



# ATTACHMENTS

## COUNCIL MEETING

18 December 2025

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## Kalbarri Wood Street Feasibility Study

*Report prepared for*

**Northampton Shire Council**

**November 2025**



# lucid

/ˈluːsɪd/

*adjective*

1. expressed clearly; easy to understand

2. bright or luminous



## Document Control

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Draft v1	11/8/25	MC
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## Acknowledgement of Country

Lucid Economics acknowledges the Traditional Custodians and Elders of Country throughout Australia, and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander Elders past, present and emerging.

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## 1. Introduction

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Lucid Economics Pty Ltd (Lucid Economics) has been by the Shire of Northampton to conduct a feasibility study into residential development on a site in Kalbarri.

Kalbarri is a picturesque coastal town situated at the mouth of the Murchison River, approximately 580 kilometres north of Perth. Known for its dramatic cliffs, pristine beaches and proximity to Kalbarri National Park, the town has long been a drawcard for both residents and tourists. According to the latest data from the Australian Bureau of Statistics, Kalbarri has a population of approximately 1,500 people (ABS, 2022), though this number can fluctuate seasonally with the influx of visitors.

In April 2021, Kalbarri faced one of its most significant challenges when Severe Tropical Cyclone Seroja struck the Mid West coast. The cyclone caused widespread devastation in the region, and Kalbarri bore the brunt of its impact. It's estimated that around 70% of the town's buildings were damaged. The rebuilding effort has been slow, and the town has not yet been able to replace all the dwellings destroyed (ABC, 2024).

The reconstruction following Cyclone Seroja has highlighted the complexities and unique challenges associated with developing new housing in regional areas. Smaller communities, further away from capital cities often face constraints including limited access to skilled labour, higher construction costs and issues with supply chains and materials. Furthermore, smaller population bases can result in reduced investor interest, while planning and infrastructure constraints may extend project timelines and add to the costs. Despite anecdotal evidence of significant demand for housing, Kalbarri, like many parts of regional Australia, has not experienced significant investment in new housing.

Recognising the barrier to economic growth that a shortage of housing can have, the Shire of Northampton has taken proactive steps to increase the housing supply. In 2024, the Shire acquired a site along Wood Street in Kalbarri from the State Government, which had previously been identified for residential accommodation. This study considers future demand for housing in Kalbarri, assesses the local housing market context and evaluates the viability of proceeding with residential development. The findings will inform Council's decision-making and assist in addressing the town's housing shortage, thereby unlocking future economic growth.



## 2. Local Context

### 2.1 Income and Housing Affordability

According to the Australian Institute of Health and Welfare (AIHW) as well as Housing Australia, affordable housing can be defined as spending below 30% of disposable income on housing.

According to the 2021 Census, median household income in Kalbarri was \$1,122/week (or \$58,344 per year). Utilising the income tax thresholds and rates from the Australian Tax Office (ATO), this level of household income would equate to \$47,749 in annual disposable income. According to the 2021 Census, median weekly rent in Kalbarri was \$258/week, which would equate to 28.1% of disposable income.

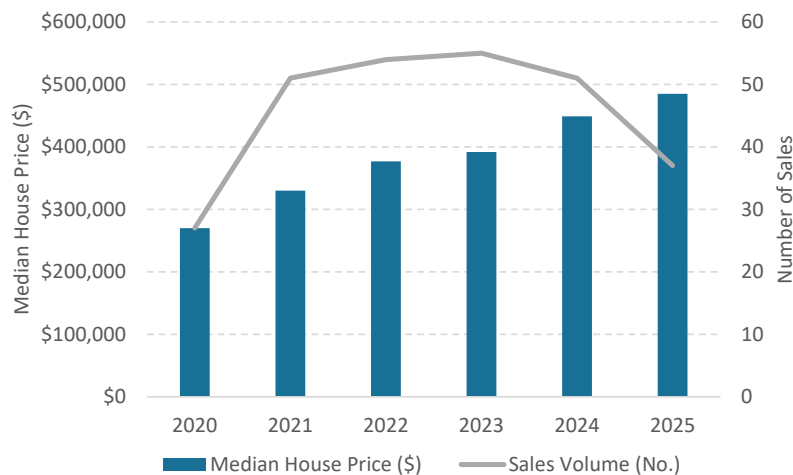
Based on this information, housing in Kalbarri (at the time of the 2021 Census) could be considered affordable.

### 2.2 Local Housing Market

The local housing market has been buoyant over the last five years with an increasing volume of transactions and strong growth in median house price. Over the last five years, the median house price in Kalbarri has increased by an average of 13% per year (Figure 2.1). This high level of house price growth indicates a shortage of housing in the local market. The rental market is extremely tight, with most of the last five years showing a residential vacancy rate of 0% (no rentals available). When the vacancy rate did increase during this period, it remained under 1%, indicating the shortage of rentals (SQM, 2025). Figure 2.2 shows the limitations in the rental market but also shows that rents have increased dramatically over time, growing at an average annual rate of 17% between 2021 and 2025.

Given the increases in housing prices and the shortage of rental properties, there is a notable lack of development activities and new dwellings coming onto the market.

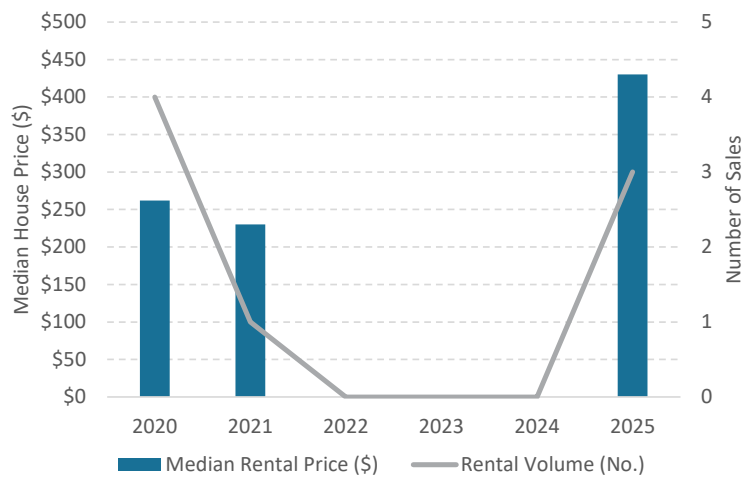
Figure 2.1. Kalbarri Housing Prices



Source: REIWA (2025)

## Kalbarri Wood Street Feasibility - Draft Report

Figure 2.2. Kalbarri Housing Rents



Source: REIWA (2025)

The following table highlights recent rental agreements and demonstrates market rates for rental properties in Kalbarri. Properties range from older style properties as well as very recently constructed ones and demonstrates the price ranges that are achievable in the market.

Table 2.1. Recent Rental Agreements

Dwelling	Weekly Rent (\$)	Lease Start Date
2x1 Unit	\$450	12/05/2025
2x1 Unit	\$350	2/05/2025
2x1 Duplex	\$275	10/06/2025
2x1 Unit	\$350	8/05/2025
Room Rent	\$220	20/05/2025
2x1 House	\$400	21/06/2025
1x1 Studio	\$320	18/08/2025
2x1 Duplex	\$325	16/07/2025
4x2 House	\$600	15/08/2025

Source: Contessi (2025)



## 2.3 Challenges of New Home Construction in Regional Areas

Building new homes in regional Australia has always been challenging. Recently, a number of studies have identified the specific barriers faced in regional areas that deter investment and building of new houses, including:

- **High construction costs:** building in regional areas often involves increased costs for materials, transportation and skilled workers, which increases the cost of construction.
- **Price discrepancies:** many regional housing markets function at prices lower than capital city markets, which makes new home construction commercially challenges (particularly given the higher construction costs).
- **Labour shortages:** a regional area has a smaller workforce (than in capital cities), so providing the skilled labour to build houses can prove difficult. Builders and developers in regional areas often bring in skilled labour (usually from a capital city or regional city), which increases the cost of building.
- **Limited economies of scale:** smaller regional markets may not offer the same volume of work as capital cities, making it harder to achieve cost efficiencies through large-scale projects.
- **Fluctuating demand:** many regional economies can be susceptible to significant fluctuations in industries like mining or agriculture, leading to unpredictable demand for housing and making it challenging to plan and finance projects. Significant economic downturns or booms can greatly impact demand (and thus property values), creating a perception of increased risk (relative to a capital city).
- **Infrastructure limitations:** some regional areas lack the infrastructure (roads, water, wastewater, etc.) needed to support future residential development, adding to costs and complexity.
- **Difficulty attracting investment:** the small scale nature of many regional areas, combined with the high cost and uncertain returns makes it difficult to attract investment, particularly from medium to large residential property developers.

### Market Failure in Kalbarri

Over recent years, there has been consistent, anecdotal evidence of significant demand for housing in Kalbarri. The housing market has made significant gains in terms of median house prices and the market has suffered from virtually no rental stock for most of the last five years. However, despite the apparent demand, very few new dwellings have been delivered. For all of the reasons identified above, the private sector has not invested into new housing stock in Kalbarri, and a situation of market failure exists.

Without public intervention, it is highly unlikely that new housing will be delivered to service the existing demand. Without housing, the local economy may struggle to expand. At the same time, many local businesses have identified future growth opportunities but are unable to engage in these opportunities due to lack of housing for the staff required for the business expansion.

The market failure in the Kalbarri housing market is current hindering economic growth, investment and the creation of new jobs.



### 3. The Site

In 2024, the State Government transferred ownership of 15 Wood Street, Kalbarri (Lot on Plan P424035 514) to the Shire of Northampton. The site is centrally located in Kalbarri and is 6,744 sqm in size. The site is an elongated rectangle shape, measuring 141m long and 48m wide. It is adjacent to the Kalbarri Caravan Park. The site has been earmarked for housing previously and is predominantly flat and relatively clear of significant vegetation.

Figure 3.1. Location of 15 Wood Street, Kalbarri



Source: Pricefinder (2025)

## Kalbarri Wood Street Feasibility - Draft Report

Figure 3.2. 15 Wood Street, Kalbarri



Source: Pricefinder (2025)

**Site Appropriateness for Residential Development**

The site has a number of features that make it appropriate for future residential use. It is directly across the street from the existing northern housing node in Kalbarri. Its central location provides proximity to shops, residential amenity as well as a number of services (e.g. education, healthcare). As a residential use, the surrounding uses would make it complementary and it would blend in seamlessly into the existing built form of the community, assuming the future use is not a high rise unit block, which is likely unviable and not required in the area.

The rectangular shape is preferred for dividing the site into smaller blocks for accommodation. Equally, the site is flat and the existing vegetation is not significant, mostly consisting of groupings of small shrubs. These attributes mean that site works will be minimal, reducing the cost of development.

The size of the property (6,744 sqm) also means that it can accommodate a larger number of dwellings, compared to a standard residential block (~800 sqm).

## 4. Demand for Housing

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### 4.1 Approach

For many years, there has been a steady stream of anecdotal evidence confirming strong demand for housing in Kalbarri. As highlighted above (refer Section 2.1), this demand is significant and persistent, underscoring the challenges faced by both current and prospective residents.

Importantly, the need for additional housing extends far beyond the general desire of people wishing to relocate to the area; it is a crucial prerequisite for unlocking future economic growth. Local businesses, interested and capable of pursuing expansion, are consistently hamstrung by the acute shortage of accommodation for prospective employees. Thus, the provision of new housing stock is not merely a matter of population growth, but rather a foundational requirement for enabling business expansion, investment and job creation in the Kalbarri economy.

In order to quantify the demand for future housing, Lucid Economics conducted a series of interviews with a variety of local businesses. These interviews explored the challenges of the current housing market, how businesses house current employees as well as how many dwellings the business could require (to house prospective employees) to support future business expansion plans.

### 4.2 Stakeholders Consulted

The following local businesses were consulted in regard to their housing requirements (or specifically the housing requirements for future staff):

- Australian Garnet
- Contessi Real Estate
- Country Builders
- Finlays Kalbarri
- GMA Garnet
- Shire of Northampton
- Upstairs Restaurant
- Visitor Information Centre

### 4.3 Current Demand for Housing

All stakeholders confirmed the acute shortage of housing in Kalbarri. Many have been forced to find solutions within the existing accommodation supply, which includes housing staff in short-stay accommodation (e.g. the caravan park or Kalbarri Resort) as well as purchasing housing stock specifically to accommodate workers. Businesses also highlighted that many workers are brought into Kalbarri (on a temporary or semi-permanent basis) from Northampton, Geraldton or further afield. These workers could all move to Kalbarri permanently (and some would have a keen interest to do so), if more housing was available.





## Kalbarri Wood Street Feasibility - Draft Report

From the stakeholders engaged, 53 current workers are being housed in employee provided housing options (e.g. housing paid and secured by employers, including situations where employees pay for some or all of the housing cost). Given the population of just 1,500 people, this rate of employer provided housing equates to 3.5% of the population. While this percentage may seem small, it is important to note the limited number of stakeholders interviewed, which would indicate that the actual number of people housed in employer provided housing is potentially greater. Additionally, if housing was available in the open market, these 53 people would equate to a population increase of 3.5%, which would be significant annual growth. Finally, some of these workers are occupying short-stay accommodation, which would otherwise be available for visitors that can support the local tourism industry.

A variety of businesses cited existing or future plans for expansion that will require addition accommodation. In total, there is the potential for 80 additional jobs to be created in Kalbarri, which would equate to an additional 80 people in the permanent population (Table 4.1). While half of these future jobs are related to local garnet mining, the mining companies have identified a strong desire to source these workers from within the local population rather than relying on a fly-in/fly-out (FIFO) or a drive-in/drive-out (DIDO) workforce. This level of future population growth would equate to an annual growth of 5.3%, which is very significant in the context of regional Australia. This level of population growth would benefit a wide variety of businesses in town from grocery stores to cafes, restaurants and numerous other retail businesses as well as local schools and healthcare businesses. As such, there would be significant economic benefits to providing a solution to accommodate these workers in Kalbarri.

Table 4.1. Current Future Demand for Housing, by type of Worker and Housing Type, Kalbarri

	House	Unit	Total
Key Service Worker	7	32	39
Mining Worker	8	33	41
<b>Total</b>	<b>15</b>	<b>65</b>	<b>80</b>

Source: Lucid Economics

While the majority of required housing may be in the form of units, it should be noted that traditional houses can provide a similar solution. For example, a two-bedroom home could provide the equivalent of two units. For many workers, sharing accommodation (e.g. common living and kitchen spaces) is already taking place as many existing employees share a multi-bedroom house or a unit currently. Regardless of the housing type, it is most important that the number of future workers can be accommodated within the local dwelling stock.

Interviews with stakeholders also considered which existing and future job roles businesses need to accommodate as well as pay rates and the level of rent that existing employees are currently paying. The research found two types of future workers that require accommodation:

- **Key service workers:** these workers are typically in hospitality, retail or other service roles (e.g. cleaners or maintenance staff).
- **Mining workers:** range of workers for the garnet mining industry, including executives.

As highlighted in Table 4.2, there is a significant range in terms of the wage or salary level amongst these jobs as well as what these types of workers are currently paying for accommodation. These rates align to the existing market rates (refer Table 2.1).



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Table 4.2. Future Worker Types, Pay and Current Accommodation Costs

	Key Service Workers	Mining Workers
<b>Roles</b>	Range of roles in hospitality, retail and services (e.g. cleaning, maintenance)	Range of roles in garnet mining, including executives
<b>Wage and Salary Levels</b>	Hourly rate, ranging from \$24/hour to \$60/hour	Hourly rate starting at \$60/hour as well as salaries from \$100,000 to \$200,000+
<b>Current Housing Rental Costs</b>	\$150/week - \$300/week	\$400/week - \$650+/week

Source: Lucid Economics

**Significant Demand for Housing**

The research demonstrates that there is a relatively significant demand for future residential housing in Kalbarri. This demand remains a conservative estimate as not every business in Kalbarri participated in the interviews that are the basis for the demand. Additionally, the demand does not include people currently living outside of Kalbarri that would be interested to move to the area if housing were available.

This level of demand sets a benchmark for the number of people that could be accommodated on the identified site (15 Wood Street).

Additionally, the income level for these workers as well as the current, 'going rate' for their accommodation provide further insights for the feasibility assessment.

**4.4 Market Ability to Pay**

As highlighted in Table 4.2, different types of workers possess a differing ability to pay for rental housing. To demonstrate the market's ability to pay, Figure 4.1 shows the required annual household income required to pay various weekly rental rates, utilising the definition of affordable housing of 30% of disposable income. In other words, to keep housing cost at 30% of disposable income, household income needs to be \$100,000 in order to afford a rent of \$450/week. Table 4.3 provides an indication of various annual income levels achieved utilising the hourly rates that stakeholders provided for the staff they require. As identified, only those people making \$60/hour could afford a rent of \$450/week (assuming they are the sole income earner). Someone would need to earn \$63,000 to afford a \$300/week rental (assuming they are the sole income earner).

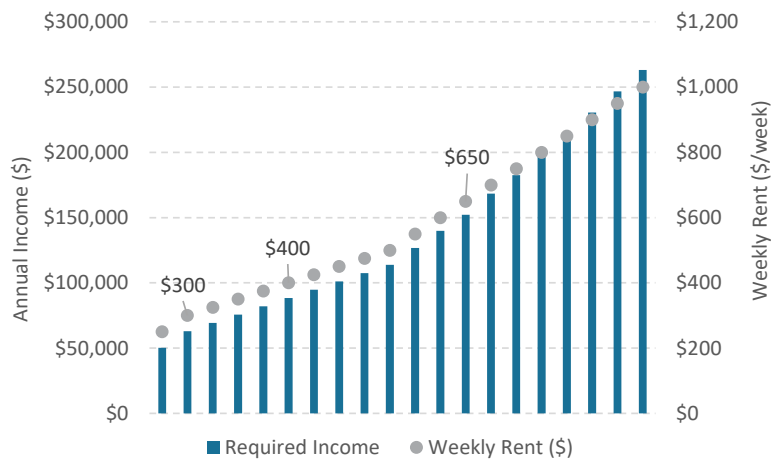
If two hospitality workers, earning \$50,000 each, shared a 2-bedroom/1-bath dwelling, then they could conceivably afford to pay \$500/week, which demonstrates that there may be some potential to theoretically achieve higher than market rates.

Finally, applying wage growth rates from the ABS (ABS, 2025), household income in Kalbarri is likely now \$66,134, meaning that an affordable rent would be around \$300/week.



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Figure 4.1. Household Income Levels and Affordable Rents (\$/week)



Source: ATO (2025); Lucid Economics

Table 4.3. Hourly Rate and Indicative Annual Income Levels

\$/hour	Annual Income
\$24.00	\$38,400
\$29.00	\$46,400
\$30.00	\$48,000
\$32.00	\$51,200
\$37.00	\$59,200
\$40.00	\$64,000
\$44.00	\$70,400
\$59.00	\$94,400
\$60.00	\$96,000

Source: Lucid Economics

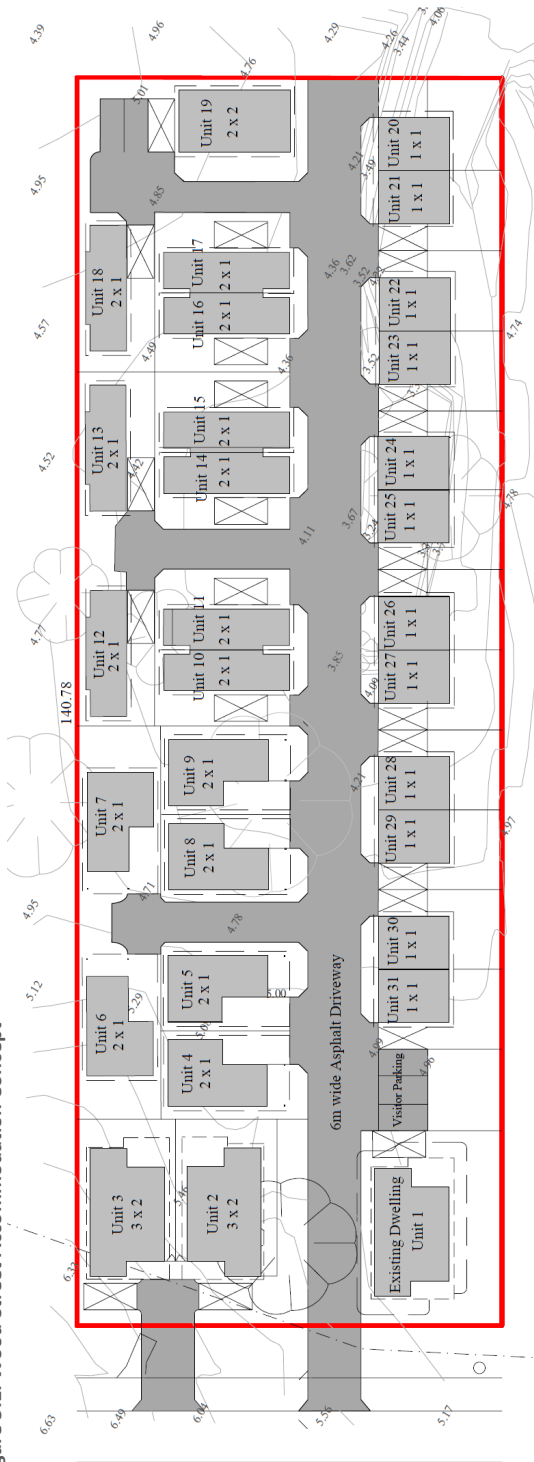


## 5. Original Concept

The following concept (Figure 5.1) has been developed for the identified site, aligned to the demand analysis and seeking to maximise housing outcomes on the site. The total capacity of the development would be for 50 additional people (based on the number of bedrooms). The concept has included individual, single story dwellings in order to provide a harmonious built form outcome based on surrounding properties and the character of the town. The concept identifies the following mix of housing:

- One existing 3 bedroom X 2 bathroom dwelling (developed to fulfill the transfer agreement with the State Government)
- Two 3 bedroom X 2 bathroom dwellings (6 bedrooms)
- One 2 bedroom X 2 bathroom dwelling (2 bedrooms)
- Fifteen 2 bedroom X 1 bathroom dwellings (30 bedrooms)
- Twelve 2 bedroom X 1 bathroom dwellings (12 bedrooms)

Figure 5.1. Wood Street Accommodation Concept



Source: Shire of Northampton (2025)

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The following images provide an indicative sample of the eventual built outcomes envisioned for the site.

Figure 5.2. One Bedroom Dwellings



Source: Fox Modular (2025); Evoke Living (2025)



## Kalbarri Wood Street Feasibility - Draft Report

Figure 5.3. Two Bedroom Dwellings



Source: Fox Modular (2025); Evoke Living (2025)

## Kalbarri Wood Street Feasibility - Draft Report

Figure 5.4. Three Bedroom Dwellings



Source: Fox Modular (2025); Evoke Living (2025)

## 6. Feasibility Assessment

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### 6.1 Approach

This assessment assumes that the Shire of Northampton will be the developer and long-term owner of the proposed residential properties. It considers future rental income, aligned to the demand analysis, as well as range of future operating costs (e.g. insurance, administration, maintenance) and debt repayments.

The model has been designed to identify sufficient future income to fund the on-going maintenance costs, thereby balancing the increase in Shire assets with cash resources to fund the maintenance. Additionally, the model has been designed to balance future operating profits to fund the debt repayments for the initial capital to build the dwellings. In this manner, the Shire is able to utilise its access to debt funding without increasing its operational funding or risking its credit rating or debt levels.

The goal is to deliver affordable housing that can catalyse future investment and support job creation in the town, while ensuring that existing rate payers are not burdened with any additional and future costs. Essentially, the model seeks to address the market failure, deliver housing that can unlock future economic benefits and maintain fiscal neutrality in terms of any future impacts on the Shire's finances.

### 6.2 Assumptions

The feasibility analysis utilises a number of assumptions. Wherever possible, any costs assumptions have been sourced directly from suppliers or service providers. In instances where this was not possible, industry benchmarks have been applied. Revenue assumptions have been sourced or developed from a range of sources, including the demand research and existing rental rates for comparable properties. As such, the assumptions used represent real and current information.

The following tables summarise the key assumptions utilised. Detailed capital costs are provided in Appendix A. Civil engineering, earthworks, and landscaping costs have been estimated using the approximate outdoor area and the Rawlinson Construction Cost Guide. Fitout costs include the purchase and delivery of an air conditioner, refrigerator and dishwasher for every unit (Harvey Norman, 2025).

Operating costs are assumed to be limited and include building maintenance, insurance, lawn maintenance as well as costs associated with a Council staff member managing the properties (Table 6.4).

Revenue is calculated by the number of units multiplied by an assumed rental rate (\$/week). The key rental rates utilised are highlighted in Table 6.5. It has been assumed that the dwellings are occupied (and rented) 48 out of 52 weeks per year, which allows for some tenants to move out/move in and also provided a more conservative estimate of future expected revenues.

It has been assumed that the Shire of Northampton would seek debt funding from the WA Treasury Corporation for the entire amount of capital required at an interest rate of 4% over a 20-year term.



## Kalbarri Wood Street Feasibility - Draft Report

Table 6.1. Capital Costs (Fox Modular)

Element	Cost (\$)	
	Fox Series	Pique Series
Civil Works/Connections	\$864,500	\$864,500
Housing Cost	\$6,348,765	\$7,282,927
Installation	\$1,123,909	\$1,123,909
Transport	\$459,452	\$459,452
Concrete Slab	\$75,000	\$75,000
Seven Star Compliance	\$456,655	\$395,625
Coastal Upgrades	\$90,000	\$90,000
Landscaping	\$107,546	\$107,546
Fitout	\$53,264	\$53,264
<b>Total Costs (ex GST)</b>	<b>\$9,579,090</b>	<b>\$10,452,224</b>
<b>GST</b>	<b>\$957,909</b>	<b>\$1,045,222</b>
<b>Total Costs (incl. GST)</b>	<b>\$10,536,999</b>	<b>\$11,497,446</b>
<b>Average Cost (per Unit)</b>	<b>\$351,233</b>	<b>\$383,248</b>

Source: Fox Modular (2025); Rawlinsons (2025)

Table 6.2. Capital Costs (Evoke Living)

Element	Cost (\$)
Housing Cost	\$7,745,000
Earthworks and Service Connections	\$350,000
Cyclonic Conditions	\$900,000
Transport (incl Crane Lift)	\$547,100
Landscaping	\$107,546
Fitout	\$53,264
<b>Total Costs (ex GST)</b>	<b>\$9,702,910</b>
<b>GST</b>	<b>\$970,291</b>
<b>Total Costs (incl. GST)</b>	<b>\$10,673,201</b>
<b>Average Cost (per Unit)</b>	<b>\$355,773</b>

Source: Evoke Living (2025); Rawlinsons (2025)

Table 6.3. Capital Costs (Summit)

Element	Cost (\$)
Civil Works	\$864,500
Housing	\$6,432,727
Transport	\$596,364
Installation	\$2,127,273
Landscaping	\$107,546
Fitout	\$31,620
<b>Total Costs (ex GST)</b>	<b>\$10,160,030</b>
<b>GST</b>	<b>\$1,016,003</b>
<b>Total Costs (incl. GST)</b>	<b>\$11,176,033</b>
<b>Average Cost (per Unit)</b>	<b>\$372,534</b>

Source: Summit Modular (2025); Rawlinsons (2025)





## Kalbarri Wood Street Feasibility - Draft Report

Table 6.4. Operating Costs

Element	Assumption	Notes/Reference
Administration/Management	\$30,000	Assumed, 0.5 FTE
Building Maintenance	1.0%	% of capital costs/Industry benchmark
Landscaping/Maintenance (total area)	\$19,800	Annual costs/Hipages and Servicetasker
Insurance (per dwelling)	\$1,789	WA Average (house)/Capex Property

Source: Lucid Economics

Table 6.5. Rental Rates, by Dwelling Type (\$/week)

Dwelling Type	Rent (\$ per week)
3 bedroom X 2 bath	\$600
2 bedroom X 2 bath	\$500
2 bedroom X 1 bath	\$400
1 bedroom X 1 bath	\$300

Source: Lucid Economics

### 6.3 Results

The results of the analysis are presented in Table 6.6 and show that the project is not viable in its current form and under the existing assumptions. In the current scheme, Council would have to subsidise the development for \$400,000-\$500,000 per year (as evidenced by the negative financial outcomes after the debt repayment).

The capital costs are consistent from three different suppliers, ranging between \$10.5 million and \$11.5 million, and is simply too high relative to the achievable rental rates. In order to achieve a viable financial outcome, rental rates would need to increase substantially, ranging from \$450-\$490/week for a one bedroom, one bathroom home up to \$980-\$1,060/week for the three bedroom, two bathroom homes. This level of rent is not achievable in Kalbarri based on the market research (refer Table 2.1 and Table 4.2).

In order to achieve a viable outcome that delivers affordable housing in Kalbarri and is financially neutral on Council finances, the capital cost must come down. Based on the current pricing structures, the capital cost to deliver the housing must reduce by approximately 50%.



## Kalbarri Wood Street Feasibility - Draft Report

Table 6.6. Kalbarri Wood Street Housing Feasibility Results

Scenario	Fox Series	Pique Series	Evoke Living	Summit
<b>Capital Costs</b>				
Capital Expenditure (Total)	\$10,536,999	\$11,497,446	\$10,673,201	\$11,176,033
Average Per Unit (Total Cost)	\$351,233	\$383,248	\$355,773	\$372,534
<b>Configuration</b>				
3X2	2	2	2	2
2X2	1	1	1	1
2X1	15	15	15	15
1X1	12	12	12	12
Total (no.)	30	30	30	30
<b>Occupancy Rate (%)</b>				
Annual Occupancy Rate (%)	92%	92%	92%	92%
<b>Income</b>				
<b>Rental Rate (\$/week)</b>				
3X2	\$600	\$600	\$600	\$600
2X2	\$500	\$500	\$500	\$500
2X1	\$400	\$400	\$400	\$400
1X1	\$300	\$300	\$300	\$300
<b>Annual Income</b>				
3X2	\$57,600	\$57,600	\$57,600	\$57,600
2X2	\$24,000	\$24,000	\$24,000	\$24,000
2X1	\$288,000	\$288,000	\$288,000	\$288,000
1X1	\$172,800	\$172,800	\$172,800	\$172,800
<b>Total Income</b>	<b>\$542,400</b>	<b>\$542,400</b>	<b>\$542,400</b>	<b>\$542,400</b>
<b>Operating Costs</b>				
Administration/Management	\$30,000	\$30,000	\$30,000	\$30,000
Building Maintenance	\$69,704	\$78,436	\$86,450	\$69,704
Landscaping/Maintenance	\$19,800	\$19,800	\$19,800	\$19,800
Insurance	\$56,053	\$56,053	\$56,053	\$56,053
<b>Total Operating Expenses</b>	<b>\$175,557</b>	<b>\$184,288</b>	<b>\$192,303</b>	<b>\$175,557</b>
<b>Net Operating Result</b>	<b>\$366,843</b>	<b>\$358,112</b>	<b>\$350,097</b>	<b>\$366,843</b>
<b>Debt Funding</b>				
Annual Repayment	-\$766,226	-\$836,067	-\$776,130	-\$812,695
<b>Net Result After Debt Repayment</b>	<b>-\$399,382</b>	<b>-\$477,955</b>	<b>-\$426,032</b>	<b>-\$445,851</b>

Source: Lucid Economics



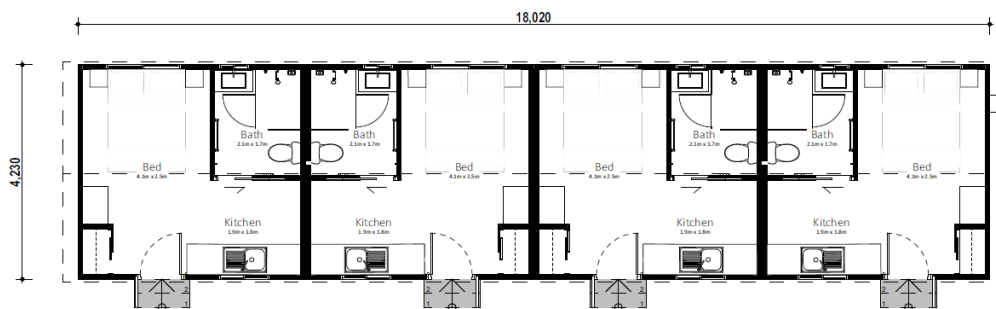
## 7. Alternative Concepts

In order to achieve a viable outcome that delivers both affordable housing and financial neutrality for Council, alternative concepts as well as alternative financing arrangements have been considered.

### 7.1 Alternative Products

The following figures (Figure 7.1 and Figure 7.2) provide examples of alternative housing products that can provide a denser living outcome, housing multiple people in individual rooms included as a single building. This outcome allows for a greater number of individual living units across the site but also greatly decreases the average cost per dwelling unit.

Figure 7.1. Acacia 4 (Asset Cabins and Homes)



Source: Asset Cabins and Homes (2025)

## Kalbarri Wood Street Feasibility - Draft Report

Figure 7.2. Lillypilly (Asset Cabins and Homes)



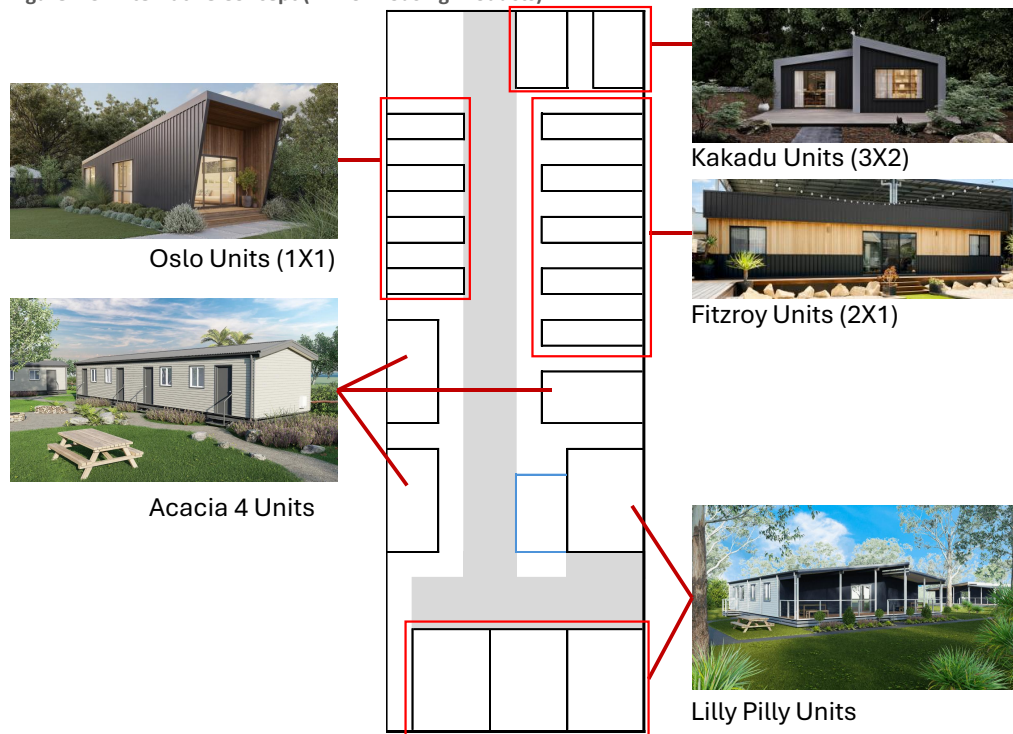
Source: Asset Cabins and Homes (2025)



## 7.2 Alternative Concept

The following alternative concept provides more traditional key service worker accommodation toward the back of the site and then more contemporary residential offerings towards the front of the site. The concept would still deliver quality housing outcomes and utilises the modular designs from Asset Cabins and Buildings for the worker accommodation and Fox Modular for the more traditional residential elements.

Figure 7.3. Alternative Concept (Mix of Housing Products)



Source: Lucid Economics

Table 7.1 shows the adjusted capital costs for the alternative concept and that the denser living product helps to achieve a much lower average cost per living unit, decreasing from \$350,000-\$380,000 to \$223,500.

Table 7.2 below summarises the financial results for the alternative concept. While the result is greatly improved, the results demonstrate that the alternative concept is also not viable. If the project was staged so the key service worker elements (i.e. Asset Cabins and Homes product) were developed first, the financial results improve but remain unviable.

Despite this disappointing result, the analysis shows that an alternative concept can improve the result.

***Unless a more affordable housing product can be identified, the only way to deliver affordable housing and maintain fiscal neutrality will be for the Shire to seek grant funding to contribute to the capital costs of the project.*** This would allow the capital costs to reduce without taking on additional debt and still delivering affordable housing outcomes for the community.

## Kalbarri Wood Street Feasibility - Draft Report

Table 7.1. Capital Costs (Alternative Concept)

Element	Cost (\$)
Oslo	\$1,006,810
Fitzroy	\$1,438,132
Kakadu	\$824,703
Acacia 4	\$1,885,135
Lilly Pilly	\$3,270,270
Laundry Unit	\$344,595
Landscaping	\$118,301
Fitout-FOX	\$21,483
Fitout-Asset	\$89,820
Earthworks and Service Connections	\$547,517
<b>Total Costs (ex GST)</b>	<b>\$9,546,766</b>
<b>GST</b>	<b>\$954,677</b>
<b>Total Costs (incl GST)</b>	<b>\$10,501,442</b>
<b>Average Cost (per Unit)</b>	<b>\$223,435</b>

Source: Fox Modular (2025); Asset Cabins and Homes (2025); Rawlinsons (2025)



## Kalbarri Wood Street Feasibility - Draft Report

Table 7.2. Kalbarri Wood Street Housing Alternative Concepts Feasibility Results

Scenario	Alternative Concept	Worker Accommodation Only
<b>Capital Costs</b>		
Capital Expenditure (Total)	\$10,501,442	\$6,535,264
Average Per Unit (Total Cost)	\$223,435	\$181,535
<b>Configuration</b>		
3X2	2	0
2X2	0	0
2X1	5	0
1X1	4	0
Room	36	36
Total (no.)	47	36
<b>Occupancy Rate (%)</b>		
Annual Occupancy Rate (%)	92%	92%
<b>Income</b>		
<b>Rental Rate (\$/week)</b>		
3X2	\$600	\$0
2X2	\$500	\$0
2X1	\$400	\$0
1X1	\$300	\$0
Room	\$275	\$275
<b>Annual Income</b>		
3X2	\$57,600	\$0
2X2	\$0	\$0
2X1	\$96,000	\$0
1X1	\$57,600	\$0
Room	\$475,200	\$475,200
<b>Total Income</b>	<b>\$686,400</b>	<b>\$475,200</b>
<b>Operating Costs</b>		
Administration/Management	\$30,000	\$30,000
Building Maintenance	\$87,696	\$35,923
Landscaping/Maintenance	\$19,800	\$19,800
<b>Insurance</b>	<b>\$87,816</b>	<b>\$67,263</b>
<b>Total Operating Expenses</b>	<b>\$225,312</b>	<b>\$152,986</b>
<b>Net Operating Result</b>	<b>\$461,088</b>	<b>\$322,214</b>
<b>Debt Funding</b>		
Annual Repayment	-\$763,640	-\$475,229
<b>Net Result After Debt Repayment</b>	<b>-\$302,552</b>	<b>-\$153,015</b>

Source: Lucid Economics



### 7.3 Grant Funding

Grant funding can assist the project and increase its financial viability. To demonstrate this outcome, it has been assumed that a grant of \$5 million is received for the Alternative Concept identified above as well as a grant for 50% of the funding for the worker accommodation only (\$3.3 million).

These grants can significantly decrease the capital required from the Shire but yield the same size, scale and quality of development. These hypothetical grants make the projects viable, as identified in Table 7.3.

Additionally, there are (and have been) a number of recent grants that could be applied for to support this project. Specifically, the Regional Housing Support Fund (RHSF) is a \$25 million State Government fund to support housing and land projects across regional WA that have significant feasibility challenges. Local governments can apply and funding can cover site preparation, earthworks, utility infrastructure as well as construction costs.



## Kalbarri Wood Street Feasibility - Draft Report

Table 7.3. Kalbarri Wood Street Housing Alternative Concepts with Grants Feasibility Results

Scenario	Alternative Concept	Worker Accommodation Only
<b>Capital Costs</b>		
Capital Expenditure (Required) <sup>1</sup>	\$5,501,442	\$3,267,632
Average Per Unit (Total Cost)	\$117,052	\$90,768
<b>Configuration</b>		
3X2	2	0
2X2	0	0
2X1	5	0
1X1	4	0
Room	36	36
Total (no.)	47	36
<b>Occupancy Rate (%)</b>		
Annual Occupancy Rate (%)	92%	92%
<b>Income</b>		
<b>Rental Rate (\$/week)</b>		
3X2	\$600	\$0
2X2	\$500	\$0
2X1	\$400	\$0
1X1	\$300	\$0
Room	\$275	\$275
<b>Annual Income</b>		
3X2	\$57,600	\$0
2X2	\$0	\$0
2X1	\$96,000	\$0
1X1	\$57,600	\$0
Room	\$475,200	\$475,200
<b>Total Income</b>	<b>\$686,400</b>	<b>\$475,200</b>
<b>Operating Costs</b>		
Administration/Management	\$30,000	\$30,000
Building Maintenance	\$87,696	\$35,923
Landscaping/Maintenance	\$19,800	\$19,800
<b>Insurance</b>	<b>\$87,816</b>	<b>\$67,263</b>
<b>Total Operating Expenses</b>	<b>\$225,312</b>	<b>\$152,986</b>
<b>Net Operating Result</b>	<b>\$461,088</b>	<b>\$322,214</b>
<b>Debt Funding</b>		
Annual Repayment	-\$400,052	-\$237,614
<b>Net Result After Debt Repayment</b>	<b>\$61,036</b>	<b>\$84,599</b>

Note: (1) amount of capital represents the total capital expenditure, minus the grant. This amount would be the debt provided by the Shire.

Source: Lucid Economics



## 8. Summary and Recommendations

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### 8.1 Summary

This analysis has found:

- Like many housing markets in regional Australia, **Kalbarri suffers from a shortage of housing.**
- **Housing prices in Kalbarri have grown rapidly over the last four years.** Despite the growth in housing prices, not enough new housing stock has come into the market.
- **There is strong demand for housing in Kalbarri,** both from key service workers and by other residents and future workers.
- The **current lack of housing is preventing economic growth** and restraining investment by local businesses that have opportunities to expand (but cannot get staff due to the housing shortage).
- A situation of **market failure exists in the Kalbarri housing market** as despite strong demand and increasing prices, significant increases in housing supply are not occurring.
- The Shire of Northampton has acquired a 6,744 sqm site from the WA State Government at **15 Wood Street that is appropriate for residential development.**
- The **original concept for the site's development is currently unviable** due to high construction and development costs relative to market rental rates. A reduction in the capital expenditure is required in order to deliver affordable housing and maintain fiscal neutrality for the Shire.
- Providing an alternative concept and creating greater density helps to reduce capital costs and provide housing at a more affordable rate. However, at this time, grant funding is also required in order to make the project viable (and not overburden the Shire with debt).

### 8.2 Recommendations

Based on the analysis in this report, the following recommendations are provided:

- **Applying for Grant Funding:** the analysis has demonstrated that grant funding can make a substantial impact on the project's viability. Accessing grant funding would reduce the amount of capital the Shire needed to borrow for the project and thus can allow the Shire to receive a sufficient amount of income to service the debt in a sustainable manner.
  - **Investigate and apply for potential grants**
- **Investigating alternative housing suppliers:** the analysis has found that the capital costs exceed the market's ability to pay. Alternative housing product and alternative housing providers should be contacted to identify if lower cost housing solutions can be found.
  - **Additional quotes for construction should be sought**
- **Changing the concept:** the concepts explored in this analysis have been found to be unviable, however, other concepts that can deliver a high quality housing solution at a lower cost may be viable.
  - **Alternative concepts should be considered**



## Kalbarri Wood Street Feasibility - Draft Report

- **Partnering with local mining company:** the Shire could consider partnering in the development with a mining company. The mining company could contribute substantially to the capital (or as a minimum at 50%), the Shire could still invest and provide the land. Lowering the Shire's capital requirements (and leveraging capital from a mining company) could contribute to a better balance between capital expenditure, income and debt repayments. Naturally, adding a partner would increase the complexity of the project.
  - **Explore the potential to partner with a local mining company where they would contribute to the capital requirement in return for access to future dwellings for their employees**



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## Appendix A: Detailed Capital Costs

Table A.1. Fox Series, Detailed Cost

Type	No.	Cost per Unit	Total Costs
<b>Cost per Unit</b>			
1 Bed, 1 Bath	12	\$182,983	\$2,195,793
2 Bed, 1 Bath	15	\$217,986	\$3,269,795
2 Bed, 2 Bath	1	\$284,780	\$284,780
3 Bed, 2 Bath	2	\$299,198	\$598,396
<b>Installation</b>			
1 Bed, 1 Bath	12	\$36,364	\$436,364
2 Bed, 1 Bath	15	\$36,364	\$545,455
2 Bed, 2 Bath	1	\$47,364	\$47,364
3 Bed, 2 Bath	2	\$47,364	\$94,727
<b>Transport</b>			
Crane Lift	1	\$45,455	\$45,455
1 Bed, 1 Bath	12	\$12,205	\$146,455
2 Bed, 1 Bath	15	\$12,205	\$183,068
2 Bed, 2 Bath	1	\$28,158	\$28,158
3 Bed, 2 Bath	2	\$28,158	\$56,316
<b>Other Unit Costs</b>			
<b>Concrete Slab</b>			
1 Bed, 1 Bath	12	\$2,273	\$27,273
2 Bed, 1 Bath	15	\$2,273	\$34,091
2 Bed, 2 Bath	1	\$4,545	\$4,545
3 Bed, 2 Bath	2	\$4,545	\$9,091
<b>Seven Star Compliance</b>			
1 Bed, 1 Bath	12	\$13,636	\$163,636
2 Bed, 1 Bath	15	\$14,557	\$218,352
2 Bed, 2 Bath	1	\$22,434	\$22,434
3 Bed, 2 Bath	2	\$26,116	\$52,233
<b>Coastal Upgrades</b>			
1 Bed, 1 Bath	12	\$2,727	\$32,727
2 Bed, 1 Bath	15	\$2,727	\$40,909
2 Bed, 2 Bath	1	\$5,455	\$5,455
3 Bed, 2 Bath	2	\$5,455	\$10,909
<b>Total Unit Costs</b>			
1 Bed, 1 Bath	12	\$251,702	\$3,020,429
2 Bed, 1 Bath	15	\$287,626	\$4,314,397
2 Bed, 2 Bath	1	\$394,251	\$394,251
3 Bed, 2 Bath	2	\$412,352	\$824,703
<b>Total Costs (ex GST)</b>			<b>\$8,553,780</b>
GST	10%		\$855,378
<b>Total Costs (incl. GST)</b>			<b>\$9,409,158</b>

## Kalbarri Wood Street Feasibility - Draft Report

Type	No.	Cost per Unit	Total Costs
<b>Additional Costs</b>			
Civil Works/Connections	30	\$31,698	\$950,950
Landscaping	1	\$118,301	\$118,301
Fitout	30	\$1,953	\$58,590
<b>Total Additional Costs</b>			<b>\$1,127,841</b>
<b>Total</b>			<b>\$10,536,999</b>

Source: Fox Modular (2025); Rawlinsons (2025); Harvey Norman (2025)



## Kalbarri Wood Street Feasibility - Draft Report

Table A.2. Pique Series, Detailed Cost

Type	No.	Cost per Unit	Total Costs
<b>Cost per Unit</b>			
1 Bed, 1 Bath	12	\$214,076	\$2,568,916
2 Bed, 1 Bath	15	\$244,673	\$3,670,091
2 Bed, 2 Bath	1	\$272,658	\$272,658
3 Bed, 2 Bath	2	\$385,631	\$771,262
<b>Installation</b>			
1 Bed, 1 Bath	12	\$36,364	\$436,364
2 Bed, 1 Bath	15	\$36,364	\$545,455
2 Bed, 2 Bath	1	\$47,364	\$47,364
3 Bed, 2 Bath	2	\$47,364	\$94,727
<b>Transport</b>			
Crane Lift	1	\$45,455	\$45,455
1 Bed, 1 Bath	12	\$12,205	\$146,455
2 Bed, 1 Bath	15	\$12,205	\$183,068
2 Bed, 2 Bath	1	\$28,158	\$28,158
3 Bed, 2 Bath	2	\$28,158	\$56,316
<b>Other Unit Costs</b>			
<b>Concrete Slab</b>			
1 Bed, 1 Bath	12	\$2,273	\$27,273
2 Bed, 1 Bath	15	\$2,273	\$34,091
2 Bed, 2 Bath	1	\$4,545	\$4,545
3 Bed, 2 Bath	2	\$4,545	\$9,091
<b>Seven Star Compliance</b>			
1 Bed, 1 Bath	12	\$13,636	\$163,636
2 Bed, 1 Bath	15	\$9,091	\$136,364
2 Bed, 2 Bath	1	\$27,382	\$27,382
3 Bed, 2 Bath	2	\$34,122	\$68,244
<b>Coastal Upgrades</b>			
1 Bed, 1 Bath	12	\$2,727	\$32,727
2 Bed, 1 Bath	15	\$2,727	\$40,909
2 Bed, 2 Bath	1	\$5,455	\$5,455
3 Bed, 2 Bath	2	\$5,455	\$10,909
<b>Total Unit Costs</b>			
1 Bed, 1 Bath	12	\$282,796	\$3,393,553
2 Bed, 1 Bath	15	\$308,847	\$4,632,705
2 Bed, 2 Bath	1	\$387,077	\$387,077
3 Bed, 2 Bath	2	\$506,790	\$1,013,579
<b>Total Costs (ex GST)</b>			<b>\$9,426,914</b>
GST	10%		\$942,691
<b>Total Costs (incl. GST)</b>			<b>\$10,369,605</b>



## Kalbarri Wood Street Feasibility - Draft Report

Type	No.	Cost per Unit	Total Costs
<b>Additional Costs</b>			
Civil Works/Connections	30	\$31,698	\$950,950
Landscaping	1	\$118,301	\$118,301
Fitout	30	\$1,953	\$58,590
<b>Total Additional Costs</b>			<b>\$1,127,841</b>
<b>Total</b>			<b>\$11,497,446</b>

Source: Fox Modular (2025); Rawlinsons (2025); Harvey Norman (2025)



## Kalbarri Wood Street Feasibility - Draft Report

Table A.3. Evoke Living, Detailed Cost

Type	No.	Cost per Unit	Total Costs
<b>Cost per Unit</b>			
1 Bed, 1 Bath	12	\$245,000	\$2,940,000
2 Bed, 1 Bath	15	\$255,000	\$3,825,000
2 Bed, 2 Bath	1	\$260,000	\$260,000
3 Bed, 2 Bath	2	\$360,000	\$720,000
Subtotal (Units)			\$7,745,000
<b>Installation, Transport and Cyclone Conditions</b>			
Earthworks and Service Connections	1	\$350,000	\$350,000
Cyclonic Conditions	30	\$30,000	\$900,000
Transport (incl Crane Lift)	1	\$547,100	\$547,100
Subtotal (Installation, Transport and Cyclone Conditions)			\$1,797,100
<b>Total Costs (ex GST)</b>			<b>\$9,542,100</b>
GST	10%		\$954,210
<b>Total Costs (incl. GST)</b>			<b>\$10,496,310</b>
<b>Additional Costs</b>			
Landscaping	1	\$118,301	\$118,301
Fitout	30	\$1,953	\$58,590
<b>Total Additional Costs</b>			<b>\$176,891</b>
<b>Total</b>			<b>\$10,673,201</b>

Source: Evoke Living (2025); Rawlinsons (2025); Harvey Norman (2025)

Table A.4. Summit Modular, Detailed Cost

Element	Cost (\$)
Civil Works	\$864,500
Housing	\$6,432,727
Transport	\$596,364
Installation	\$2,127,273
Landscaping	\$107,546
Fitout	\$31,620
<b>Total Costs (ex GST)</b>	<b>\$10,160,030</b>
<b>GST</b>	<b>\$1,016,003</b>
<b>Total Costs (incl. GST)</b>	<b>\$11,176,033</b>
<b>Average Cost (per Unit)</b>	<b>\$372,534</b>

Source: Summit Modular (2025); Rawlinsons (2025); Harvey Norman (2025)

## Kalbarri Wood Street Feasibility - Draft Report

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**Lucid Economics Pty Ltd**

[www.lucideconomics.com.au](http://www.lucideconomics.com.au)

[info@lucideconomics.com.au](mailto:info@lucideconomics.com.au)

ABN 67 600 265 567



## **Manager Corporate Services Activity Report**

**July to December 2025**

### **Activity for the period**

- Continuation of review of Position Descriptions for various positions within the Shire including Administration Officer, Executive Support Officer, Gardener, Gardener/Facility Maintenance, Leading Hand, Executive Manager Works & Technical Services.
- Along with Manager Financial Services (MFS), reviewed Position Descriptions for various positions including Payroll Officer, Rates Officer, Creditors Officer and Debtors Officer.
- Completed nomination to Federal Government STAND/Community Wi-Fi installations (extended for another 4 years) nominating Northampton Community Centre as site.
- Along with Chief Executive Officer (CEO) and Shire President met with Chris Cusack (General Manager for NBN Local based in Sydney) and Jenny Thomas (Northern Region WA Development Manager) on 21 October 2025, regarding current fibre to premise work underway in Northampton and future connection in Kalbarri.
- Worked with Councillors and CEO to confirm and advise Consultant of updates required to wording/fonts/colour of draft Strategic Community Plan document.
- Undertook major reconfiguration of Kalbarri Office with CEO.
- Undertook major records disposal process at Kalbarri Office.
- Commenced review of archive records management within Northampton Office, including photocopy and filing rooms.
- Worked with HR Consultant and CEO to discuss Shire Enterprise Agreement including detailed comparative work.
- Developed and managed recruitment process for Building Surveyor position including interviews of applicants with Executive Manager Community Development and Regulation (EMCDR) and CEO (19 August 2025).
- Numerous meetings and correspondence with five Lessees of expired leases.
- Along with Community Development Officers met with Market Creations to begin refresh of website work (30 July 2025).
- Conducted post tenancy inspections, assessing necessary works to ensure compliance with lease agreement exit conditions (U1 Kitson Circuit Northampton).
- Carried out a post-tenancy inspection and assessed the necessary works to ensure compliance with residential tenancy agreement exit conditions (78 Robinson St, Northampton).
- Conducted a post-tenancy inspection, evaluated the scope of work necessary to restore property to required specifications and undertook upgrades (2 Salamat Place, Kalbarri).
- Addressed a tenancy matter relating to the dishwasher and coordinated its replacement to resolve issue (14 Callion Way, Kalbarri).
- Joint inspection with CEO to assess works required for new tenant entry. Coordinated and completed upgrade works with contractors to rectify identified issues (5 Bateman St Northampton).
- Facilitated Code of Conduct sessions with CEO for 8 employees at the Kalbarri office to reinforce organisational standards and expectations.
- Along with Building Surveyor undertook Building Inspections of Northampton Community Centre, Horrocks Community Centre, Matt Burrell Pavilion, Horrocks Community Kitchen and Kalbarri Arts and Craft Centre (November 2025).
- Numerous meetings with IT provider and IT cabling contractor to effect AV system installations to Northampton and Kalbarri offices.
- Liaised with real estate agents to obtain property appraisals and arranged legal

- valuations following agent appointment in preparation for advertising and potential sale.
- Undertook First Aid Refresher training in Geraldton (December 2025).
- Collaborated with the CEO to plan and execute advertising campaign for medical services in Northampton, distributing 1,500 promotional letter drops.
- Ongoing management of insurance including – property, vehicles, worker's compensation and policy renewals.
- Worked with Information Technology (IT) to install upgrade to IT systems to meet audit requirements previously identified.
- Developed Business Continuity and Disaster Recovery Plan (August 2025) with endorsement of Audit and Risk Management Committee.
- Managed recovery process during breakdown of phone systems at Kalbarri office and facilitated upgrade to digital PABX system (September 2025).
- Research, compilation and proofing of Shire Bulletin articles.
- Continuation of Records Project with Consultant involving extensive work in Archive Sheds 1 and 2 including:
  - Disposal of 65 boxes of records (condensed from 105 boxes) from Archive Shed 1 (January 2025).
  - Disposal of 166 boxes of records from Archive Shed 2 (July 2025).
  - Review and filing of 2 removalist boxes of building plans (archived 680 envelopes with building plans in date range from 1958 – 1978).
  - Classification and segregation of personnel records for 100-year storage requirements.
  - Identification and return of Chapman Valley and Shark Bay environmental health documentation.
- Met with Northampton Community Centre Inc. (NCC) Committee renewal lease discussions.
- Dealt with numerous NCC enquiries regarding maintenance and outgoing responsibilities and issued Purchase Order for repairs including leaking roof and subsequent electrical issue and buckled internal wall.
- Along with EMCDR, met with Northampton Men's Shed Inc. representatives for discussions on current Containers for Change and Men's Shed operations and concept plans for potential relocation (November 2025).
- Arranged Security Consultant to review current security and surveillance arrangements for:
  - Stephen Street Depot;
  - Water Standpipe at Stephen Street;
  - Door (fob) access to Shire Offices; and
  - Explore potential Security gate configurations for Northampton Shire Office/Stephen Street access point.
- Along with CEO attended meeting with Local Government Insurance Scheme (LGIS) representative (current insurance status and future requirements including coverage relating to medical service).
- Teams based meeting with Local Records Management group (Perth based and LG focussed).
- Attended Budget Workshops with Councillors.
- Preparation of agenda items for Council meetings and attendance at July, September and December meetings. Agenda items included:
  - Manager Corporate Services Activity Report (July and December).

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- Proposed Disposal of Property (Unit 1) at Lot 83 Kitson Circuit, Northampton (September).
- Proposed Commercial Lease of (Unit 4) at Lot 83 Kitson Circuit, Northampton (September).
- Proposed Commercial Lease of Unit 2 (Lot 83) Kitson Circuit, Northampton to RJ Hilzinger and DM De Rooy trading as The Wheel Aligners (November).
- Proposed Commercial Lease of Unit 3 (Lot 83) Kitson Circuit, Northampton to BF and TA Watson trading as Northampton Auto Electrics (November).
- Proposed Community Lease or portion of Lot 513 Porter Street, Kalbarri being a portion of Reserve 215447 to Kalbarri Arts and Crafts Group Inc. (November).
- Outcome of Public Notice – Proposed Commercial Lease of Unit 4 (Lot 83) Kitson Circuit, Northampton to Cross WA Pty Ltd (November).
- Proposed License to Occupy – portion of Reserve 25307 (Kalbarri Foreshore) 75 Grey Street, Kalbarri (November).
- Outcome of Public Notice – Proposed Commercial Lease of Unit 3 (Lot 83) Kitson Circuit, Northampton to BF and TA Watson trading as Northampton Auto Electrics (December).
- Outcome of Public Notice – Proposed Commercial Lease of Unit 2 (Lot 83) Kitson Circuit, Northampton to RJ Hilzinger and DM De Rooy trading as The Wheel Aligners (December).
- Participated in Agenda Review with Executive Officers for February, March, April, May and June 2025.
- Attended February, March, April, May and June Executive Management Team Meetings including budget updates.
- Managed expression of interest and disposal processes for surplus office furniture (Kalbarri office) under 4.1 Disposal of Shire of Northampton policy.
- Received resignations from Gardener (Northampton), Executive Manager Works and Technical Services, and Plant Operator-Works Labourer (Northampton).
- Various meetings throughout the period with community group representatives, business owners and members of the public on the matter of lease agreements and maintenance of Council owned properties.
- Took 5 days leave from 25 August, returning on 1 September 2025.
- Took 5 days leave from 28 November, returning on 8 December 2025.
- Dealt with annual returns;
  - Public Sector;
  - Disability Access and Inclusion Plan;
  - WALGA Annual Subscriptions;
  - LGIS Insurance policy renewals;
  - Australian Bureau of Statistics
  - Freedom of Information Statement 2025,

## Staff Movements

- Recruitment processes undertaken for positions of:
  - Executive Manager Works and Technical Services (October and November); and
  - Gardener (Northampton).

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- Administration Officer, Kalbarri (Karene Sedgwick) remains on extended leave utilising annual and long service leave entitlements.

### **Focus for upcoming period**

- Continue review and update of Position Descriptions for various existing positions within the Shire following appointment of Executive Manager Works and Technical Services.
- Continue review and update Human Resource documentation and associated records management system.
- Continued liaison with community groups and individuals associated with lease and licence agreement renewals.
- Continue Records Management Project with Consultant with tasks including:
  - Development of Record Keeping Plan.
  - Development of Archiving of Records procedure.
  - Review and archiving/disposal of records in filing cabinets in main file room.
  - Review and digitisation of Halfway Bay Leases.
  - Review and digitisation of Horrocks Leases.
  - Commence implementation of conversion of Shire's numerical filing system to 'Key Words for Council' system.
- Continue Building Condition Report process with Shire's Building Surveyor – record of current status of Shire buildings and future maintenance requirements for each (short and long term).
- Commence review of staff housing policies including implementation of Residential Tenancy Agreements.
- Commence review of License to Occupy agreement for Northampton airstrip on Hasleby property.
- Facilitate Code of Conduct sessions with CEO for employees Northampton to reinforce organisational standards and expectations.
- Complete website refresh and upgrade project.
- Continue review of Council policies and finalise Council Policy Manual.
- Complete budgeted projects of 25/26.
- Review organisation's strategic documents including Asset Management Plan, Risk Register and Record Keeping Plan.





**PUBLIC NOTICE**  
**Disposal of Unit 3 (Lot 83) Kitson Circuit, Northampton**

In accordance with Section 3.58 (3) of the *Local Government Act 1995*, the Shire of Northampton gives public notice of the intended disposal by way of lease being portion of Lot 83 on Deposited Plan 70140 being the whole of the land in Certificate of Title Volume 2821 Folio 792 as detailed below:

- BF and TA Watson trading as Northampton Auto Electrics;
- Unit 3 being a portion of the light industrial units situated at Lot 83 Kitson Circuit Northampton;
- For a period of two (2) years with a further term option of three (3) years;
- Annual rent payable in advance at 1 July each year;
  - Commencement date 1 July 2025 for the amount of \$9,600 (plus GST & outgoings; and
  - From 1 July 2026 and every year thereafter for the amount of \$11,500 plus GST & outgoings, being the current market rental valuation.
  - Annual rent payable figures to include annual CPI adjustments.

Submissions are invited to be received from the public in writing regarding the proposed disposition by **4.00pm Friday 5 December 2025**.

**ANDREW CAMPBELL**  
**CHIEF EXECUTIVE OFFICER**  
**PO BOX 61, NORTHAMPTON WA 6535**



**PUBLIC NOTICE**  
**Disposal of Unit 2 (Lot 83) Kitson Circuit, Northampton**

In accordance with Section 3.58 (3) of the *Local Government Act 1995*, the Shire of Northampton gives public notice of the intended disposal by way of lease being portion of Lot 83 on Deposited Plan 70140 being the whole of the land in Certificate of Title Volume 2821 Folio 792 as detailed below:

- RJ Hilzinger and DM De Rooy trading as The Wheel Aligners;
- Unit 2 being a portion of the light industrial units situated at Lot 83 Kitson Circuit Northampton;
- For a period of one (1) year with a further term option of one (1) year;
- Annual rent payable in advance at 1 July each year;
  - Commencement date 1 July 2025 for the amount of \$8,000 (plus GST & outgoings; and
  - From 1 July 2026 and every year thereafter for the amount of \$10,000 plus GST & outgoings, being the current market rental valuation.
  - Annual rent payable figures to include annual CPI adjustments.

Submissions are invited to be received from the public in writing regarding the proposed disposition by **4.00pm Friday 5 December 2025**.

**ANDREW CAMPBELL**  
**CHIEF EXECUTIVE OFFICER**  
**PO BOX 61, NORTHAMPTON WA 6535**



**PUBLIC NOTICE**  
**Disposal of a portion of Reserve 25307 (Kalbarri Foreshore)**  
**75 Grey Street, Kalbarri**

In accordance with Section 3.58 (3) of the *Local Government Act 1995*, the Shire of Northampton gives public notice of the intended disposal by way of license to occupy being portion of Reserve 25307 (Kalbarri Foreshore), 75 Grey Street, Kalbarri as detailed below:

- Maverick Marine (WA) Pty Ltd trading as Kalbarri Boat Hire and Kalbarri Canoe Safaris;
- Unit 3 being a portion of the light industrial units situated at Lot 83 Kitson Circuit Northampton;
- For a period of five (5) years with a further term option of five (5) years;
- Annual rent payable in advance at 1 July each year;
  - Commencement date 1 July 2025 for the amount of \$1,029 plus GST & outgoings; and
  - From 1 July 2026 and every year thereafter for the amount of \$4,000 plus GST & outgoings, being the current market rental valuation.
  - Annual rent payable figures to include annual CPI adjustments.

Submissions are invited to be received from the public in writing regarding the proposed disposition by **4.00pm Friday 5 December 2025**.

**ANDREW CAMPBELL**  
**CHIEF EXECUTIVE OFFICER**  
**PO BOX 61, NORTHAMPTON WA 6535**



**PUBLIC NOTICE**  
**Disposal of a portion of Lot 513 Porter Street, Kalbarri**  
**being a portion of Reserve 25447**

In accordance with Section 3.58 (3) of the *Local Government Act 1995*, the Shire of Northampton gives public notice of the intended disposal by way of community lease of a portion of Lot 513 Porter Street, Kalbarri being a portion of Reserve 25447 as detailed below:

- Kalbarri Arts and Crafts Group Inc.;
- For a period of five (5) years with a further term option of five (5) years;
- Annual rent payable in advance at 1 July each year;
  - Commencement date 1 July 2025 for the amount of \$10 per annum plus GST & outgoings; and
  - Annual rent payable figures to include annual CPI adjustments.

Submissions are invited to be received from the public in writing regarding the proposed disposition by **4.00pm Friday 5 December 2025**.

**ANDREW CAMPBELL**  
**CHIEF EXECUTIVE OFFICER**  
**PO BOX 61, NORTHAMPTON WA 6535**

**SHIRE OF NORTHAMPTON**  
**MONTHLY FINANCIAL REPORT**  
(Containing the required statement of financial activity and statement of financial position)  
**For the period ended 30 November 2025**

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

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**SHIRE OF NORTHAMPTON**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

	Supplementary	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
	Information	(a) \$	(b) \$	(c) \$	(c) - (b) \$	((c) - (b))/(b) %	
<b>OPERATING ACTIVITIES</b>							
<b>Revenue from operating activities</b>							
General rates	10	5,678,686	5,661,186	<b>5,656,225</b>	(4,961)	(0.09%)	
Grants, subsidies and contributions	13	3,463,809	1,676,167	<b>1,338,667</b>	(337,500)	(20.14%)	▼
Fees and charges		1,426,402	1,192,506	<b>1,167,266</b>	(25,240)	(2.12%)	▼
Interest revenue		236,000	109,995	<b>107,235</b>	(2,760)	(2.51%)	
Other revenue		62,000	25,830	<b>0</b>	(25,830)	(100.00%)	▼
Profit on asset disposals	6	553,917	439,554	<b>0</b>	(439,554)	(100.00%)	▼
		<b>11,420,814</b>	<b>9,105,238</b>	<b>8,269,393</b>	(835,845)	(9.18%)	▼
<b>Expenditure from operating activities</b>							
Employee costs		(5,487,325)	(2,397,010)	<b>(2,213,966)</b>	183,044	7.64%	▲
Materials and contracts		(3,418,008)	(1,395,655)	<b>(1,071,360)</b>	324,295	23.24%	▲
Utility charges		(328,760)	(136,880)	<b>(91,666)</b>	45,214	33.03%	▲
Depreciation		(2,901,300)	(1,208,835)	<b>0</b>	1,208,835	100.00%	▲
Finance costs		(71,483)	(29,770)	<b>3,375</b>	33,145	111.34%	▲
Insurance		(242,942)	(241,873)	<b>(258,066)</b>	(16,193)	(6.69%)	▼
Other expenditure		(1,277,669)	(653,455)	<b>(475,360)</b>	178,095	27.25%	▲
Loss on asset disposals	6	(15,308)	(8,562)	<b>0</b>	8,562	100.00%	▲
		<b>(13,742,795)</b>	<b>(6,072,040)</b>	<b>(4,107,043)</b>	1,964,997	32.36%	▲
Non-cash amounts excluded from operating activities	Note 2(b)	2,362,691	1,656,951	<b>2,956</b>	(1,653,995)	(99.82%)	▼
<b>Amount attributable to operating activities</b>		<b>40,710</b>	<b>4,690,149</b>	<b>4,165,306</b>	(524,843)	(11.19%)	
<b>INVESTING ACTIVITIES</b>							
<b>Inflows from investing activities</b>							
Proceeds from capital grants, subsidies and contributions	14	13,655,043	5,689,585	<b>564,938</b>	(5,124,647)	(90.07%)	▼
Proceeds from disposal of assets	6	898,700	0	<b>0</b>	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans		18,389	9,105	<b>9,105</b>	0	0.00%	
		<b>14,572,132</b>	<b>5,698,690</b>	<b>574,043</b>	(5,124,647)	(89.93%)	
<b>Outflows from investing activities</b>							
Payments for property, plant and equipment	5	(2,416,764)	(1,102,665)	<b>(292,471)</b>	810,194	73.48%	▲
Payments for construction of infrastructure	5	(15,607,785)	(6,503,190)	<b>(437,921)</b>	6,065,269	93.27%	▲
		<b>(18,024,549)</b>	<b>(7,605,855)</b>	<b>(730,392)</b>	6,875,463	90.40%	
<b>Amount attributable to investing activities</b>		<b>(3,452,417)</b>	<b>(1,907,165)</b>	<b>(156,349)</b>	1,750,816	91.80%	
<b>FINANCING ACTIVITIES</b>							
<b>Inflows from financing activities</b>							
Proceeds from new debentures	11	450,000	0	<b>0</b>	0	0.00%	
Transfer from reserves	4	119,850	21,617	<b>21,617</b>	0	0.00%	
		<b>569,850</b>	<b>21,617</b>	<b>21,617</b>	0	0.00%	
<b>Outflows from financing activities</b>							
Repayment of borrowings	11	(131,157)	(26,155)	<b>(26,155)</b>	0	0.00%	
Transfer to reserves	4	(146,191)	0	<b>(131,611)</b>	(131,611)	0.00%	▼
		<b>(277,348)</b>	<b>(26,155)</b>	<b>(157,766)</b>	(131,611)	(503.20%)	
<b>Amount attributable to financing activities</b>		<b>292,502</b>	<b>(4,538)</b>	<b>(136,149)</b>	(131,611)	(2900.39%)	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>							
<b>Surplus or deficit at the start of the financial year</b>		3,119,126	3,119,126	<b>1,494,871</b>	(1,624,255)	(52.07%)	▼
Amount attributable to operating activities		40,710	4,690,149	<b>4,165,306</b>	(524,843)	(11.19%)	▼
Amount attributable to investing activities		(3,452,417)	(1,907,165)	<b>(156,349)</b>	1,750,816	91.80%	▲
Amount attributable to financing activities		292,502	(4,538)	<b>(136,149)</b>	(131,611)	(2900.39%)	▼
<b>Surplus or deficit after imposition of general rates</b>		<b>(79)</b>	<b>5,897,572</b>	<b>5,367,680</b>	(529,892)	(8.98%)	▼

**KEY INFORMATION**

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

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

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



**SHIRE OF NORTHAMPTON  
STATEMENT OF FINANCIAL POSITION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

	Supplementary Information	30-Jun-25 \$	30 November 2025 \$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	5,849,265	7,906,750
Trade and other receivables		1,903,601	2,334,272
Other financial assets		18,389	9,284
Inventories	8	144,210	218,993
<b>TOTAL CURRENT ASSETS</b>		<b>7,915,465</b>	<b>10,469,299</b>
<b>NON-CURRENT ASSETS</b>			
Trade and other receivables		84,959	84,959
Other financial assets		337,366	337,366
Property, plant and equipment		37,834,114	38,126,585
Infrastructure		145,416,433	145,854,354
<b>TOTAL NON-CURRENT ASSETS</b>		<b>183,672,872</b>	<b>184,403,264</b>
<b>TOTAL ASSETS</b>		<b>191,588,337</b>	<b>194,872,563</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	9	1,711,069	431,921
Other liabilities	12	2,440,317	2,440,317
Borrowings	11	128,130	101,975
Employee related provisions	12	922,932	922,932
Other provisions	12	137,762	0
<b>TOTAL CURRENT LIABILITIES</b>		<b>5,340,210</b>	<b>3,897,145</b>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	11	1,355,133	1,355,133
Employee related provisions		67,263	67,263
Other provisions		1,603,226	1,603,226
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>3,025,622</b>	<b>3,025,622</b>
<b>TOTAL LIABILITIES</b>		<b>8,365,832</b>	<b>6,922,767</b>
<b>NET ASSETS</b>		<b>183,222,505</b>	<b>187,949,796</b>
<b>EQUITY</b>			
Retained surplus		100,103,469	104,720,766
Reserve accounts	4	1,457,281	1,567,275
Revaluation surplus		81,661,755	81,661,755
<b>TOTAL EQUITY</b>		<b>183,222,505</b>	<b>187,949,796</b>

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

## NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 NOVEMBER 2025

### 1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

#### BASIS OF PREPARATION

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

##### **Local Government Act 1995 requirements**

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

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

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

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

#### THE LOCAL GOVERNMENT REPORTING ENTITY

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

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

#### Judgements and estimates

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

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

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

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

#### SIGNIFICANT ACCOUNTING POLICIES

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

#### PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 01 December 2025

**SHIRE OF NORTHAMPTON**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

		Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Year to Date 30 November 2025
		\$	\$	\$
<b>(a) Net current assets used in the Statement of Financial Activity</b>				
<b>Current assets</b>				
Cash and cash equivalents	3	5,849,265	5,849,265	7,906,750
Trade and other receivables		1,638,025	1,903,601	2,334,272
Other financial assets		18,389	18,389	9,284
Inventories	8	144,210	144,210	218,993
		7,649,889	7,915,465	10,469,299
<b>Less: current liabilities</b>				
Trade and other payables	9	(1,806,682)	(1,711,069)	(431,921)
Other liabilities	12	(449,416)	(2,440,317)	(2,440,317)
Borrowings	11	(131,157)	(128,130)	(101,975)
Employee related provisions	12	(918,120)	(922,932)	(922,932)
Other provisions	12	(148,031)	(137,762)	0
		(3,453,406)	(5,340,210)	(3,897,145)
<b>Net current assets</b>		<b>4,196,483</b>	<b>2,575,255</b>	<b>6,572,154</b>
<b>Less: Total adjustments to net current assets</b>	Note 2(c)	(1,077,357)	(1,080,384)	(1,204,474)
<b>Closing funding surplus / (deficit)</b>		<b>3,119,126</b>	<b>1,494,871</b>	<b>5,367,680</b>

**(b) Non-cash amounts excluded from operating activities**

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

		Adopted Budget	YTD Budget (a)	YTD Actual (b)
		\$	\$	\$
<b>Non-cash amounts excluded from operating activities</b>				
<b>Adjustments to operating activities</b>				
Less: Profit on asset disposals	6	(553,917)	439,554	0
Less: Movement in liabilities associated with restricted cash		0	0	2,956
Add: Loss on asset disposals	6	15,308	8,562	0
Add: Depreciation		2,901,300	1,208,835	0
<b>Total non-cash amounts excluded from operating activities</b>		<b>2,362,691</b>	<b>1,656,951</b>	<b>2,956</b>

**(c) Current assets and liabilities excluded from budgeted deficiency**

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

		Adopted Budget Opening 1/07/2025	Last Year Closing 30 June 2025	Year to Date 30 November 2025
		\$	\$	\$
<b>Adjustments to net current assets</b>				
Less: Reserve accounts	4	(1,457,282)	(1,457,282)	(1,567,276)
Less: Financial assets at amortised cost - self sup	8	(18,389)	(18,389)	(9,284)
- Land held for resale		(130,000)	(130,000)	(130,000)
- Other liabilities - Adjustment to current non current liabilities				(2)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11	131,157	128,130	101,975
- Current portion of employee benefit provisions he	4	397,157	397,157	400,113
<b>Total adjustments to net current assets</b>	Note 2(a)	<b>(1,077,357)</b>	<b>(1,080,384)</b>	<b>(1,204,474)</b>

**CURRENT AND NON-CURRENT  
CLASSIFICATION**

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

**SHIRE OF NORTHAMPTON**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**3 EXPLANATION OF MATERIAL VARIANCES**

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

The material variance adopted by Council for the 2025-26 year is \$10,000 or 10.00% whichever is the greater.

Description	Var. \$ \$	Var. % %	
<b>Revenue from operating activities</b>			
<b>Grants, subsidies and contributions</b>	(337,500)	(20.14%)	▼
Timing, as funds are received and revenue recognised.			
<b>Fees and charges</b>	(25,240)	(2.12%)	▼
Timing; annual invoicing being prepared.			
<b>Other revenue</b>	(25,830)	(100.00%)	▼
Timing in receiving DFES revenue (road repairs)			
<b>Profit on asset disposals</b>	(439,554)	(100.00%)	▼
Timing. Some assets disposed unable to process until 2025FY finalised.			
<b>Expenditure from operating activities</b>			
<b>Employee costs</b>	183,044	7.64%	▲
Timing, currently under budget.			
<b>Materials and contracts</b>	324,295	23.24%	▲
Timing on expenditure as projects progress.			
<b>Utility charges</b>	45,214	33.03%	▲
Timing.			
<b>Depreciation</b>	1,208,835	100.00%	▲
Timing, no depreciation will be raised until the June 2025 Annual Financial Statements are finalised.			
<b>Finance costs</b>	33,145	111.34%	▲
Timing, impact of accrued interest from 2024/25			
<b>Insurance</b>	(16,193)	(6.69%)	▼
Insurance adjustments.			
<b>Other expenditure</b>	178,095	27.25%	▲
Timing, as projects progress.			
<b>Loss on asset disposals</b>	8,562	100.00%	▲
Timing, as assets are disposed of.			
<b>Non-cash amounts excluded from operating activities</b>	(1,653,995)	(99.82%)	▼
Timing, no depreciation or profit processed at this stage.			
<b>Inflows from investing activities</b>			
<b>Proceeds from capital grants, subsidies and contributions</b>	(5,124,647)	(90.07%)	▼
Timing, as capital grants are received.			
<b>Outflows from investing activities</b>			
<b>Payments for property, plant and equipment</b>	810,194	73.48%	▲
Timing as capital works increase			
<b>Payments for construction of infrastructure</b>	6,065,269	93.27%	▲
Timing as capital works increase			
<b>Outflows from financing activities</b>			
<b>Transfer to reserves</b>	(131,611)	0.00%	▼
Interest received and budgeted transfers to/from reserves.			
<b>Surplus or deficit at the start of the financial year</b>	(1,624,255)	(52.07%)	▼
Timing, a number of end of year process have yet to be completed			
<b>Surplus or deficit after imposition of general rates</b>	(529,892)	(8.98%)	▼
Timing, as a result of the above variances			

**SHIRE OF NORTHAMPTON**  
**SUPPLEMENTARY INFORMATION**  
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**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**1 KEY INFORMATION**

**Funding Surplus or Deficit Components**

	<b>Funding surplus / (deficit)</b>			
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$3.12 M	\$3.12 M	\$1.49 M	(\$1.62 M)
Closing	(\$0.00 M)	\$5.90 M	\$5.37 M	(\$0.53 M)

Refer to Statement of Financial Activity

<b>Cash and cash equivalents</b>		
	<b>\$7.91 M</b>	<b>% of total</b>
Unrestricted Cash	\$6.34 M	80.2%
Restricted Cash	\$1.57 M	19.8%

Refer to 3 - Cash and Financial Assets

<b>Payables</b>	
	<b>\$0.43 M</b>
Trade Payables	(\$0.00 M)
0 to 30 Days	0.0%
Over 30 Days	100.0%
Over 90 Days	100.0%

Refer to 9 - Payables

<b>Receivables</b>	
	<b>\$0.79 M</b>
Rates Receivable	\$1.55 M
Trade Receivable	\$0.79 M
Over 30 Days	38.2%
Over 90 Days	36.8%

Refer to 7 - Receivables

**Key Operating Activities**

<b>Amount attributable to operating activities</b>			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.04 M	\$4.69 M	\$4.17 M	(\$0.52 M)

Refer to Statement of Financial Activity

<b>Rates Revenue</b>		
YTD Actual	<b>\$5.66 M</b>	<b>% Variance</b>
YTD Budget	\$5.66 M	(0.1%)

Refer to 10 - Rate Revenue

<b>Grants and Contributions</b>		
YTD Actual	<b>\$1.33 M</b>	<b>% Variance</b>
YTD Budget	\$1.71 M	(22.3%)

Refer to 13 - Grants and Contributions

<b>Fees and Charges</b>		
YTD Actual	<b>\$1.17 M</b>	<b>% Variance</b>
YTD Budget	\$1.19 M	(2.1%)

Refer to Statement of Financial Activity

**Key Investing Activities**

<b>Amount attributable to investing activities</b>			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$3.45 M)	(\$1.91 M)	(\$0.16 M)	\$1.75 M

Refer to Statement of Financial Activity

<b>Proceeds on sale</b>		
YTD Actual	<b>\$0.00 M</b>	<b>%</b>
Adopted Budget	\$0.90 M	(100.0%)

Refer to 6 - Disposal of Assets

<b>Asset Acquisition</b>		
YTD Actual	<b>\$0.44 M</b>	<b>% Spent</b>
Adopted Budget	\$15.61 M	(97.2%)

Refer to 5 - Capital Acquisitions

<b>Capital Grants</b>		
YTD Actual	<b>\$0.56 M</b>	<b>% Received</b>
Adopted Budget	\$13.66 M	(95.9%)

Refer to 5 - Capital Acquisitions

**Key Financing Activities**

<b>Amount attributable to financing activities</b>			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.29 M	(\$0.00 M)	(\$0.14 M)	(\$0.13 M)

Refer to Statement of Financial Activity

<b>Borrowings</b>	
Principal repayments	<b>(\$0.03 M)</b>
Interest expense	\$0.00 M
Principal due	\$0.64 M

Refer to 11 - Borrowings

<b>Reserves</b>	
Reserves balance	<b>\$1.57 M</b>
Interest earned	\$0.02 M

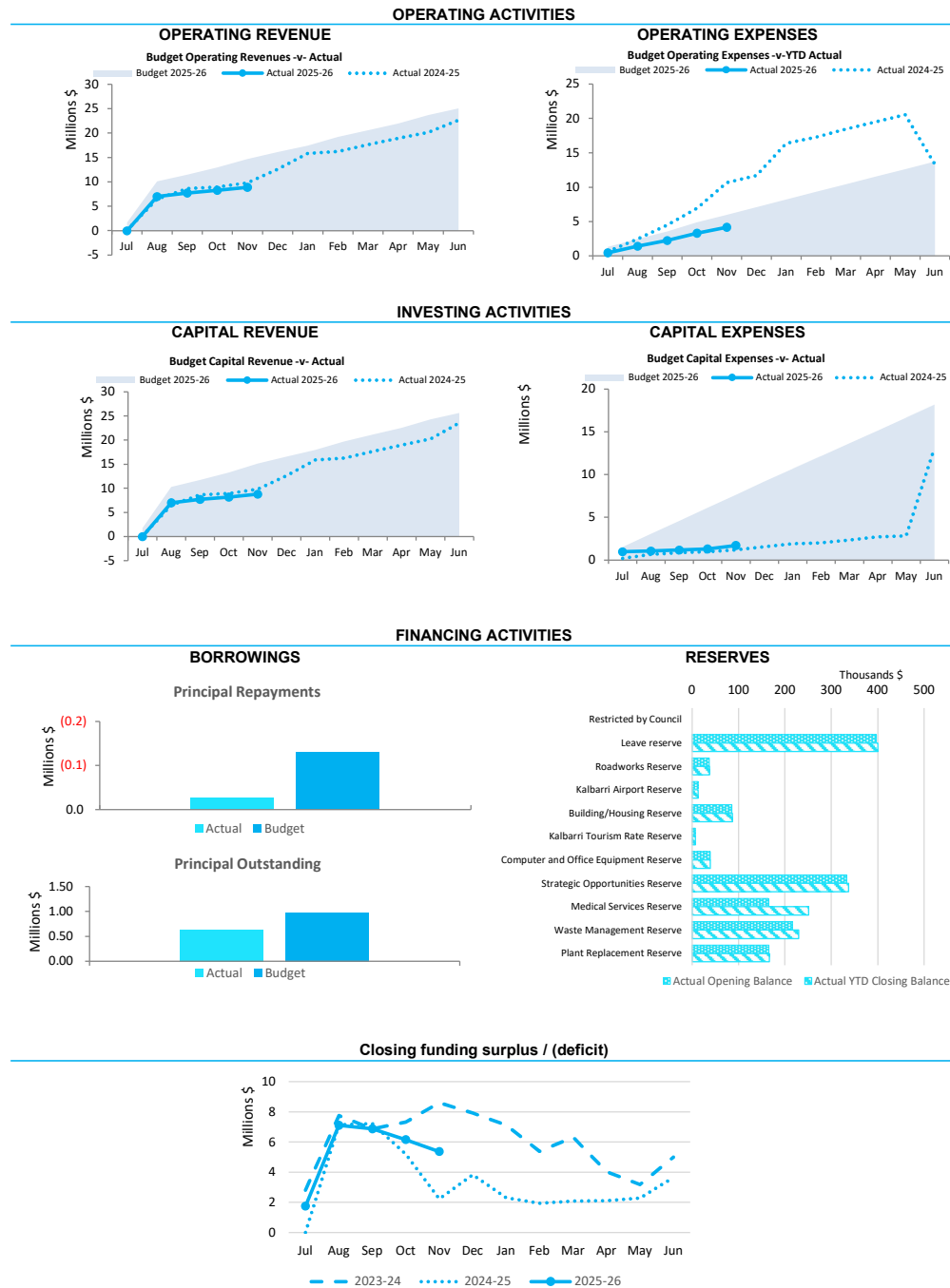
Refer to 4 - Cash Reserves

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



SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

2 KEY INFORMATION - GRAPHICAL



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

**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**3 CASH AND FINANCIAL ASSETS**

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Cash Deposits	Municipal	2,838,424	0.00	2,838,424	0	NAB		At call
Petty Cash	Cash on Hand	1,050	0.00	1,050	0			
Investment	Reserves	0	1,567,276	1,567,276	0	NAB	4.10%	25/12/2025
Investment	Term Deposit	1,500,000	0.00	1,500,000	0	NAB	4.08%	19/02/2026
Investment	Term Deposit	2,000,000	0.00	2,000,000	0	NAB	4.08%	19/02/2026
<b>Total</b>		<b>6,339,474</b>	<b>1,567,276</b>	<b>7,906,749</b>	<b>0</b>			
<b>Comprising</b>								
Cash and cash equivalents		6,339,474	1,567,276	7,906,749	0			
		<b>6,339,474</b>	<b>1,567,276</b>	<b>7,906,749</b>	<b>0</b>			

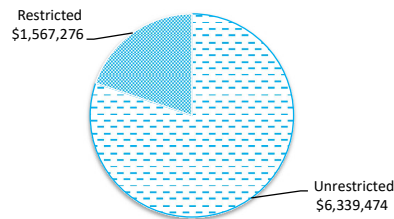
**KEY INFORMATION**

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

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

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

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



SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

4 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Restricted by Council</b>										
Leave reserve	397,157	5,700	0	0	402,857	397,157	2,956	-	-	400,113
Roadworks Reserve	36,921	530	0	0	37,451	36,921	275	-	-	37,196
Kalbarri Airport Reserve	12,701	200	10,000	0	22,901	12,701	104	-	-	12,805
Building/Housing Reserve	85,983	1,000	0	(38,000)	48,983	85,983	519	-	-	86,501
Kalbarri Tourism Rate Reserve	6,975	0	0	0	6,975	6,975	-	-	-	6,975
Computer and Office Equipment	38,947	560	0	0	39,507	38,947	290	-	-	39,238
Strategic Opportunities Reserve	332,451	9,000	0	(25,000)	316,451	332,451	4,668	-	-	337,118
Medical Services Reserve	170,502	2,000	105,901	(25,000)	253,403	164,208	2,543	105,901	(21,617)	251,035
Waste Management Reserve	216,450	6,300	0	0	222,750	216,450	3,267	10,000	-	229,717
Plant Replacement Reserve	159,196	5,000	0	(31,850)	132,346	165,489	1,087	-	-	166,577
	<b>1,457,282</b>	<b>30,290</b>	<b>115,901</b>	<b>(119,850)</b>	<b>1,483,623</b>	<b>1,457,282</b>	<b>15,710</b>	<b>115,901</b>	<b>(21,617)</b>	<b>1,567,276</b>

**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**INVESTING ACTIVITIES**

**5 CAPITAL ACQUISITIONS**

Capital acquisitions	Adopted		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land	300,000	125,000	0	(125,000)
Buildings	1,222,214	494,660	979,257	484,597
Furniture and Equipment	84,500	35,205	13,797	(21,408)
Plant and equipment	810,050	447,800	245,087	(202,713)
Work in Progress	0	0	(945,670)	(945,670)
<b>Acquisition of property, plant and equipment</b>	<b>2,416,764</b>	<b>1,102,665</b>	<b>292,471</b>	<b>(810,194)</b>
Infrastructure - Roads	7,322,852	3,051,155	351,199	(2,699,956)
Infrastructure - Footpaths & Carpark	82,350	34,300	11,894	(22,406)
Infrastructure - Parks & Ovals	8,193,583	3,413,985	74,827	(3,339,158)
Infrastructure - Airport	9,000	3,750	0	(3,750)
<b>Acquisition of infrastructure</b>	<b>15,607,785</b>	<b>6,503,190</b>	<b>437,921</b>	<b>(6,065,269)</b>
<b>Total capital acquisitions</b>	<b>18,024,549</b>	<b>7,605,855</b>	<b>730,392</b>	<b>(6,875,463)</b>
<b>Capital Acquisitions Funded By:</b>				
Capital grants and contributions	13,655,043	5,689,585	564,938	(5,124,647)
Borrowings	450,000	0	0	0
Other (disposals & C/Fwd)	898,700	0	0	0
Reserve accounts				
Building/Housing Reserve	38,000		0	0
Strategic Opportunities Reserve	25,000		0	0
Medical Services Reserve	25,000		21,617	21,617
Plant Replacement Reserve	31,850		0	0
Contribution - operations	2,900,956	1,916,270	143,837	(1,772,433)
<b>Capital funding total</b>	<b>18,024,549</b>	<b>7,605,855</b>	<b>730,392</b>	<b>(6,875,463)</b>

**SIGNIFICANT ACCOUNTING POLICIES**

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

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

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

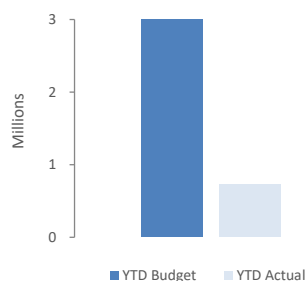
**Initial recognition and measurement for assets held at cost**

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

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

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

**Payments for Capital Acquisitions**

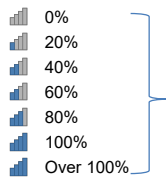


SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total  
Level of completion indicators



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

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

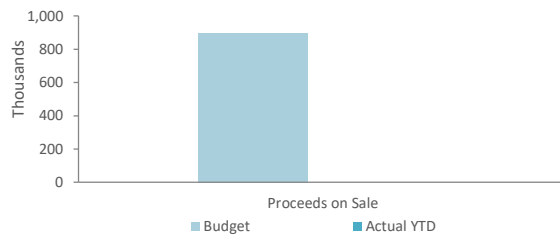
Account Description	Adopted		YTD Actual	Variance (Under)/Over
	Budget	YTD Budget		
	\$	\$	\$	\$
LAND - NORTHAMPTON LIA EXPANSION	300,000	125,000	0	125,000
PLANT & EQUIPMENT	159,700	133,080	64,770	68,310
PLANT AND EQUIPMENT - HLT	40,000	33,330	0	33,330
ROAD PLANT/MACHINERY	545,350	227,225	134,804	92,421
UTILITIES (VEHICLES)	65,000	54,165	45,513	8,652
FURNITURE AND EQUIPMENT	84,500	35,205	13,797	21,408
STAFF HOUSING - BUILDINGS	87,214	36,335	33,587	2,748
PUBLIC AMENITIES - BUILDINGS	35,000	0	0	0
BUILDING INFRASTRUCTURE (LOT 514 WOODS ST KALB)	500,000	208,330	0	208,330
KALBARRI MULTI-USE CENTRE	250,000	104,165	0	104,165
OTHER CULTURE - BUILDINGS	350,000	145,830	0	145,830
REGIONAL ROAD GROUP	513,988	214,160	0	214,160
- MUNICIPAL FUND	674,598	281,065	81,968	199,097
BLACKSPOT PROJECTS	5,137,799	2,140,745	268,603	1,872,142
ROADS TO RECOVERY	796,467	331,855	0	331,855
ROADS DRFAWA AGRN1143 JUNE 24 RAINFALL EVENT	200,000	83,330	0	83,330
FOOTPATH CONSTRUCTION	82,350	34,300	6,058	28,242
HAMPTON ROAD FOOTPATH (LRCl4)	0	0	5,836	-5,836
AIRPORT INFRASTRUCTURE	9,000	3,750	0	3,750
FORESHORE INFRASTRUCTURE	24,000	10,000	0	10,000
KALBARRI FORESHORE - OTHER INFRASTRUCTURE	8,100,000	3,375,000	693	3,374,307
OTHER INFRASTRUCTURE - SPORT & REC	37,700	15,705	74,134	-58,429
PARKS AND OVALS - OTHER CULTURE	31,883	13,280	0	13,280
LITTLE BAY ROAD	0	0	628	-628
	<b>18,024,549</b>	<b>7,605,855</b>	<b>730,392</b>	<b>6,875,463</b>

SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book	Proceeds	Profit	(Loss)	Net Book	Proceeds	Profit	(Loss)
		Value				Value			
		\$	\$	\$	\$	\$	\$	\$	\$
	<b>Land</b>								
	Lots 80 & 81 Kitson	64,000	300,000	236,000	0			0	0
	Lots 22 & 29 Rake Place	0	120,000	120,000	0			0	0
				0	0			0	0
	<b>Building</b>			0	0			0	0
	Robinson St House	159,576	300,000	140,424	0			0	0
	<b>Plant and equipment</b>								
41817	CEO Vehicle (P32)	64,831	70,700	5,869	0			0	0
41806	EMDCR Vehicle (P320)	48,562	40,000	0	(8,562)			0	0
41794	EHO Vehicle (P308)	0	20,000	20,000	0			0	0
41760	Tip Truck Kal (P273)	8,376	30,000	21,624	0			0	0
41771	Mower Front Deck (P285)	14,746	8,000	0	(6,746)			0	0
41774	Vehicle Ranger (P290)	0	10,000	10,000	0			0	0
		<b>360,091</b>	<b>898,700</b>	<b>553,917</b>	<b>(15,308)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



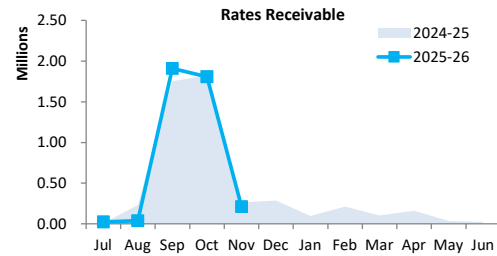
**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**OPERATING ACTIVITIES**

**7 RECEIVABLES**

**Rates receivable**

	30 Jun 2025	30 Nov 2025
	\$	\$
Opening arrears previous years	260,288	149,928
Levied this year	5,150,141	5,656,225
Less - collections to date	(5,260,501)	(4,260,996)
Gross rates collectable	<b>149,928</b>	<b>1,545,157</b>
<b>Net rates collectable</b>	<b>149,928</b>	<b>1,545,157</b>
% Collected	97.2%	73.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(3,279)	121,327	1,392	1,270	70,148	190,858
Percentage	(1.7%)	63.6%	0.7%	0.7%	36.8%	
<b>Balance per trial balance</b>						
Trade receivables						190,858
Rubbish receivables						121,376
GST receivable						54,931
Receivables for employee related provisions						15,556
Accrued Income						265,938
Emergency Services Levy						140,456
<b>Total receivables general outstanding</b>						<b>789,115</b>

Amounts shown above include GST (where applicable)

**KEY INFORMATION**

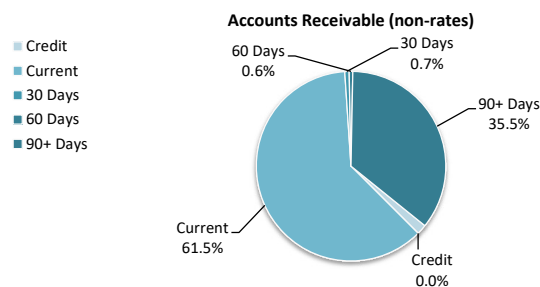
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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

**Classification and subsequent measurement**

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

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





**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**OPERATING ACTIVITIES**

**8 OTHER CURRENT ASSETS**

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 November 2025
	\$	\$	\$	\$
<b>Other current assets</b>				
<b>Other financial assets at amortised cost</b>				
Financial assets at amortised cost - self supporting loans	18,389	0	(9,105)	9,284
<b>Inventory</b>				
Fuel	14,210	74,783	0	88,993
<b>Land held for resale</b>				
Cost of acquisition	130,000	0	0	130,000
<b>Total other current assets</b>	<b>162,599</b>	<b>74,783</b>	<b>(9,105)</b>	<b>228,277</b>
<b>Amounts shown above include GST (where applicable)</b>				

**KEY INFORMATION**

**Other financial assets at amortised cost**

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

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

**Inventory**

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

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

**Land held for resale**

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

Borrowing costs and holding charges incurred after development is completed are expensed.

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

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

**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**OPERATING ACTIVITIES**

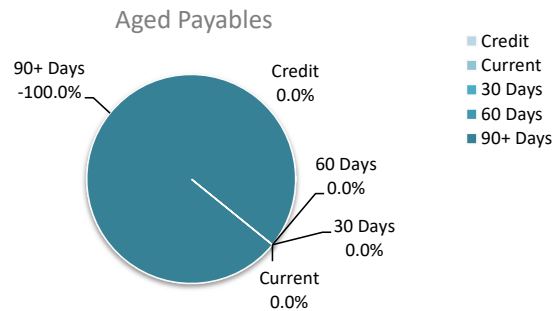
**9 PAYABLES**

<b>Payables - general</b>	<b>Credit</b>	<b>Current</b>	<b>30 Days</b>	<b>60 Days</b>	<b>90+ Days</b>	<b>Total</b>
	\$	\$	\$	\$	\$	\$
Payables - general	0	0	0	0	(62)	(62)
Percentage	0.0%	0.0%	0.0%	0.0%	100.0%	
<b>Balance per trial balance</b>						
Sundry creditors						(62)
Accrued salaries and wages						5,064
ATO liabilities						99,507
Payroll Deductions Rates						(40)
Bonds and Deposits						345,488
Accrued Expenditure						(18,036)
<b>Total payables general outstanding</b>						<b>431,921</b>

Amounts shown above include GST (where applicable)

**KEY INFORMATION**

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



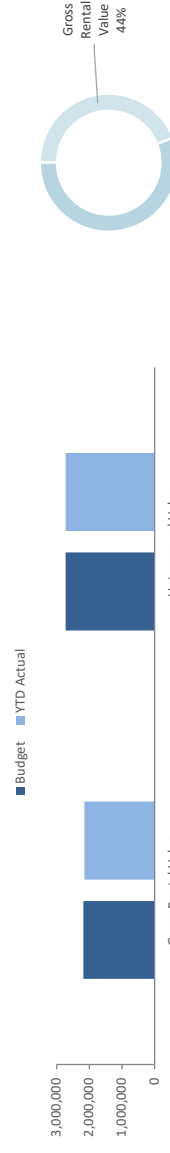
10 RATE REVENUE

General rate revenue

RATE TYPE	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Budget		YTD Actual	
					Interim Rate Revenue	Total Revenue	Interim Rate Revenue	Total Revenue
				\$	\$	\$	\$	\$
<b>Gross rental value</b>								
Gross Rental Value	0.078507	1,632	27,377,584	2,149,332	30,000	2,179,332	3,685	2,153,017
<b>Unimproved value</b>								
Unimproved Value	0.006010	409	452,937,438	2,722,154	0	2,722,154	3,741	2,725,896
<b>Sub-Total</b>		<b>2,041</b>	<b>480,315,022</b>	<b>4,871,486</b>	<b>30,000</b>	<b>4,901,486</b>	<b>7,426</b>	<b>4,878,913</b>
<b>Minimum payment</b>								
Minimum Payment	\$							
Gross rental value		665	5,576,346	657,020	0	657,020	0	663,670
Gross Rental Value		665	3,514,135	61,180	0	61,180	0	54,530
<b>Unimproved value</b>		<b>92</b>	<b>3,514,135</b>	<b>61,180</b>	<b>0</b>	<b>61,180</b>	<b>0</b>	<b>54,530</b>
<b>Sub-total</b>		<b>1,080</b>	<b>9,090,481</b>	<b>718,200</b>	<b>0</b>	<b>718,200</b>	<b>0</b>	<b>718,200</b>
<b>Total general rates</b>						<b>5,619,686</b>		<b>5,597,113</b>
<b>Specified area rates</b>								
Rate in	\$ (cents)							
Port Gregory Water Supply	0.039352	55	736,944	29,000	0	29,000	0	30,056
Kalbarri Tourism Rate	0.001291	1,792	23,225,317	30,000	0	30,000	0	29,000
Interim Rates						0	56	56
<b>Total specified area rates</b>			<b>23,962,261</b>	<b>59,000</b>	<b>0</b>	<b>59,000</b>	<b>56</b>	<b>59,112</b>
<b>Total</b>						<b>5,678,686</b>		<b>5,656,225</b>

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.



SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

FINANCING ACTIVITIES

11 BORROWINGS

Repayments - borrowings

Information on borrowings		New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
RSL Hall Extensions	156	212,370	0	0	0	(51,472)	212,370	160,898	1,043	(5,490)
Plant Purchases	157	176,769	0	0	(17,050)	(34,236)	159,719	142,533	(179)	(3,820)
Woods St Site Dev	158	0	0	250,000	0	(1,682)	0	248,318	0	(914)
Staff Housing	159	0	0	0	0	(24,032)	0	24,032	2,900	(47,947)
Nton Mens Shed Dev	160	0	0	200,000	0	(1,346)	0	198,654	0	(731)
		389,139	0	450,000	(17,050)	(112,768)	372,089	726,371	3,764	(58,902)
<b>Self supporting loans</b>										
Pioneer Lodge		276,135	0	0	(9,105)	(18,389)	267,030	257,746	(389)	(12,581)
		276,135	0	0	(9,105)	(18,389)	267,030	257,746	(389)	(12,581)
<b>Total</b>		<b>665,274</b>	<b>0</b>	<b>450,000</b>	<b>(26,155)</b>	<b>(131,157)</b>	<b>639,119</b>	<b>984,117</b>	<b>3,375</b>	<b>(71,483)</b>
Current borrowings		128,130					101,975			
Non-current borrowings		1,355,133					1,355,133			
		<b>1,483,263</b>					<b>1,457,108</b>			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

New borrowings 2025-26

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
Woods St Site Dev	0	250,000	WATC	Fixed	20	0	4.4	0	250,000	0
Nton Mens Shed Dev	0	200,000	WATC	Fixed	20	0	4.4	0	200,000	0
	<b>0</b>	<b>450,000</b>				<b>0</b>		<b>0</b>	<b>450,000</b>	<b>0</b>

KEY INFORMATION

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

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

**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**OPERATING ACTIVITIES**

**12 OTHER CURRENT LIABILITIES**

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 November 2025
		\$	\$	\$	\$	\$
<b>Other current liabilities</b>						
<b>Other liabilities</b>						
Contract liabilities		315,433	0			0
Capital grant/contributions liabilities		2,124,884	0	0	0	2,440,317
<b>Total other liabilities</b>		2,440,317	0	0	0	2,440,317
<b>Employee Related Provisions</b>						
Provision for annual leave		413,858	0	0	0	413,858
Provision for long service leave		373,961	0	0	0	373,961
Annual leave oncosts		70,356	0	0	0	70,356
LSL oncosts		64,757	0	0	0	64,757
<b>Total Provisions</b>		922,932	0	0	0	922,932
<b>Total other current liabilities</b>		3,363,249	0	0	0	3,363,249

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13 and 14

**KEY INFORMATION**

**Provisions**

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

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

**Employee Related Provisions**

**Short-term employee benefits**

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

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

**Other long-term employee benefits**

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

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

**Contract liabilities**

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

**Capital grant/contribution liabilities**

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

SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in	Decrease in	Liability	Current	Adopted Budget	YTD	YTD Revenue
	1 July 2025	Liability	Liability	30 Nov 2025	Liability			
	\$	\$	(As revenue)	\$	\$	Revenue	Budget	Actual
<b>Grants and subsidies</b>								
GRANTS COMMISSION - GENERAL				0		960,130	480,064	504,991
GRANTS COMMISSION - ROADS				0		528,580	264,290	238,550
EMERGENCY SERVICES LEVY				0		96,000	40,000	57,959
GRANT BUSHFIRE RISK PLANNING COORDINATOR (DFES)				0		165,895	69,120	165,895
GRANT REVENUE				0		-	35,415	0
- MRD MAINTENANCE				0		264,283	264,283	264,283
	0	0	0	0	0	2,014,888	1,153,172	1,231,678
<b>Contributions</b>								
CONTRIBUTIONS				0		8,000	3,330	9,388
OTHER SHIRE LSL CONTRIBUTION				0		-	-	12,292
OTHER SHIRE LSL CONTRIB.				0		-	-	0
REBATES AND COMMISSIONS				0		24,400	10,165	12,964
LEGAL CHARGES RATES (NO GST)				0		5,000	2,080	3,041
RATE EQUIVALENT PAYMENTS				0		23,600	-	0
REIMBURSEMENTS				0		5,000	2,080	1,690
SELF SUPPORTING LOAN INTEREST REIMBURSEMENTS - PIONEER LODGE				0		12,581	5,240	7,434
REIMBURSEMENTS - OTHER				0		3,800	1,580	179
RESIDENTIAL RENTAL				0		-	-	532
CONTRIBUTIONS				0		-	-	27
REIMBURSEMENTS - HOUSING OTHER				0		7,500	3,125	1,454
CONTRIBUTIONS				0		70,000	29,165	0
REIMBURSE (ADVERTISING/PLANNING COMMISSION)				0		5,000	2,080	0
BUS HIRE				0		-	-	0
GRANTS - BEN SIGNS/KALBARRI FORESHORE REVITALISATION PROJECT				0		-	-	0
REIMBURSEMENTS				0		6,000	2,500	819
REIMBURSEMENTS				0		2,000	830	1,060
REIMBURSEMENTS- REC. CTRE/GOLF CLUB				0		5,000	2,080	4,163
REIMBURSEMENTS				0		-	-	889
PT GREGORY SPEC AREA RATE				0		1,000	415	1,000
CONTRIBUTIONS/REIMBURSEMENTS				0		181,883	75,780	9
CONTRIBUTION (INC STREET LIGHTING)				0		3,750	1,560	0
TOURISM AND AREA PROMOTION FUNDING	119,892			119,892		119,892	49,955	0
LEASE FEES - HALF WAY BAY COTTAGES				0		16,000	6,665	16,000
BUILDING REIMBURSEMENTS				0		900	375	173
REIMBURSEMENTS				0		10,000	4,165	680
LIA (KITSON CIRCUIT) UNITS ANNUAL RENT				0		-	-	0
REIMB. - WORKERS COMPENS.				0		20,000	8,330	3,359
DFES/DFRAWA INCOME	195,541			195,541		729,719	304,045	0
INSURANCE CLAIMS - VEHICLES				0		2,000	830	0
DIESEL FUEL REBATE				0		50,000	20,830	20,886
WHS COORDINATOR INCOME RECOUP				0		50,896	21,205	0
<b>TOTALS</b>	315,433	0	0	315,433	0	1,363,921	558,410	98,039

SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

INVESTING ACTIVITIES

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Nov 2025	Current Liability 30 Nov 2025	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Capital grants and subsidies</b>								
GRANTS - BEN SIGNS/KALBARRI FORESHORE REVITALISATION PROJECT				0		8,112,000	3,380,000	0
GRANTS				0		250,000	104,165	164,000
ROADS TO RECOVERY FUNDING	133,983			133,983		718,467	299,360	0
BLACKSPOT & MASSACTION FUNDING	1,957,799			1,957,799		3,442,622	1,434,425	0
LRCI - LITTLE BAY ROAD & GREY STREET ASPHALT				0		265,938	110,805	265,938
WA BIKE NETWORK GRANT				0		35,000	14,580	15,000
REGIONAL ROAD GROUP FUNDING	33,102			33,102		481,016	200,420	120,000
GRANTS				0		100,000	41,665	0
GRANT - ECONOMIC DEVELOPMENT				0		250,000	104,165	0
	<b>2,124,884</b>	<b>0</b>	<b>0</b>	<b>2,124,884</b>	<b>0</b>	<b>13,655,043</b>	<b>5,689,585</b>	<b>564,938</b>



**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**15 BONDS & DEPOSITS**

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

<b>Description</b>	<b>Opening Balance 1 July 2025</b>	<b>Amount Received</b>	<b>Amount Paid</b>	<b>Closing Balance 30 Nov 2025</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Transportable House Bonds	7,000	0	(10,000)	(3,000)
Footpath Bonds	20,007	6,395	(3,000)	23,402
Nomination Deposits	0	300	(300)	0
Building Levies (BCITF & BRB)	2,050	16,148	(6,813)	11,386
Community Bus Bond	5,850	400	0	6,250
Unclaimed Monies - Rates	7,453	0	0	7,453
RSL Hall Key Bond	680	1,000	(1,000)	680
Special Series Plates	6,930	3,685	(2,250)	8,365
Northampton Child Care Association	23,902	11	0	23,913
Horrocks Memorial Wall	1,483	500	(315)	1,668
One Life	940	0	0	940
Rubbish Tip Key Bond	1,834	0	0	1,834
Horrocks - Skate/Pump Park	2,000	0	(2,000)	0
RSL - Kalbarri Memorial	31,883	0	0	31,883
DOT - Department of Transport	(0)	123,778	(123,778)	(0)
Rates - Overpaid	30,761	0	0	30,761
Horrocks Lookout	1,353	0	0	1,353
Miscellaneous Deposits	240	0	0	240
Retentions	196,943	0	0	196,943
Nton Friends of the Cemetery	1,466		(50)	1,416
	<b>342,776</b>	<b>152,216</b>	<b>(149,506)</b>	<b>345,487</b>

**SHIRE OF NORTHAMPTON  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**16 BUDGET AMENDMENTS**

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

Description	Council Resolution	Classification	Non Cash Adjustment \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended Budget Running Balance \$
<b>Budget adoption</b>						
DFES LOCAL GOVERNMENT GRANTS SCHEME - CAPITAL GRANT	10/25-92	Operating revenue		85,000		85,000
DFES LOCAL GOVERNMENT GRANTS SCHEME - CAPITAL GRANT	10/25-92	Operating expenses			(85,000)	0
COOLCALAYA ROAD - MUNICIPAL	11/25-147	Operating expenses		35,000		35,000
PORT GREGORY TOILET BLOCK	11/25-147	Capital expenses			(35,000)	0
VOLUNTEER CBFCO HONORARIUM	11/25-165	Operating expenses		3,000		3,000
CEO VEHICLE	11/25-165	Capital expenses			(3,000)	0
ANNUAL FIREBREAK INSP FLIGHT	11/25-166	Operating expenses		3,300		3,300
RANGER VEHICLE REPLACEMENT	11/25-166	Capital expenses			(3,300)	0
				<b>126,300</b>	<b>(126,300)</b>	<b>0</b>

## ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT #	Date	Name/Payee	Description	Amount
EFT28510	05/11/2025	AUSTRALIAN TAXATION OFFICE	ATO BAS LODGEMENT PENALTY	660.00
EFT28511	05/11/2025	PANACEUM GROUP	NTON MEDICAL SERVICES	60500.00
EFT28512	05/11/2025	PRISCILLA STACK	REIMB RSL BOND	250.00
EFT28513	13/11/2025	AFGRI GERALDTON	NEW KALB JOHN DEERE MOWER	126985.00
EFT28514	13/11/2025	AMD AUDIT & ASSURANCE PTY LTD	AUDIT SERVICES	2310.00
EFT28515	13/11/2025	KALBARRI IGA	ALLEN CENTRE SUPPLIES	145.38
EFT28516	13/11/2025	BABA MADA ROAD SERVICES	TRAFFIC MANAGEMENT	6352.07
EFT28517	13/11/2025	BATAVIA FENCING	NTON OVAL HANDRAIL MATERIALS	1100.00
EFT28518	13/11/2025	BLACKWOODS	BFB PPE MASKS & GOGGLES	513.21
EFT28519	13/11/2025	BUNNINGS	ARCHIVE SHED LINING, STEPHEN ST DEPOT, STEPHEN ST HOUSE HARDWARE	1180.25
EFT28520	13/11/2025	CHAPTER BRAND LEADERSHIP	KVC REBRAND MARKETING	12680.80
EFT28521	13/11/2025	CITY OF GREATER GERALDTON	MERU REFUSE DISPOSAL	24412.64
EFT28522	13/11/2025	CLEANAWAY OPERATIONS PTY LTD	DOM/COMM 240LT REFUSE COLLECTION	28380.01
EFT28523	13/11/2025	COASTMAC PTY LTD	REFUSE SITE FRONTLIFTS	22229.93
EFT28524	13/11/2025	FITZ GERALD STRATEGIES	KALB SES ATV TRAILER	13838.01
EFT28525	13/11/2025	GERALDTON FUEL COMPANY	ENTERPRISE AGREEMENT CONSULTANCY	799.50
EFT28526	13/11/2025	GREENFIELD TECHNICAL SERVICES	FUEL CARD PURCHASES	2291.59
EFT28527	13/11/2025	GREAT SOUTHERN FUEL SUPPLY	KALB RD WIDENING WORKS STAGE 2	990.00
EFT28528	13/11/2025	INCITE SECURITY PTY LTD	FIFTH AVE DRAINAGE CONSULTANT WORKS	5390.00
EFT28529	13/11/2025	INDEPENDENT RURAL PTY LTD	KALB RD WIDENING WORKS STAGE 1	4123.35
EFT28530	13/11/2025	SCOTT ALEXANDER JONES	DEPOT FUELS, FUEL CARD PURCHASES	28792.73
EFT28531	13/11/2025	KALBARRI DEVELOPMENT ASSOCIATION	KALB OFFICE SECURITY QUARTERLY	161.70
			PT GREG MOWING	2943.77
			COMMUNITY GRANTS 2025/26 RD1 CHRISTMAS IN THE PARK	270.00
			COMMUNITY GRANTS 2025/26 RD1 AUSTRALIA DAY EVENT	3300.00
			HARDWARE, CEMENT, RETIC	5500.00
EFT28532	13/11/2025	BP KALBARRI	REIMB OVERFLOW CAMP FEES	1069.90
EFT28533	13/11/2025	KALBARRI WAREHOUSE	MAINWARING DR FIREBREAKS	231.50
EFT28534	13/11/2025	KALBARRI VISITOR CENTRE	STEPHEN ST DEPOT HOT WATER SYSTEM, HAMPTON GRDS REPLACE RETIC TIMER	7636.50
EFT28535	13/11/2025	GRAEME RALPH	DMAX NR10686 INSURANCE EXCESS	220.00
EFT28536	13/11/2025	KEMPTON ELECTRICAL CONTRACTING	KALB OVAL SPRINKLERS, FERT, HERBICIDE	1101.43
EFT28537	13/11/2025	KINGS BODYWORKS		300.00
EFT28538	13/11/2025	NUTRIEN AG SOLUTIONS NORTHAMPTON		1547.92

## ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT28539	13/11/2025	M2M ONE PTY LTD	HKS PT GREG TANKS MONITORING SIM FEE	24.20
EFT28540	13/11/2025	LGRCEU	PAYROLL DEDUCTIONS	48.00
EFT28541	13/11/2025	GERALDTON TOYOTA	CEO PRADO SERVICE	390.00
EFT28542	13/11/2025	MIDWEST WINDSCREENS	RANGER UTE WINDOW TINT	415.00
EFT28543	13/11/2025	ML COMMUNICATIONS	EMERGENCY LIGHTS/RADIOS REMOVAL RANGER UTE. REPLACE PERSONAL LOCATION DEVICE	1031.00
EFT28544	13/11/2025	MULTICOM ELECTRICAL	KALB OFFICE AV SYSTEM UPGRADE	2227.76
EFT28545	13/11/2025	NORTHAMPTON IGA PLUS LIQUOR	REFRESHMENTS, NTON DEPOT SUPPLIES	353.54
EFT28546	13/11/2025	NORTHAMPTON NEWSAGENCY	STATIONERY, NEWSPAPERS	1098.43
EFT28547	13/11/2025	NORTHAMPTON FAMILY STORE	STAFF UNIFORMS	113.90
EFT28548	13/11/2025	GERALDTON CLEANPAK TOTAL SOLUTIONS	STEPHEN ST DEPOT CLEANING SUPPLIES	151.25
EFT28549	13/11/2025	OBJECTIVE CORPORATION LIMITED	OBJECTIVE TRAPEZE ANNUAL LICENCE	1155.00
EFT28550	13/11/2025	PANACEUM GROUP	NORTHAMPTON MEDICAL SERVICES	34536.60
EFT28551	13/11/2025	PRESTON ROWE PATERSON GTON & MW	PROPERTY VALUATIONS	2530.00
EFT28552	13/11/2025	SUN CITY PRINT & DESIGN	BUSINESS CARDS	165.00
EFT28553	13/11/2025	PAUL SHERIFF	SYNERGYSOFT ASSISTANCE	165.00
EFT28554	13/11/2025	STEWART & HEATON CLOTHING CO PTY LTD	BFB PPE	4757.46
EFT28555	13/11/2025	STEVES TYRE & MECHANICAL	KALB TIP TRUCK, GARDENERS UTE SERVICE	899.80
EFT28556	13/11/2025	MIDWEST AUTO GROUP	NEW FORD RANGER (EMCDR)	23341.68
EFT28557	13/11/2025	TELSTRA	TELEPHONE CHARGES	2142.73
EFT28558	13/11/2025	THURKLE'S EARTHMOVING & MTCE	OGILVIE EAST RD GRAVEL PUSHUP	54175.00
			WICKENS RD GRAVEL STOCKPILE	18034.50
			CDO UNIFORM EMBROIDERY	73.22
			VALUATION EXPENSES	145.44
EFT28559	13/11/2025	TOTALLY WORKWEAR	SLIP RENEWAL 25/26	2681.00
EFT28560	13/11/2025	LANDGATE	REIMB CDO TRAVEL	407.68
			RATES REFUND	1768.71
EFT28561	13/11/2025	CRESTA LEE VIELLARIS	TRAINING	682.00
EFT28562	13/11/2025	WEPOWIE AG	ADVERTISING	2773.49
EFT28563	13/11/2025	WESTERN AUSTRALIAN LOCAL GOVT ASSOC	LEGAL ADVICE	3050.00
EFT28564	13/11/2025	WEST AUSTRALIAN NEWSPAPERS LTD	LEGAL ADVICE (ADJUDICATION)	2850.00
EFT28565	13/11/2025	MGB LEGAL LAW PRACTICE TRUST ACCOUNT	KALBARRI ROAD (ADJUDICATION)	86604.17
EFT28566	17/11/2025	SCOTT ELLIS	PROPERTY PHOTOGRAPHY	675.00
EFT28567	19/11/2025	RAUBEX CONSTRUCTION PTY LTD	RECORDS PROJECT CONSULTANCY	3887.50
EFT28568	19/11/2025	BROWNING MEDIA	KALB AIRPORT TECHNICAL/SAFETY INSPECTION	8719.15
EFT28569	27/11/2025	ADEPT TASK ADMIN	MCS REIMB TRAVEL, MEAL	536.54
EFT28570	27/11/2025	AERODROME MANAGEMENT SERVICES	POSTAGE	1936.18
EFT28571	27/11/2025	MICHELLE HELEN ALLEN	NTON OFFICE WATER BOTTLES	44.85
EFT28572	27/11/2025	AUSTRALIA POST		
EFT28573	27/11/2025	AUSSIE NATURAL SPRING WATER GERALDTON		

## ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT28574	27/11/2025	BARRON BUILDING SURVEYING	BUILDING SURVEYING SERVICES	17458.93
EFT28575	27/11/2025	BLACKWOODS	BFB PPE MASKS	82.40
EFT28576	27/11/2025	BREEZE CONNECT PTY LTD	KALB PHONE CHARGES	7.55
EFT28577	27/11/2025	DONNA LEE BROWN	RATES REFUND	405.59
EFT28578	27/11/2025	BUILDING & CONSTRUCT INDUSTRY TRAINING FUND	BCITF SEPT 2025	1666.84
EFT28579	27/11/2025	BUNNINGS	PLANTS, FERT, WATERING CANS	380.95
EFT28580	27/11/2025	CENTRAL WEST PUMP SERVICE	KALB CEMETERY/DEPOT NEW BORE PUMP	4568.30
EFT28581	27/11/2025	CHAPMAN ANIMAL HOSPITAL	STERILISATION SUBSIDY	20.00
EFT28582	27/11/2025	CHALLY BRIDGE FARMS	REMEMBRANCE WREATHS	180.00
EFT28583	27/11/2025	CITY OF GREATER GERALDTON	MERU REFUSE DISPOSAL	9376.26
EFT28584	27/11/2025	CIVIC LEGAL	LEGAL ADVICE	64347.47
EFT28585	27/11/2025	COASTMAC PTY LTD	KALB SES TRAILER	13838.01
EFT28586	27/11/2025	COASTAL ELECTRICAL & SOLAR	KALB CAMP SCHOOL REPLACE SMOKE ALARMS	611.20
EFT28587	27/11/2025	COATES HIRE OPERATIONS PTY LTD	NTON CEMETERY/STEPHEN ST HOUSE MINI EXCAVATOR HIRE	1330.32
EFT28588	27/11/2025	BOC GASES AUSTRALIA	INDUSTRY GASES	47.84
EFT28589	27/11/2025	WINC AUSTRALIA PTY LTD	P/COPIER MTCE	2066.85
EFT28590	27/11/2025	CORSIGN WA PTY LTD	SIGNS	873.40
EFT28591	27/11/2025	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT	145.70
EFT28592	27/11/2025	CRAYON AUSTRALIA PTY LTD	MICROSOFT 365/EXCHANGE MONTHLY	927.58
EFT28593	27/11/2025	SIMON JOHN ALLAN DRAGE	FIREBREAKS & SLASHING VARIOUS LOCATIONS	2475.00
EFT28594	27/11/2025	ELDERS RURAL SERVICES AUSTRALIA LTD	FIREFIGHTER TANK RANGERS UTE	5941.10
EFT28595	27/11/2025	ENGIN	HARDWARE, TOILET PAPER, PIPE FITTINGS	3164.00
EFT28596	27/11/2025	DEPT OF LOCAL GOVT, INDUSTRY REG & SAFETY	TELEPHONE CHARGES	349.88
EFT28597	27/11/2025	IVON GARRARD	BRB SEPT 2025	2507.09
EFT28598	27/11/2025	GERALDTON MOWER & REPAIR SPECIALISTS	REIMB RSL BOND	250.00
EFT28599	27/11/2025	GERALDTON LOCK & KEY SPECIALISTS	WHIPPER PARTS	95.20
EFT28600	27/11/2025	GERALDTON AUTO WHOLESALERS	NEW HUSTLER MOWER	12499.00
EFT28601	27/11/2025	GHD PTY LTD	PROPERTY LOCKS/KEY CUTTING	2735.80
EFT28602	27/11/2025	GREENFIELD TECHNICAL SERVICES	DMAX 2WD P311 REPAIR WIRING FAULTS	2985.69
EFT28603	27/11/2025	C + J HANSON PLUMBING CONTRACTORS	DRFA WORKS 2024 RAINFALL EVENT	12994.09
EFT28604	27/11/2025	INTERCONTINENTAL PERTH CITY CENTRE	NTON DISASTER RECOVERY WORKS AGRN956	5488.80
EFT28605	27/11/2025	KALBARRI AUTO CENTRE & CARS 4U2 HIRE	FIFTH AVE DRAINAGE CONSULTANT WORKS	4466.00
EFT28606	27/11/2025	KALBARRI MOTOR HOTEL	EDNA BANDY, FITZ ST PLUMBING REPAIRS	442.15
			LG CONVENTION 2025	8606.50
			TRAILER TYRES x 2, KALB GDNS UTE BATTERY	605.00
			KALB MAINT GRADING MEALS	65.00

## ELECTRONIC FUNDS TRANSFERS FROM MUNICIPAL FUND

EFT28607	27/11/2025	KALBARRI EXPRESS FREIGHT	FREIGHT	128.70
EFT28608	27/11/2025	GRAEME RALPH	KALB VERGE GRAVEL & DRAINAGE WORKS	973.50
EFT28609	27/11/2025	KEMPTON ELECTRICAL CONTRACTING	NTON DEPOT ELECTRICAL REPAIRS	321.75
EFT28610	27/11/2025	LGIS INSURANCE BROKING	MEDICAL MALPRACTICE LIABILITY INSUR 25/26	10835.00
EFT28611	27/11/2025	KIM MAGUIRE	REIMB BUILDING FEES	171.65
EFT28612	27/11/2025	MCLEODS BARRISTERS & SOLICITORS	LEGAL FEES	4185.50
EFT28613	27/11/2025	LGRCEU	PAYROLL DEDUCTIONS	48.00
EFT28614	27/11/2025	MOORE	TRAINING WALGA TAX WEBINARS	616.00
EFT28615	27/11/2025	NAPA	RANGER UTE AIRBAGS, VARIOUS PARTS	1775.18
EFT28616	27/11/2025	GERALDTON CLEANPAK TOTAL SOLUTIONS	STEPHEN ST DEPOT BINS	80.85
EFT28617	27/11/2025	NR TYRES	ROAD PLANT TYRES (15), REPAIRS	8571.00
EFT28618	27/11/2025	KALBARRI PALM RESORT	ACCOM KALBARRI MAINT GRADER	476.00
EFT28619	27/11/2025	PANACEUM GROUP	NORTHAMPTON MEDICAL SERVICES	11000.00
EFT28620	27/11/2025	PEMCO DIESEL	SERVICE ISSEKA BFB FIRE UNIT	2095.38
EFT28621	27/11/2025	RED BLUFF BAKERY CAFE	REFRESHMENTS	210.00
EFT28622	27/11/2025	SCOTT REYNOLDS	REIMB	187.83
EFT28623	27/11/2025	ROAD RUNNER MECHANICAL SERVICES	PRIME MOVER TRUCK PARTS	518.72
EFT28624	27/11/2025	SYNERGY	ELECTRICITY CHARGES	15730.87
EFT28625	27/11/2025	PAUL SHERIFF	SYNERGYSOFT ASSISTANCE	110.00
EFT28626	27/11/2025	SKYTRUST	SKYTRUST SUBSCRIPTION	493.90
EFT28627	27/11/2025	SNAPACTION	HAMPTON RD SIGN DESIGN	70.00
EFT28628	27/11/2025	JUDITH ROBINSON	REIMB TRAVEL	1662.08
EFT28629	27/11/2025	STEPS CO PTY LTD	CORPORATE BUSINESS PLAN CONSULTANCY	10370.88
EFT28630	27/11/2025	DANIEL TARASEK	HKS DUP REINSTATEMENT, HKS SKATE PK BENCH	4730.00
EFT28631	27/11/2025	THURKLE'S EARTHMOVING & MTCE	CONCRETE FOOTING	21205.25
EFT28632	27/11/2025	2V NET IT SOLUTIONS	FROSTY GULLY/BLUE WELL GRAVEL PUSHUP	2350.00
EFT28633	27/11/2025	TOTALLY WORKWEAR GERALDTON	KALB OFFICE PHONE, COMPTER MTCE	110.48
EFT28634	27/11/2025	T&R HOMES WA PTY LTD	STAFF UNIFORMS	500.00
EFT28635	27/11/2025	TRUCKLINE	REIMB KERB DEPOSIT	418.63
EFT28636	27/11/2025	LANDGATE	TIP TRUCK SERVICE KITS	248.80
EFT28637	27/11/2025	WESTRAC EQUIPMENT PTY LTD	VALUATION EXPENSES	5431.25
EFT28638	27/11/2025	WILSONS SIGN SOLUTIONS	KALB BACKHOE REPAIRS	4274.24
EFT28639	27/11/2025	WORK HEALTH PROFESSIONALS	GRADER, LOADER PARTS	346.50
EFT28640	27/11/2025	TIM HAY	HORROCKS MEMORIAL WALL PLAQUE	3745.50
EFT28641	27/11/2025	DESMOND RAY PIKE	WORKS NOISE SURVEY	100.00
EFT28642	27/11/2025	CHAD SMITH	REFUND COUNCIL NOMINATION DEPOSIT	100.00
			REFUND COUNCIL NOMINATION DEPOSIT	100.00
			<b>TOTAL</b>	<b>\$ 931,096.90</b>

## MUNICIPAL FUND CHEQUES

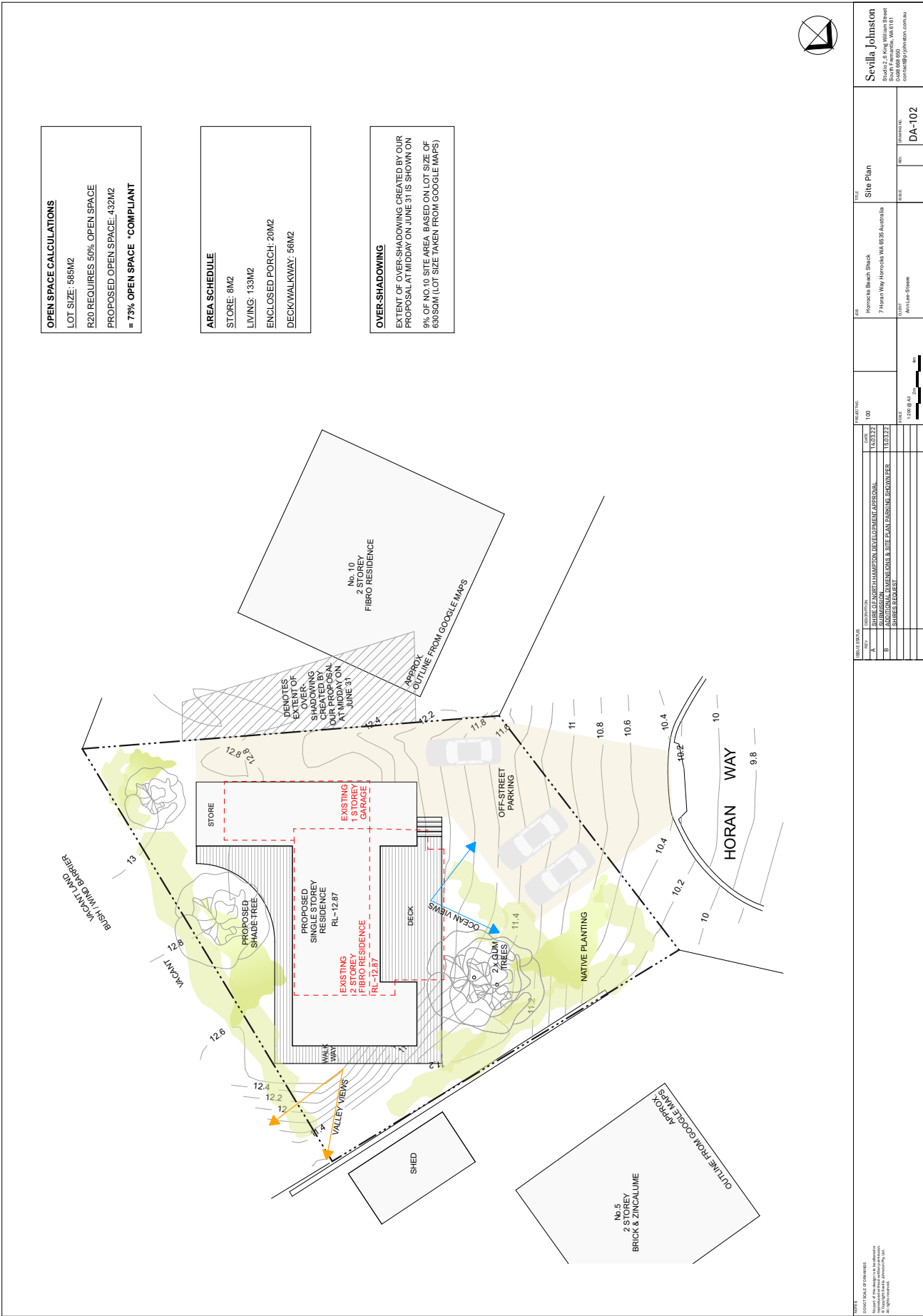
Chq #	Date	Name/Payee	Description	Amount
22629	11/11/2025	DEPARTMENT OF TRANSPORT	SPECIAL SERIES PLATES	225.00
22630	12/11/2025	PETTY CASH KALBARRI	PETTY CASH RECOUP	96.95
22631	20/11/2025	PETTY CASH NORTHAMPTON	PETTY CASH RECOUP	174.60
22632	27/11/2025	ANGELA REID	RATES REFUND	437.74
22633	27/11/2025	SHIRE OF NORTHAMPTON	BRB & BCITF COMMISSION SEPT 2025	73.00
			<b>TOTAL \$</b>	<b><u>1,007.29</u></b>

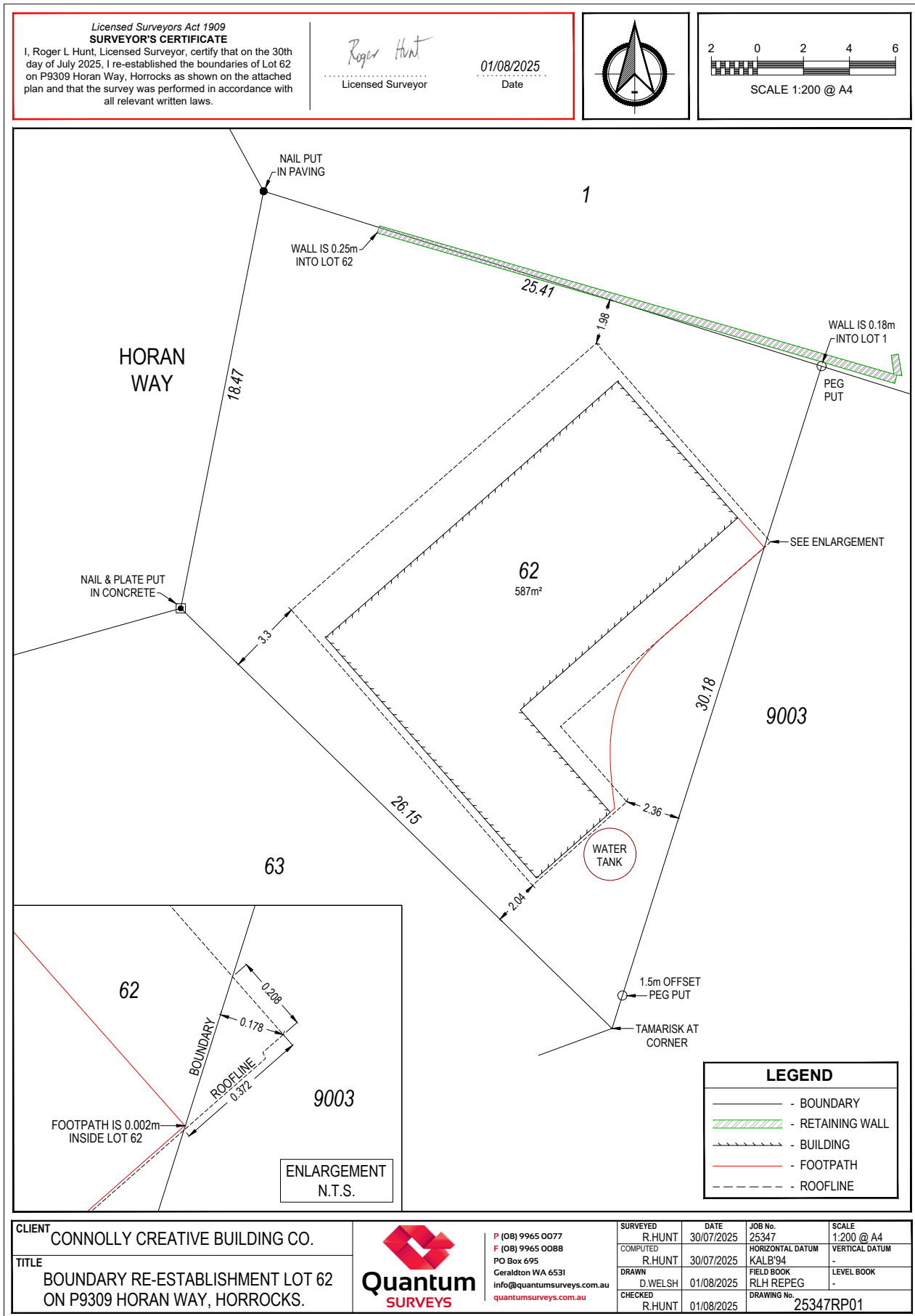
Jnl #	Jnl Date	Name/Payee	Transaction	Description	Transaction	Total
		SUPERCHOICE	07/11/2025	SUPERANNUATION PAY FNE 05/11/25		30,710.53
		PAYROLL	06/11/2025	PAYS FNE 05/11/25		134,903.00
		SUPERCHOICE	24/11/2025	SUPERANNUATION PAY FNE 19/11/25		29,822.48
		PAYROLL	20/11/2025	PAY FNE 19/11/25		129,107.00
GJ0508	30/11/2025	NATIONAL AUSTRALIA BANK	30/11/2025	BANK FEES		91.65
GJ0509	30/11/2025	COMMONWEALTH BANK	30/11/2025	BANK MERCHANT FEES		599.45
GJ0510	30/11/2025	COMMONWEALTH BANK	30/11/2025	BPOINT FEES		603.63
GJ0511	30/11/2025	NATIONAL AUSTRALIA BANK	30/11/2025	BPAY		226.16
GJ0513	30/11/2025	NAB CEO CORPORATE CARD	08/10/2025	PELICANS NEST ACCOMM	222.20	
			13/10/2025	2VNET COMPUTER MTCE	351.00	
			15/10/2025	2VNET COMPUTER MTCE	50.00	
			23/10/2025	ADOBE SUBSCRIPTION COMP EXPS	341.95	
			28/10/2025	CARD FEE	9.00	974.15
GJ0514	30/11/2025	NAB EMMWTS CORPORATE CARD	23/10/2025	IINET KALBARRI DEPOT INTERNET	89.99	
			28/10/2025	CARD FEE	9.00	98.99
GJ0515	30/11/2025	NAB EMCDR CORPORATE CARD	06/10/2025	SUPERCHEAP AUTO RANGER VEHICLE DASH/FLOOR MATS, SEAT COVERS	195.47	
			10/10/2025	KALB MOWER LICENCE PLATE CHANGE	19.40	
			10/10/2025	KALB MOWER LICENCING	106.20	
			13/10/2025	EMCDR VEHICLE PLATE RETENTION	32.00	
			14/10/2025	ELDERS NTON OVAL HOUSE GAS BOTTLES	430.26	
			24/10/2025	INTERTEK SAI GLOBAL ANNUAL SUBSCRIPTION	1,219.81	
			28/10/2025	CARD FEE	9.00	2,012.14
						<u>\$ 329,149.18</u>



# FUEL CARD PURCHASES

Payment #	Payment Date	Name/Payee	Transaction Date	Description	Transaction Amount	Total
EFT28525	13/11/2025	GERALDTON FUEL COMPANY PTY LTD	04/10/2025	CEO TOYOTA PRADO	114.34	
			17/10/2025	CEO TOYOTA PRADO	115.91	
			28/10/2025	CEO TOYOTA PRADO	106.73	336.98
			04/10/2025	EMWTS FORD RANGER	169.91	169.91
			03/10/2025	P&G DMAX	49.09	
			05/10/2025	P&G DMAX	99.64	
			06/10/2025	P&G DMAX	93.56	
			08/10/2025	P&G DMAX	47.06	
			10/10/2025	P&G DMAX	78.00	
			11/10/2025	P&G DMAX	97.33	
			16/10/2025	P&G DMAX	92.46	
			18/10/2025	P&G DMAX	49.57	
			19/10/2002	P&G DMAX	109.95	
			20/10/2025	P&G DMAX	106.68	
			22/10/2025	P&G DMAX	74.68	
			31/10/2025	P&G DMAX	59.62	957.64
			02/10/2025	EMCDR FORD RANGER	130.70	
			07/10/2025	EMCDR FORD RANGER	134.27	
			22/10/2025	EMCDR FORD RANGER	104.35	
			24/10/2025	EMCDR FORD RANGER	124.73	
			26/10/2025	EMCDR FORD RANGER	101.95	596.00
			16/10/2025	BS ISUZU MUX	114.70	
			28/10/2025	BS ISUZU MUX	116.36	231.06
					<b>\$ 2,291.59</b>	
EFT28527	13/11/2025	GREAT SOUTHERN FUEL SUPPLY		DEPOT BOWSERS, OILS	28,385.10	28,385.10
			03/10/2025	BS ISUZU MUX	108.19	
			07/10/2025	BS ISUZU MUX	108.02	
			21/10/2025	BS ISUZU MUX	126.80	343.01
			31/10/2025	BFRPC DMAX	64.62	64.02
					<b>\$ 28,792.73</b>	





15 August 2025

Chief Executive Officer  
Shire of Northampton  
PO Box 61  
Northampton WA 6535

**Subject: Request to purchase a small portion of Lot 9003 to rectify unintended setback encroachment**

Dear Chief Executive Officer and Councillors,

I am the owner of 7 Horan Way, Horrocks WA 6535 (Lot 62), which adjoins Lot 9003 (Shire of Northampton freehold). A recent check identified a minor, unintentional encroachment into Lot 9003 that affects compliance with the statutory building setbacks for my property.

To permanently rectify this and ensure full compliance, I respectfully request Council's in-principle support to sell a small portion of Lot 9003 (area is calculated at 48.5 m<sup>2</sup>; see drawings) to be amalgamated with my title via a boundary realignment. The new boundary will align with Lot 1 and create a straight-line boundary connecting with the existing. This rectifies the encroachment and setback.

If acceptable, I propose the following:

1. Consideration: Based on the recent sale of unimproved land at Lot 65 for a total of \$500 for approximately 61 m<sup>2</sup>, we offer \$500 for our proposed purchase given the similar size (48.5 m<sup>2</sup> area), location and time of sale.
2. Costs covered by me: I will meet reasonable costs of survey, WAPC subdivision/boundary-realignment fees, Landgate title issue/registration, and advertising (if required).
3. Approvals and process: I will arrange preparation of a boundary-realignment plan and lodge the necessary WAPC application to enable amalgamation with my lot (no extra lots created).
4. Disposal pathway: Where eligible (adjoining owner, low value, no wider public interest), Council may treat the sale as an exempt disposition from public-notice requirements; otherwise I am comfortable for the Shire to proceed under s.3.58 with local public notice.

Why this outcome is reasonable

- It remedies an inadvertent encroachment and ensures planning/building setback compliance.
- The area is small and non-strategic, with no adverse impact on the Shire's broader land objectives.
- The process results in clean title boundaries and removes future compliance risk for both parties.

Attachments

1. Survey showing encroachment.
2. Landgate aerial image showing proposed 48.5 m<sup>2</sup> area.
3. Calculation of 48.5 m<sup>2</sup>.

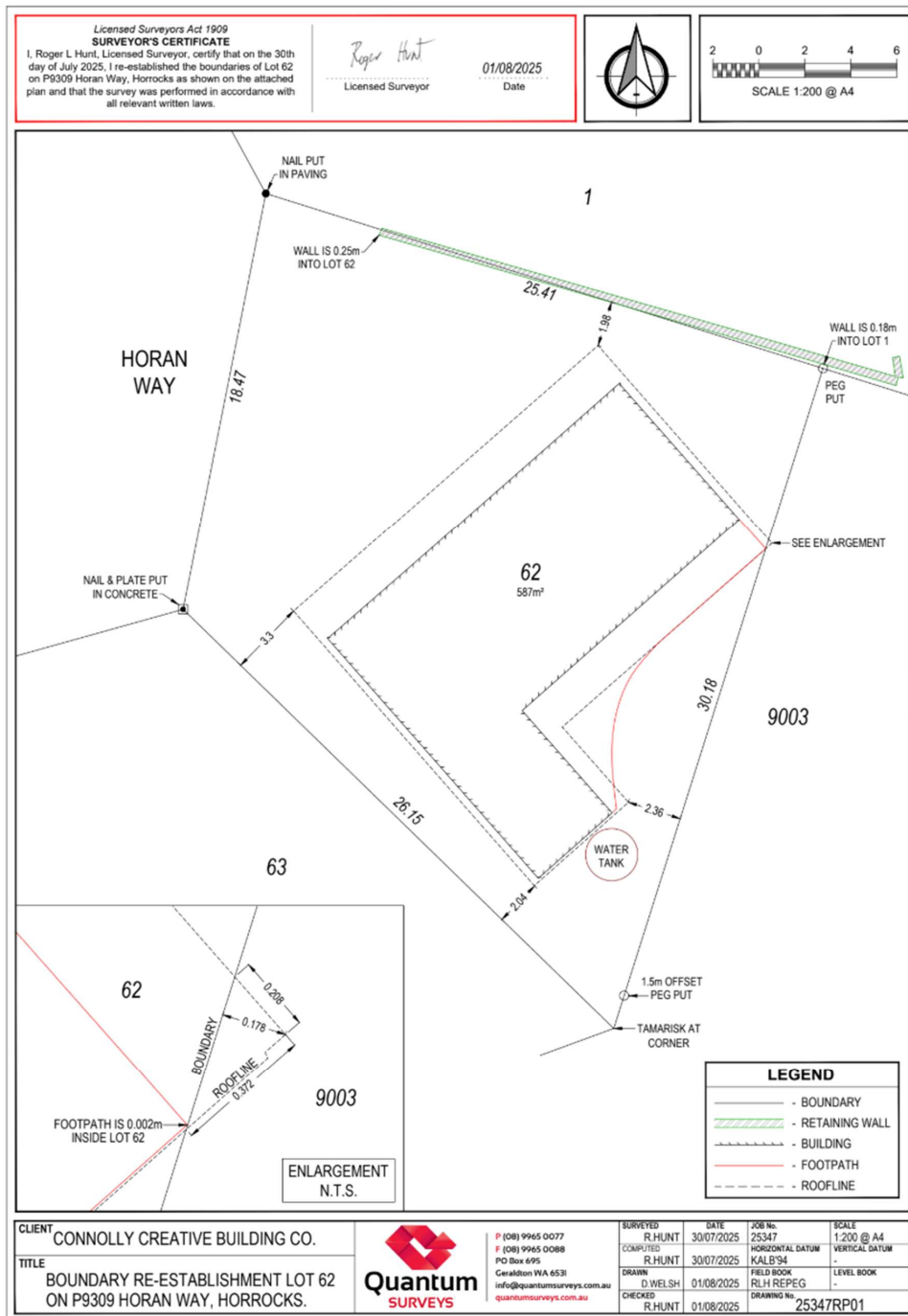
I would appreciate this request being listed for the next Ordinary Council Meeting. I'm happy to meet on-site with Shire officers and provide any further information required.

Thank you for considering this practical resolution.

Kind regards,

Ann Lee-Steere  
0429 362 033

## 1. Survey showing encroachment



2. Landgate aerial image showing proposed 48.5 m<sup>2</sup> area.



3. Calculation of 48.5 m<sup>2</sup>.

Using Heron's formula.

- Sides: a = 29.80 m, b = 29.00 m, c = 3.40 m
- Semiperimeter:  $s = \frac{a+b+c}{2} = \frac{29.80+29.00+3.40}{2} = 31.10 \text{ m}$
- Area:

$$A = \sqrt{s(s-a)(s-b)(s-c)} = \sqrt{31.10 \times 1.30 \times 2.10 \times 27.70} \approx 48.50 \text{ m}^2$$

Answer:  $\approx 48.50 \text{ m}^2$



## PLANNING DECISIONS NOVEMBER 2025

2025-086	MODULARIS PTY LTD	LOT 98 (No. 17) DARWINIA DRIVE, KALBARRI	PROPOSED DWELLING -SINGLE	4 November 2025	\$383,346.36
2025-087	T MOOCHER	LOT 188 (No. 93) JOHN STREET, NORTHAMPTON	ANNUAL RENEWAL – COMMERCIAL VEHICLE PARKING (TWO TRUCKS & TWO TRAILERS)	13 November 2025	**
2025-088	A DOTT	LOT 446 (No. 14) RALPH STREET, KALBARRI	ANNUAL RENEWAL – COMMERCIAL VEHICLE PARKING OF TAXI VEHICLE (13CAB)	14 November 2025	**
2025-089	ME GROVE	RESERVE 52436 (LAND-BACK WHARF) & LOT 103 (No. 7) DARWINIA DRIVE, KALBARRI	ANNUAL RENEWAL – MOBILE FOOD VAN AND COMMERCIAL VEHICLE PARKING & STORAGE OF FOOD VAN	14 November 2025	**
2025-090	TOCO SERVICES PTY LTD	LOT 123 (No. 239) HAMPTON ROAD, NORTHAMPTON	ADDITIONS TO RSL BUILDING (PATIO AND DECK)	19 November 2025	\$19,500
2025-091	JE SIMPSON	RESERVE 25307 (SEALED CARPARK) AND LOT 505 (No. 7) CHICK PLACE, KALBARRI	ANNUAL RENEWAL – MOBILE FOOD VAN AND COMMERCIAL PARKING & STORAGE OF FOOD VAN	19 November 2025	**
2025-092	ML & JC PHYLAND	LOT 179 (No. 13) GLASS STREET, KALBARRI	ANNUAL RENEWAL – COMMERCIAL VEHICLE PARKING OF FOOD VAN	21 November 2025	**
2025-093	ML & JC PHYLAND	RESERVE 34550 (JACQUES POINT) AND RED BLUFF ROAD RESERVE, KALBARRI	ANNUAL RENEWAL – MOBILE FOOD VEHICLE – "BEAN DRIFTING")	24 November 2025	**
2025-094	K DEADMAN	RESERVE 25307 (NORTHWEST CORNER – BOAT HIRE CAR PARK) GREY STREET AND LOT 766 (No. 46) GLASS STREET, KALBARRI	ANNUAL RENEWAL -MOBILE FOOD VAN AND COMMERCIAL PARKING OF FOOD VAN	24 November 2025	**
2025-095	D SIMMONS & D MOSS	LOT 1 (No. 31) MORTIMER STREET, KALBARRI	CHANGE OF USE FROM A SINGLE DWELLING TO HOLIDAY HOUSE	26 November 2025	**
2025-096	RL PASTOR	LOT 283 (No. 9) MALLARD STREET, KALBARRI	CHANGE OF USE FROM A SINGLE DWELLING TO HOLIDAY HOUSE	26 November 2025	**
2025-097	FOX LAMERS CUSTODIAN PTY LTD (R LAMERS)	LOT 51 (No. 9) DIAMOND VISTA, KALBARRI	CHANGE OF USE FROM A SINGLE DWELLING TO HOLIDAY HOUSE	26 November 2025	**
2025-098	G KAY & K WATERS	LOT 77 (No. 106) MITCHELL STREET, HORROCKS	RETAINING WALL AND ALTERATIONS TO EXISTING CONTOURS	20 November 2025 <b>REFUSED BY COUNCIL</b>	\$10,000

2025-099	NORWEST BUILDING GROUP (AUSSIE SHEDS)	LOT 292 (No. 143) FORREST STREET, NORTHAMPTON	PROPOSED OUTBUILDING REDUCED FRONT SETBACK	WITH	20 November 2025 Council Decision	\$51,040
2025-100	SCOTT & McKILLOP	PART RESERVE 25307 GREY STREET AND ROADSIDE PARKING AREA RED BLUFF ROAD, KALBARRI	STALLHOLDERS KALBARRI BURGER VAN	PERMIT -	20 November 2025 Council Decision	**

## Appendix 2. Mobile food vehicle permit application form

**Application Form - Permit to Operate a Mobile Food Vehicle****Applicant Details**

First Name: Nicole	Surname: Anderson
Business Name: The Shearing shed Cafe	
Trading Name The Shearing shed Cafe	
ABN or ACN: [7][2]-[3][9][7]-[9][5][7]-[3][2][8]	
Postal Address: PO Box 719 Northampton 6535	
Contact Telephone:	
E-mail:	

**Vehicle Details**

Vehicle Registration:	Vehicle Colour: Purple
Vehicle Make/Model: Van Catering	
Proposed Trading Days/Dates 26/12/25 to 1/2/26	Proposed Trading Times 6am to 9.30am <del>2:30pm to 4:30pm</del> 2:30pm to 4:30pm

## Appendix 2. Mobile food vehicle permit application form

**Application Form - Permit to Operate a Mobile Food Vehicle****Applicant Details**

First Name: <u>Nicole</u>	Surname: <u>Anderson</u>
Business Name: <u>The Shearing shed Cafe</u>	
Trading Name <u>The Shearing shed Cafe</u>	
ABN or ACN: <u>[7][2]-[3][9][7]-[9][5][7]-[3][2][8]</u>	
Postal Address: <u>PO Box 719 Northampton 6535</u>	
Contact Telephone: <u>0447166 737</u>	
E-mail: <u>theshearingshedcafe@gmail.com</u>	

**Vehicle Details**

Vehicle Registration:	Vehicle Colour: <u>Purple</u>
Vehicle Make/Model: <u>Van Catering</u>	
Proposed Trading Days/Dates <u>26/12/25 to 1/2/26</u>	Proposed Trading Times <u>6am to 9.30am</u> <del><u>2:30pm to 4:30pm</u></del> <u>2:30pm to 4:30pm</u>

**Permit Type/Fees**

Please select the preferred permit type.

- ☐ Three month permit = \$250
- ☒ Six month permit = \$500
- ☐ 12 month permit = \$1,000
- ☐ Temporary Permit (less than three months) = \$100

Successful applicants will be required to pay the fee(s) before start of operation.

The following non-refundable application fees will also be payable upon application:

- For applications upon Sites A, B, C or D: an application fee of \$50 (or renewal fee of \$30)
- For applications to use sites other than Sites A – D: an application fee of \$297, plus advertising expenses (for new applications and application renewals)

**Attachments**

A current Certificate of Currency for your public liability insurance, minimum \$20 million.

A floor plan detailing the internal layout of the mobile food vehicle, including dimensions and fittings.

Photographs of the external façades of the mobile food vehicle.

A site plan for any proposed trading locations, detailing the location of the vehicle in relation to other site features, infrastructure and lot boundaries. (NB. This is not required for Sites A – D, as specified above)

A site plan showing the location of the stored vehicle, outside of trading hours, detailing the distance from lot boundaries and other site features and buildings etc.

A current copy of the Applicant's Food Registration Certificate.

A copy of the manufacturer's specifications for any generators proposed to be used.


**Starting Date of Permit**

If your application is successful, what date would you prefer the permit to commence? (Please note that an application to trade upon a site not described as Site A, B, C or D may take up to three (3) months for a determination to be given)

**Declaration**

If applicant is not the owner: I/ we have notified the owner about this application.

I / we are authorised to sign on behalf of the applicant organisation.

Name (please print):	Nicole Anderson
Signature:	
Position / authority:	Owner
Date:	29/10/25









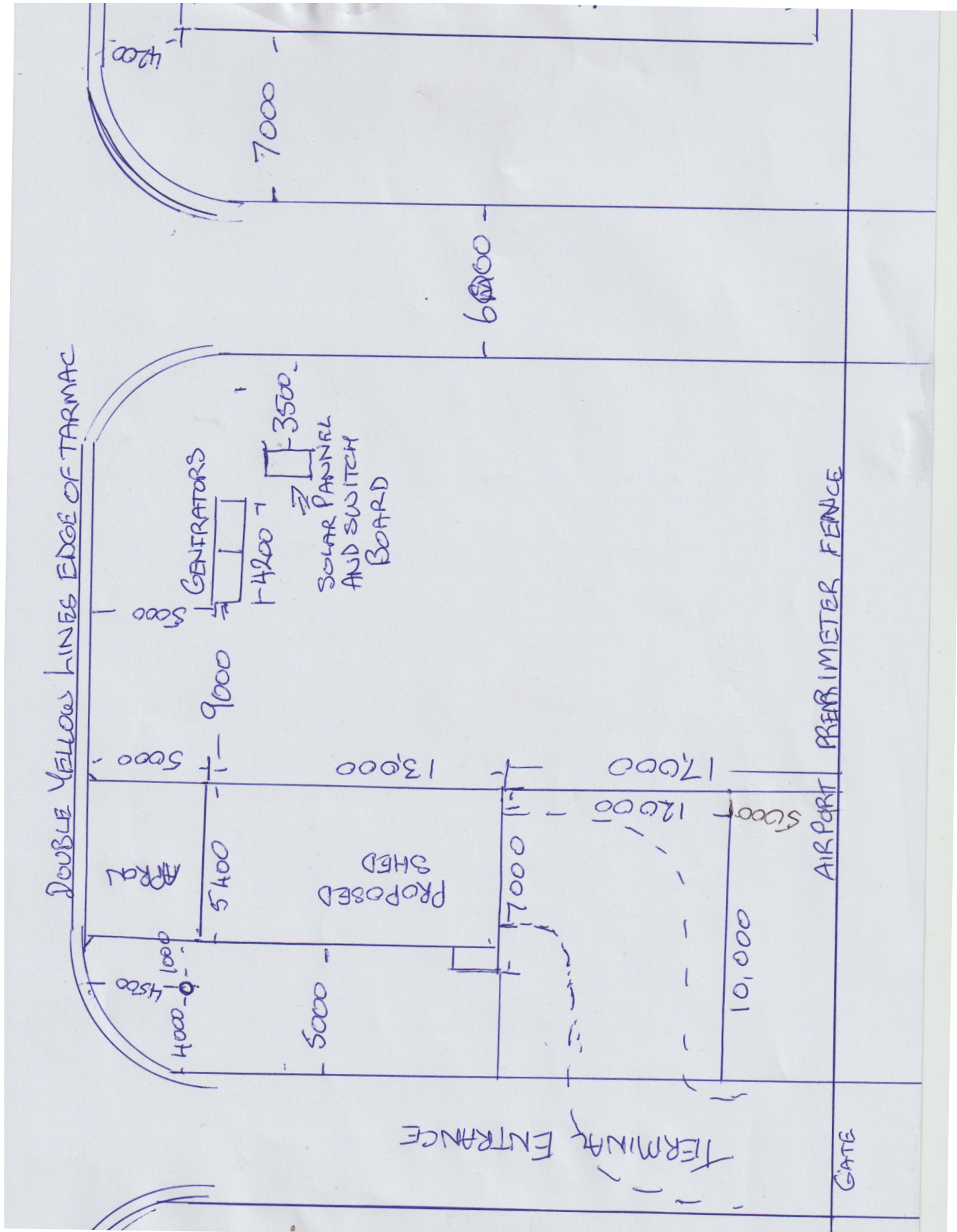
**Energy Safety WA**  
Gas Standards Act 1972 - Compliance Badge

<b>Gasfitting work:</b> New Connection <input type="checkbox"/> Pipework <input checked="" type="checkbox"/> Additional Work <input type="checkbox"/> Appliance Connection <input checked="" type="checkbox"/> Repair Work <input type="checkbox"/> Commissioning <input checked="" type="checkbox"/>		<b>NOC No.:</b> 1731905
<b>Installation address/registration number of mobile for non-propulsive purposes:</b> ECONO TRAILERS 369 HOLMES RD FORRESTFIELD		<b>Variation/ Exemption No.:</b>
I confirm that this gasfitting work complies with the Gas Standards Act 1972 and its regulations.		<b>Work Completion Date:</b> 25/7/11
<b>Registered Gas Fitter's Name:</b> 0401940236 ADL RHODE		<b>Gas Fitter's No.:</b> 9636

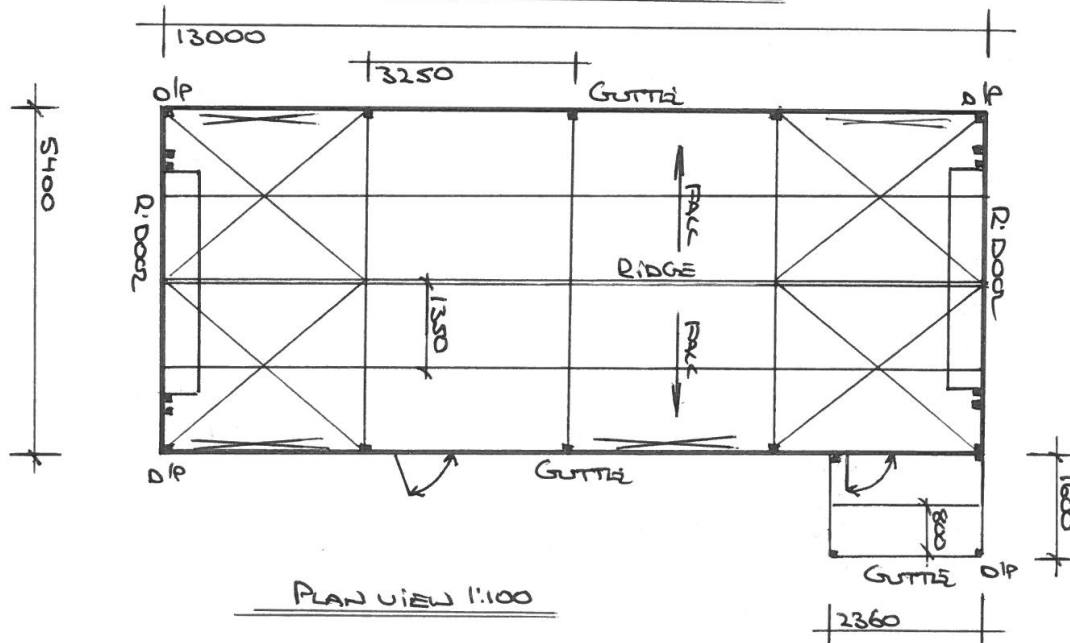
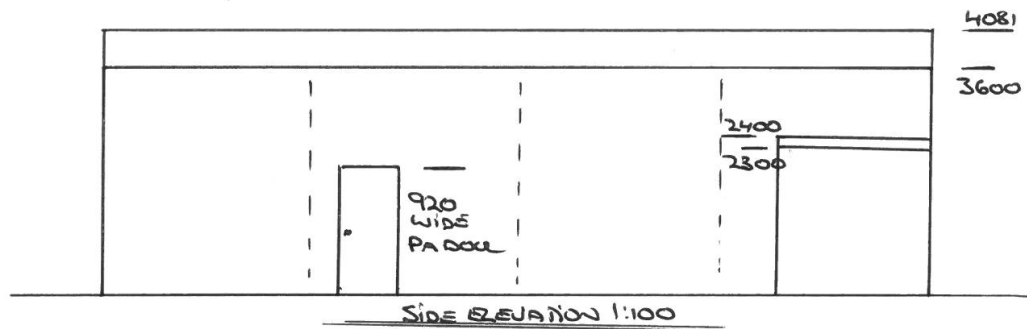
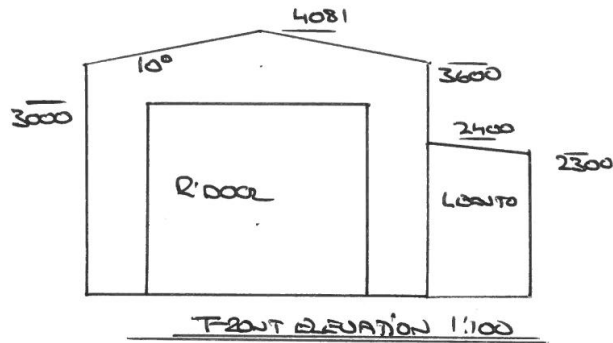
ESWA G01







<b>Shoreline Out Door World</b> 66 Flores Road , Geraldton . WA 6530 PO Box 3223 , Bluff Point , Geraldton WA Tel. 99644447 Fax 99217119 <a href="mailto:leon@shorelineodw.com.au">leon@shorelineodw.com.au</a>		Owner - Address - Lot 12570 Adjana Kalbarri Road , Kalbarri Proposed - shed Scale 1: 100 Block area 102.3786 Ha	
Drainage note - Roof area m2 =	70.2	x 0.9 / 60	Total litres 1053
All rain water to be directed away from foundations and boundaries via			bubbler
By owner			





## Section & component Schedule specifications:

All A'Frame Truss spans up to 11250mm.

Chords: 50x50x1.6 SHS Duragal.

Webs: 25x25x1.6 SHS Duragal.

All Eave Trusses, 400mm center to center, up to 8000mm.

Chords: 50x50x1.6 SHS Duragal.

Webs: 25x25x1.6 SHS Duragal.

Trusses with 1,2,3 or 4 Sides Open:

	up to 7000 span	up to 3200 Bay	up to 3001-4001 Bay
Chords	50x50x1.6	50x50x1.6	50x50x1.6
Webs	65x65x2.0	65x65x2.0	65x65x2.0

All Truss Columns:

	up to 7000 span	up to 3200 Bay	up to 4000 Bay
Chords	50x50x2.0	50x50x2.0	65x65x2.0
Webs	65x65x2.0	65x65x2.0	75x75x2.0
	75x75x2.0	75x75x2.0	75x75x3.0

LEAN TO      MAIN SHED

	up to 7000 span	up to 3200 Bay	up to 4000 Bay
Chords	50x50x2.0	50x50x2.0	75x75x2.0
Webs	75x75x2.0	75x75x2.0	75x75x3.0

All Duragal sections may be replaced by Supagal.

To make this Shed Engineering Habitable:

- Termite spray sand pad.
- Plastic membrane under slab.
- All posts one gauge heavier e.g 75x75x2.0 becomes 75x75x3.0.
- All internal stud ( wood or steel ) to be cross braced and fitted between posts or within 1000mm of post.
- Fix studs to posts using 14G Tek. at 300mm centers.
- All internal stud to be steel frame or H3 or higher treated pine.

Designed For Wind Region B2, Terrain Category 2.5

Well Drained Sites. Footings Site Class A,S,M Earthquake Acceleration Coefficient 0.12

APPROVED FOR CONSTRUCTION BY

EngineeringOnline.com.au

Engineering Online Australia Pty Ltd

Email: info@engineeringonline.com.au

PO Box 118, Geraldton, WA 6531 Ph: 0467779877

75 B Forrest St, Geraldton, WA 6530

Client:

Project:

MAX 11m SPAN, 4m BAYS, 4.5m EAVES.

Address:

ADAM - VALSOGAR ROAD

VALSOGAR AIRPORT

SCALE: Not to scale

DWG: Shoreline Outdoor World

DATE: 22 January 2025

VOID UNLESS ORIGINAL RED INK SIGNED.

Signature

Signature

Signature

Signature

## Footings:

All footings without slab: 600x600x600 ( to suit Site Classes A, S + M )

All footings with slab over: 400x400x400

Footings each side of Eaves Trusses: 700x700x700 (no slab )

600x600x600 (slab over )

## Floor:

Floor site class A+S: 100mm thick, SL62 mesh, 50/65mm Chairs ( WPM optional )

Floor site class M: 125mm thick, SL72 mesh, 90mm chairs ( WPM optional )

## Concrete:

All concrete is to be manufactured and placed in accordance with AS3600— concrete structures code. Blended cement is to be in accordance with AS1317.

All concrete N/20/20/80.

## Sheeting:

All Wall Cladding: Monoclad/Trimdeck or Custom Orb 0.42 bmt.

All Roof Cladding: Monoclad/Trimdek or Custom Orb 0.42 bmt.

## Roof Purlins:

All roof Purlins 100 C/Z 1.0 continuous ( lap by 500mm with 6x 14G Tek's )

Max spacing: 1500mm

Attached to purlin cleat 2x 14G Tek's

purlin cleat 50x3mm plate fully welded to Truss

## Girts:

All girts: 50x50x1.6 SHS Duragal, max centers 1600mm

Fix to column using 2x 14G Tek's, all joints staggered.

## Bracing:

All bracing 25x25x1.6 Duragal, fixed either end to fully welded 5mm cleat with 1x M10 bolt.

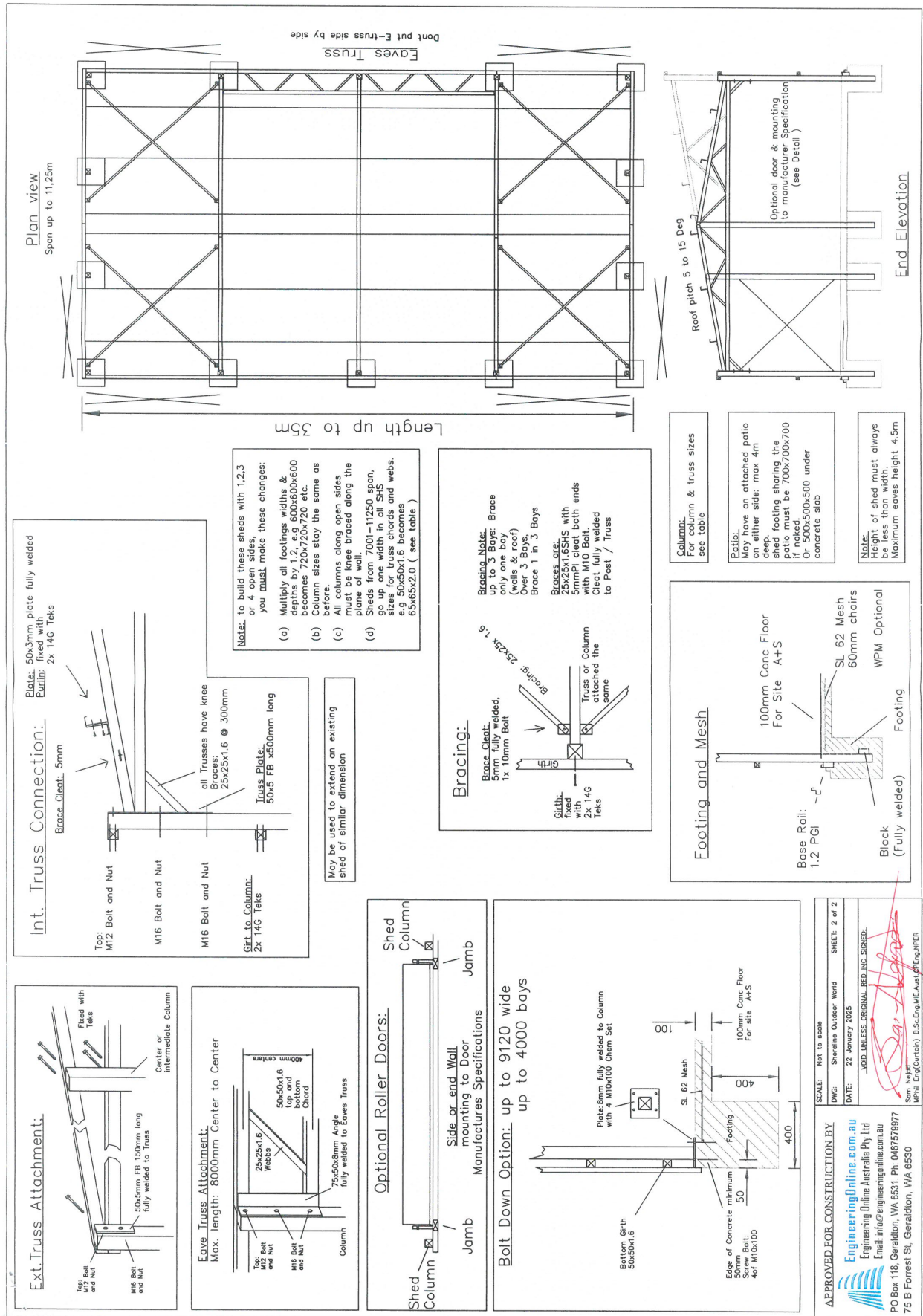
Same for truss and column.

## General:

- These Sheds/ Garages are built to the lightest specifications possible & thus have deflections in Wind conditions of up to 1:100. They are not suitable for internal Lining as live in Sheds. (see detail)
- All Wall Cladding and concrete Slab must be in place before the Roof Cladding is screwed on.
- These notes are to be read in conjunction with any architectural and other consultant service drawings and any other specification & any discrepancies to be resolved to construction.
- do not scale from these drawings.
- All dimensions are to be checked on site.
- All dimensions in millimeters unless otherwise marked.
- All codes and standards referred to be latest version, including amendments.
- This design may be used to add extra bays to an existing shed of similar width & height.

## Foundations:

- Remove all vegetation and topsoil in area to be covered by fill material or structure.
- Tree stumps, rubbish, old excavation, clay or unstable fill etc. to be cleared out and replaced with clean & compacted fill, or as required by the structural engineer.
- All foundation material below footings & slabs to be compacted for minimum depth of 1000mm in virgin soil & for the full depth of all fill.
  - All foundation material must give a penetrometer reading of 6 blows per 300mm.
  - Confirmation from structural engineer that this level of compaction has been achieved may be required prior to the pouring of the footings or slab.
  - All fill to be clean well drained sand compacted in layers.
- All roof & surface water to be drained away & not allowed to pond near footings.





## **APPLICATION FOR DEVELOPMENT APPROVAL**

(PLEASE USE BLOCK LETTERS & COMPLETE ALL SHADED SECTIONS)

### **OWNER DETAILS:**

Name(s): JOANNE MAREE JENNINGS

ABN (if applicable):

Postal Address: PO box 199 HAMPTON RD NORTHAMPTON 6535

Phone : 0484029773 Email: JOANNESUNGOD@GMAIL.COM

Contact Person for correspondence: JOANNE JENNINGS\_

Signature: \_\_\_\_\_ \_Date: 11/11/2025

Signature: \_\_\_\_\_ \_Date: \_\_\_\_\_

The signature of the owner(S) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the person referred to in the Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 clause 62(2).

### **APPLICANT DETAILS: (if different from owner)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

Contact Person for correspondence: \_\_\_\_\_

***I agree that the information and plans provided with this application may be made available by the local government for public viewing in connection with the application*** YES x NO –

Signature: \_\_\_\_\_ \_Date: 11/11/2025

**NOTE: All correspondence will be sent to the Applicant unless otherwise advised.**

*Continued over...*

**PROPERTY DETAILS:**

Lot/ 69 /Street No: Street Name: 145 HAMPTON RD

Locality/Suburb: NORTHAMPTON\_\_\_ Diagram/Plan No: 222925 \_Volume No 1878:

Folio No: 788

Nearest street intersection: GWALLA ST

**PROPOSED DEVELOPMENT:**

Nature of development: Works

Use ;X

Works and Use

Is an exemption from development claimed for part of the development?

Yes

If yes, is the exemption for:

Use

Description of proposed works and/or land use: TO TEMPORARILY LIVE IN MY FULLY SELFCONTAINED [MOTORHOME.UP](#) TO TWO YEARS. FROM 11/12/2025 UNTIL 11/12/2027

Description of exemption claimed (if relevant): TO LIVE ON MY PROPERTY IN MY MOTORHOME UNTIL SUCH TIME I CAN BUILD. I WOULD LIKE TO STAY ON MY PROPERTY AS I AM HOMELESS AND LIVING ON THE STREETS IN MY MOTORHOME.DUE TO BEING EVICTED BY YOUR COUNCIL ISSUED WITH A LETTER I WILL BE FINED \$500 a night if I STAY ON MY PROPERTY IN MY MOTORHOME. MY BLOCK IS RURAL AND 2500SQ SO NO CLOSE PROXIMITY TO ANOTHER DWELLING. MY PROPERTY IS FULLY FENCED AND TREELINED. MY MOTORHOME IS FULLY SELF/CONTAINED WITH KITCHEN , BATHROOM, CHEMICAL TOILET, GREY WATER TANKS , BEDROOMS. BATTERIES CHARGE ON SOLAR SO NO NOISY GENERATORS RUNNING [UNLIKE THE TRUCKSTOP DIRECTLY ACROSS FROM MY PROPERTY WHICH FREQUENTLY HAVE TRUCKS RUNNING GENERATORS ALL NIGHT. BUT HAVE I COMPLAINED??? I DUMP MY TOILET AND GREY WATER AT CARAVAN PARKS \$5 A FORTNIGHT AS THERE IS ONLY ONE OF ME AND I USE A LAUNDROMAT TO WASH MY CLOTHES. I AM NOT WANTING TO LIVE LIKE THIS PERMANENTLY JUST UNTIL I FIND A JOB OR SELL MY OTHER BLOCK IN GERALDTON TO FUND MY HOUSEBUILD. MAXIMUM TWO YEARS.I AM ALSO NOT REQUESTING MULTIPLE CARAVANS LIKE OTHER HOMES IN NORTHAMPTON HAVE JUST MINE FOR ME. SOMEWHERE SAFE OFF THE [STREETS.IT](#) IS DEFINATELY NOT AN EYESORE GIVEN THE HOUSE DIRECTLY OPPOSITE MY DRIVEWAY AND NEXTDOOR TO A SERVICE STATION. COMPLETE SAFETY ISSUES THERE. BUT WHOS COMPLAINING ABOUT RONS BROKEN HOUSE, ROOF ,PORCH, FENCE,GARAGE,ASBESTOS OUTBUILDINGS , AND A TIP FOR A YARD. BUT I GET IT , IT HAS ALL THIS BROKEN STUFF AND COMMUNITY SAFETY HAZARDS SIRONs ALL OVER IT , BUT THATS OK ITS GOT A BROKEN HOUSE ON IT. AND HE HAS EVERYONE OFFERING TO FIX IT BUT REFUSES. BUT THATS NOT MY ISSUE. I JUST WOULD LIKE TO LIVE ON MY

PROPERTY WHICH HAS RUNNING WATER AND I PAY RATES FOR. I THINK GIVEN THAT THERE IS A PETROL STATION / FREE TRUCK STOP AND RONS BROKEN PROPERTY ON THE OTHERSIDE OF THE ROAD FROM MY PROPERTY . HAVING A SMALL SELF CONTAINED MOTORHOME BEHIND A FENCED 2500SQMT PROPERTY WITH ONE MATURE QUIET PERSON LIVING IN IT SHOULD NOT BE A PROBLEM TO THE COMMUNITY.

Nature of any existing buildings and/or land use: GARAGE 100SQMT. ESTABLISHED GARDENS

Approximate cost of proposed development: \$0.

Time of Completion: UP TO 24 MONTHS

#### **REQUIRED INFORMATION & FEES:**

Please refer over for the information required to be submitted with this application and the schedule of fees. This application will not be processed without all required information including payment of the appropriate fee.

#### **OFFICE USE ONLY:**

Date Received: Accepting Officer's Initials:

Required Fee: \$ Date Paid:

Receipt No.:                     

#### **REQUIRED INFORMATION TO ACCOMPANY APPLICATION FOR DEVELOPMENT APPROVAL**

- (1) This application WILL NOT PROCEED without the signature(s) of all landowners AND payment of the appropriate fee. Please contact the Shire's Principal Planner to obtain the relevant fee.
- (2) In addition to this form a digital copy or one (1) hard copy of plans showing complete details of the development (in accordance with Item 3 below) and a written submission detailing the proposal will be required to be forwarded to Council.
- (3) Unless Council waives any particular requirement every application for Planning Approval shall be comprised of:
  - (a) A plan or plans to a scale of not less than 1:500 showing:
    - (i) the location of the site including street names, lot numbers, north point and the dimensions of the site;
    - (ii) the existing and proposed ground levels over the whole of the land the subject of the application;
    - (iii) the location, height and type of all existing structures and environmental features, including watercourses, wetlands and native vegetation on the site;
    - (iv) the structures and environmental features that are proposed to be removed;
    - (v) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
    - (vi) the existing and proposed means of access for pedestrians and vehicles to and from the site;
    - (vii) the location, number, dimensions and layout of all car parking spaces intended to be provided;
    - (viii) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;



ATTACHMENT 9.5.1(1)

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - NOVEMBER 2025						
Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Value
12/11/2025	25066	James and Tracy Mather	Owner Builder	6 (Lot 169) Stemodia Street, Kalbarri	Construct steel-framed carport	\$ 10,000.00
26/11/2025	25075	Honor Ash and Wayne Stevenson	Owner Builder	8 (Lot 4) Flora Boulevard, Kalbarri	Construct 3 x two-storey, three-bedroom group dwellings	\$ 242,000.00
26/11/2025	25095	Fitzpatrick Property WA Pty Ltd	ASI Construct	Lot 3 (No. 11) Ralph Street, Kalbarri	Single storey residential dwelling	\$ 70,000.00
5/11/2025	25101	Biera Nominees Pty Ltd	Geraldton Creative Landscapes and Pools	797 Horry Road, East Bowes	Fibre/glass Swimming Pool	\$ 28,200.00
5/11/2025	25102	Paul and Jennifer Smith	Lane Hose	Lot 108 (No. 13) Lynton Avenue, Port Gregory	Retaining walls	\$ 80,000.00
5/11/2025	25103	Julie and Michael Graham	Harrison Larard	Lot 13 (No. 72) Forrest Street, Northampton	Timber framed verandah attached to dwelling	\$ 19,000.00
27/11/2025	25107	Eric Bramham	Modularis Pty Ltd TA Modular WA	Lot 69 (No. 15) Boronia Circuit, Kalbarri	Single storey residential dwelling with alfresco and verandah	\$ 471,867.00
12/11/2025	25108	Geoffrey Nielson and Angela Flurey	Owner Builder	Lot 15 (No. 32) Fifth Avenue, Northampton	Shed	\$ 16,000.00

DRAFT 10-12-2025



# Public Health & Wellbeing Plan 2026-2030



# Contents

Acknowledgement of Country	3
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Community and Public Health Outcomes	12
Conclusion	13



## Acknowledgement of Country

The Shire of Northampton respectfully acknowledges the Yamatiji People, who are the Traditional Owners and First People of that land that this Public Health Plan covers. We pay our respect to the Elders past, present and future for they hold the memories, the traditions, the culture and hopes of the Yamatiji People.

The name "Yamatiji" comes from the Wajarri language and means "man" or "human being". Lands within the Shire are culturally significant with 209 registered Aboriginal Heritage sites.



# Introduction

We are pleased to present our first Community Public Health Plan for the inhabitants of the Shire of Northampton. The Public Health Plan is a requirement of new Public Health legislation that requires each local government in Western Australia to undertake research into the health of all people living within our Shire and to conduct an on-line survey to seek their responses. While the Plan is a stand alone document, objectives of the plan will be incorporated into Council's future Strategic Planning Framework including the Shire's Strategic Community Plan and Corporate Business Plan.

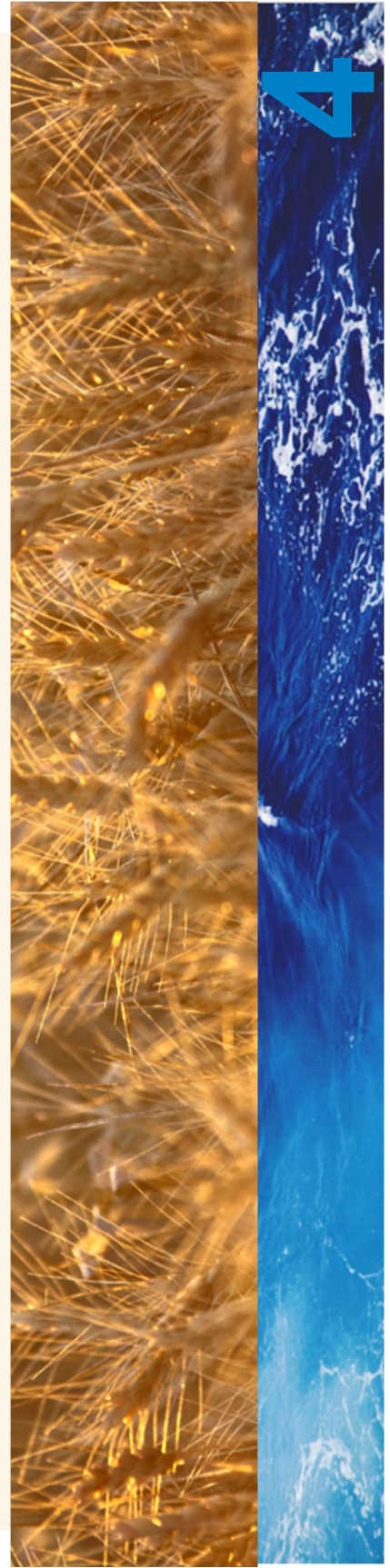
We hope you will enjoy reading this Plan as we implement its strategies.

Cr Liz Sudlow

**Shire President**  
December 2025

Mr Andrew Campbell

**Chief Executive Officer**  
December 2025



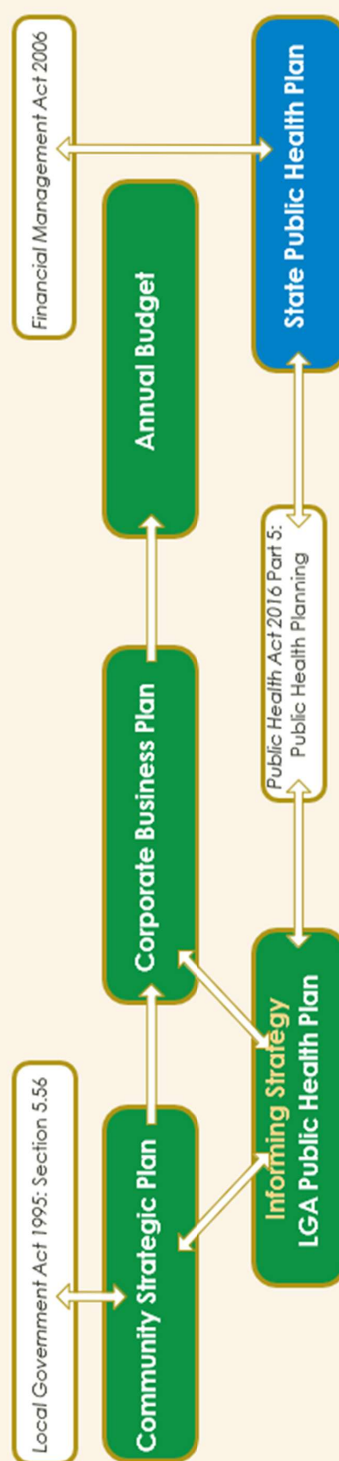


# Plan Implementation

The Public Health Plan is a requirement of new Public Health legislation that requires each local government in Western Australia to create their own public health plan. We have undertaken research into the health demographics of all people living within our Shire and conducted an on-line survey to seek your responses. This Plan is required to align with the State Public Health Plan and to be integrated with Council's Community Strategic Plan and Council's Corporate Plan.

Each Local Government Authority is required to create its own Public Health Plan, which in turn is to be incorporated into the Council's Strategic Community Plan. The Strategic Community Plan connects with Council's Business Plan which is funded by each Local Government Authority through its revenue stream. Each Local Government is then required to prepare and adopt a Local Government Public Health Plan.

The diagram below provides a pictorial representation of how this is to be achieved.

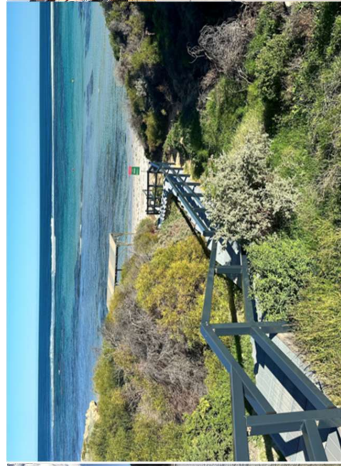
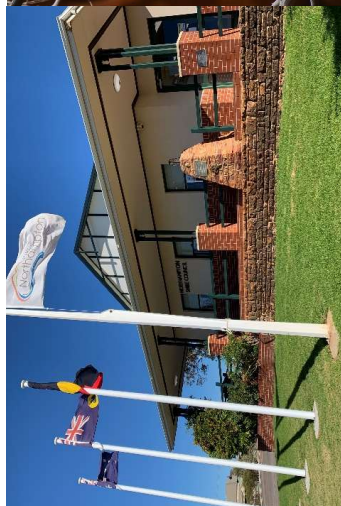


Linkages between Part 5: Public Health Planning of the Public Health Act 2016 and Local Government Planning for the future requirements under section 5.56 of the Local Government Act 1995



# Our Current Health Role

The Shire of Northampton provides the following range of funding and services to support the health of our community.



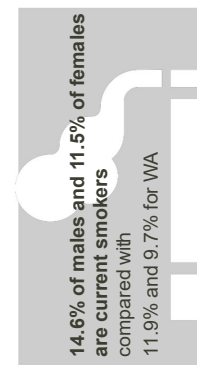
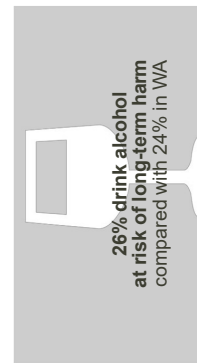
These are explained in more detail in the core business described here:

- Infrastructure and property services, including provision of local roads, pathways, drainage, waste collection and management, and approval of on-site effluent disposal systems.
- Environmental Health Services to prevent and control environmental health hazards, emissions and communicable diseases (i.e. tobacco control, water and food safety, noise and air pollution and animal & mosquito control).
- Community Services, assisting and advocating for medical services.
- Cultural facilities and services, such as libraries and supporting community groups that operate art galleries and places of historic importance and museums.
- Provision of recreation facilities, such as parks, sports fields, recreation centres and leasing land for sporting and recreation clubs including golf courses, bowling clubs and other recreational facilities.
- Building services, planning and development control, including inspections, licensing, certification and enforcement.
- Administration of facilities, such as the airport, cemeteries, street parking, solid waste disposal sites and wastewater dump points for camping and other travellers.
- Local Government Health Law Enforcement, Ranger and Emergency Services.
- The Shire is financially supporting the Northampton Medical Clinic to ensure residents and visitors have access to medical services.





# Snapshot of the health of people living in the Mid West Region





# Key results from our 2022 Public Health & Wellbeing

## THE RESIDENTS OF NORTHAMPTON SPEAK

feel place city people great  
live lifestyle beautiful needed beach  
good community spirit park showed  
regional friendly town kabari location love  
rural

What is the thing you like the best about living in the Shire of Northampton?

### AS THINGS ARE NOW

We think the two most serious health risks in our community are:

- Using illegal drugs
- No regular dental checkups

We think the three most serious mental & social health issues in our community are:

- Anxiety
- Depression
- Drug Addiction

We say our top three volunteering activities are:

- Community groups/services
- Public events
- Environment & conservation

The sport & recreation facilities we use the most are:

- Informal walking trails
- Town Oval

### SURVEY RESPONDENTS AGREED WITH THESE STATEMENTS:

There is strong community spirit in our Shire (76%)

I feel the Shire cares about our welfare (72%)

I know where to get help when I need it (80%)

I am proud of the community where I live (76%)

I feel like my life has a sense of purpose (70%)

I enjoy interacting with my neighbours (79%)

I feel like I belong in my local community (54%)

### CHANGE FOR THE FUTURE

Our top two programs to improve the health of our community:

- Routine screening for health issues eg cervical & prostate cancers
- Programs for seniors / aged people

Our top three programs to help us be more physically active are:

- Public exercise equipment that is free to use
- Free fitness classes
- Exercise/play equipment in parks that cater for various age groups

Our top four facilities or resources for good community health are:

- Safe roads
- Parks & public open spaces
- Recreation facilities eg Northampton Community Centre
- Disability access to buildings & recreation

Our top two priorities to encourage the eating of healthy food:

- More healthy food options in takeaway/fast food outlets
- Healthy foods being easier to identify in the shops

8

# The Shire of Northampton's Strategic Community Plan 2025-2035

Our Economy		
Community Aspiration	The Shire's Commitment	Desired Outcomes
We are proud of our diverse, resilient local economy, built on sustainable farming and fishing, vibrant high street businesses, tourism, mining, and other industrial opportunities. Managed, sustainable growth creates local employment and business opportunities in balance with protecting our natural assets, rural charm, and heritage. Ongoing investment in tourism and new attractions strengthens our reputation as a destination of choice. We are optimistic about the future and aspire to be a place of opportunity for all.	The Shire commits to securing government, grant, and other funding sources to support strategic initiatives and community priorities. It will uphold a relevant Local Planning Scheme that ensures effective compliance control and provides timely, accurate development advice and approvals. Through strategic zoning and, where appropriate, land acquisition, the Shire will facilitate sustainable growth, infrastructure development, and the long-term wellbeing of the community.	<p><b>1.1 Local and thriving</b> We feel supported to work and grow our businesses in the Shire and are confident in the Shire's willingness to make appropriate commercial investment to fill unmet needs for future development.</p> <p><b>1.2 Diverse and prosperous</b> We are driving balanced and sustainable growth by embracing new opportunities for our economy, people, and culture to thrive, whilst ensuring primary industries remain profitable into the future.</p> <p><b>1.3 Attractive and popular</b> Our reputation as a prime visitor destination is strong and we are optimising an ecologically friendly tourism industry.</p>

Our Natural Environment		
Community Aspiration	The Shire's Commitment	Desired Outcomes
We value and celebrate our unique natural environment, ensuring it remains clean, healthy, and sustainably managed for future generations. Careful stewardship of our land, marine environments, foreshores, townscapes, and nature-based attractions ensures long-term ecological health and prosperity. We take pride in our community's active role in environmental conservation, and we are committed to preserving the natural beauty of our region	The Shire commits to playing its part to protect the environment in support of ecological sustainability and enhancing the human experience. It will advocate for effective coastal erosion management and work to optimise the use and preservation of the Shire's natural attractions, helping to ensure they remain accessible, resilient, and valued by current and future generations.	<p><b>2.1 A healthy ecosystem</b> The interconnected biodiversity of our flora and fauna is protected and nurtured.</p> <p><b>2.2 A protected landscape</b> Our Shire balances human wealth and pleasure with protection of our coastlines, riverbeds, and other natural landscape and marine features.</p> <p><b>2.3 Nature-based aesthetic appeal</b> The natural beauty of our Shire is conserved for our residents and to attract visitors.</p>



Our People		
Community Aspiration	The Shire's Commitment	Desired Outcomes
Our Shire is home to strong, connected communities where people of all ages feel safe, included, and supported. We provide a diverse range of services, activities, events and experiences that bring people together, promoting opportunities for residents to thrive and visitors to enjoy. We benefit from good access to health, transport, and community services that enhance wellbeing and social connection. Our inclusive community spirit reflects our commitment to offering quality of life for everyone.	The Shire commits to fostering intergenerational, accessible support services and social opportunities that enhance liveability, wellbeing, and community cohesion. It will promote an inclusive and vibrant culture that celebrates diversity, strengthens connections, and supports the evolving needs of all residents	<b>3.1 Socially connected and included</b> We feel supported to live well and prosper together, whatever our age or diversity of needs. <b>3.2 Outstanding recreation and tourism experiences</b> Community life and tourism is being enriched through a strong portfolio of events, activities, attractions, and historical heritage. <b>3.3 Healthy and safe community</b> We feel safe in our Shire and have reliable access to services that support our health and wellbeing
Our Built Environment		
Community Aspiration	The Shire's Commitment	Desired Outcomes
Our Shire's buildings, roads, infrastructure, utilities, public amenities, and recreational and tourism facilities are safe, functional, and fit-for-purpose. The Shire takes a proactive approach to general maintenance and land use planning, ensuring our physical assets enhance the liveability of our communities, promote accessibility, and support a sustainable local economy. Through thoughtful investment and responsible stewardship, we sustain a high-quality built environment that meets the current and future needs of our	Within the bounds of funding prioritisation, the Shire commits to delivering appropriate and functional buildings, roads, infrastructure, and amenities that meet the needs of the community. Where the Shire has influence to, it will ensure the effective and efficient delivery of roadworks and other infrastructure projects, supporting accessibility, safety, and long-term sustainability across the built environment.	<b>4.1 Fit-for-purpose infrastructure</b> Our buildings and other physical assets enhance functionality, experience, and ambience. Where appropriate and beneficial to the community, we are supporting the development of light commercial areas. <b>4.2 We are connected</b> We experience good utility provision, internet service, and phone connectivity across the shire. <b>4.3 We can move around effectively</b> A comprehensive strategy is driving effective management of roads, drainage, paths and parking facilities, ensuring maintenance and improvement of infrastructure is meeting increasing future transport demands





Our Leadership		
Community Aspiration	The Shire's Commitment	Desired Outcomes
Strong, transparent, and accountable leadership ensures good governance and responsible management of our Shire's resources. Informed decision-making is guided by robust strategic and operational planning, grounded in the needs and aspirations of our community. Through well resourced and effective engagement with residents, stakeholders, and partners, our Shire prioritises clear and open communication that fosters trust and confidence. This empowers a truly collaborative approach to stewarding the future of our Shire.	The Shire commits to upholding accountability, good governance, and responsible stewardship, underpinned by transparent and effective communication. It will seek sufficient resourcing to ensure it is equipped to meet future challenges, enabling responsive, forward-thinking leadership that serves the best interests of the community	<b>5.1 Excellent communication</b> We feel heard and valued, even when our ideas and requests can't be actioned. <b>5.2 Best practice stewardship</b> Our Shire continues to expand capacity and capability to maintain excellence in all areas of leadership and Council operations. <b>5.3 Collaborating for our future</b> We benefit from a partnership approach to sustainable development characterised by effective advocacy and strong relationships.

Aims and Objectives of the Local Public Health Plan

In reviewing the Shire's Strategic Community Plan and Corporate Business Plan, the Shire will take into account the following Aspirations, Commitment's and Desired Outcomes.

Health		
Community Aspiration	The Shire's Commitment	Desired Outcomes
To provide a safe and healthy community by minimizing known health risks.	To provide, facilitate and advocate for environmental health protection measures to reduce risks to community health, wellbeing and incidence of infectious disease.	<ul style="list-style-type: none"><li>Minimise harm from unsafe use of alcohol, drugs, tobacco and vape use within the community.</li><li>Provide adequate recreational facilities to encourage healthy lifestyle choices.</li><li>A healthy and sustainable community with access to relevant health services for all people and demographics within the region.</li></ul>



# Community and Public Health Outcomes

Minimise Harm	Active and Healthy Lifestyles	A Healthy and Sustainable Community	A Safe Environment
<p>Minimise harm from unsafe use of alcohol, drugs, and tobacco</p> <p>Encourage safe sale and service of alcohol and tobacco, and support no/low alcohol and smoke free community venues and events and at Shire facilities</p>	<p>Provide adequate recreation facilities and encourage healthy lifestyle choices</p> <p>Support Live lighter or similar as a community campaign to raise community awareness in healthy eating and living</p> <p>Promote healthy eating and affordable meals and drinks in food outlets and at community clubs and events</p> <p>Provide safe and accessible public open spaces and walking trails</p>	<p>Access to relevant health services for all demographics</p> <p>Encourage personal health screening services such as prostate and cervical cancer, blood pressure and mammograms</p>	<p>Provide public health education on matters such as Foodsafe, vector and other disease control</p> <p>Maintain safe food standards by regular surveillance of food premises</p> <p>Monitor drinking and recreational waters, public aquatic facilities to maintain standards and reduce public health risks</p> <p>Minimise the incidence and community spread of infectious disease through education, vaccination, food surveillance and vector control</p>





## Conclusion

While public health is the responsibility of all persons in the community, this plan focusses on the need to address present shortcomings to improve the health of every person. Improving the health of individuals through exercise and nutrition were identified as key messages, and attention to mental health, the prevention of transport accidents, and increased screening for cancer-related illnesses will be beneficial in the longer term.

The Council will need to provide leadership to improve public health outcomes by:

- Leading the community by advocacy to provide better public health planning,
- Ensuring that the community has access to facilities and infrastructure to encourage healthy lifestyles and activities,
- Having a whole of Council approach,
- Encouraging partnerships with Government and non-government agencies for health planning, and
- Elected members encouraging and mentoring to promote healthy lifestyles.

The Plan was developed by including:

- Extensive analysis of health data (a well-developed Health Profile Report)
- Participation in an electronic Health and Well Being Survey, and
- Consultation with elected members and senior officers.



SHIRE OF NORTHAMPTON

ATTACHMENT 9.8.1 (1)

WORKS CREW BUDGET - PROGRAM AND PROGRESS REPORT (2025/2026)  
( November / December 2025)

2025/2026 Budget Works	Job No	Status	Comments
<u>REGIONAL ROAD GROUP PROJECTS - 150300</u>			
Binnu East Road Floodways SLK 1	RR18	COMMENCED	RRG Funding \$301,692 for both floodways (carried over 2024/2025)
Binnu East Road Floodways SLK 3	RR18	COMMENCED	RRG Funding \$301,692 for both floodways (carried over 2024/2025)
<u>ROADS TO RECOVERY - 152100</u>			
Northampton - Fifth Street Install Stormwater	R345		Survey and Design with Consultants (carried over 2024/2025) Procurement documents developed- Council Item November to withdraw Tender)
Ogilvie East Road			Stage 1 - 6.25 kms End of Bitumen to Nolba
<u>LR GRANT - 152140</u>			
<u>MUNICIPAL FUND CONSTRUCTION - 150600</u>			
<u>Kalbarri</u>			
Karina Mews Reseal and replace concrete kerbing	R982		carry over to 2025/2026 - Additional Funds from RIPAC
<u>Northampton</u>			
<u>Port Gregory</u> Port Street			Stage 1 - Upgrade
Cont.			

2025/2026 Budget Works	Job No	Status	Comments
<b><u>MUNICIPAL FUND CONSTRUCTION - 150600</u></b>			
<b><u>Northampton</u></b>	R345		Survey and Design with Consultants (carried over 2024/2025) Procurement documents developed- Council Item November to withdraw Tender)
<b>Fifth Street (Council Contribution)</b> Install Stormwater			
<b><u>Kalbarri</u></b>			
<b><u>Rural</u></b>	F702		Survey Road Reserve CE0 progressing with delivery
<b>Coolacalaya Road</b>			
<b>Binnu East Road Floodways SLK 1</b>			
<b>Binnu East Road Floodways SLK 3</b>			
<b><u>MUNICIPAL FOOTPATHS - 150900</u></b> Carried Over from 2024/2025			
<b>Northampton - Stephen Street</b> Replace DUP from NWCH to West Street			
<b><u>MUNICIPAL FOOTPATHS - 150900</u></b> New Projects			
Cont.			



2025/2026 Budget Works		Job No	Status	Comments
<b>OTHER WORKS - MISC.</b>				
Establish Drainage easements Essex to John Street Northampton				
Establish Drainage easements Fifth Avenue Northampton				
<b><u>OTHER WORKS - Depots/Foreshores/Ovals/Parks/Gardens/Cemeteries etc</u></b>				
<b>Northampton - Northampton Community Centre</b> Install disabled ramp south end			COMPLETED	Access and Inclusion Committee - Stairs and Disability Ramp.
<b>Northampton Entry Statement Solar Lighting</b>				
<b>Northampton lighting of flag poles</b>				
<b>Kalbarri - Foreshore grass removal</b> Cut down grass height along DUP area/s				So flags can be flown 24 hours per day.
<b>Kalbarri - Foreshore shelter</b> Install Foreshore shelter.				
<b>Horrocks - Foreshore grass removal</b> Cut down grass height along DUP area/s				
<b>Horrocks - Install shower</b> Install shower at top of Jetty boardwalk				
Cont.				

2025/2026 Budget Works	Job No	Status	Comments
<u>PLANT ITEMS - Major</u>			
Replace P290 Ranger Vehicle Purchase new		COMPLETED	Executive Manager of Communities, Development and Regulations
Northampton - Two (2) New Mower Trailer		COMMENCED	Ordered
Tip Truck (Rubbish Truck Kalb)		COMMENCED	New \$140,000 less sell P273 \$20,000 (net figure) (carried over 2024/2025)
Mower Front Deck (Ride on Mower) Kalbarri P285		COMPLETED	Delievered October
Mower ( Ride on) Hks			(carried over 2024/2025)
RIPAC Plant Replacements			
Northampton Depot 30 KVA Gense/ electrical Fit out			Portable generator to service multiple locations if required. (carried over 2024/2025)
<u>PLANT ITEMS - Minor/Other/Sundry tools</u>			
<u>Kalbarri</u>			



**Minutes of Meeting Held 1 December 2026 at the Allen Centre, Kalbarri**

**1. DECLARATION OF OPENING OF MEETING**

The presiding member being Shire President Liz Sudlow declared the meeting open at 3:30pm

**2. ACKNOWLEDGEMENT OF COUNTRY**

We would like to respectfully acknowledge the Nanda People who are the Traditional Owners and First People of the land on which we meet. We would like to pay our respects to the Elders past, present and future for they hold the memories, the traditions, the culture and hopes of the Yamatji People.

**3. ATTENDANCE / APOLOGIES**

Voting Members in Attendance

Cr Liz Sudlow – Shire President  
 Cr Tim Hay – Deputy Shire President  
 Cr Des Pike  
 Cr Richard Burgess  
 Ms Rachell Mallard – Nanda Representative  
 Lauren Sweetman – Kalbarri Development Association  
 Natalie Moir – Kalbarri Visitors Centre  
 Phil Crogan – Community Representative  
 Cheryl Eley – Community Representative (from 4:30 approximately)

Non Voting Members

Nils Hay – Chief Executive Officer of Midwest Development Commission  
 Merrilyn Eastland – Kalbarri Development Association Proxy  
 Brian Robinson – Shire of Northampton  
 Jarrod Dawe – Shire of Northampton

Guests

Michael Memeo – Realm Studios  
 Steve Vigilante – Vigilante Landscape Architecture

Apologies

Adam Murszewski – Midwest Development Commission  
 Nicole Nelson – Tourism WA  
 Mr Glenn Bangay

**4. DECLARATIONS OF INTERESTS**

Cr Liz Sudlow declared a Proximity being a landowner of a unit located at 32 Grey Street, corner of Ruston Street, Kalbarri  
 Lauren Sweetman declared an Impartiality Interest as a family member owns 122 Grey Street, Kalbarri.



**5. TERMS OF REFERENCE**

The Shire's Executive Manager of Community, Development and Regulation briefed those present on the Terms of Reference for the Committee.

Ms Rachel Mallard advised the committee that for cultural reasons she was unable to speak on behalf of Nanda Peoples "Men's Business" and suggested that a male representative also be appointed to the committee.

**6. PROJECT BACKGROUND**

Mr Nils Hay briefed the committee on the Midwest Development Commission and Tourism WA's role in development of the project, the processes followed including the public consultation process, development of the Kalbarri Foreshore Master Plan and the Western approved Treasury funding for the four precincts being:

- Giddamarra Springs;
- The Kalbarri Sea Rescue Building/Boat Carpark/RSL Memorial;
- Chinaman's Beach; and
- Zuytdorp Lookout.

The Shire's Executive Manager of Community, Development and Regulation provided an outline of the Shire's role to date, the need to review the Kalbarri Foreshore Master Plan and tender process to appoint consultations Realm studio's, who were represented at the meeting.

**7. SCHEDULE OF SUBMISSIONS RECEIVED IN RESPONSE TO PUBLIC CONSULTATION PERIOD AND COUNCIL'S DECISION**

The Shire's Executive Manager of Community, Development and Regulation outlined the public consultation process, Council's consideration of the submissions and the decision to seek variations to Stage 1 of the project, resulting in the need to review the Master Plan, Stage 1 costings and project management plan. Members were provided with a copy of the schedule of submissions and preliminary analysis of the submissions as part of the agenda process.

**8. DISCUSSION/PRELIMINARY WORKSHOP WITH REALM STUDIOS**

Mr Michael Memeo provided the committee with an update of the works completed to date and a detailed summary of Realm Studio's understanding of the scope of the project, views expressed through the submissions received and their preliminary views taking the submissions, Council's decision and findings from inspection of the site.

Realm studios then open discussions with committee members. The following is a summary of the points raised by Committee members and guests, not necessarily being in order of the discussions.

- 1) Data on Visitor Numbers



- Ms Mallard raised the need for designs and development to take into account tourist visitor data including purpose of their visit and ethnicity.
  - Ms Moir confirmed data is available from Tourism WA/Coral Coast and that a large portion of tourists attending the visitors centre were seeking nature based and indigenous cultural experiences.
- 2) Appropriateness of the name Chinaman's Beach
- With a large portion of international tourists being Chinese, the name could be considered offensive.
  - Shire President advised they had received correspondence from the Hon Jackie Jaris, Minister for the Midwest indicating a desire for the revitalisation project to address potential renaming.
  - Research by a Shire Community Development Officer identified detailed records of Chinese immigrants were kept at the time and it the individual was a Mr Ah Ping, being a cook at Murchison House Station who would regularly fish at the beach/point.
- 3) Silting of the Murchison River
- Source of silting upstream in the Murchison River, which Ms Mallard surmised was coming from the Murchison Station Pastoral areas;
  - The potential impact on the River and its use downstream;
  - The Department of Biodiversity, Conservation and Attractions has historical photos which may be useful.
- 4) Cultural Recognition (Nanda and Other Histories)
- Strong emphasis on respecting, recognising and making Nanda culture visible;
  - Ms Mallard advised that the traditional name for Kalbarri was "Kadjawarra" meaning plenty of water.
  - Ms Mallard also advised that there were traditionally 4 springs in the area, but some had dried up in recent times and anecdotal beliefs that concrete had been poured into Giddamarra Springs.
  - Opportunities for additional cultural layers to be embedded through the foreshore precinct, not just within Giddamarra Springs precinct.
  - Broader cultural stories exist around the George Grey expedition and local maritime heritage including fishing history.
  - There is a need for interpretive signage/telling the stories: which encourages people to stay longer.
  - Whilst only 3-5 fishing vessels currently operate, at its peak 30 year ago upwards of 20 boats operated in Big Bank fishing season.
- 5) Events and current activities on foreshore.
- Kalbarri Development Association support events on the foreshore throughout the year, including Australia Day being an all day event that extending into the evening with fireworks, with approximately 2,000 people attending.
  - Other events include Kalbarri Gala, June Long Weekend, Christmas in the Park, regular community markets and Youth Spaces events.
  - Sally's Tree is under a lot of pressure. Being the only precent with power, most events are based there. It is also the location of the



adventure playground and is located adjacent to the boat ramp and a popular beach area.

- Commercial market operators also operate a Sally's Tree and mobile food vans also operate along the foreshore.
  - A full list of events to be sought from the Shire's Kalbarri Based Community Development Officer.
  - Ms Eastland expressed the view that it would be desirable to have power/infrastructure/toilets and a more level area at Chinaman's beach adjacent to Chinaman's access road (site of Kalbarri Gala) as this is a great area for events with an opportunity to provide a consolidated event space with appropriate utilities and facilities.
  - Need to plan for areas that support weddings, markets, seasonal events and community gatherings.
  - Pelican Feeding is a popular tourist attraction, but shade sail and seating area is not appropriate to cater for volunteers and crowd numbers.
  - Playgrounds are important for encouraging people to stay. Potential shade for playground near Giddamarra Springs.
- 6) Foreshore and infrastructure
- The natural environment has been manipulated with sand dredge, introduction of lawned areas.
  - Irrigation capacity is currently limited, and adequate water is a constraint. Additional/replacement water storage facilities area required, and consideration must be given to rationalising turf areas vs use of native vegetation.
  - There are issues with water drainage points including poor placement, scouring of the foreshore, flooding in both adventure playground and grass area near Giddamarra Springs.
  - Power availability is currently limited.
  - The Foreshore can be impacted by flood events. 1992 was a wet year, where Grey Street was impacted.
- 7) Traffic Management/Pedestrian Movement and Parking
- There is a need for long vehicle parking at entry to town adjacent to lookout/back beach access.
  - Improved safe crossing points are required over Grey Street near IGA and the Porter/Grey Street intersection
  - The current path network is disjointed and there is an opportunity to rationalise to create a dual use path spanning the foreshore.
  - Mr Robinson advised that the Shire will be attempting to leverage extra funding for areas/infrastructure needs outside of the scope of the project.
  - Potential for less gravel parking area near fishing pens, which would enable continuation of walking/path access to Giddamarra Spring precinct.



**9. GENERAL BUSINESS**

Michael Memeo invited those present to stay after the meeting to examine photos from recent drone footage to provide further input and feedback.

**10. DATE FOR NEXT MEETING**

Whilst date is to be confirmed, the presiding member indicated that a meeting in January could be problematic for availability.

**11. CLOSURE**

The presiding member closed the meeting at approximately 5:35pm.



**Corporate Policy**  
**2.14**  
**Property Leasing**

**Purpose**

To ensure a consistent and transparent approach is applied to setting lease terms, lease fees and maintenance responsibilities to all Shire of Northampton land and building leases.

**Background and Issues**

The Shire of Northampton leases land and buildings to various community groups, clubs and recreational bodies and commercial enterprises.

**Objectives**

To provide a consistent approach to setting lease terms, lease fees and maintenance responsibilities.

**Area of Application**

This policy applies to all Shire of Northampton land and building leases, excluding residential tenancy agreements.

**Policy Measures**

1. Council approval is required for each new lease, the lease agreement is then finalised with standard lease conditions to the satisfaction of the Chief Executive Officer. Lessee requests to exercise renewal options included in the lease do not require further Council approval.
2. Lease preparation fees are to be met by the Lessee, either in accordance with the annual fees and charges adopted by Council and/or the recouping of outgoing expenses. Leases bound by the *Commercial Tenancy (Retail Shops) Agreements Act 1985* are an exception and will not be charged lease preparation fees in accordance with section 14(b) of the Act.
3. Lessees may elect for the lease to be registered on the land title at their expense.
4. Terms and conditions for Commercial leases are to be negotiated on a case by case basis taking into consideration:
  - a) current market conditions;
  - b) existing condition of the property;
  - c) Shire outgoing expenses;
  - d) annual lease fee to be set by Council based on a market value established by the Valuer General's Office;
  - e) annual lease fee to be reviewed annually with Consumer Price Index (CPI) adjustments and at the end of each term by a market valuation; and
  - f) minimum five year lease term where the *Commercial Tenancy (Retail Shops) Agreements Act 1985* applies.





**Corporate Policy**  
**2.14**  
**Property Leasing**

5. Leases to government authorities and some service providers are to be negotiated on a case by case basis.
6. A licence to occupy may be considered as an alternate arrangement to a lease in certain situations for the non-exclusive use of land or buildings. A licence to occupy will generally follow the guidelines of this policy, assessed on a case by case basis.

7. Terms and conditions for leases to community organisations are to be in accordance with the following table, unless alternate terms and conditions are negotiated and approved by Council.

**Leases to Community Associations**

Building Tenure	Lease Fee	Lease Term	Lessee Responsibilities
Buildings and improvements owned by a community association on Shire managed land.  Lessee's equity in and therefore responsibility for the building is acknowledged and the lease is for the land only.	\$10 per annum, payable on demand (equivalent to a peppercorn rental) for organisations with a minimal income earning capacity.  \$100 per annum for organisations that have licensed premises with potential to earn income.	Five years, with a five year renewal option, for minor buildings and improvements. (Examples: community gardens and shipping containers for recreational storage.)  Ten years, with a ten year renewal option, for buildings of significant type and function, such as recreational clubrooms.  20 years minimum for aged persons' accommodation to reflect the long-term residential use of the property.	Full responsibility for maintenance, insurance and all expenses related to buildings and improvements owned by the Lessee.  Utility charges (rates/service charges, usage charges and all other expenses).  Terms and conditions of the lease also apply to associated assets outside of the lease area.*



## Corporate Policy 2.14

### Property Leasing

Buildings and improvements owned or managed by the Shire and leased to a community association.	<p>\$10 per annum, payable on demand (equivalent to a peppercorn rental) for organisations with a minimal income earning capacity.</p> <p>\$200 per annum for organisations that have licensed premises with potential to earn income.</p>	Five years, with a five year renewal option.	<p>See following Maintenance Responsibilities Schedule. Minor variations to this schedule may occur, due to the nature of the lease and existing condition of the building, to the satisfaction of the Chief Executive Officer.</p> <p>Full responsibility for maintenance, insurance and all expenses related to assets and improvements owned by the Lessee.</p> <p>Terms and conditions of the lease also apply to associated assets outside of the lease area.*</p>
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\* Improvements/Assets outside of a lease area including, but not limited to, utility connections, plumbing, waste pipes, drains, septic systems, light poles, signage, football goal posts, football dugouts, oval lights, scoreboards, oval fencing and like improvements and assets.

**Corporate Policy**  
**2.14**  
**Property Leasing**

**Maintenance Responsibilities Schedule**

Buildings owned or managed by the Shire and leased to community associations.

In accordance with the lease agreement, at their own expense the Lessee shall at all times:

1. maintain the premises in a good condition to the satisfaction of the Shire, including maintenance and repairs not attributable to fair wear and tear, unless specified in the table below;
2. not make alterations, additions or modifications to the premises without first seeking the consent of the Shire;
3. be responsible in part or whole as determined by the Shire for the costs of repairs or replacement required due to misuse, modifications by the Lessee, maintenance neglect or other negligence; and
4. advise the Shire promptly of all damage sustained to the premises.

The Shire will:

1. carry out structural maintenance and repairs to the building at the Shire's discretion in accordance with the annual budget adopted by Council;
2. conduct capital works and upgrades in accordance with the budget adopted by Council;
3. be responsible for building insurance, unless otherwise negotiated according to the use and lessee's potential to earn income; and
4. recoup expenses from the Lessee when applicable, relating to the Lessee responsibilities in the table below or damage due to misuse, negligence and modifications.

**Definitions:**

Maintenance: Routine upkeep of the building/assets and regular ongoing work necessary to retain operational status. eg: repairs to fittings, periodic painting.

Renewal/Refurbishment: Restore, rehabilitate, replace existing asset to its original capacity. Includes repairs required due to normal wear and tear, age, structural faults etc and replacement of assets at the end of expected life span.

Upgrade/Improvements: Enhance existing asset to provide higher levels of service.

Maintenance Item		Lessee Responsibility	Shire Responsibility
1	Appliances, fixtures and fittings (existing; eg: air conditioner and heating units)	<ul style="list-style-type: none"> <li>• Maintenance in accordance with manufacturer's standards.</li> <li>• Clean and change filters as required.</li> <li>• Service and repair when required.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
2	Appliances, fixtures and fittings (Lessee installed)	<ul style="list-style-type: none"> <li>• Full responsibility.</li> <li>• Shire approval required prior to installation.</li> </ul>	<ul style="list-style-type: none"> <li>• No responsibility.</li> </ul>

**Corporate Policy  
2.14  
Property Leasing**

<b>Maintenance Item</b>		<b>Lessee Responsibility</b>	<b>Shire Responsibility</b>
3	Building External	<ul style="list-style-type: none"> <li>• Keep in a clean and tidy state at all times.</li> <li>• Maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
4	Cleaning	<ul style="list-style-type: none"> <li>• Keep all areas in a clean and hygienic state at all times, including walls, ceilings, windows, floors, fixtures and fittings.</li> <li>• Compliance with the Health Act and Health Local Law.</li> </ul>	<ul style="list-style-type: none"> <li>• No responsibility.</li> </ul>
5	Doors and security screens	<ul style="list-style-type: none"> <li>• Maintenance.</li> <li>• Renewable due to foreseeable misuse.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
6	Doors (automatic)	<ul style="list-style-type: none"> <li>• Servicing, twice per year by an approved person.</li> <li>• Maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
7	Electrical wiring and fittings	<ul style="list-style-type: none"> <li>• Maintenance and renewal of all electrical fittings, such as power points, light switches, light fittings and globes.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance and renewal of building wiring from main supply to switchboard and to fittings.</li> </ul>
8	Fire extinguishers and all fire equipment	<ul style="list-style-type: none"> <li>• Annual costs associated with inspection, servicing, maintenance and refilling.</li> </ul>	<ul style="list-style-type: none"> <li>• Arrange annual servicing to all fire equipment – recoup cost from Lessee.</li> <li>• Renewal and upgrade as determined by Council.</li> </ul>
9	Floor surfaces and coverings	<ul style="list-style-type: none"> <li>• Regular cleaning and maintenance in accordance with the requirements of the type of the surface/covering.</li> <li>• Carpets to be professionally cleaned when required.</li> <li>• In food premises the food handling areas are to comply with the Food Act and to meet the relevant Food Safety Standard.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
10	Food handling areas and equipment	<ul style="list-style-type: none"> <li>• Maintenance.</li> <li>• Renewal due to misuse or neglect.</li> <li>• Compliance with legislation, including Food Act 2008, Food Regulations 2009, Food Standards Code and Health Local Law.</li> <li>• Benches, cupboards and other fittings must be cleaned and maintained in a sound working condition at all times.</li> <li>• Ovens, refrigerators, fans, hot water systems and other appliances and equipment to be cleaned and maintained in accordance with manufacturer standards and legislation.</li> <li>• Full responsibility for Lessee owned appliances, including compliance with legislation.</li> <li>• Shire approval required prior to installation of additional fittings, alterations and appliances.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
11	Gardens and Surrounds	<ul style="list-style-type: none"> <li>• Mow grass, prune, weed, water and maintain gardens.</li> <li>• Maintenance of improvements, such as fences and footpaths.</li> <li>• Maintenance of reticulation where installed.</li> <li>• Shire approval required prior to removal of trees, planting new trees or new species.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain trees to a safe standard.</li> <li>• Renewal and upgrade of improvements as determined by Council.</li> </ul>

**Corporate Policy  
2.14  
Property Leasing**

<b>Maintenance Item</b>		<b>Lessee Responsibility</b>	<b>Shire Responsibility</b>
12	Gutters and downpipes	<ul style="list-style-type: none"> <li>• Clean as needed, minimum once per year.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance, renewal and upgrade as determined by Council.</li> </ul>
13	Keys, Locks and Door Hardware	<ul style="list-style-type: none"> <li>• Responsible for keys issued by Shire.</li> <li>• Maintenance of locks and hardware.</li> <li>• Cost of additional keys requested by Lessee.</li> <li>• Cost of replacement locks, keys and hardware due to loss or misuse.</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase and install all locks.</li> <li>• Renewal and upgrade as determined by Council.</li> <li>• Recoup costs from Lessee when applicable.</li> </ul>
14	Painting	<ul style="list-style-type: none"> <li>• Internal and External painting, minimum once during each 10 years or at end of lease.</li> <li>• Paint and colour to be approved by Shire.</li> </ul>	<ul style="list-style-type: none"> <li>• No responsibility.</li> </ul>
15	Pest Control	<ul style="list-style-type: none"> <li>• All areas are to be kept in a clean and hygienic state, free from pests and vermin.</li> <li>• Maintenance and renewal of assets attributable to neglect of pest control.</li> </ul>	<ul style="list-style-type: none"> <li>• No responsibility.</li> <li>• Recoup costs from Lessee if inspection or treatment is arranged by Shire.</li> <li>• Termite inspections, annually unless otherwise agreed. Conducted by a licensed pest control operator with certification to be provided.</li> <li>• Treatment for termites when required.</li> </ul>
16	Plumbing and fixtures	<ul style="list-style-type: none"> <li>• Maintenance, ensure all taps and water outlets are in good working order.</li> <li>• Renewal of minor fixtures and fittings, such as taps.</li> <li>• Shire approval required prior to installation of new plumbing and fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewal and upgrade as determined by Council.</li> </ul>
17	Plumbing waste pipes and drains	<ul style="list-style-type: none"> <li>• Clear and repair if blocked.</li> <li>• Maintenance and cleaning of grease traps.</li> <li>• Maintenance and renewal due to misuse.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance, renewal and upgrade as determined by Council.</li> </ul>
18	Roof	<ul style="list-style-type: none"> <li>• No responsibility except in the event of misuse or damage by the Lessee.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance, renewal and upgrade as determined by Council.</li> </ul>
19	Septic Systems	<ul style="list-style-type: none"> <li>• Septic system pump outs on a regular basis according to use.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance, renewal and upgrade as determined by Council.</li> </ul>

**Corporate Policy  
2.14  
Property Leasing**

20	Skylights	<ul style="list-style-type: none"> <li>No responsibility except in the event of misuse or damage.</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance, renewal and upgrade as determined by Council.</li> </ul>
Maintenance Item		Lessee Responsibility	Shire Responsibility
21	Utilities	<ul style="list-style-type: none"> <li>Connection, disconnection, rates/service charges, rental, usage charges, maintenance, service, testing and other expenses associated with water, electricity, gas and telephone services.</li> </ul>	<ul style="list-style-type: none"> <li>No responsibility.</li> <li>Recoup utility expenses from Lessee when applicable.</li> </ul>
22	Vandalism	<ul style="list-style-type: none"> <li>Removal and repair of minor vandalism; up to the value of \$300 per incident.</li> <li>Minor vandalism to be removed within 48 hours of discovery.</li> </ul>	<ul style="list-style-type: none"> <li>Repairs required due to major vandalism not attributed to the actions of the Lessee or any agent or visitor of the Lessee, as determined per incident and above \$300. Recoup \$300 per incident from Lessee.</li> </ul>
23	Walls and Ceilings	<ul style="list-style-type: none"> <li>Renewal if damaged due to misuse, negligence and unapproved modifications.</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance, renewal and upgrade as determined by Council.</li> </ul>
24	Windows/Glass	<ul style="list-style-type: none"> <li>Replace broken glass, except when broken as a result of vandalism and cost is greater than \$300.</li> </ul>	<ul style="list-style-type: none"> <li>Replace glass broken as a result of an act of vandalism, when the cost of repairs is greater than \$300. Recoup \$300 per incident from Lessee.</li> </ul>
25	Window treatments, where fitted	<ul style="list-style-type: none"> <li>Maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Renewal and upgrade as determined by Council.</li> </ul>

**Administration**

This policy will be administered by the Office of CEO.

**Adoption and Date Due for Revision**

**ADOPTED 18 JULY 2024  
MODIFIED 20 FEBRUARY 2025**

**NEXT DUE FOR REVIEW 20 FEBRUARY 2030**

**The Administration of this Policy is by Office of CEO.**

**Corporate Policy****2.8****Authority to Execute Documents on Behalf of Council****Purpose**

The purpose of this policy is to provide guidance regarding the delegation of authority to the Chief Executive Officer to execute documents on behalf of the Council in accordance with the *Local Government Act 1995*, Sections 9.49A and 9.49B.

**Policy Measures**

The delegation of authority to the Chief Executive Officer to execute documents allows for efficient administration and avoids the need to prepare Council reports on matters considered routine, minor or straightforward.

All matters concerning the disposal, purchase, assignment, boundary adjustment or leasing of land and any changes to the vesting purpose or vesting authority are to be put before Council for authorisation prior to execution. The reason for this practice is the view that long term or permanent change to public property should be a matter for Council consideration.

Authority is delegated to the Chief Executive Officer to execute documents on behalf of Council other than for matters concerning the disposal, purchase, assignment, boundary adjustment or leasing of land and any changes to the vesting purpose or vesting authority.

In cases where there is a requirement to execute documents for matters concerning the disposal, purchase, assignment, boundary adjustment or leasing of land and any changes to the vesting purpose or vesting authority and require the use of the Common Seal, the Shire President and Chief Executive Officer are authorised subject to decision on the matter of Council.

**Administration**

This policy will be administered by the Office of CEO.

**Adoption and Date Due for Revision**

**ADOPTED 20 JUNE 2024  
REVIEWED N/A**

**NEXT DUE FOR REVIEW 20 JUNE 2029**




**Corporate Policy**

**2.8**

**Authority to Execute Documents on Behalf of Council**

**The Administration of this Policy is by Office of CEO.**

		<h2>Mobile Food Vehicles</h2> <h3>Local Planning Policy</h3>
Version 1		
<b>Scheme Provisions:</b> LPS #11 3.2 Zoning Table 4.8.19 Outbuildings LPS #10 4.1 Zoning and Development Table	<b>Other References:</b> Shire of Northampton Local Planning Scheme No. 10 Shire of Northampton Local Planning Scheme No. 11 Planning and Development Act 2005 Shire of Northampton Itinerant Food Vendors Policy Shire of Northampton Trading in Public Places Policy Shire of Northampton Activities in Thoroughfares and Public Places and Trading Local Law 2017	<b>Special procedural considerations:</b>

<b>RESPONSIBILITY</b>	Chief Executive Officer as per the Delegations Policy and Register.		
<b>ADOPTION</b>	15 March 2019		

## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Mobile Food Vehicles local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

## 2.0 OBJECTIVE

- 2.1 Provide guidance on the requirements for the operation of mobile food vehicles within the Shire of Northampton;
- 2.2 Allow mobile food vehicles to operate in locations which support the activation of underutilised public spaces;
- 2.3 Ensure mobile food vehicles operate in a way which complements existing food businesses within town sites;
- 2.4 Ensure mobile food vehicles are of a temporary nature;
- 2.5 Ensure mobile food vehicles do not unreasonably compromise the amenity of the surrounding residential area; and
- 2.6 Ensure mobile food vehicle operators practise safe food handling in accordance with the Food Act 2008.

## 3.0 POLICY STATEMENT

### 3.1 Definitions

<b>'Itinerant food vehicle'</b>	means any vehicle selling food or drink from the roadway that travels from place to place to engage in trade, not staying in one location other than while executing a sale.
<b>'Mobile food vehicle'</b>	includes any: <ul style="list-style-type: none"> <li>a) Registered vehicle, caravan, trailer or any other method of transport from which food is sold; and</li> <li>b) Non-road registered vehicles such as, but not limited to, coffee carts, hotdog carts or similar vehicles.</li> </ul>
<b>'Permit holder'</b>	means the person(s) whose name is written on the mobile food vehicle permit issued by the Shire of Northampton.

### 3.2 Application of Policy

- 3.2.1 This Policy applies only to mobile food vehicles operating in the Shire of Northampton.

### 3.3 Permits

- 3.3.1 Mobile food vehicles operating in the Shire of Northampton are required to:
  - a) Hold a valid Shire of Northampton Mobile Food Vehicle Permit (granted under the Shire's Activities in Thoroughfares and Public Places and Trading Local Law 2017);
  - b) Hold a current Food Registration Certificate from a Western Australian Local Government; and

- c) To obtain any other relevant approvals.

3.3.2 As a condition of being granted approval for a mobile food vehicle permit, permit holders must:

- a) Display the permit on the dash or another prominent visible location of the approved vehicle at all operating times;
- b) Comply with the conditions stipulated on the mobile food vehicle permit issued by the Shire of Northampton; and
- c) Comply with the requirements set out within this policy, unless approved otherwise by the Shire of Northampton.

3.3.3 A mobile food vehicle permit is not required for the following:

- a) Trading at a Shire of Northampton approved community event (e.g. the Kalbarri Canoe and Cray Festival and Northampton District Agricultural Show);
- b) Trading as an itinerant food vehicle; and
- c) Catering for a private event on public land.

Trading as detailed above may be subject to separate permits/approvals.

3.3.4 Trading on privately owned land

The trading of a mobile food vehicle may be considered upon privately owned land (e.g. within caravan parks) on a case by case basis and will be subject to the requirements set out within the provisions of this Policy.

### 3.4 Location and Siting

3.4.1 The Shire of Northampton may consider approving up to two (2) applications upon each of the following locations for mobile food vehicles to operate at any one time:

Northampton:

- Hampton Gardens carparking area (Site A)

Horrocks:

- Carparking area upon Lot 202, Horrocks, south of the Jetty carpark (Site B)

Kalbarri:

- Reserve 52436, adjacent to the Kalbarri Land-Backed Wharf (Site C)
- Red Bluff Beach Road (Site D)

The above locations are shown on a map in **Appendix 1** of this Policy.

3.4.2 Alternative locations may be considered if they meet the purpose of this policy.

3.4.3 The following location requirements apply to all applications for a mobile food vehicle permit:

- a) Mobile food vehicle permit holders are only permitted to trade in an approved location, which is to be at least 50m from an established food or beverage business and 500m from a business selling the same, or similar, food product during that business' trading hours;
- b) Mobile food vehicles are only permitted to trade at the locations detailed on their permits; and
- c) Mobile food vehicles will be located so as not to obstruct pedestrian flow or vehicular traffic.

3.4.4 Payment of the application fee allows mobile food vans to operate at multiple locations within the Shire of Northampton in accordance with the following:

- a) Each location must be approved by the Shire prior to the commencement of trade; and
- b) Each location a mobile food vehicle is permitted to operate is detailed on the permit.

3.4.5 The Shire of Northampton reserves the right to make any approved location unavailable for a set period of time, for works to be undertaken at or near the location or for any other reason the Shire deems necessary.

### **3.5 Management**

3.5.1 The permit holder is responsible for ensuring all conditions of the permit are met.

3.5.2 A change of vehicle or food business ownership is subject to assessment by the Shire of Northampton and will require that the vehicle and food business owner comply with all conditions of the permit and the relevant legislation under the Food Act 2008 in order to facilitate a change in permit (holder).

3.5.3 Should a transfer of permit be requested, the request is subject to updated food business registration and insurance requirements.

### **3.6 Waste Management**

3.6.1 The mobile food vehicle operator is required to maintain the mobile food vehicle and the surrounding area to a high standard and in accordance with the following requirements:

- a) When trading at an approved location the trade area must be cleaned frequently;
- b) No waste or litter from the vehicle may be disposed of into Shire of Northampton's rubbish bins. Mobile food vehicle operators must provide adequately sized bins for patrons use and remove all rubbish from the approved location at the end of trade;
- c) A holding tank for wastewater must be located beneath the vehicle; and
- d) Waste water, solid waste, litter or any other pollutant must not be placed on the site or allowed to enter the stormwater system, and must be disposed of appropriately and in compliance with relevant legislation and local government requirements.

### **3.7 Fixtures**

3.7.1 A mobile food vehicle may only be permitted to have temporary fixtures (subject to attaining the approval of the local government) such as tables, chairs, signs and umbrellas and be in accordance with the following:

- a) The fixtures are to be of a temporary nature and removed from the site at the end of trade each day;
- b) The mobile food vehicle and temporary fixtures must be kept in a safe and well-maintained condition at all times;
- c) All temporary fixtures relating to the mobile food vehicle should be sturdy and made of quality materials without sharp edges or other features likely to cause harm; and
- d) Any temporary fixtures relating to mobile food vehicles must not obstruct pedestrian flow or vehicular traffic.

### **3.8 Noise**

3.8.1 The use of amplified noise is prohibited.

3.8.2 Generators must not have a manufacturer specified operational volume greater than 75dB. Noise emissions will be required to be monitored on an ongoing basis to ensure ageing equipment remains below this threshold, or compliance procedures may apply.

3.8.3 Notwithstanding the above provision (clause 3.8.2) all mobile food vehicle noise (including the generator) must comply with the assigned noise levels specified under the Environmental Protection (Noise) Regulations 1997.

### 3.9 Advertising

3.9.1 All advertising is to be fitted to the mobile food vehicle with the exception of one temporary A-frame sign and one tear drop banner and:

- a) Shall be located as close as practicable, and not exceeding 75m, from the location of the mobile food vehicle, with this location being subject to the approval of the Shire of Northampton;
- b) A-frame signs shall not exceed any dimension of 1m or an area of 1m<sup>2</sup> on any side;
- c) Shall be secured in accordance with any requirements of the Shire of Northampton; and

A-frame signs and tear drop banners will be considered to be temporary fixtures and must comply with the requirements detail in cl. 3.7 of this policy.

### 3.10 Power

3.10.1 Mobile food vehicles need to be provided with their own power supply unless otherwise approved by Council. The use of generators upon Reserve 52436 will not be permitted except in emergency situations (e.g. power outages).

### 3.11 Public Risk Management

3.11.1 The permit holder assumes responsibility for any acts of negligence arising from their activity.

3.11.2 The mobile food vehicle permit holder assumes responsibility for any liability issues which may arise as a result of the operation of the mobile food vehicle being at the location.

### 3.12 Approval Process

3.12.1 Applications for a mobile food vehicle permit can be submitted year round. The following information is required:

- a) A completed Shire of Northampton mobile food vehicle permit application form as attached at **Appendix 2**;
- b) A site plan detailing the proposed location(s) and the internal layout of the mobile food vehicle;
- c) A list of nominated locations to operate from;
- d) A current Certificate of Currency (Public and Product Liability Insurance) for a minimum of \$20,000,000;
- e) A copy of the manufacturer's specifications for any generators to be used; and
- f) A copy of a current Food Registration Certificate issued by the local government where the mobile food vehicle is housed and/or where the majority of the food preparation activities are occurring.

### 3.13 Fees

3.13.1 The permit holder will be required to pay the fees and charges as prescribed in the Shire of Northampton adopted Fees and Charges.

3.13.2 Only a single payment of the permit holder fee is required per permit period, regardless of the number of approved locations within the Shire of Northampton.

3.13.3 Permits will not be issued until the required fee has been paid.

### 3.14 Permit Renewal and Cancellation

3.14.1 A mobile food vehicle permit may be cancelled or amended at the discretion of the Shire of Northampton or if the permit holder fails to comply with the permit conditions. Where a mobile food vehicle permit holder seeks to renew the permit, an application must be submitted at least one month prior to the expiry of the existing permit.

3.14.2 A renewal application is to include:

- a) A complete Shire of Northampton mobile food vehicle permit renewal form;
- b) A list of nominated locations to operate from;
- c) Details of any proposed changes to the mobile food vehicle or how it is operated;
- d) A copy of a current public liability insurance 'Certificate of Currency' for the amount of \$20,000,000; and
- e) A copy of a current Food Registration Certificate issued by the local government where the mobile food vehicle is housed and/or where the majority of the food preparation activities are occurring.

3.14.3 Renewal applications will be assessed on a case by case basis by the Shire of Northampton.

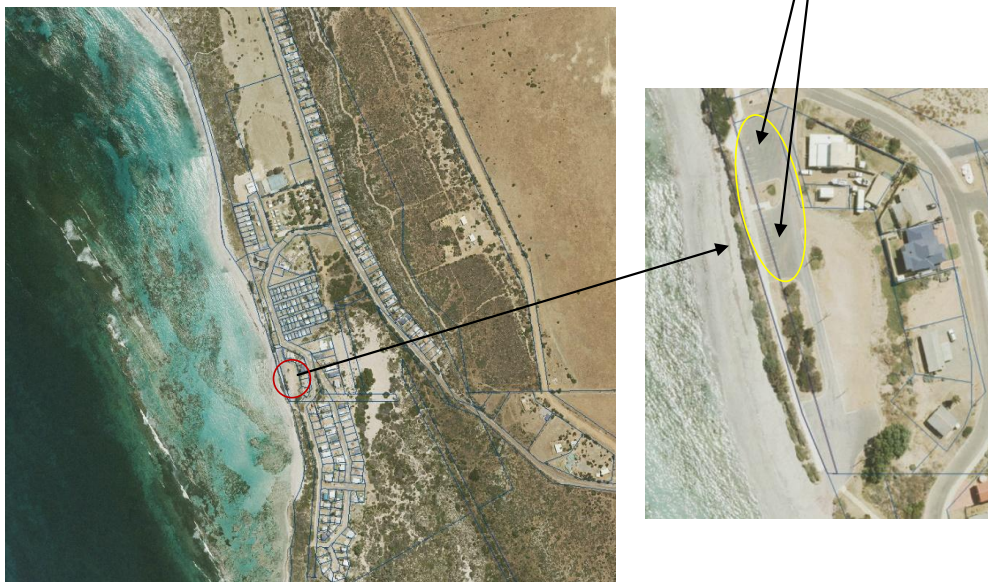


**Appendix 1. Possible mobile food vehicle trading locations (subject to final siting approval by the Shire of Northampton)**

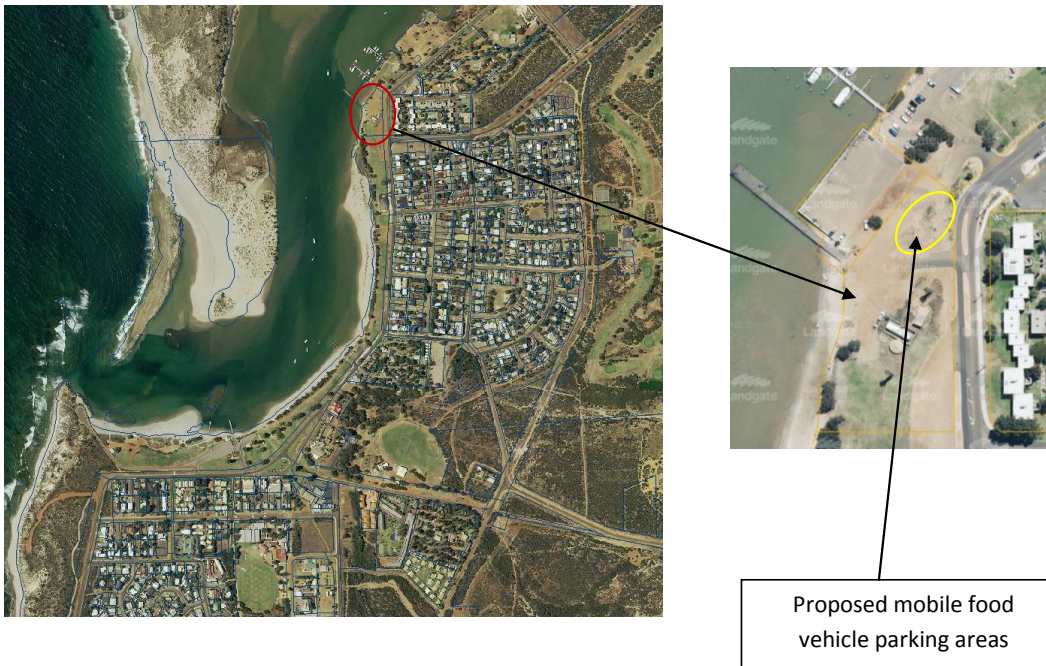
Site A – Carparking area Hampton Gardens, Northampton



Site B – Carparking area upon Lot 202, Horrocks.



Site C - Reserve 52436, adjacent to the Kalbarri Land-Backed Wharf, Kalbarri



Site D - Red Bluff Beach Road, Kalbarri



**Appendix 2. Mobile food vehicle permit application form****Application Form - Permit to Operate a Mobile Food Vehicle****Applicant Details**

First Name:	Surname:
Business Name:	
Trading Name	
ABN or ACN: [ ][ ]-[ ][ ][ ]-[ ][ ][ ]-[ ][ ][ ]	
Postal Address:	
Contact Telephone:	
E-mail:	

**Vehicle Details**

Vehicle Registration:	Vehicle Colour:
Vehicle Make/Model:	

**Proposed Trading Days/Dates****Proposed Trading Times**

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**Proposed Trading Location(s) (no additional fee for applying for multiple locations)**Northampton:

☐ Hampton Gardens carparking area (Site A)

Horrocks:

☐ Carparking area upon Lot 202, Horrocks, south of the Jetty carpark (Site B)

Kalbarri:

☐ Reserve 52436, adjacent to the Land-Backed Wharf (Site C)

☐ Red Bluff Beach Road (Site D)

☐ Other proposed location/s (please specify below):

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Please state the address where the mobile food vehicle is proposed to be stored outside of trading hours (NB. You may require additional approval for the storage of the vehicle, which may require you to apply and renew annually):

Property Address:

**Proposed Goods to be Sold:****Power and use of Generators**

Do you intend to use a generator to supply power to your mobile food vehicle?

☐ No

☐ Yes – please specify sites where generator is proposed to be used:

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### Permit Type/Fees

Please select the preferred permit type.

- ☐ Three month permit = \$250
- ☐ Six month permit = \$500
- ☐ 12 month permit = \$1,000
- ☐ Temporary Permit (less than three months) = \$100

Successful applicants will be required to pay the fee(s) before start of operation.

**The following non-refundable application fees will also be payable upon application:**

- For applications upon Sites A, B, C or D: an application fee of \$50 (or renewal fee of \$30)
- For applications to use sites other than Sites A – D: an application fee of \$297, plus advertising expenses (for new applications and application renewals)

### Attachments

**A current Certificate of Currency for your public liability insurance, minimum \$20 million.**

**A floor plan detailing the internal layout of the mobile food vehicle, including dimensions and fittings.**

**Photographs of the external façades of the mobile food vehicle.**

**A site plan for any proposed trading locations, detailing the location of the vehicle in relation to other site features, infrastructure and lot boundaries. (NB. This is not required for Sites A – D, as specified above)**

**A site plan showing the location of the stored vehicle, outside of trading hours, detailing the distance from lot boundaries and other site features and buildings etc.**

**A current copy of the Applicant's Food Registration Certificate.**

**A copy of the manufacturer's specifications for any generators proposed to be used.**

### Starting Date of Permit

If your application is successful, what date would you prefer the permit to commence? (Please note that an application to trade upon a site not described as Site A, B, C or D may take up to three (3) months for a determination to be given)

**Declaration**

If applicant is not the owner: I/ we have notified the owner about this application.

I / we are authorised to sign on behalf of the applicant organisation.

<b>Name</b> (please print):	
<b>Signature:</b>	
<b>Position / authority:</b>	<b>Date:</b>



### KALBARRI FORESHORE REDEVELOPMENT ADVISORY COMMITTEE TERMS OF REFERENCE

<b>Status:</b>	<u>Advisory Committee</u>
<b>Members:</b>	<u>Voting</u> Shire President 3 Councillors Nanda Peoples Kalbarri Development Association. Kalbarri Visitors Centre 3 Community Representatives (Total 10)
<b>Quorum:</b>	At least 6
<b>Term of Appointment:</b>	Until 16 October 2027
<b>Officer Responsible:</b>	Executive Manager Community, Development & Regulation
<b>Meetings:</b>	As Required
<b>Reporting:</b>	Direct to Council
<b>Meeting Requirements:</b>	Nil
<b>Delegated Powers:</b>	Nil

#### FUNCTIONS OF COMMITTEE

1. To assist Shire Officers in the refinement and detailed designs for conceptual elements contained within the Kalbarri Foreshore Masterplan as prepared by the Mid-West Development Commission and Tourism Western Australia;
2. To assist in the identification of priorities in respect of the Foreshore Redevelopment;
3. Make recommendations to Council on potential developments and commercial opportunities not identified within the Kalbarri Foreshore Masterplan;
4. Assist co-ordination of community participation in public consultation processes; and
5. Communicate and inform the member organisations and local community about the proposed project, its elements and timeframes for work.

#### MEMBERS 20 OCTOBER 2025

Cr Liz Sudlow	Councillor (Chair)
Cr Des Pike	Councillor
Cr Richard Burges	Councillor
Cr Tim Hay	Councillor
Cr Karl Suckling	Councillor (Proxy)
Rachel Mallard	Nanda Representative
TBC	Nanda Representative (Proxy)
Lauren Sweetman	Kalbarri Development Association
Merrilyn Eastland	Kalbarri Development Association (Proxy)
Natalie Moir	Kalbarri Visitors Centre
TBC	Kalbarri Visitors Centre (Proxy)
Cheryl Eley	Community Representative
Glen Bangay	Community Representative
Phil Crogan	Community Representative
Brian Robinson	Executive Manager of Community, Development & Regulation (Non-Voting)
As available	Other Shire Officers as required (Non-Voting)
Adam Murszewski	Mid West Development Commission (Non-Voting)
Nicole Nelson	Tourism Western Australia (Non-Voting)