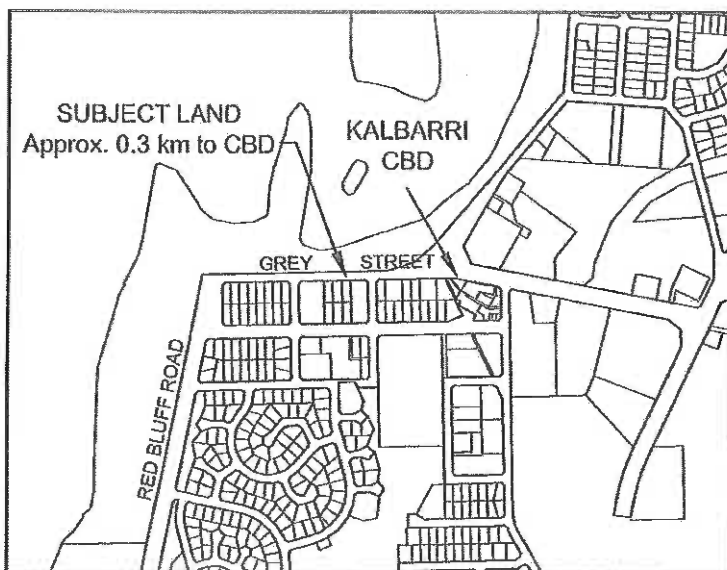
Shire of Northampton, 2004

Shire of Northampton – Kalbarri Townsite Strategy 2010

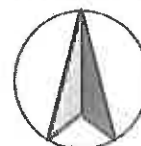
Shire of Northampton, 2010

APPENDIX 1

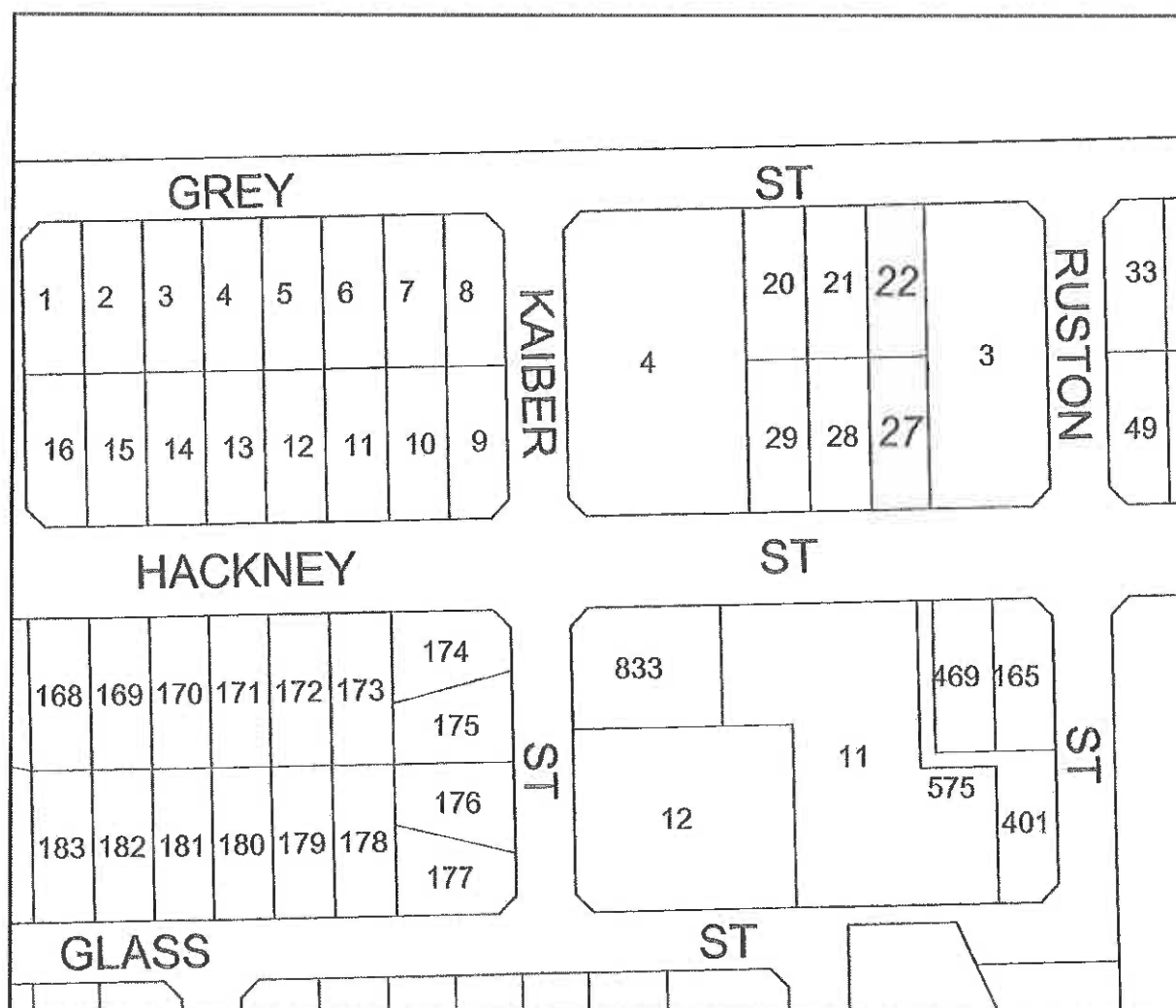
LOCATION PLAN



KEY PLAN



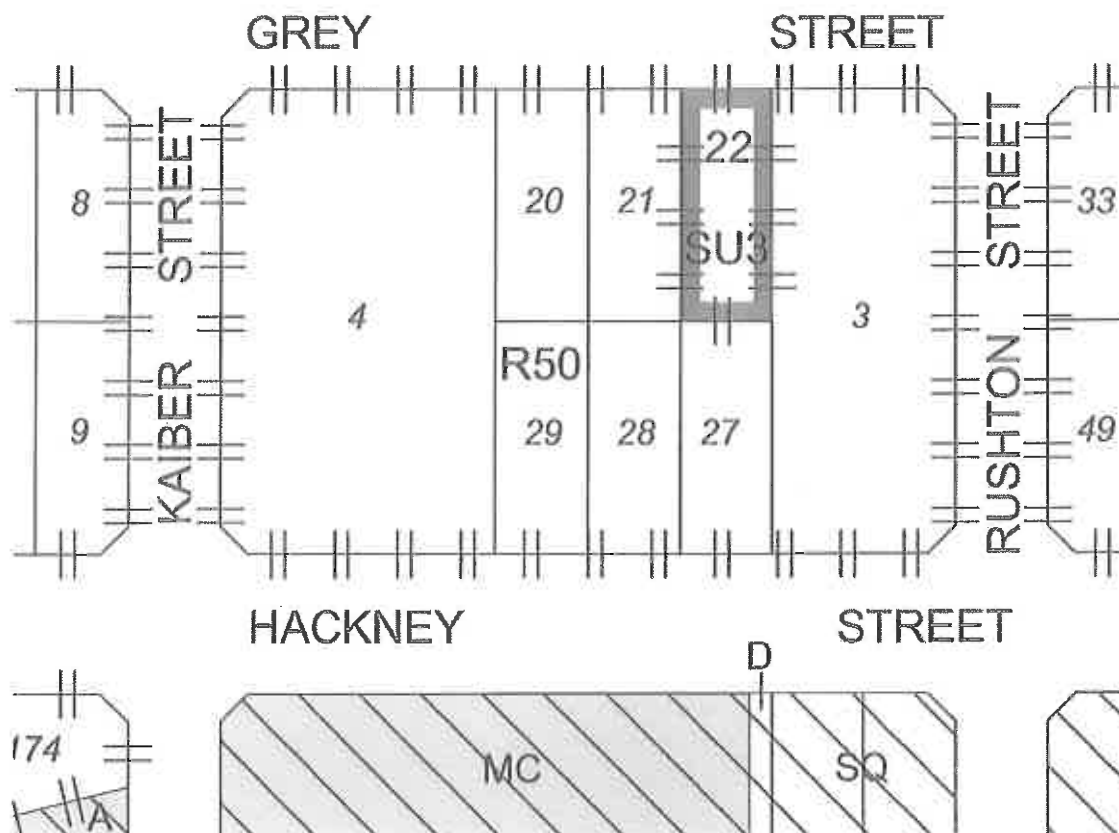
PRELIMINARY PLAN
SUBJECT TO SURVEY



1	09/12/11	ADD LOT 27		GT
DES:		AREA FILE: 1124	<p>HTD SURVEYORS & PLANNERS HILL, THOMPSON & DELLOS PO Box 820, GERALDTON WA 6531 PHONE: (08) 9921 3111 FAX: (08) 9921 8072</p>	
DWG:		CONT. REVIEW:		
SL:	13/01/11	V DATUM:		
CHK:		H DATUM:		
APP:		FIELD BK:	<p>CLIENT: LEIGH SEIGNIOR</p> <p>LOTS 22 & 27 on DP205825</p> <p>LOCATION PLAN</p> <p>GREY STREET, KALBARRI - SHIRE OF NORTHAMPTON</p> <p>NOT TO SCALE Drawing No: 01211MS1-1-1</p>	

APPENDIX 2

EXISTING ZONING PLAN



SHIRE OF NORTHAMPTON

LEGEND

LOCAL SCHEME RESERVES



CIVIC & CULTURAL

A - AMBULANCE

MC - MEDICAL CENTRE



PUBLIC PURPOSES

SQ - SCHOOL QUARTERS

D - DRAINAGE

ZONES



RESIDENTIAL



SPECIAL USE

OTHER



R CODES



SPECIAL USE AREA
(SEE SCHEME TEXT)

REVISIONS

REV.	DATE	DESCRIPTION	INT.
1	07/10/11	AMENDMENTS MADE	SL
0	17/01/11	ORIGINAL ISSUE	SL

SURV:	AREA FILE: 1124	HTD
DWNT:	CONT. INTVAL:	SURVEYORS & PLANNERS
SL	17/01/11	HILL, THOMPSON & DELFORE
CHK:	V DATUM:	PO Box 820, GERALDTON WA 6531
APP:	H DATUM:	PHONE: (08) 9921 3111 FAX: (08) 9921 8072
	FIELD Bk:	

LEIGH

LEIGH SEIGNIOR

SCHEME AMENDMENT No 9 EXISTING ZONING MAP

GREY STREET, KALBARRI - SHIRE OF NORTHAMPTON

SCALE 1 : 1500 (A4)

Drawing No: 01211AZ1-1-1

APPENDIX 3

PROPOSED ZONING PLAN



SHIRE OF NORTHAMPTON

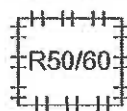
LEGEND

ZONES



MIXED RESIDENTIAL

OTHER



R CODES



ADDITIONAL USE
TOURIST COMMERCIAL

REVISIONS

REV.	DATE	DESCRIPTION	INT.
2	09/12/11	PROPOSED ZONING AMENDED, LOT 27 ADDED	GT
1	07/10/11	PROPOSED ZONING AMENDED	SL
0	17/01/11	ORIGINAL ISSUE	SL

SURV.	AREA FILE: 1124	HTD	
DATE	CONF. REVIEW:	SURVEYORS & PLANNERS	
CHK:	VDATUM:	HILL, THOMPSON & DELPO	
APP:	H DATUM:	PO Box 820, GERALDTON WA 6531	
	FIELD Bk:	PHONE: (08) 9921 3111 FAX: (08) 9921 8072	



SCALE: 1 : 1500 (A4)	Drawing No: 01211AZ2-1-2
----------------------	--------------------------

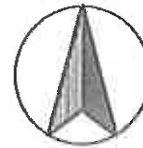
LEIGH SEIGNIOR

SCHEME AMENDMENT No 9 PROPOSED ZONING MAP

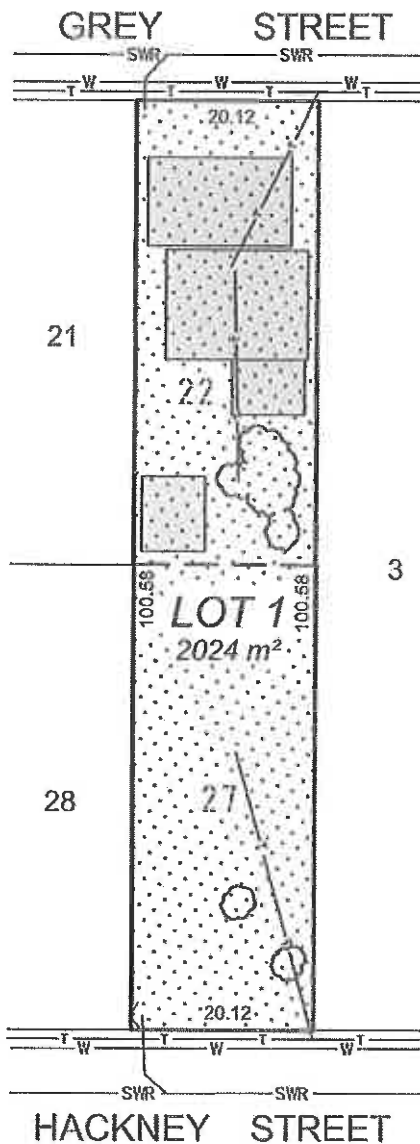
GREY STREET, KALBARRI - SHIRE OF NORTHAMPTON

APPENDIX 4

AMALGAMATION PLAN



PRELIMINARY PLAN
SUBJECT TO SURVEY



- SUBJECT BOUNDARY
- ABUTTING BOUNDARY
- - - EXISTING BOUNDARY TO BE REMOVED
- APPLICATION AREA
- BUILDINGS (UNSURVEYED)
- VEGETATION (UNSURVEYED)
- W — WATER (UNSURVEYED)
- SWR — SEWER (UNSURVEYED)
- T — TELSTRA (UNSURVEYED)

APPROX. GROUND LEVEL HT = 8m AHD

TELSTRA

EXPLANATORY NOTE

THIS PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION FOR APPROVAL TO SUBDIVIDE THE LAND DESCRIBED IN THE PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON. HILLE, THOMPSON & DELFOS ACCEPT NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE CAUSED TO ANY PERSON WHO MAY RELY ON THE INFORMATION ON THIS PLAN FOR A PURPOSE FOR WHICH IT WAS NOT INTENDED.

No. OF EXISTING LOTS : 2

LOT 22 : 1012 m²

LOT 27 : 1012 m²

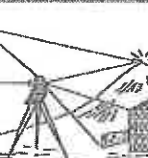
TOTAL AREA : 2024 m²

No. OF PROPOSED LOTS : 1

REVISIONS

REV.	DATE	DESCRIPTION	INT.
0	31/01/11	ORIGINAL ISSUE	SL
1	31/01/11	DESCRIPTION	INT.
SURV:		AREA FILE : 1124	
DWN:	SL	CONT. INTVAL:	
CHK:		V DATUM : AHD	
APP:		H DATUM : KALB94	
		FIELD Bk :	

HILLE, THOMPSON & DELFOS
SURVEYORS & PLANNERS
PO Box 820, GERALDTON WA 6531
PHONE: (08) 9921 3111 FAX: (08) 9921 0072



LEIGH SEIGNIOR
LOTS 22 & 27 on DP205825
PROPOSED AMALGAMATION
GREY STREET HACKNEY STREET, KALBARRI - SHIRE OF NORTHAMPTON
SCALE 1 : 750 (A4) Drawing No: 01211AS1-1-0



FINANCE REPORT CONTENTS

6.4.1	ACCOUNTS FOR PAYMENT	2
6.4.2	MONTHLY FINANCIAL STATEMENTS	3

Compiled by

Jamie Criddle
Deputy Chief Executive Officer

6.4.1	ACCOUNTS FOR PAYMENT
FILE REFERENCE:	1.1.1
DATE OF REPORT:	7 June 2012
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Jamie Criddle
APPENDICES:	1. List of Accounts

BACKGROUND:

A list of payments submitted to Council on 15th June 2012, for confirmation in respect of accounts already paid or for the authority to those unpaid.

FINANCIAL & BUDGET IMPLICATIONS:

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

POLICY IMPLICATIONS:

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

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.1	APPROVAL
That Municipal Fund Cheques 19306 to 19327 inclusive, totalling \$135,133.84, Municipal EFT payments numbered EFT10029 to EFT10105 inclusive totalling \$665,357.16, Direct Debit payments GJ11-01 to GJ11-04 totalling \$4,174.34, Trust Fund Cheques Nil, be passed for payment and the items therein be declared authorised expenditure.	

6.4.2 MONTHLY FINANCIAL STATEMENTS

FILE REFERENCE:	1.1.1
DATE OF REPORT:	7 June 2012
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Jamie Criddle
APPENDICES:	1. Monthly Financial Report for May

BACKGROUND:

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.

The Monthly Statements of Financial Activity for the period ending 31 May 2012 are attached, and consists of:

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

FINANCIAL & BUDGET IMPLICATIONS:

Council 2011/2012 Budget

STATUTORY IMPLICATIONS:

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

POLICY IMPLICATIONS:

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

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.2	APPROVAL
That Council adopts the Monthly Financial Report for the period ending 31 May 2012 and notes any material variances greater than \$5,000	

ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name	Description	Amount
EFT10029	11/05/2012	HIGER BUS CENTRE WA	COMMUNITY BUS - HIGER MUNROE	137607.40
EFT10030	11/05/2012	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13312.04
EFT10031	11/05/2012	T & J NEWMAN	CONTRACT CLEANER	1082.30
EFT10032	11/05/2012	J VERBAANT	REIMB VEST	49.90
EFT10033	11/05/2012	LB & BJ RYAN	REIMB PIPE	87.34
EFT10034	11/05/2012	DIANNE HAYNES	REIMB FUEL	30.22
EFT10035	21/05/2012	THE PLANNING INSTITUTE OF AUSTRALIA	11/12 MEMBERSHIP - H WILLIAMS	540.00
EFT10036	23/05/2012	ABROLHOS ELECTRICS	BORE PUMP, ELECTRICAL WORKS	5176.38
EFT10037	26/04/2012	MURCHISON CONCRETE	KAL BOWLING CLUB - CONCRETE PATHS	16439.50
EFT10038	21/04/2012	DA & LJ PRATT BUILDERS	KAL BOWLING CLUB - GAZEBO & GREEN	52088.00
EFT10039	24/05/2012	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13214.51
EFT10040	24/05/2012	T & J NEWMAN	CONTRACT CLEANER	1082.30
EFT10041	24/05/2012	KEVIN BROWN	REIMBURSE TELSTRA LINE RENTAL	167.80
EFT10042	24/05/2012	NEIL BROADHURST	REIMBURSE SYNERGY/TELSTRA	622.49
EFT10043	24/05/2012	GLENN BANGAY	REIMB REFRESHMENTS	150.90
EFT10044	24/05/2012	ENVIRONMENTAL HEALTH ASSOCIATION	SAFE POOL OPERATIONS WORKSHOP	600.00
EFT10045	24/05/2012	STEVE WILLIAMS	REIMB TELSTRA LINE RENTAL	49.90
EFT10046	29/05/2012	GERALDTON TOYOTA	2012 TOYOTA PRADO (111NR)	27739.63
EFT10047	06/06/2012	ABROLHOS ELECTRICS	ELECTRICAL	2597.32
EFT10048	06/06/2012	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	BOBCAT HIRE	132.00
EFT10049	06/06/2012	ARROW BRONZE	PLAQUE	134.58
EFT10050	06/06/2012	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	193.11
EFT10051	06/06/2012	BATAVIA COAST TRIMMERS	REPAIR SEAT & COVER	90.00
EFT10052	06/06/2012	RAY BLICK PLUMBING & GAS SERVICE	PLUMBING	630.55
EFT10053	06/06/2012	BLUESTAR EARTHMOVING	CART GRAVEL	20790.00
EFT10054	06/06/2012	BUNNINGS BUILDING SUPPLIES	PLANTS, MULCH	122.40
EFT10055	06/06/2012	COASTAL PLUMBING & GAS FITTING	PLUMBING	214.50
EFT10056	06/06/2012	BS & JA COCKRAM	WELD LATCH	423.50
EFT10057	06/06/2012	VEOLIA ENVIRONMENTAL SERVICES	REFUSE COLLECTION	75962.68

President

Date 20th July 2012

ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name	Description	Amount
EFT10058	06/06/2012	CORPORATE EXPRESS	PHOTOCOPIER MTCE	727.07
EFT10059	06/06/2012	COURIER AUSTRALIA	FREIGHT	242.58
EFT10060	06/06/2012	GERALDTON BUILDING SERVICES & CABINETS	NCC - PROGRESS CLAIM 10	35429.08
EFT10061	06/06/2012	GERALDTON NEWSPAPERS LIMITED	ADVERTISING	651.35
EFT10062	06/06/2012	GERALDTON MOWER & REPAIR SPECIALISTS	PARTS	79.20
EFT10063	06/06/2012	GERALDTON LOCK & KEY SPECIALISTS	KEYS	36.04
EFT10064	06/06/2012	GERALDTON SIGNMAKERS	SIGNS	222.75
EFT10065	06/06/2012	HOSEY'S CONTRACTING	ZUYTDORP - LIMESTONE BLOCKS, BOBCAT	3098.04
EFT10066	06/06/2012	AJS HULME & CO	GRAVEL	38215.10
EFT10067	06/06/2012	JASON SIGNMAKERS	SIGNS	245.30
EFT10068	06/06/2012	KALBARRI AUTO CENTRE	PLANT SERVICES	995.50
EFT10069	06/06/2012	KALBARRI MOTOR HOTEL	MEALS	1723.00
EFT10070	06/06/2012	KALBARRI EXPRESS FREIGHT	FREIGHT	106.92
EFT10071	06/06/2012	KALBARRI WAREHOUSE	HARDWARE	182.50
EFT10072	06/06/2012	KALBARRI AUTO ELECTRICS	PARTS	357.00
EFT10073	06/06/2012	KALBARRI PEST CONTROL	PEST CONTROL	280.00
EFT10074	06/06/2012	KALBARRI SITEWORKS	TIPPER HIRE	9944.00
EFT10075	06/06/2012	LEANDER FARMING CO	LOADER HIRE	440.00
EFT10076	06/06/2012	MARKET CREATIONS	SUBDIVISION ADVERTISING	675.84
EFT10077	06/06/2012	LGRCEU	PAYROLL DEDUCTIONS	271.60
EFT10078	06/06/2012	MIDWEST MULCHING MOWING	VERGE SLASHING	7414.00
EFT10079	06/06/2012	M L COMMUNICATIONS	TEMPORARY PHONE SYSTEM	595.10
EFT10080	06/06/2012	NEAT N' TRIM UNIFORMS	UNIFORMS	724.84
EFT10081	06/06/2012	NORTHAMPTON ROAD TRANSPORT	CARTING WATER, GRAVEL, CRACKER DUST	17660.50
EFT10082	06/06/2012	NOVUS WINDSCREENS GERALDTON	WINDSCREEN & REPAIRS	830.50
EFT10083	06/06/2012	CLEANPAK TOTAL SOLUTIONS	TOILET PRODUCTS	604.23
EFT10084	06/06/2012	PHELPS TRANSPORT	GRAVEL CARTAGE	22484.00
EFT10085	06/06/2012	PURCHER INTERNATIONAL	PARTS	785.66
EFT10086	06/06/2012	HOLCIM AUSTRALIA PTY LTD	SAND & AGGREGATE	754.60

President

Date 20th July 2012

ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name	Description	Amount
EFT10087	06/06/2012	REPEAT PLASTICS WA	ZUYTDORP - PODIUM HEAD	132.00
EFT10088	06/06/2012	E. & M.J. ROSHER PTY LTD	PARTS	275.00
EFT10089	06/06/2012	M R SCOTT TRANSPORT P/L	CART GRAVEL	21945.00
EFT10090	06/06/2012	STAR TRACK EXPRESS	FREIGHT	59.40
EFT10091	06/06/2012	ST JOHN AMBULANCE - GERALDTON	FIRST AID KITS	513.57
EFT10092	06/06/2012	JAMIE SULLIVAN ELECTRICAL SERVICE	ELECTRICAL	2634.50
EFT10093	06/06/2012	MIDWEST AUTO GROUP	2012 NISSAN NAVARA, SERVICES	37575.93
EFT10094	06/06/2012	THE BANGAY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1410.70
EFT10095	06/06/2012	TOOVEY NETWORKX	COMPUTER MAINTENANCE	198.00
EFT10096	06/06/2012	TOTALLY WORK WEAR - GERALDTON	PROTECTIVE CLOTHING	225.93
EFT10097	06/06/2012	LANDGATE	VALUATION EXPENSES	8192.10
EFT10098	06/06/2012	VERLINDENS ELECTRICAL GERALDTON	ELECTRICAL	561.55
EFT10099	06/06/2012	WALTONS	PARTS	844.21
EFT10100	06/06/2012	WESTRAC EQUIPMENT PTY LTD	CUTTING EDGES, PARTS	8879.91
EFT10101	06/06/2012	WESTERN AUSTRALIAN TREASURY	LOAN 149 PAYMENT	36091.85
EFT10102	06/06/2012	WESTERN RESOURCE RECOVERY PTY LTD	PUMP SEPTICS	2216.33
EFT10103	06/06/2012	WILLIAMS MUFFLERS BRAKES TYRES	PARTS	3297.65
EFT10104	06/06/2012	WOODCOCK CT & L	BBQ TRAILER HARDWARE, FERTILISER, TURF, SECURITY GATES, RETC	12723.98
EFT10105	06/06/2012	FRANK ZAPPIA CONCRETE	HEADWALLS	10472.00
				\$ 665,357.16

President

Date 20th July 2012

MUNICIPAL FUND CHEQUES

Chq #	Date	Name	Description	Amount
19306	21/05/2012	KELLY HARRINGTON	STERILISATION SUBSIDY	20.00
19307	21/05/2012	NORMAN REYNOLDS	RATES REFUND	1000.00
19308	22/05/2012	RELIANCE PETROLEUM	FUEL PURCHASE	37946.66
19309	22/05/2012	TELSTRA	TELEPHONE CHARGES	1888.72
19310	22/05/2012	SYNERGY	ELECTRICITY	34850.26
19311	23/05/2012	CROSSOVER REIMBURSEMENT	CROSSOVER REIMBURSEMENT - KALBARRI	500.00
19312	28/05/2012	PETTY CASH - NORTHAMPTON	PETTY CASH RECOUP	101.55
19313	06/06/2012	ACROSSTOWN COURIERS	FREIGHT	16.50
19314	06/06/2012	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	956.59
19315	06/06/2012	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	8430.41
19316	06/06/2012	DEPT OF TRANSPORT	VEHICLE LICENSE	24.05
19317	06/06/2012	COVS PARTS PTY LTD	GLASS CLEANER, TYRE CARE	926.20
19318	06/06/2012	THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	332.38
19319	06/06/2012	JACKTOM PTY LTD	CART GRAVEL	42850.50
19320	06/06/2012	KALBARRI GAS	GAS	125.00
19321	06/06/2012	MIDWEST TREE SERVICES	TREE LOPPING	770.00
19322	06/06/2012	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	250.49
19323	06/06/2012	ONESTEEL DISTRIBUTION	STEEL FOR BOLLARDS	468.38
19324	06/06/2012	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	332.38
19325	06/06/2012	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	220.57
19326	06/06/2012	STATEWIDE SUPER	SUPERANNUATION CONTRIBUTIONS	154.15
19327	06/06/2012	TELSTRA	TELEPHONE CHARGES	2969.05
				\$ 135,133.84

President

Date 20th July 2012

DIRECT DEBIT FROM MUNICIPAL ACCOUNT

Jnl #	Date	Name	Description	Amount
GJ11-01	31/05/12	BANK FEES	MAY 2012	3030.91
GJ11-02	31/05/12	WESNET	COMPUTER EXPENSES	70.99
GJ11-03	31/05/12	BPOINT	MAY 2012	167.05
GJ11-04	31/05/12	CORPORATE CARD	ACCOMMODATION, CAR MATS,	905.39
				\$ 4,174.34

President

Date 20th July 2012

TRUST FUND CHEQUES

Chq #	Date	Name	Description	Amount
--------------	-------------	-------------	--------------------	---------------

President

Date 16th January 2006

SHIRE OF NORTHAMPTION
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

TABLE OF CONTENTS

Income Statement by Function/Activity	13
Income Statement by Nature or Type	14
Statement of Financial Activity	15
Notes to and Forming Part of the Statement	16 to 33

<p align="center">SHIRE OF NORTHAMPTON INCOME STATEMENT BY FUNCTION/ACTIVITY FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012</p>

	YTD ACTUAL 2012 \$	ANNUAL BUDGET 2012 \$	ANNUAL ACTUAL 2011 \$
REVENUE			
Governance	68,973	15,712	141,181
General Purpose Funding	4,072,711	4,181,283	4,252,065
Law, Order & Public Safety	103,705	70,827	110,540
Health	68,090	39,700	41,688
Education & Welfare	49,334	55,600	115,165
Housing	16,871	18,720	19,441
Community Amenities	898,491	912,380	896,120
Recreation & Culture	1,638,839	1,713,432	1,739,419
Transport	1,026,722	1,312,435	806,014
Economic Services	127,209	125,397	100,299
Other Property & Services	274,661	1,290,414	258,674
TOTAL OPERATING REVENUE	8,345,606	9,735,900	8,480,606
EXPENSES			
Governance	(528,187)	(356,811)	(516,452)
General Purpose Funding	(131,776)	(213,190)	(178,924)
Law, Order & Public Safety	(183,039)	(290,103)	(250,580)
Health	(185,938)	(239,941)	(231,841)
Education & Welfare	(82,656)	(96,905)	(121,316)
Housing	(88,975)	(97,465)	(129,486)
Community Amenities	(1,470,922)	(1,435,311)	(1,321,754)
Recreation & Culture	(1,062,327)	(1,305,137)	(1,220,169)
Transport	(1,735,566)	(2,462,553)	(2,476,359)
Economic Services	(115,960)	(198,047)	(148,422)
Other Property & Services	100,085	(531,169)	(16,201)
TOTAL OPERATING EXPENSES	(5,485,261)	(7,226,632)	(6,611,504)
BORROWING COSTS EXPENSE			
Governance	0	0	(1,593)
Law, Order, Public Safety	0	0	0
Education & Welfare	0	0	0
Housing	0	(9,902)	0
Community Amenities	0	0	(585)
Recreation & Culture	(12,236)	(12,219)	(15,792)
Transport	(25,555)	(38,741)	(48,292)
TOTAL BORROWING COSTS EXPENSE	(37,791)	(60,862)	(66,262)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	2,822,554	2,448,406	1,802,840

<p style="text-align: center;">SHIRE OF NORTHAMPTON INCOME STATEMENT BY NATURE OR TYPE FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012</p>

	YTD ACTUAL 2012 \$	ANNUAL BUDGET 2012 \$	ANNUAL ACTUAL 2011 \$
REVENUE			
Rates	3,096,936	3,094,743	2,883,033
Operating Grants, Subsidies and Contribution	1,329,126	1,085,834	1,609,500
Non Operating Grants, Subsidies and Contributions	2,337,487	2,681,674	1,117,045
Profit on Asset Disposal	305,467	823,946	111,099
Fees and Charges	1,150,675	1,196,000	1,197,706
Interest Earnings	61,343	170,000	198,110
Other Revenue	0	737,976	1,364,113
TOTAL OPERATING REVENUE	8,281,034	9,790,173	8,480,606
EXPENSES			
Employee Costs	(1,879,366)	(2,200,000)	(1,966,775)
Materials and Contracts	(1,743,038)	(2,600,000)	(2,344,085)
Utilities Charges (Electricity, Gas, Water etc.)	(254,784)	(300,000)	(278,235)
Depreciation on Non Current Assets	(909,720)	(1,546,500)	(1,511,741)
Loss on Asset Disposal	0	(75,486)	0
Interest Expenses	(51,725)	(60,862)	(66,262)
Insurance Expenses	(3,818)	(238,919)	(203,911)
Other Expenditure	(616,029)	(320,000)	(306,757)
TOTAL OPERATING EXPENSES	(5,458,480)	(7,341,767)	(6,677,766)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	2,822,554	2,448,406	1,802,840

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

	NOTE	YTD 2012 Actual \$	YTD 2012 Budget \$	2011/12 Revised Budget \$	Variances Budget to Actual Y-T-D Value	Variances Budget to Actual Y-T-D %
<u>Operating</u>						
Revenues	1,2					
Governance		68,973	46,000	50,100	-22,973	37.67%
General Purpose Funding		982,647	1,000,000	1,090,810	17,353	(9.92%)
Law, Order, Public Safety		103,705	65,000	70,827	-38,705	46.42%
Health		68,090	45,000	47,800	-23,090	42.45%
Education and Welfare		49,334	50,000	55,600	666	(11.27%)
Housing		16,871	21,000	23,920	4,129	(29.47%)
Community Amenities		898,491	920,000	1,003,380	21,509	(10.45%)
Recreation and Culture		1,638,839	300,000	329,348	-1,338,839	397.60%
Transport		1,026,722	840,000	913,896	-186,722	12.35%
Economic Services		127,209	125,000	134,736	-2,209	(5.59%)
Other Property and Services		274,661	800,000	1,275,046	525,339	(78.46%)
		<u>5,255,542</u>	<u>4,212,000</u>	<u>4,995,463</u>	<u>-1,043,542</u>	<u>5.21%</u>
Expenses	1,2					
Governance		(528,187)	(330,000)	(356,811)	198,187	(48.03%)
General Purpose Funding		(131,776)	(190,000)	(213,190)	-58,224	38.19%
Law, Order, Public Safety		(183,039)	(265,000)	(290,103)	-81,961	36.91%
Health		(185,938)	(220,000)	(239,941)	-34,062	22.51%
Education and Welfare		(82,656)	(88,000)	(96,905)	-5,344	14.70%
Housing		(88,975)	(98,000)	(107,367)	-9,025	17.13%
Community Amenities		(1,470,922)	(1,315,000)	(1,431,724)	155,922	(2.74%)
Recreation & Culture		(1,062,327)	(1,200,000)	(1,317,356)	-137,673	19.36%
Transport		(1,735,566)	(2,200,000)	(2,483,668)	-464,434	30.12%
Economic Services		(115,960)	(180,000)	(198,047)	-64,040	41.45%
Other Property and Services		100,085	(300,000)	(531,169)	-400,085	118.84%
		<u>(5,485,261)</u>	<u>(6,386,000)</u>	<u>(7,266,281)</u>	<u>-900,739</u>	<u>(24.51%)</u>
<u>Adjustments for Non-Cash</u>						
<u>(Revenue) and Expenditure</u>						
(Profit)/Loss on Asset Disposals	4	0	0	748,460	0	
Depreciation on Assets	2(a)	794,720	1,200,000	1,346,500	405,280	(40.98%)
Plant Depreciation		115,000	180,000	200,000	65,000	(42.50%)
Accrued Expenses		0	0	0	0	
<u>Capital Revenue and (Expenditure)</u>						
Purchase Land Held for Resale	3	(231,009)	(190,000)	(210,879)	41,009	(9.55%)
Purchase Land and Buildings	3	(1,743,216)	(2,200,000)	(2,481,289)	-456,784	29.75%
Purchase Infrastructure Assets - Roads	3	(979,252)	(1,200,000)	(1,977,932)	-220,748	50.49%
Purchase Infrastructure Assets - Parks & Other	3	(174,992)	(185,000)	(205,523)	-10,008	14.86%
Purchase Plant and Equipment	3	(515,738)	(550,000)	(1,088,085)	-34,262	52.60%
Purchase Furniture and Equipment	3	(85,455)	(100,000)	(144,090)	-14,545	40.69%
Proceeds from Disposal of Assets		0	300,000	1,057,000	300,000	100.00%
Repayment of Debentures	5	(175,649)	(190,000)	(207,201)	-14,351	15.23%
Proceeds from New Debentures	5	420,000	420,000	810,000	0	48.15%
Self-Supporting Loan Principal Income		0	6,000	36,380	6,000	100.00%
Transfers to Reserves (Restricted Assets)	6	0	(17,000)	(103,293)	-17,000	100.00%
Transfers from Reserves (Restricted Assets)	6	0	200,000	1,195,785	200,000	
Transfers from Land Sales	6	0		0	0	
Transfer to Land Sales		0	0	0	0	
ADD Net Current Assets July 1 B/Fwd	7	204,240	204,240	204,240		
LESS Net Current Assets Year to Date	7	53,357	80,000	0		
Amount Raised from Rates	8	<u>(2,654,427)</u>	<u>(4,375,760)</u>	<u>(3,090,743)</u>		

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

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Shire 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 9.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, 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

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Statement of Financial Activity, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade 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.

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Inventories

General

Inventories are valued 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.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on the Shire'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 Shire 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 AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

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 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	
clearing and earthworks	not depreciated
construction/road base	50 years
original surfacing and	
major re-surfacing	
- bituminous seals	15 to 20 years
- asphalt surfaces	20 to 25 years
Gravel roads	
clearing and earthworks	not depreciated
construction/road base	50 years
gravel sheet	12 years
Formed roads (unsealed)	
clearing and earthworks	not depreciated
construction/road base	50 years
Footpaths - slab	40 years
Sewerage Piping	100 years
Water supply & drainage systems	75 years

(k) Impairment

In accordance with Australian Accounting Standards the Shire's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of preparing this report, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2010.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Monthly Statement of Financial Position from a budgetary perspective.

(l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Shire prior to the end of the financial year that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) 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 municipality 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's 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 projected 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.

(n) 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 Shire 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.

(o) Provisions

Provisions are recognised when: The Shire 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 item included in the same class of obligations may be small.

(p) 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 Shire's operational cycle. In the case of liabilities where the Shire 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 the Shire's intentions to release for sale.

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

2. STATEMENT OF OBJECTIVE

In order to discharge its responsibilities to the community, the Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

The Shire 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 the Shire's control.

HEALTH

Provision of health inspections, food quality and control, administration of
Health local laws and maintenance of Doctors Surgery.

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.

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

2. STATEMENT OF OBJECTIVE CON'T

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 the Shire's control.

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

		YTD 2012 Actual \$	2010/11 Revised Budget \$	
3. ACQUISITION OF ASSETS				
The following assets have been acquired during the period under review:				
<u>By Program</u>				<u>Status</u>
Governance				
2 x Laptops	0134	4,114	3,550	Completed
Photocopier - Kalbarri	0134	4,312	4,500	Completed
Library Computers (Reserve Funds)	0134	2,362	-	Completed
Administration Vehicle	0164	51,034	51,000	Completed
Education & Welfare				
Northampton Childcare - Roof	1312	15,714	15,000	Completed
Health				
Potico @ NR Doctors Surgery	0834	3,176	3,500	Completed
Doctors Surgery equipment (Land Sales)	1644	23,378	-	Completed
2 x Airconditioners @ NR Surgery	1644	-	3,500	held off
Northern Boundary fence @ NR Surgery	1644	2,859	1,500	Completed
EHO Office Furniture	1644	413	1,250	Completed
Housing				
Staff House DCEO Residence - Car Port	2494	6,350	10,000	Completed
Community Amenities				
NR Refuse Site - Airconditioner to Caretakers unit		-	1,500	
NR Refuse Site - Provide enclosed lunch area		-	3,500	
Administration Vehicle	4014	30,204	29,100	Completed
Red Bluff Toilets	3344	30,160	39,500	Completed
Recreation and Culture				
Beach Shelters - Horrocks	3664	9,688	10,000	Completed
2 x Solar Lights - Horrocks Jetty	3664	-	10,000	Quotes
BBQ - Horrocks Community Kitchens	3664	4,991	5,500	Completed
Disabled Fishing Platform - Kalbarri	3664	27,454	40,000	Ordered
Kalbarri Northern Boat Ramp - Design	3674	5,884	5,000	
Northampton Community Centre Redevelopment	3714	1,203,459	1,374,760	Complete, Fit out & playground
Northampton Bowling Club Relocation - Design	3714	31,338	23,700	Completed
Guide Park Redevelopment	3714	33,372	81,074	Part ordered
Hampton Gardens - Solar Light		-	5,000	Quotes
Transport				
Roadwork Construction	5030,5060,5150,5210	979,252	1,977,932	On-going
Footpath Construction	5090	141,620	119,449	On-going
Plant Purchases	4214,4224,4254	383,358	956,985	On-going
Economic Services				
Administration Vehicle	1324/5124	51,142	51,000	Completed
Other Property and Services				
Old School Oval Sub-division	6574	231,009	210,879	On-going
House Construction - CEO	6664	410,915	420,000	On-going
Northampton Industrial Area	6758	42,104	594,829	On-going
Half Way Bay Cottages		-	54,290	On-going
		<u>3,729,662</u>	<u>6,107,798</u>	

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

	YTD 2012 Actual \$	2011/12 Revised Budget \$
3. ACQUISITION OF ASSETS		

The following assets have been acquired during the period under review:

By Class

Land Held for Resale	231,009	210,879
Land and Buildings	1,743,216	2,481,289
Infrastructure Assets - Roads	979,252	1,977,932
Infrastructure Assets - Parks and Ovals	33,372	86,074
Infrastructure Assets - Footpaths	141,620	119,449
Plant and Equipment	515,738	1,088,085
Furniture and Equipment	85,455	144,090
	<u>3,729,662</u>	<u>6,107,798</u>

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

	Net Book Value	Sale Proceeds	Profit(Loss)
<u>By Program</u>	2011/12 Actual \$	2011/12 Actual \$	2011/12 Actual \$
Administration			
Toyota Prado			-
Community Amenities			
Holden Captiva - 121NR			-
Transport			
Cat Grader			-
Front end Loader			-
Nissan Community Bus 141 NR			-
Ford Courier Ute (Kal L/H) NR 8487			-
Mazda Bravo Ute (NR Ranger) NR 478			-
Economic Services			
Toyota Prado			-
Other Property And Services			
Land Held for Resale			-
	-	-	-

	Net Book Value	Sale Proceeds	Profit(Loss)
<u>By Class</u>	2011/12 Actual \$	2011/12 Actual \$	2011/12 Actual \$
Plant & Equipment	-	-	-
Land Held for Resale			-
	-	-	-

Summary

	2011/12 Actual \$
Profit on Asset Disposals	-
Loss on Asset Disposals	-
	<u>-</u>

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-11	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Housing								
152 - Staff Housing* 2534,3262	-	420,000		31,552	-	388,448		9,902
Recreation & Culture								
146 - Sport & Recreation CSRFF 3624,5102	35,069	-	35,069	35,069	-	-	1,716	1,716
147 - Kalbarri Bowling Club* 3624,5102	17,103	-	2,421	2,421	-	14,682	1,056	1,056
148 - Kalbarri Library Extensions 3624,5102	173,216	-	19,787	19,787	-	153,429	7,844	7,844
151 - Kalbarri Bowling Club* 3624,5102	27,668		2,407	2,407	-	25,261	1,620	1,603
Transport								
149 - Plant Purchases 5224,5992	389,131	-	44,430	44,430	-	182,133	14,273	27,459
150 - Plant Purchases 5224,5992	226,563	-	71,535	71,535	-	155,028	11,282	11,282
153 - Plant Purchases 5224,5993		390,000				390,000		
	868,750	810,000	175,649	207,201	-	1,308,981	37,791	60,862

* Self supporting loan

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

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

5. INFORMATION ON BORROWINGS CON'T

(b) New Debentures

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Interest & Charges	Interest Rate	Amount Used		Balance Unspent \$
	Actual	Budget						Actual	Budget	
Loan 152 - Staff Housing	420,000	420,000	TBA	Fixed	20	-	0	420,000	420,000	0
Loan 153 - Plant Purchases		390,000	TBA	Fixed	10	-	0	-	390,000	0

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

	YTD 2012 Actual \$	ANNUAL 2011/12 Budget \$
6. RESERVES & OTHER RESTRICTED ASSETS		
Cash Backed Reserves & Other Restricted Assets		
(a) Leave Reserve		
Opening Balance	83,481	83,481
Amount Set Aside / Transfer to Reserve	-	2,700
Amount Used / Transfer from Reserve	-	-
	<u>83,481</u>	<u>86,181</u>
(b) Roadworks		
Opening Balance	20,148	20,148
Amount Set Aside / Transfer to Reserve	-	47,823
Amount Used / Transfer from Reserve	-	-
	<u>20,148</u>	<u>67,971</u>
(c) Kalbarri Airport Reserve		
Opening Balance	18,090	18,090
Amount Set Aside / Transfer to Reserve	-	550
Amount Used / Transfer from Reserve	-	-
	<u>18,090</u>	<u>18,640</u>
(d) Computer & Office Equipment Reserve		
Opening Balance	23,859	23,859
Amount Set Aside / Transfer to Reserve	-	750
Amount Used / Transfer from Reserve	-	-
	<u>23,859</u>	<u>24,609</u>
(e) Plant Reserve		
Opening Balance	85,632	85,632
Amount Set Aside / Transfer to Reserve	-	3,000
Amount Used / Transfer from Reserve	-	-
	<u>85,632</u>	<u>88,632</u>
(f) Housing & Building Reserve		
Opening Balance	48,049	48,049
Amount Set Aside / Transfer to Reserve	-	1,400
Amount Used / Transfer from Reserve	-	-
	<u>48,049</u>	<u>49,449</u>
(g) Kalbarri Aged Persons Accommodation Reserve		
Opening Balance	152,617	152,617
Amount Set Aside / Transfer to Reserve	-	20,720
Amount Used / Transfer from Reserve	-	-
	<u>152,617</u>	<u>173,337</u>
(h) Bridge Reconstruction Reserve		
Opening Balance	45,823	45,823
Amount Set Aside / Transfer to Reserve	-	1,500
Amount Used / Transfer to Road Reserve	-	(47,323)
	<u>45,823</u>	<u>-</u>

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

6. RESERVES AND OTHER RESTRICTED ASSETS CON'T

Cash Backed Reserves & Other Restricted Assets

(i) Northampton Aged Persons Reserve		
Opening Balance	93,967	93,967
Amount Set Aside / Transfer to Reserve	-	3,000
Amount Used / Transfer from Reserve	-	-
	<u>93,967</u>	<u>96,967</u>
(j) Town Planning Scheme Review Reserve		
Opening Balance	53,624	53,624
Amount Set Aside / Transfer to Reserve	-	1,500
Amount Used / Transfer from Reserve	-	(55,124)
	<u>53,624</u>	<u>-</u>
(k) Community Bus Reserve		
Opening Balance	13,797	13,797
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	(13,797)
	<u>13,797</u>	<u>-</u>
(l) Townscape Carpark Reserve		
Opening Balance	4,744	4,744
Amount Set Aside / Transfer to Reserve	-	150
Amount Used / Transfer from Reserve	-	-
	<u>4,744</u>	<u>4,894</u>
(m) Refuse Management Reserve		
Opening Balance	330	330
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	(330)
	<u>330</u>	<u>-</u>
(n) Sport & Recreation Reserve		
Opening Balance	140,833	140,833
Amount Set Aside / Transfer to Reserve	-	4,200
Amount Used / Transfer from Reserve	-	-
	<u>140,833</u>	<u>145,033</u>
(o) Coastal Management Reserve		
Opening Balance	83,368	83,368
Amount Set Aside / Transfer to Reserve	-	2,500
Amount Used / Transfer from Reserve	-	-
	<u>83,368</u>	<u>85,868</u>
(p) Kalbarri Youth Activities Reserve		
Opening Balance	726	726
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	(726)
	<u>726</u>	<u>-</u>

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

6. RESERVES AND OTHER RESTRICTED ASSETS CON'T

Cash Backed Reserves & Other Restricted Assets

(q) Specified Area Rate Reserve		
Opening Balance	14,392	14,392
Amount Set Aside / Transfer to Reserve	-	500
Amount Used / Transfer from Reserve	-	-
	<u>14,392</u>	<u>14,892</u>
(r) Footpath Reserve		
Opening Balance	400	400
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	(400)
	<u>400</u>	<u>-</u>
(s) Northampton Depot Reserve		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>-</u>
(t) Kalbarri Eco Flora Asphalt Reserve		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>-</u>
(u) Public Open Space Development Reserve		
Opening Balance	135,467	135,467
Amount Set Aside / Transfer to Reserve	-	4,500
Amount Used / Transfer from Reserve	-	(30,000)
	<u>135,467</u>	<u>109,967</u>
(v) Northampton Industrial Unit Reserve		
Opening Balance	345,017	345,017
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	(345,017)
	<u>345,017</u>	<u>-</u>
(w) Northampton 150th Anniversary Reserve		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	10,000
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>10,000</u>
(x) Infrastructure/Asset Development Reserve		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>-</u>
(y) Land Development Reserve		
Opening Balance	321,964	321,964
Amount Set Aside / Transfer to Reserve	-	-
Amount Used / Transfer from Reserve	-	(74,493)
	<u>321,964</u>	<u>247,471</u>
Total Cash Backed Reserves & Other Restricted Assets	<u>1,364,364</u>	<u>1,223,911</u>

All of the above reserve accounts are supported by money held in financial institutions.

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

	YTD 2012 Actual \$	ANNUAL 2011/12 Budget \$
6. RESERVES AND OTHER RESTRICTED ASSETS CON'T		
Summary of Transfers		
To Cash Backed Reserves and Other Restricted Assets		
Transfers to Reserves and Other Restricted Assets		
Leave Reserve	-	2,700
Roadworks Reserve	-	47,823
Kalbarri Airport Reserve	-	550
Computer & Office Equipment Reserve	-	750
Plant Reserve	-	3,000
House & Building Reserve	-	1,400
Kalbarri Aged Persons Accom. Reserve	-	20,720
Bridge Reconstruction Reserve	-	1,500
Northampton Aged Persons Reserve	-	-
Town Planning Scheme Reserve	-	-
Community Bus Reserve	-	-
Kalbarri Townscape Reserve	-	-
Refuse Management Reserve	-	-
Sport & Recreation Reserve	-	4,200
Coastal Management Reserve	-	2,500
Kalbarri Youth Activities Reserve	-	-
Specified Area Rate Reserve	-	-
Footpath Reserve	-	(400)
Northampton Depot Reserve	-	-
Kalbarri Eco Flora Asphalt Defects Reserve	-	-
Public Open Space Development Reserve	-	4,500
Northampton Industrial Unit Reserve	-	-
Northampton 150th Anniversary Reserve	-	10,000
Infrastructure/Asset Development Reserve	-	-
Land Development Reserve	-	-
Sub Total Reserves	-	89,243
Land Sales Fund	-	-
Sub Total Other Restricted Assets	-	-
Total	-	94,243
Transfers from Reserves and Other Restricted Assets		
Leave Reserve	-	-
Roadworks Reserve	-	-
Kalbarri Airport Reserve	-	-
Computer & Office Equipment Reserve	-	-
Plant Reserve	-	-
House & Building Reserve	-	-
Kalbarri Aged Persons Accom. Reserve	-	-
Bridge Reconstruction Reserve	-	(47,323)
Northampton Aged Persons Reserve	-	-
Town Planning Scheme Reserve	-	(55,124)
Community Bus Reserve	-	(13,797)
Kalbarri Townscape Reserve	-	-
Refuse Management Reserve	-	(330)
Sport & Recreation Reserve	-	-
Coastal Management Reserve	-	-
Kalbarri Youth Activities Reserve	-	(726)
Specified Area Rate Reserve	-	-
Footpath Reserve	-	(400)
Northampton Depot Reserve	-	-
Kalbarri Eco Flora Asphalt Defects Reserve	-	-
Public Open Space Development Reserve	-	(30,000)
Northampton Industrial Unit Reserve	-	(345,017)
Northampton 150th Anniversary Reserve	-	-
Infrastructure/Asset Development Reserve	-	-
Land Development Reserve	-	(74,493)
Sub Total Reserves	-	(400,141)
Land Sales Fund	-	(345,017)
Sub Total Other Restricted Assets	-	(345,017)
Total	-	(828,693)
Total Transfer to/(from) Reserves and Other Restricted Assets	-	(734,450)

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

6. RESERVES (Continued)

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Leave Reserve

- to be used to fund annual and long service leave requirements.

Roadworks Reserve

- to be used to fund major reseals of bitumen roads and other major road construction works including footpath construction.

Computer and Office Reserve Equipment

- to be used to for the purchase and upgrade of office equipment and computers.

Plant Reserve

- to be used for the purchase of major plant.

House and Building Reserve

- to be used for the construction of new housing and upgrades to buildings under the Shire's control.

Kalbarri Aged Persons Accommodation

- to be used for the construction of live in aged care facilities in Kalbarri.

Bridge Reconstruction Reserve

- to be used to fund major maintenance to bridges, as defined by Main Roads Assessment Report.

Northampton Aged Persons Reserve

- to be used for the construction of live in aged care facilities in Northampton.

Town Planning Scheme Reserve

- to be used for the review of Shire's town planning schemes.

Community Bus Reserve

- to be used for future major repairs and upgrade of the community bus.

Townscape Carpark Reserve

- to be used for the construction of the carpark area in the CBD area adjacent to Porter Street, Kalbarri, this is a Kalbarri Townscape project.

Refuse Management Reserve

- to be used for the upgrade and capital works to refuse sites within the district.

Sport & Recreation Reserve

- to be used for the upgrade and capital works to Sporting and Recreation Facilities within the district.

Kalbarri Airport

- to be used for the maintenance and construction of the Kalbarri Airport.

Coastal Management Reserve

- to be used for the construction of capital works along the foreshore management reserve's within the district.

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

6. RESERVES (Continued)

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Kalbarri Youth Activities Reserve

- to be used for the Kalbarri Youth Space Project Infrastructure.

Specified Area Rate Reserve

- to be used for unspent Specified Area Rate monies allocated and not expended during 2005/2006.

Footpath Reserve

- to be used for the construction of Footpaths within the Shire of Northampton.

Northampton Depot Reserve

- to be utilised for the construction of the Northampton Depot located at Seventh Avenue, Northampton
it is anticipated that these funds will be fully expended during 2008/2009.

Kalbarri Eco Flora Asphalt Defects Reserve

- to be utilised for repairs to the Asphalt Roadwork's within the Kalbarri Eco Flora Estate.

Public Open Space Development Reserve

- to be utilised for the Development of Public Open Space areas in Kalbarri.

Northampton Industrial Unit Reserve

- to be utilised for the construction of the Northampton Industrial Units located at Seventh Avenue, Northampton

Northampton 150th Anniversary Reserve

- to be utilised for the 150th Anniversary for the Northampton Shire in 2014.

Infrastructure/Asset Development Reserve

- For the purpose of planning, designing and development of infrastructure and assets for and within the Shire of Northampton.

Land Development Reserve

- For the development of Council land for sale on the open market.

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	YTD 2012 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	(285,643)	357,502
Cash - Restricted	1,364,364	1,410,111
Receivables	550,868	913,107
Inventories	8,637	7,993
	<u>1,638,226</u>	<u>2,688,713</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(358,155)</u>	<u>(1,074,362)</u>
NET CURRENT ASSET POSITION	1,280,071	1,614,351
Less: Cash - Reserves - Restricted	(1,364,364)	(1,410,111)
NET CURRENT ASSET POSITION	<u><u>(84,293)</u></u>	<u><u>204,240</u></u>

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

8. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	YTD 2011/12 Rate Revenue \$	YTD 2011/12 Interim Rates \$	YTD 2011/12 Back Rates \$	YTD 2011/12 Total Revenue \$	ANNUAL 2011/12 Budget \$
Differential General Rate								
General GRV		1,275	27,249,012	981,951	-	-	981,951	981,950
General UV		457	216,664,461	1,622,763	-	-	1,622,763	1,622,763
Sub-Totals		1,732	243,913,473	2,604,714	-	-	2,604,714	2,604,713
Minimum Rates	Minimum \$							
General GRV		1,251	0	550,440	-	-	550,440	550,440
General UV		63	0	27,720	-	-	27,720	27,720
Sub-Totals		1,314	0	578,160	-	-	578,160	578,160
Specified Area Rates							3,182,874	3,182,873
							32,070	31,870
							3,214,944	3,214,743
Discounts							(124,880)	(120,000)
Totals							3,090,064	3,094,743

All land except exempt land in the Shire of Northampton is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2009/10 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

9. TRUST FUNDS

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

Detail	Balance 01-Jul-11 \$	Amounts Received \$	Amounts Paid (\$)	YTD Balance \$
Town Planning - Security Bonds	5,000	-	-	5,000
Galena Donations	431	-	-	431
Transportable Housing Bond	11,275	10,000	-	21,275
Footpath Deposits	38,820	11,500	(4,500)	45,820
Horrocks Retention Fee - Parking/Stage 2	1,800	-	-	1,800
Retentions - Subdivisions	241,256	-	(30,363)	210,893
Building Levies (BCITF & BRB)	16,902	7,143	-	24,045
Community Bus Bond	4,200	200	-	4,400
Safer WA Funds	4,330	-	-	4,330
Northampton Cemetery Funds	920	-	-	920
Unclaimed Monies - Rates	5,569	719	-	6,288
DOLA - Parks & Gardens Development	8,261	-	-	8,261
Aged Unit Bond	1,306	100	-	1,406
Council Housing Bonds	940	520	(520)	940
Special Series Number Plates	1,565	220	-	1,785
BROC - Management Funds	1,173	-	-	1,173
Kalbarri Youth Space Project Funds	-	-	-	-
Burning Off Fees	194	22	-	216
Councillor Nomination Deposits	-	400	(400)	-
RSL Hall Key Bond	170	700	(20)	850
Peet Park Donations	4,288	-	-	4,288
Wila Gutharra	10,000	-	(10,000)	-
Auction Income	-	5,675	(5,675)	-
	<u>358,400</u>	<u>37,199</u>	<u>(51,478)</u>	<u>344,121</u>

ADMINISTRATION & CORPORATE REPORT

6.5.1	SENIOR STAFF PERFORMANCE REVIEWS	2
6.5.2	2012/2013 BUDGET MEETING	3
6.5.3	FISHING PLATFORM – KALBARRI	4

6.5.1 SENIOR STAFF PERFORMANCE REVIEWS

FILE REFERENCE:	17.2.2, 17.2.15 & 17.2.28
DATE OF REPORT:	1 June 2012
DISCLOSURE OF INTEREST:	CEO, DCEO, Manager for Works & Technical Services, EHO/Building Surveyor, Principal Planner
REPORTING OFFICER:	Garry Keffe
APPENDICES:	1. Review Results – Manager for Works 2. Review Results – Principal Planner 3. Review Results – EHO/Building Surveyor 4. Review Results – DCEO 5. Review Results - CEO

SUMMARY:

Review of Senior Staff performance for 2011/2012 and consider any recommendations from the Performance Review Panel.

COMMENT:

Performance Reviews for all senior staff were undertaken on Thursday 31 May 2012.

The results of the reviews are provided separate to the main agenda.

FINANCIAL & BUDGET IMPLICATIONS:

Council will need to budget for requests made by the individual staff members if approved.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.1

That Council considers any recommendations made by the Performance Review Panel.

6.5.2 2012/2013 BUDGET MEETING

FILE REFERENCE:	1.1.2
DATE OF REPORT:	1 June 2012
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Selection of a date and time for the holding of the 2012/13 Budget meeting

COMMENT:

Preparation of the 2012/2013 Budget is underway and Council is requested to consider a date for the meeting.

Past practice has been to hold the budget meeting on the fourth Friday of July and this is again recommended and therefore the date proposed is the 27th July 2012. Previous practice has been to commence the meeting at 1.00pm.

The meeting will formally consider the draft budget and then the required accounting format will be presented at the August 2012 meeting for formal adoption.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 5.25 Administration Regulation 12(3)

Council is to give public notice of the Special Meeting.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.2

That Council holds a Special Meeting of Council to consider the 2012/2013 Budget on Friday 27th July 2012, commencing 1.00pm at the Northampton Council Chambers.

6.5.3	FISHING PLATFORM - KALBARRI
FILE REFERENCE:	8.1.3
CORRESPONDENT:	J Willbond
DATE OF REPORT:	5 June 2012
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Copy of correspondence

SUMMARY:

Council to consider items raised within the correspondence.

BACKGROUND:

At the May 2012 meeting the correspondent during question time queried why the attached correspondence was not presented to Council for consideration. The CEO was not aware of the correspondence however has discovered the email that was sent to all Councillors as well as the CEO.

The correspondence is now presented for Council consideration.

COMMENT:

The correspondent raises specific items of which the following comments from a management perspective are made.

However items relating to the specific issue of design being suitable for persons with disabilities will not be commented on as further information is being sought from the Disability Services Commission. It appears that the handrail within the platform design is not to the Australian Standard where it should be round and not square as is the current case. In discussion with the Disability Services Commission they did indicate that although the design was not fully compliant with the Australian Standard it was deemed as generally accessible for persons with disabilities. Council will be advised of the comments from the Commission when received.

Items 1 & 2

In providing comment on these two items it is presumed that correspondence is referring to all existing jetties.

The grant application states there "is no disabled platforms in Kalbarri." For fishing this is correct the four existing jetties do have wheelchair access but are not for suitable for fishing for those with disabilities.

The boat pens are not suited as are a floating platform and are for the boat fleet, not for fishing from and are not for general public access.

The commercial jetty is not under the control of Council and the Department of Transport do not welcome general use of the jetty, especially for fishing as it interferes with the jetty's operations.

The finger jetty at the boat ramp is not for fishing by anyone. It is a floating finger jetty and does not have the stability to adequately serve persons with any disability. In addition its primary use is for launching and retrieving of boats.

The fourth jetty mentioned would be the recreational jetty near the VMR. This jetty does have wheel chair access however again it is a jetty used by the charter boat fleet. Although wheelchair friendly persons with other mobility problems would have difficulty utilising it as there are no hand rails to allow a person to lean on or protect from falling off the jetty platform.

Items 3 & 4

The comment regarding closer access to the beach within the grant application relates to fishing, not swimming. The water wheel chairs which the Council purchased through a disability grant is for those wheel chair bound to have access to the water by the use of the water wheel chairs, they are not for fishing from.

Items 5, 6 & 7

To comment that people with disabilities would unlikely participate in the fishing experience is unfounded. As per opening comments further advice on the design is being requested.

Items 8 & 9

No comment to be made. Management simply followed instructions from the Council to progress with the fishing platform when it was adopted in the 2011/12 budget.

COMMUNITY CONSULTATION:

This is the area being questioned by the correspondent. Many budget and other projects don't require community consultation and the Council is elected to make decisions on behalf of the residents.

Advice of the platform as are all projects within the annual budgets are publicised within the local newsletters as well as in the information brochure sent out with the rate notices.

FINANCIAL & BUDGET IMPLICATIONS:

The platform has been purchased and is currently stored in the Northampton Works Depot. The only issue that faces Council now is the type of pathway that is to be constructed to the platform, either a boardwalk made of a similar product as the platform or use of concrete that was previously used. The pathway is approximately 20 metres long and needs to be 2m wide.

Indicative costs for each option are, concrete \$2,500, Replas board walk between \$6,000 and \$7,000. This cost was not provided for in the original project due to a path already being in place and therefore this project will need to be deferred until the 2012/13 financial year to allow Council to make provision for the type of path.

Council is also advised that the gradient of the platform will need to be at the required standard for disabled access.

STATUTORY IMPLICATIONS:

State: Disability Services Act 1993

STRATEGIC IMPLICATIONS:

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

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.3

For Council consideration.

Appendices 1**Garry Keeffe**

From: Jacq Willbond [jacqwillbond@westnet.com.au]
Sent: Saturday, 14 April 2012 7:17 PM
To: Garry Keeffe
Cc: Jamie Criddle; Bradley Cripps; Craig Simkin; Gordon Wilson; Jessica Booth; Lou Parker; Pat Gliddon; Sandra Stock-Standen; Stephanie Penn; Terry Carson
Subject: Kalbarri fishing platform grant

Garry Keeffe
Shire of Northampton CEO

Cc'd to all Councillors and Deputy CEO for their information

14 April 2012

Dear Mr Keeffe

I write regarding your email (below) on 12 April 2012. Unfortunately your response has done nothing toward resolving the issue that I first raised with Cr Booth.

The reasons for my request are clearly stated in the email correspondence between myself and Cr Booth, of which you have copies. I do not wish to continue this frustrating email marathon simply to have this community issue raised at Council.

Therefore, (with the support of other community members) I request that the fishing platform project is put on hold and the funding, need, and consultation issues are raised at the next Council Meeting for the following serious reasons:

1. The grant application incorrectly states "there are currently no disabled access platforms in Kalbarri"
2. There are four existing jetties in Kalbarri: all have wheelchair access, all are utilised for fishing. Three have wheelchair-appropriate edges
3. The grant application incorrectly states "It would also give them access to get closer to the beach than they currently can in Kalbarri"
4. A special beach-wheelchair is available for use at the VMR, where footpath and road access is also available directly to the beach and jetties
5. The grant application states that "people with access issues" could "enjoy fishing and/or participate in the fishing experience"
- 6.

This is highly unlikely (5.) for people whose access issues include wheelchairs, given the platform has 1100 mm-high barriers (

A useful link FYI:

[British Disabled Angling Association](#))

7. The word "disabled" does not appear in either the original (2010) or the updated (2011) engineer's plans

8. You

stated at Question Time (Feb Council meeting) that this platform is a replacement for the one that was washed away by a flood (18+ years ago) to justify

Council's complete lack of community consultation on this project: this was not recorded in the Minutes

9.

Council has no idea of the level of community support for this project.

I hope this leads to an appropriate decision being made by Council that reflects well on the community it represents; and to improved community consultation in the future in keeping with Council's Strategy Plan.

Sincerely,

Jacqueline Willbond