



Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Agenda

Ordinary Council Meeting

15 March 2017



NOTICE PAPER
Ordinary Council Meeting
15 March 2017

President and Councillors

I inform you that an Ordinary Council meeting will be held in the Council Chambers, located at 395 Fitzgerald Street, Northam on 15 March 2017 at 5:30pm.

There will be a Forum meeting held in the Council Chambers on 8 March 2017 at 5:30 pm to discuss the contents of this agenda.

Yours faithfully



Jason Whiteaker
Chief Executive Officer

DISCLAIMER

This agenda has yet to be dealt with by the Council. The Recommendations shown at the foot of each item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

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1. DECLARATION OF OPENING

2. ATTENDANCE

Council:

Shire President
Deputy Shire President
Councillors

S B Pollard
T M Little
D G Beresford
J E Williams
J Proud
R W Tinetti
C L Davidson
U Rumjantsev
C R Antonio
D A Hughes

Staff:

Chief Executive Officer
Executive Manager Engineering Services
Executive Manager Development Services
Executive Manager Community Services
Executive Manager Corporate Services
Executive Assistant – CEO

J B Whiteaker
C D Kleynhans
C B Hunt
R Rayson
C Young
A C Maxwell

2.1 APOLOGIES

Nil.

2.2 APPROVED LEAVE OF ABSENCE

Nil.

3. DISCLOSURE OF INTERESTS

Item Name	Item No.	Name	Type of Interest	Nature of Interest

4. ANNOUNCEMENT BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Visitations and Consultations:	
17/2/17	WALGA Avon Midlands Zone meeting in Goomalling
22/2/17	Audit Committee and CEO Review Committee meetings
1/3/17	State Administrative Tribunal mediation session re: planning matter
1/3/17	WALGA State Council meeting in Perth
1/3/17	Wundowie community consultation session
5/3/17	Clean Up Australia Day
8/3/17	WALGA Gift Provisions webinar
9/3/17	Strategic Community Plan session
11/3/17	State Government elections day
13/3/17	Municipal Heritage Inventory and List formation session
Upcoming Events:	
17/3/17	Central Regional TAFE Awards night
18/3/17	Women in Business Ball
25/3/17	Toodyay Music Festival
1/4/17	Northam Festival of Speed day 1
2/4/17	Northam Festival of Speed day 2
3/4/17	AROC meeting
10/4/17	Revitalising Regional Centres meeting

Operational matters:

Avon/Mortlock Rivers flooding event

Following heavy rains in the week ended 11/2/17, there was a flood risk declared for the Avon and Mortlock rivers and their tributaries. Fortunately, the flooding reached relatively minor levels so the drainage systems worked well across the Shire.

Certainly, there were instances where the flood waters were inconvenient with roads temporarily closed for safety reasons and some infrastructure damage to Shire roads and private property.

Any additional water inflow could have resulted in more properties coming under flood threat.

Our emergency management planning worked well and credit goes to our LEMC and staff who have worked on scenario planning to ensure the reality was well considered in theory beforehand so that we were well prepared to handle the eventualities.

Our sympathy is extended to Cr. Rob Tinetti and his family on the loss of Rob's brother in law to floodwater in the south of the State.

State Administrative Tribunal (SAT) mediation sessions

Following a recent decision of Council to refuse a planning application for a materials recycling operation to be established in the Shire, the applicant appealed the decision to SAT. SAT has ordered that a mediation session be undertaken to see if the matter can be resolved amicably, Councillors met with the applicant on Wednesday 1st March and it is likely that the matter will be referred back to Council for further consideration.

Wundowie Community consultation session

The community around Wundowie was invited to attend a regular consultation session with Shire Councillors and staff on Wednesday 1st March. I was unable to attend this session due to another meeting in Perth that day but I understand that the community continues to give valuable feedback to Council on the concerns specific to the West ward area of the Shire.

Strategic matters

Municipal Heritage Inventory (MHI) and Municipal Heritage List (MHL)

The Shire has a MHI and a decision to review that inventory has been taken, as the inventory is over 5 years old so new items may have come to light which need to be added to the inventory.

Under our Local Planning Scheme LPS 6, the Local Government may also identify Heritage Precincts as well as create a Heritage List. We have two heritage precincts recently adopted by Council i.e. the Fitzgerald Street precinct and the Gordon Street precinct. At this time, we do not have a MHL.

The opportunity now is to look at elevating some items which are on the MHI to a MHL and a committee is working with a heritage consultant to recommend items to Council to go on to a MHL.

5. PUBLIC QUESTION/STATEMENT TIME

5.1 PUBLIC QUESTIONS

5.2 PUBLIC STATEMENTS

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

7. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

7.1 PETITIONS

Nil.

7.2 PRESENTATIONS

Nil.

7.3 DEPUTATIONS

Nil.

8. APPLICATION FOR LEAVE OF ABSENCE

Nil.

9. CONFIRMATION OF MINUTES

9.1 ORDINARY COUNCIL MEETING HELD 15 FEBRUARY 2017

RECOMMENDATION

That the minutes of the Ordinary Council meeting held on Wednesday, 15 February 2017 be confirmed as a true and correct record of that meeting.

9.2 NOTES FROM THE STRATEGIC COUNCIL MEETING HELD ON 22 FEBRUARY 2017

RECOMMENDATION

That Council receive the notes from the Strategic Council meeting held on Wednesday, 22 February 2017.

9.3 NOTES FROM THE COUNCIL FORUM MEETING HELD ON 8 MARCH 2017

RECOMMENDATION

That Council receive the notes from the Council Forum meeting held Wednesday, 8 March 2017.



Shire of Northam

Notes

Council Forum Meeting 8 March 2017

Preface

When the Chief Executive Officer approves these Notes for distribution they are in essence "informal notes."

At the next Ordinary Meeting of Council the Notes will be received, subject to any amendments made by the Council. The "Received" Notes are then signed off by the Presiding Person.

Please refer to the Ordinary Council meeting agenda and minutes for further information and details in relation to the matters and items discussed at the Forum meeting.

Unconfirmed Notes

These notes were approved for distribution on 10 March 2017.



JASON WHITEAKER
CHIEF EXECUTIVE OFFICER

Received Notes

These notes were received at an Ordinary Meeting of Council held on 15 March 2017.

Signed:

Note: The Presiding Member at the meeting at which the minutes were confirmed is the person who signs above.

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Council Forum Meeting Notes
8 March 2017



1. DECLARATION OF OPENING

The Shire President, Cr S B Pollard declared the meeting open at 5:30pm.

2. ATTENDANCE

Council:

Shire President
Deputy Shire President
Councillors

S B Pollard
T M Little
D G Beresford
J E Williams
C L Davidson
U Rumjantsev
D A Hughes

Staff:

Chief Executive Officer
Executive Manager Engineering Services
Executive Manager Development Services
Executive Manager Community Services
Executive Manager Corporate Services
Executive Assistant – CEO

J B Whiteaker
C D Kleynhans
C B Hunt
R Rayson
C Young
A C Maxwell

Gallery:

Public:

Chelsea Pomane
Pam Hinkley
Suellyn Boucher
Phil Wallace
Nancy Wallace
Wendy Chambers
Marco DiTrento
Graeme Penno
Craig Coote
Alice Cleveland
Ian Warno
Veronica Campbell
Cecilia Hurley
Robert Mackenzie
Maggie Aird
Anne Wilmott
Michael Letch
Lex Barnett
Michael Wilcock
Peter Mrdja
Daniella Mrdja

Clackline Progress Association
TBB Planning

Urbanista Town Planning

Council Forum Meeting Notes
8 March 2017



2.1 APOLOGIES

Councillors

J Proud
R W Tinetti
C R Antonio

2.2 APPROVED LEAVE OF ABSENCE

Nil.

3. DISCLOSURE OF INTERESTS

Nil.

4. ANNOUNCEMENT BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

There were no questions or clarifications sought in relation to this item.

5. PUBLIC QUESTION/STATEMENT TIME

The Shire President advised that agenda item 12.3.11 would be brought forward.

12.3.11 Application for Development Approval – Proposed 'Use not Listed' (Materials Recycling Facility) – Lot 10 (425) Eadine Road, Clackline

The CEO provided some background information in relation to this application advising that this matter has previously been considered by Council where the application was not approved. The applicant has appealed this to the State Administrative Tribunal (SAT) who has mediated between the applicant and Council. SAT have subsequently directed Council to reconsider the matter and Council are required to make a decision to either approve the application or reaffirm its position to not approve the application. If Council reaffirm its position to not approve the application, SAT can make a determination outside of Council's process as to whether the application will be approved or alternatively support Council's decision.

5.1 PUBLIC QUESTIONS

Craig Coote – Clackline

Question 1: Why were many of the residents in the area not notified of this proposal? Concerns were raised in relation to the environmental impact and damage to the area along with noise concerns.

Response 1: The Executive Manager Development Services advised that people that made a submission were notified that the

Council Forum Meeting Notes
8 March 2017



matter was being re-considered at next week's meeting however would investigate the reasoning as to why Mr Coote did not receive an initial letter and advise him accordingly. These letters were sent in addition to the initial consultation which occurred whereby all residents within a 1km radius were sent a letter advising them of the proposal, a notice was placed in the local newspaper and also on the Shire's website. All advertising/notice has been undertaken in accordance with Council's Advertising Policy.

It was advised that the crusher is situated in a pit with a bund surrounding it.

Robert Mackenzie - Clackline

Question 1: Why is this proposal being considered in a Rural area as it is industrial activities being undertaken?

Response 1: The Shire President advised that the application is for a 'Use not Listed' and therefore Council is required to establish whether this fits within the objectives of the rural zone where extractive industries are permitted.

The Applicant advised that this facility will provide a benefit to the town as products will be able to be sourced locally.

Question 2: Will there be asbestos brought onto the site? Health concerns were raised in relation to this and also silica which is contained in cement.

Response 2: The applicant advised that that no asbestos will be brought onsite. The applicant further advised they are strictly monitored by the Environmental Protection Authority (EPA) and if they breach their licence it could be revoked. The site will be subject to regular random inspections by the EPA and it was reiterated that no asbestos will be brought to the site as this is taken to another site in Kwinana, only clean material (bricks, cement etc) will be brought to the facility.

Cecilia Hurley - Clackline

Question 1: If this application is approved, who will police the conditions?

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Response 1: The Shire President advised that Council does not have the resources to undertake regular inspection for all of the development approvals issued within the Shire. Council heavily rely on members of the public to notify them of matters of non-compliance (e.g. operating outside of approved hours, dust etc) and staff will then investigate any issues.

The applicant would be subject to an approval where conditions are required to be met conditions prior to commencement and there also conditions which are ongoing.

Question 2: What water is used to operate the crusher?

Concerns were also raised with the noise associated with its operation.

Response 2: The applicant advised that water will be carted to the site. Scheme water is available however it is not the preferred source. In addition, the crusher is advanced/well designed machinery stating that you can stand in close proximity and not require earmuffs.

The water truck movements have been factored into the average movement of trucks (4 per day).

Maggie Aird

Question 1: How is the dust going to be managed?

Response 1: The applicant advised that the trucks will be sealed and the crusher uses water when operating.

Graeme Penno - Clackline

Question 1: Have Main Roads provided advice/recommendation for this proposal?

Concerns were raised with the Great Eastern Highway intersection as there is not enough pull out area and an increase of truck movements.

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Response 1: The CEO advised that Main Roads have not raised any concerns. If approved, there would be an average increase of four (4) trucks per day.

5.2 PUBLIC STATEMENTS

Anne Wilmott - Clackline

Agenda Item: Application for Development Approval – Proposed 'Use not Listed' (Materials Recycling Facility) – Lot 10 (425) Eadine Road, Clackline.

Basis of Statement:

- The proposal will destroy the rural aspect, unique atmosphere and lifestyle of the area which is what brought many of the residents to the area.
- Broader notification needs to be given to residents.
- Believed that the application did not fit within the objectives of the rural zone and should be situated in an industrial area.

Michael Letch – Clackline Progress Association

Agenda Item: Application for Development Approval – Proposed 'Use not Listed' (Materials Recycling Facility) – Lot 10 (425) Eadine Road, Clackline.

Basis of Statement:

- There is significant concern from Clackline Residents as a result of this application.
- This proposal is of an industrial nature and should therefore be located within the Avon industrial Park.
- This proposal poses a risk/disturbance to the environment.
- Northam, York and Toodyay Council are believed to be 'soft' and are an alternative to metropolitan Council's and those within closer proximity e.g. Mundaring.
- An opportunity to make a statement at the Ordinary Council meeting on 15 March was requested in order to address all Councillors.

Statement:

Judith Odgaard - Mokine

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Agenda Item: Application for Development Approval – Proposed 'Use not Listed' (Materials Recycling Facility) – Lot 10 (425) Eadine Road, Clackline.

Statement: I don't propose to take up Council's time reiterating what I said back in December, however, a few comments. For the applicants to claim that the characteristics of the proposed material recycling plant are very similar to those of a quarry/extractive industry is really a gross insult to our intelligence and common sense. Bring in manufactures material from elsewhere is directly opposite from extraction and removal of raw material from a site. Might just as well say driving forward is very similar to reversing. They claim that noise and dust will be kept to a minimum... minimum of what? They do not say there won't be any noise or dust experienced beyond x no. of metres. If it can't be measured, it is an unknown. There is a mounting body of research into health problems from the silica in cement dust but due to short lead up time to this and next week's meeting I have not had much time to compile such. Not can this be compared to the action/process that took place on the old hospital site. That was for a finite time and there would have been knowledge of precisely what materials were being crushed. In this case it's an ongoing process and as the material will come from numerous various types of buildings I defy the fact that there can be a 100% guarantee that there is not 1 miniscule speck of asbestos attached or embedded in the edge of some concrete, What are the imperative advantages to the Shire of persons that can possibly offset the distress that it is causing the local rate payers? The claim is 1 employee, so it's not the catch cry of jobs, jobs and more jobs. What or who are the beneficiaries?

Recycling in the right place is most desirable and needed, but in this case it is not hard to imagine that next there won't just be crushing but some additional industrial, manufacturing process may be commenced. It is understandable that the firm wishes to keep costs as low as possible hence they do not want to travel further to the obvious place of Northam's industrial area. With this in mind, I ask the Council to put a moratorium on these proceedings till it can be established as to whether an additional 'parcel' of land adjacent to the Inkpen

Council Forum Meeting Notes
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Road rubbish tip could be leased/made available from Dept. Parks and Wildlife,

I conclude in saying that I am very concerned for the future welfare of myself, my animals, my property as well as everyone else impacted upon by the present proposed siting of the material recycling plant.

Response: The CEO advised that it is not an option to put a moratorium/refer this item as Council has received a directional notice from the State Administrative Tribunal (SAT) for the matter to be dealt with at next week's Ordinary Council meeting.

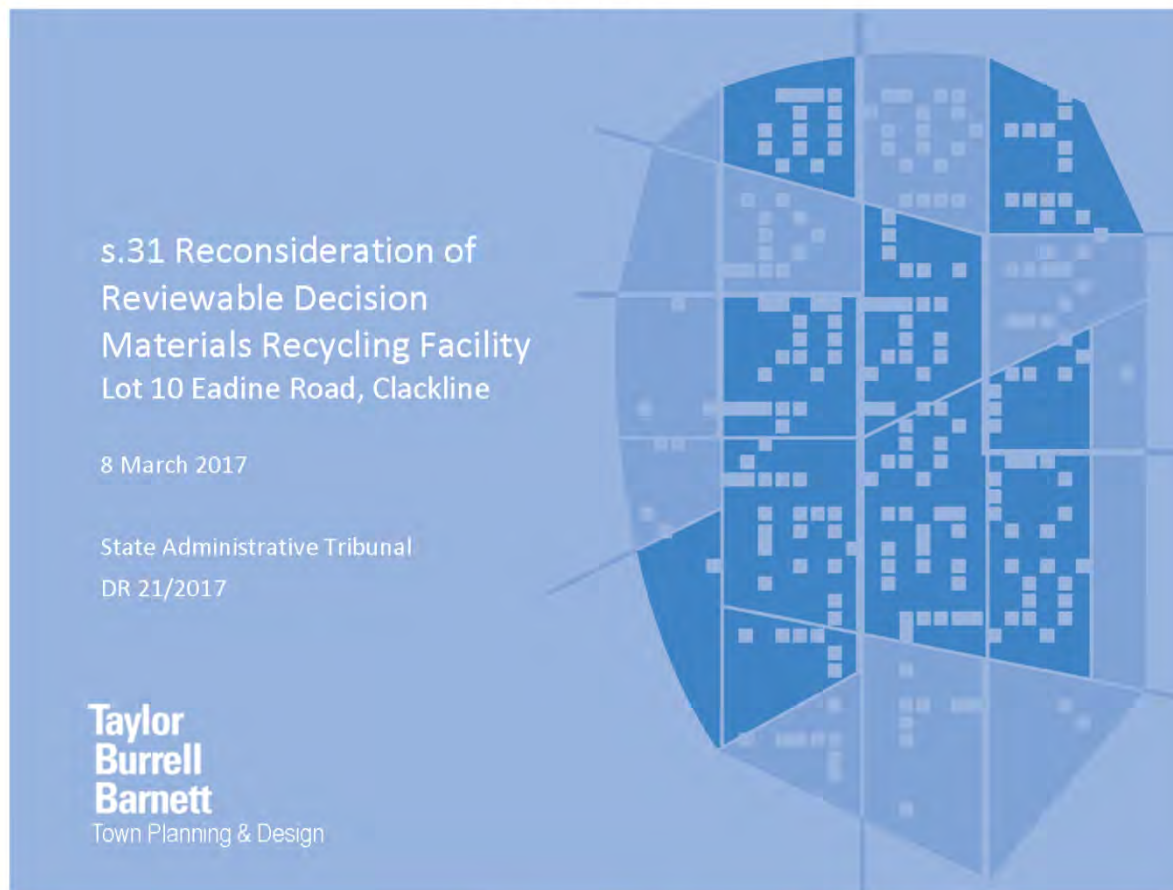
Lex Barnett – TBB Planning

Agenda item: Application for Development Approval – Proposed 'Use not Listed' (Materials Recycling Facility) – Lot 10 (425) Eadine Road, Clackline.

A presentation was given to provide updated information for the 5.31 Reconsideration for the refusal of the Development Application 'use not listed' Material Recycling Facility.

The presentation has been included in these notes as Attachment 1.

Attachment 1



s.31 Reconsideration of
Reviewable Decision
Materials Recycling Facility
Lot 10 Eadine Road, Clackline

8 March 2017

State Administrative Tribunal
DR 21/2017

**Taylor
Burrell
Barnett**
Town Planning & Design



Proposed Vehicles and Machinery

- Proposed Equipment will be within the bunded area
- Trucks are comparable to those used for other rural pursuits (i.e. carrying pasture, livestock, agriculture products, quarried material)
- Trucks and Machinery would be used for the extractive industry



Taylor
Burrell
Barnett

Licensed Gravel Extraction Area

- Area will be earth-worked – bund; level area for trucks and machinery
- Gravel Extraction Area is central to the site – approx 500m to property boundaries. Nearest residential building approx 750m.



Taylor
Burrell
Barnett



Council Decision 21 December 2016

- Refusal on 3 Grounds
 1. Council determined that the application did not fit with the **definition of the rural zoning** as defined in Local Planning Scheme No. 6.
 2. Concerns were raised in relation to the **intersection at Coach Road and Great Eastern Highway**.
 3. Council **wanted to establish a precedent** for future/similar applications.

1. Consistency with Rural Zoning

- The site has an **existing** (and active) **extractive industry approval**, for gravel and sand extraction.
- The proposed use is **comparable in nature to the extractive industry** – vehicles and equipment use, and processing techniques.
- The recycling process **will use gravel sourced from site**, to create an ‘aggregate’ which can be used for a number of purposes.
- Aggregate would be a mix of recycled **tile, concrete and brick**, and **gravel** from site.
- The **gravel pit provides an ideal location** for the machinery – at the base of the pit, surrounded by the proposed bund.

1. Consistency with Rural Zoning

- No **impact on agricultural land** for primary production.
- **No environmental impacts** by using the existing extraction area.
- **Activities will be self contained** – water sourced on-site or carted to site for dust suppression; high-tech diesel engine in the machinery; locally sourced gravel resources mixed with imported inert material.
- **Local use** - materials **can be sourced locally** and ‘aggregate’ **can be used locally** – Shire of Northam, surrounding LGA’s, Perth metropolitan region, private customers.

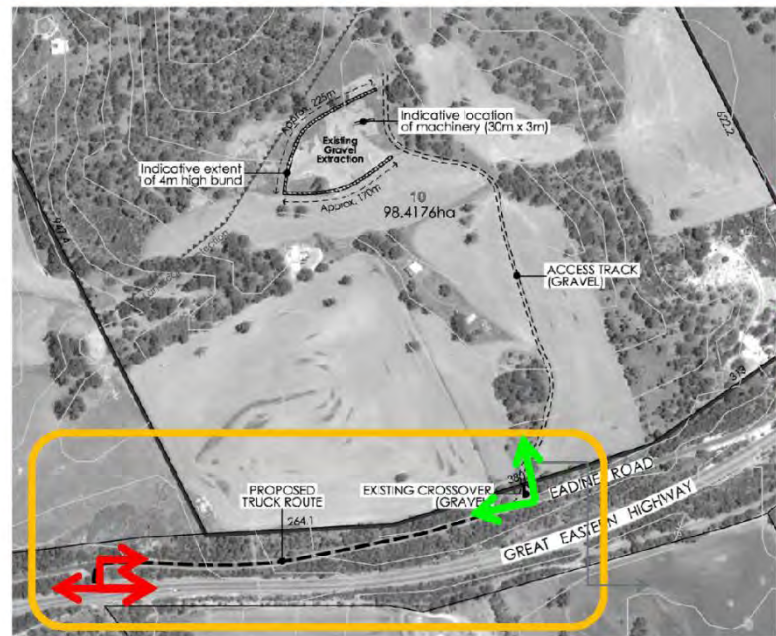
2. Intersection Old Coach Road & Great Eastern Highway



- **Main Roads WA supports** use of Old Coach Road – GE Highway intersection
- Eadine Road is of rural standard which **already carries truck traffic** and has **good sightlines**
- **Minimal use of local roads** – trucks do not travel in front of any dwellings on Eadine Road. Distance on Eadine Road approx **630 metres**.



Taylor
Burrell
Barnett

2. Intersection Old Coach Road & Great Eastern Highway



- LEGEND**
-  MRWA supported access point
 -  Location of Access to Lot 10 Eadine Road
 -  No houses or bus stops (approx 630m distance)

Taylor
Burrell
Barnett

3. Establishing a Precedent

- Application lodged as an '**Unlisted Use** – Materials Recycling Facility'.
- Determination of an 'Unlisted Use' is in accordance with **clause 3.4.2** of Local Planning Scheme No. 6.
- Precedent – other proposals unlikely to find comparable circumstances.
- Application can be determined on its merits and with appropriate **conditions of approval**.



Issues previously raised by Submitters

- **Storage** – materials are inert, markets exist for reuse
- **Compatibility with rural use** – existing quarry; comparable use
- **Traffic and safety** – average 4 trucks per day; 630m of local road
- **Dust** – machinery has dust encapsulation technology, including water sprays
- **Noise** – existing landform; earth bunds are commonly used; machinery is a an efficient high-tech diesel motor
- **Hours of operation** – machinery would not be running for all hours (nominated hours to allow for flexibility for trucks)

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Only Clean Inert Material

- **Demolition** is a staged activity.
- The operator uses a number of facilities, i.e.:
 - Garden waste is mulched in **Bayswater**;
 - Timber is recycled in **Hazelmere**;
 - Hazardous materials are taken to approved facilities in **Kwinana** or **Bullsbrook**;
 - Metal is recycled in **Welshpool** or **Landsdale**.
- Only clean **Inert material** would be imported to the Site.
- Chemicals, hazardous materials etc are not brought to the site.

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Conclusion

- The '**Unlisted Use**' can be considered compatible with the objectives of the Rural zone.
- The operations of the proposal are **consistent** with the approved **extractive industry**, and will utilise gravel from on-site to create the 'aggregate' product.
- **MRWA** has provided to the Shire, **written support** for the use of Old Coach Road – Great Eastern Highway intersection.
- Approval is unlikely to create unreasonable precedent.

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Thank You

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Background – SAT Application for Review

- The Development Application ‘Unlisted Use – Materials Recycling Facility’ was **refused** at the Shire of Northam Ordinary Council Meeting held on **21 December 2016**.
- Our Client applied to the State Administrative Tribunal (**SAT**) for review of the decision.
- The SAT has invited the Shire of Northam to **reconsider** its **decision**, pursuant to section 31 of the *State Administrative Tribunal Act 2004*.

Pasture adjacent to Gravel Extraction Area



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Source: Facebook

Compatibility of Proposed Equipment

- The equipment is comparable to what other rural and extractive businesses use



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Two (2) members of the Gallery departed the Council Chambers at 6:48pm.

Seventeen (17) members of the Gallery departed the Council Chambers at 7:00pm.

- The CEO confirmed that a motion is required to either refuse or approve the application. If an Elected Member wishes to move a motion to reject the application they were requested to advise staff in advance so that wording can be readily available at the meeting. In addition, strong reasons for refusing the application must be provided.

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

7. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

7.1 PETITIONS

Nil.

7.2 PRESENTATIONS

The Shire President advised that agenda item 12.3.2 would be brought forward and the applicant wishes to present to Council in relation to this item.

Mr C Hunt departed the Council Chambers at 7:05pm and returned at 7:06pm.

12.3.2 Request to Initiate Proposed Scheme Amendment No. 12 to Shire of Northam Local Planning Scheme No. 6 – Lots 201–202 Duke Street West, Northam

Peter & Daniella Mrdja- Urbanista Town Planning

Peter & Daniella Mrdja spoke for the Officer's recommendation and outlined the purpose/information in relation to the proposal, this can be viewed within the Officer's report. It was further advised that the developer is proposing to place a buffer around the site through car parking and landscape in order to maintain consistency with the area.

- Clarification was sought in relation to the zoning of the land. The Executive Manager Development Services advised that it is recommended that the land be zoned 'Tourist' in order restrict the use of the land.
- It was queried why the land was not already zoned Commercial as there was a shop located on the site many years ago. The Executive Manager Development Services advised that it may have been

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- zoned this in a previous Local Planning Scheme (LPS) however confirmed that it is zoned Residential in the current LPS.
- The link with tourism was queried. The Executive Manager Development Services advised that this is due to the connection and proximity with the Dukes Inn.
 - The Executive Manager Development Services clarified the zoning definitions in the LPS.
 - It was queried whether the zoning stays with the land or whether it can be associated with the owner/developer. It was confirmed that the zoning is associated with the land not the owner.

Two (2) members of the Gallery departed the Council Chambers at 7:18pm.

7.3 DEPUTATIONS

Nil.

8. APPLICATION FOR LEAVE OF ABSENCE

Nil.

9. CONFIRMATION OF MINUTES

9.1 ORDINARY COUNCIL MEETING HELD 15 FEBRUARY 2017

There were no questions or clarifications sought in relation to this item.

10. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

11. REPORTS OF COMMITTEE MEETINGS

11.1 AUDIT COMMITTEE MEETING HELD ON 22 FEBRUARY 2017

There were no questions or clarifications sought in relation to this item.

12. OFFICER REPORTS

12.1 CEO'S Office

12.1.1 Regional Cities, Invitation for Shire of Northam to Join

There were no questions or clarifications sought in relation to this item.

12.2 ENGINEERING SERVICES

Nil.

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12.3 DEVELOPMENT SERVICES

12.3.1 Periodic Review of Health Services Policies

- The Shire President stated the Genetically Modified Crops policy was developed as it is believed to be Council's position at the time.
- Clarification was sought in relation to whether Council supports camping. The CEO advised that if the Policy is adopted it will support it to the extent of the items listed within the policy. This Policy has been amended to address inconsistency that were occurring in relation to this matter.
- It was queried as to why the old policies are not included in the appendix, which is the normal practice. Staff advised that the existing policies will be added to the agenda in time for the Full Council meeting.
- The wording was queried on item 'a' under the policy for directional signs. This has been amended in the agenda accordingly.
- Wording was queried which appeared to infer that the sign is required to hold the insurance under the directional sign policy. The CEO advised that this will be reworded to provide clarity.

Questions from Cr Antonio (not present at meeting)

- H 6.4 genetically modified crops – Sought clarification as to whether the Shire of Northam does not support growing of Genetically Modified (GM) crops? Does this have any impact on any farmer growing GM crops in the Shire of Northam? And, what impact will this have on any potential insurance or other claims (to GM growing farmers) relating to growing of GM crops?

Council's Senior Environmental Health Officer has confirmed that in 2002 the Wheatbelt Development Commission wrote to all local governments in the Wheatbelt obtaining their views in GM trials, the WA governments 5 year moratorium etc. Following this the Council developed an official position. In 2003 the Shire advised the Gene Technology Regulator of its position in response to a comment for request to an application from Bayer. In 2010 the Shire responded with its position to a request for comment in relation to an application to undertake trials for the potential release of GM Canola in the Shire of Northam from 2011 to 2014. In 2012 the Shire responded with its position to a request for comment in relation to an application to undertake trials for the potential release of GM Canola on the Shire of Northam from 2012 to 2016.

Staff are not aware of any impacts on farmers as we don't issue approval for the use of GM crops – it is more of a policy position on the more general matter of the use of GM Crops. For instance we have historically had questions from authorities such as the Gene Technology

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Regulator on issues surrounding the trial of GM crops and we respond saying that we generally don't support it.

This has no impact to insurance or claims, as indicated we don't approve/refuse any individual applications for GM crops.

- H 6.8 Portable Signs on Thoroughfares – It was queried whether "garage sale" signs are also covered under this policy? Is \$5million Public Liability Insurance sufficient? Other shire policies (such as lease of Shire buildings) requires public liability cover of \$20 million.

Council's Senior Environmental Health Officer has advised that this does not apply to "garage sale" signs as they are generally temporary in nature.

The insurance coverage in this policy was identified as an error and has been increased to \$10 million and amended in the agenda accordingly.

12.3.3 Application for Development Approval – Proposed Advertising Sign – Lot 8 No.374 Fitzgerald Street, Northam

There were no questions or clarifications sought in relation to this item.

12.3.4 Application for Retrospective Development Approval – Sea Container & Advertising Sign – Lot 800 Bodeguero Way, Wundowie

There were no questions or clarifications sought in relation to this item.

12.3.5 Request to Adopt for Advertising Draft Local Planning Policy No. 23 'Outbuildings in the Residential and Mixed Use Zones' and Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones'

- It was queried why the 10% has been included for the restriction on size. The Shire President advised that this is more relevant for smaller blocks less than 800m². This threshold has been established by Council to manage the size of sheds on small blocks.
- The Executive Manager Development Services advised that if it is connected to the house it is not classed as an outbuilding.

Question from Cr Antonio (not present at meeting)

- It is understood that this does not apply to commercial or industrial sheds or outbuildings. However, in 'Rural' zones, what is the size of land (or perimeter around the farm house) that makes it classified as an outbuilding before it is considered to be a farm shed?

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The Executive Manager Development Services confirmed that the Policy is meant to apply to residential / domestic sheds only – i.e. outbuildings that are associated with, and used in conjunction with, a residential dwelling on land zoned Rural Residential, Rural Smallholding and Rural.

A farm shed, on the other hand, is a building of a permanent nature other than a building used or intended to be used for residential purposes that is on land used for agricultural purposes for storage of agricultural products and produce, and/or for the maintenance of farm machinery used by the occupier of the site.

This policy does not apply to farm sheds.

12.3.6 Review of Local Planning Policy No. 19 – Residential Design Guidelines for the Rural Residential & Rural Smallholdings Zones

There were no questions or clarifications sought in relation to this item.

12.3.7 Application for Development Approval – Proposed Outbuilding – Lot 301 No.8 Mitchell Avenue

Question from Cr Antonio (not present at meeting)

- Clarified whether it should read as "There is an existing shed?"

The Executive Manager Development Services confirmed that it should read "There is an existing 54m² shed on the property" The word "shed" had been left out unintentionally and has been corrected in the agenda for the Ordinary Council meeting.

12.3.8 Request to Initiate Proposed Scheme Amendment No. 11 to Shire of Northam Local Planning Scheme No. 6 – Recoding of Part Lot 23 (No. 9) Jessup Terrace, Northam from "Residential R15" to "Residential R15/30"

- Clarification was sought around the difference between R15 and R15/30. The Executive Manager Development Services advised that this allows them to go to a higher density. If they meet the criteria it can be considered as R30 otherwise it is considered as R15. Refer to the Dual Residential Design Codes within the Officer's report.
- It was raised that the attachment was duplicated, this has been amended in the agenda accordingly.
- The Executive Manager Development Services confirmed that the developer owns lots 20 and 23 as detailed in the plan.
- It was queried whether Jessup Terrace is sealed. The Executive Manager Engineering Services advised that the end of the cul-de-sac is not sealed however this will be addressed through the subdivision process.

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12.3.9 Request to Initiate Proposed Scheme Amendment No. 10 to Shire of Northam Local Planning Scheme No. 6 – Lot 860 Yilgarn Avenue, Malabaine

- It was queried whether this was previously approved. The Executive Manager Development took the question on notice and has since confirmed that there was a proposal to rezone the land from rural to industrial, however this application was withdrawn on the 20th January 2009. In addition, planning approval was granted by Council at its Ordinary Council Meeting held 13th March 2003 for a service station. However, the proponent did not go ahead with the development and the approval lapsed on 13th March 2005.

12.3.10 Multiple Dog Application 22 Kingia Road, Wundowie

There were no questions or clarifications sought in relation to this item.

12.4 CORPORATE SERVICES

12.4.1 Accounts & Statements of Accounts – February 2017

- EFT25677 and EFT25584 appear to be similar/same payment. The Executive Manager Community Services believes that one of the payments is for a previous period which was not paid however will confirm the reasoning. Upon further investigation, it has been confirmed that EFT25584 covered the period August 16 to January 17, this payment was overlooked and subsequently not paid when due on the 29/07/2016, EFT25677 was the current invoice covering the period of February 2017 to July 2017.
- The CEO clarified the breakdown of the chart which highlights the council's local spend component of the accounts for payment and how items are categorised.

12.4.2 Financial Statement to 31 January 2017

- Item 19 was queried in the report and the reasoning for this over expenditure. Upon further investigation it has been confirmed that insurance expenses are over budget by \$22,487 predominantly due to the budget timing differences. This has been amended in the agenda accordingly.

12.4.3 Long Term Financial Plan 2017 – 2029

- It was advised that this will be circulated by the end of the week however there are only minor changes since the previous version. The

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primary change is in relation to the surpluses which are now being treated as discretionary spends/other infrastructure.

12.5 COMMUNITY SERVICES

12.5.1 Northam Aquatic Centre Funding

- It was advised that additional support/funding body was required for the recent application. As a result staff approached Australian Border Security who supported the application as highlighted within the report.

12.5.2 Support for CSRFF Grant Application for BMX Lighting

There were no questions or clarifications sought in relation to this item.

13. MATTERS BEHIND CLOSED DOORS

13.1 RECEIPT OF MINUTES FROM THE CHIEF EXECUTIVE OFFICER REVIEW COMMITTEE MEETING HELD ON 22 FEBRUARY 2017

- The Shire President advised that this Committee is now meeting quarterly.

14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

14.1 2017/18 BUDGET CONSIDERATION – UPGRADE OF CARAVAN DUMP POINT

There were no questions or clarifications sought in relation to this item.

15. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION

Nil.

16. DECLARATION OF CLOSURE

The Shire President, Cr S B Pollard declared the meeting closed at 8:15pm.

10. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

11. REPORTS OF COMMITTEE MEETINGS

11.1 AUDIT COMMITTEE MEETING HELD ON 22 FEBRUARY 2017

Receipt of Minutes:

RECOMMENDATION

That Council receive the minutes from the Audit Committee meeting held on 22 February 2017.

Adoption of Recommendations:

RECOMMENDATION

That Council adopt the Audit Compliance Return 2016 as attached for submission to the Department of Local Government and Communities inclusive of comments on matters to be addressed.



Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Minutes

Audit Committee Meeting

22 February 2017

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DISCLAIMER

This agenda has yet to be dealt with by the Council. The Recommendations shown at the foot of each item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

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Audit Committee Meeting Minutes
22 February 2017



1. DECLARATION OF OPENING

The Shire President, Cr S B Pollard declared the meeting open at 4:00pm.

2. ATTENDANCE

Committee:

Shire President

Deputy Shire President

Councillors

Cr S B Pollard

Cr T M Little

Cr C R Antonio

Cr J Proud

Staff:

Chief Executive Officer

Executive Manager Corporate Services

Executive Assistant – CEO

Coordinator Governance / Administration

J B Whiteaker

C Young

A C Maxwell at 4:02pm

C Greenough

2.1 APOLOGIES

Nil.

2.2 APPROVED LEAVE OF ABSENCE

Nil.

3. DISCLOSURE OF INTERESTS

Nil.

4. CONFIRMATION OF MINUTES

4.1 COMMITTEE MEETING HELD 21 DECEMBER 2016

RECOMMENDATION / COMMITTEE DECISION

Minute No: AU.073

Moved: Cr Proud

Seconded: Cr Antonio

That the minutes of the Audit Committee meeting held Wednesday, 21 December 2016 be confirmed as a true and correct record of that meeting.

CARRIED 4/0

Audit Committee Meeting Minutes
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5. COMMITTEE REPORTS

5.1 Compliance Audit Return

Address:	N/A
Owner:	N/A
File Reference:	1.6.1.6
Reporting Officer:	Cheryl Greenough Coordinator Governance / Administration
Responsible Officer:	Colin Young Executive Manager Corporate Services
Voting Requirement	Simple Majority

BRIEF

For Council to adopt the Compliance Audit Return (CAR) for 2016.

ATTACHMENTS

Attachment 1: Compliance Audit Return.

BACKGROUND / DETAILS

Under the Local Government (Audit) Regulations 1996, a Local Government is required to carry out a Compliance Audit for the period 1 January to 31 December of each year. The certified return should be submitted to the Director General, Department of Local Government and Regional Development by 31 March each year.

The Compliance Audit Return must be:

1. Presented to Council at a meeting of the Council;
2. Adopted by the Council; and
3. Recorded in the minutes of the meeting at which it is adopted.

In relation to the year 2016 a copy of the return is to be submitted for Councillor's perusal, comment and adoption by Council prior to 31 March 2017. It is necessary for the Shire President and the Chief Executive Officer to sign off the return as a certified copy.

The 2016 Compliance Audit Return has been completed in house, with the CEO reviewing and approving the completed return.

The compliance review process provides both the CEO and the Council with an additional element of accountability through a check on internal

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management systems, procedures and record keeping and this demonstrates the Shire's emphasis on improving its good governance, compliance, and best practice.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G1: Provide accountable and transparent leadership.

Strategy G1.1: Continue to develop Council's policy framework to guide decision making.

Financial / Resource Implications

N/A.

Legislative Compliance

- *Local Government Act 1995;*
- *Local Government (Functions and General) Regulations 1996;*
- *Local Government (Administration) Regulations 1996;*
- *Local Government (Elections) Regulations 1997;*
- *Local Government (Audit) Regulations 1996;*
- *Local Government (Rules of Conduct) Regulations 2007.*

Policy Implications

Nil.

Stake Holder Engagement / Consultation

Nil.

Risk Implications

If the CAR is not completed by the required time frames the Shire will be in breach of the *Local Government Act 1995* and subsidiary legislation.

OFFICER'S COMMENT

The standard of compliance in 2016 was exemplary. For context purposes, in 2014 compliance had improved only marginally from previous years with an achievement of 89% compliance. In 2015 non-compliance or partial non-compliance related to only two out of 87 items included in the Compliance Return.

In the 2016 CAR only one error occurred which related to human error with a failure to complete the requirements of advertising a Regional Price Policy prior to adoption of the policy. The Shire intends to negate any future errors by including in the Policy a requirement to advertise as per the LG Act.

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The Shire has sound management systems and procedures. The above example of non-compliance reflected inconsistent or incomplete compliance and human error, and not any systemic failure.

Tenders for Providing Goods and Services:

Prior to February 2015 the Shire did not have procedures mapped out for tenders in Process Mapping therefore in the 2015 CAR picked up issues relating to tender 5:15 for a list of service providers for the Shire. The tenderers were not notified of the outcome of their tender within a reasonable timeframe. However in 2016 there were no such errors noted.

Delegation of Power/Duty

It was noted that in the Ordinary Meeting of 18 May 2016 item 13.2.2 motion number C.2700 that Council resolved to "delegate the Chief Executive officer to enter into negotiations for the sale of Lot 402 East Street, with interested parties and accept offers at or over 90% of the valuation". It is not yet clear if the recommendation was just poorly worded or what the exact intent was. This has been flagged in the CAR for further investigation.

RECOMMENDATION / COMMITTEE DECISION

Minute No: AU.074

Moved: Cr Antonio

Seconded: Cr Proud

That Council adopt the Audit Compliance Return 2016 as attached for submission to the Department of Local Government and Communities inclusive of comments on matters to be addressed.

CARRIED 4/0

Discussion

- Clarification was sought in relation to the following compliance matters identified with the Compliance Audit Return;
 - Delegation of Power/Duty – The CEO advised that this recommendation/decision was poorly worded and should have used the word 'authorised' as opposed to 'delegated'. Staff have contacted the Department of Local Government and Communities for advice in relation to this matter and are currently waiting for their response. However the view of staff is that it was not in fact a delegation under the definition as per the Local Government Act 1995.
 - Major Land Transactions – Clarification was sought in relation to the parameters for this item. The CEO confirmed that this is currently set at \$1 million.

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- Primary Returns – Clarification was sought in relation to whether Council staff were compliant. The Coordinator Governance / Administration advised that the requirements were for this reporting period. This matter was raised in the previous period where the Executive Manager Corporate Services failed to comply with the timeframes specified for completing the return.
- Regional Price Preference Policy – Clarification was sought in relation to the advertising requirements for matter. The Coordinator Governance / Administration advised State wide notice is required which was not undertaken.
- Tenders – Clarification was sought in relation to the parameters for the CEO to approve. The CEO confirmed that this is currently set at under \$200,000. The CEO advised that the Compliance Audit includes this to address anti-avoidance and the unbundling of tenders.

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Attachment 1

Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
Department of Local Government and Communities

Northam - Compliance Audit Return 2016

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2016.	N/A	No major undertakings for 2016	Cheryl Greenough
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2016.	N/A	No Major land transactions for 2016	Cheryl Greenough
3	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2016.	N/A		Cheryl Greenough
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2016.	N/A		Cheryl Greenough
5	s3.59(5)	Did the Council, during 2016, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	N/A		Cheryl Greenough

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Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
Department of Local Government and Communities

Delegation of Power / Duty					
No	Reference	Question	Response	Comments	Respondent
1	§5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	N/A	There are no delegations to committees	Cheryl Greenough
2	§5.16, 5.17, 5.18	Were all delegations to committees in writing.	N/A		Cheryl Greenough
3	§5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	N/A		Cheryl Greenough
4	§5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	N/A		Cheryl Greenough
5	§5.18	Has Council reviewed delegations to its committees in the 2015/2016 financial year.	N/A		Cheryl Greenough
6	§5.42(1), 5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Cheryl Greenough
7	§5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority.	No	OCM 18/5/16 Item 13.2.2 delegation was by simple majority. However the recommendation may have been poorly worded and should have said 'Authorise'. The intent will be clarified after further investigation.	Cheryl Greenough
8	§5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing.	Yes		Cheryl Greenough
9	§5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		Cheryl Greenough
10	§5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes		Cheryl Greenough
11	§5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		Cheryl Greenough
12	§5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2015/2016 financial year.	Yes		Cheryl Greenough
13	§5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes		Cheryl Greenough
Disclosure of Interest					
No	Reference	Question	Response	Comments	Respondent

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Audit Committee Meeting Minutes
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Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
Department of Local Government and Communities

No	Reference	Question	Response	Comments	Respondent
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.58).	Yes		Cheryl Greenough
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	Yes		Cheryl Greenough
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		Cheryl Greenough
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	Yes		Cheryl Greenough
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes		Cheryl Greenough
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2016.	Yes		Cheryl Greenough
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2016.	Yes		Cheryl Greenough
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Cheryl Greenough
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76.	Yes		Cheryl Greenough
10	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Cheryl Greenough
11	s5.83 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	N/A		Cheryl Greenough
12	s5.83(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Cheryl Greenough
13	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	Yes		Cheryl Greenough

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Audit Committee Meeting Minutes
22 February 2017



Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
Department of Local Government and Communities

No	Reference	Question	Response	Comments	Respondent
14	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		Cheryl Greenough
15	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	Yes		Cheryl Greenough
16	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes		Cheryl Greenough

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was local public notice given prior to disposal for any property not disposed of by public auction or tender (except where excluded by Section 3.58(5)).	Yes		cheryl Greenough
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property.	Yes		cheryl Greenough

Elections

No	Reference	Question	Response	Comments	Respondent
1	Elect Reg 30G (1)	Did the CEO establish and maintain an electoral gift register and ensure that all 'disclosure of gifts' forms completed by candidates and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the candidates.	N/A	October 2015 was the last election	cheryl Greenough

Finance

No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Cheryl Greenough
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Cheryl Greenough
3	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Cheryl Greenough

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Audit Committee Meeting Minutes
22 February 2017



Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
Department of Local Government and Communities

No	Reference	Question	Response	Comments	Respondent
4	s7.3, 7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Cheryl Greenough
5	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2016 received by the local government within 30 days of completion of the audit.	Yes		Cheryl Greenough
6	s7.9(1)	Was the Auditor's report for the financial year ended 30 June 2016 received by the local government by 31 December 2016.	Yes		Cheryl Greenough
7	S7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken by the local government, was that action undertaken.	N/A		Cheryl Greenough
8	S7.12A (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A		Cheryl Greenough
9	S7.12A (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A		Cheryl Greenough
10	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Cheryl Greenough
11	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Cheryl Greenough
12	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Cheryl Greenough
13	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Cheryl Greenough
14	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Cheryl Greenough

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Audit Committee Meeting Minutes
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Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
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Local Government Employees					
No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised.	N/A	CEO was employed prior to 2016	Cheryl Greenough
2	s5.36(4) s5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and other designated senior employees advertised and did the advertising comply with s.5.36(4), 5.37(3) and Admin Reg 18A.	N/A	No designated senior positions became vacant during 2016	Cheryl Greenough
3	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	N/A		Cheryl Greenough
4	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	N/A		Cheryl Greenough
5	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	N/A		Cheryl Greenough
Official Conduct					
No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	Yes	The Executive Manager Corporate Services	Cheryl Greenough
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	N/A	There have not been any complaints resulting in action under s5.110(6)(b) or (c)	Cheryl Greenough
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes	A register is available in case such events should arise	Cheryl Greenough
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes		Cheryl Greenough
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes		Cheryl Greenough
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) or (c).	Yes		Cheryl Greenough

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Department of Local Government and Communities - Compliance Audit Return



Government of Western Australia
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Tenders for Providing Goods and Services					
No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes	Engineering Services had the only tenders in 2016	Cheryl Greenough
2	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than inviting tenders for a single contract.	Yes		Cheryl Greenough
3	F&G Reg 14(1) & (3)	Did the local government invite tenders via Statewide public notice.	Yes		Cheryl Greenough
4	F&G Reg 14 & 15	Did the local government's advertising and tender documentation comply with F&G Regs 14, 15 & 16.	Yes		Cheryl Greenough
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Cheryl Greenough
6	F&G Reg 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of F&G Reg 16.	Yes	Two officers were in attendance and the public were invited to view the opening, though none attended.	Cheryl Greenough
7	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	N/A	All were submitted on time	Cheryl Greenough
8	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Cheryl Greenough
9	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17.	Yes		Cheryl Greenough
10	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Cheryl Greenough
11	F&G Reg 21 & 22	Did the local governments's advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22.	Yes	(Require a copy of advertisement)	Cheryl Greenough
12	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	Yes	(Show Proof)	Cheryl Greenough

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Department of Local Government and Communities - Compliance Audit Return



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No	Reference	Question	Response	Comments	Respondent
13	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	Yes	(Show Proof)	Cheryl Greenough
14	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	Yes	(Show proof)	Cheryl Greenough
15	F&G Reg 24AD(2)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice.	No		Cheryl Greenough
16	F&G Reg 24AD(4) & 24AE	Did the local government's advertising and panel documentation comply with F&G Regs 24AD(4) & 24AE.	N/A		Cheryl Greenough
17	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of F&G Reg 16 as if the reference in that regulation to a tender were a reference to a panel application.	N/A		Cheryl Greenough
18	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application, notice of the variation.	N/A		Cheryl Greenough
19	F&G Reg 24AH(1)	Did the local government reject the applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time specified in the invitation for applications.	N/A		Cheryl Greenough
20	F&G Reg 24AH(3)	In relation to the applications that were not rejected, did the local government assess which application(s) to accept and which application(s) were most advantageous to the local government to accept, by means of written evaluation criteria.	N/A		Cheryl Greenough
21	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers, comply with the requirements of F&G Reg 24AG.	N/A		Cheryl Greenough
22	F&G Reg 24AI	Did the local government send each person who submitted an application, written notice advising if the person's application was accepted and they are to be part of a panel of pre-qualified suppliers, or, that the application was not accepted.	N/A		Cheryl Greenough

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No	Reference	Question	Response	Comments	Respondent
23	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government comply with the requirements of F&G Reg 24E in relation to the preparation of a regional price preference policy (only if a policy had not been previously adopted by Council).	Yes	The Regional Price Preference is referred to in clause 1.26 of Part 1 - Request for Tender. Council adopted the regional Price Preference Policy on 18 May 2016.	Cheryl Greenough
24	F&G Reg 24F	Did the local government comply with the requirements of F&G Reg 24F in relation to an adopted regional price preference policy.	No	An advertisement was not printed in the State Newspaper. A requirement that was overlooked. Our Policy will be updated to include the advertisement.	Cheryl Greenough
25	F&G Reg 11A	Does the local government have a current purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$150,000 or less.	Yes	We have policies and procedures written for using local goods and services where possible	Cheryl Greenough

UNCONFIRMED

Audit Committee Meeting Minutes
22 February 2017



6. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION

6.1 Internal Audit Framework

This item was raised by the CEO in order to identify whether the committee is interested in establishing an internal audit framework within the organisation. If there is interest in this area, a report would be prepared for the next Audit Committee meeting for a decision and recommendation to Council.

There was discussion around the committee becoming more relevant and actively involved. The CEO advised that there are a range of benefits in respect to internal auditing. This process would involve appointing an external auditor to undertake a detailed audit in areas which may be determined by the committee (e.g. project management, legislative compliance, payment processes). The auditor would then report to the committee on the findings and outcome of the audit.

The committee indicated interest in relation to this matter and the CEO advised that a report would be prepared for the next audit committee meeting which would detail any financial implications.

7. DATE OF NEXT MEETING

The next Audit Committee Meeting will be held on 24 May 2017 at 4:00pm.

8. DECLARATION OF CLOSURE

There being no further business the Presiding Officer declared the meeting closed at 4:40pm.

"I certify that the Minutes of the Audit Committee meeting held on Wednesday, 22 February 2017 have been confirmed as a true and correct record."

_____ Presiding Officer

_____ Date

11.2 COMMUNITY SAFETY COMMITTEE MEETING HELD ON 24 FEBRUARY 2017

Receipt of Minutes:

RECOMMENDATION

That Council receive the minutes from the Community Safety Committee meeting held on 24 February 2017.

Adoption of Recommendations:

RECOMMENDATION

That Council:

- 1. Accept that the Lock and Light program be launched in March 2017.**
- 2. Accept the Community Safety and Crime Prevention Plan update.**
- 3. Accept the Community Safety Committee slogan of 'Working together for a safe community', with a logo to be developed by Council staff.**



Shire of Northam

Minutes

Community Safety Committee

24 February 2017

Community Safety Committee Meeting Minutes
24 February 2017



NOTICE PAPER

Shire of Northam Community Safety Committee

24 February 2017

Committee Members

I inform you that a Community Safety Committee meeting will be held in the Council Chambers, located at 395 Fitzgerald Street, Northam on 24 February 2017 at 2pm.

Yours faithfully



Jason Whiteaker
Chief Executive Officer

Community Safety Committee Meeting Minutes
24 February 2017



DISCLAIMER

This agenda has yet to be dealt with by the Council. The Recommendations shown at the foot of each item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

In certain circumstances members of the public are not entitled to inspect material, which in the opinion of the Chief Executive Officer is confidential, and relates to a meeting or a part of a meeting that is likely to be closed to members of the public.

No responsibility whatsoever is implied or accepted by the Shire of Northam for any act, omission, statement or intimation occurring during Council or Committee meetings.

The Shire of Northam disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement of intimation occurring during Council or Committee meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by any member or Officer of the Shire of Northam during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Northam.

The Shire of Northam advises that anyone who has any application lodged with the Shire of Northam must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application and any conditions attaching to the decision made by the Shire of Northam in respect of the application.

The Shire of Northam advises that any plans or documents contained within this agenda may be subject to copyright law provisions (*Copyright Act 1968*, as amended) and that the express permission of the copyright owner(s) should be sought prior to their reproduction. It should be noted that copyright owners are entitled to take legal action against any persons who infringe their copyright. A reproduction of material that is protected by copyright may represent a copyright infringement.

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8.	DECLARATION OF CLOSURE	14

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24 February 2017



1. DECLARATION OF OPENING

Chairperson Cr Julie Williams declared the meeting open at 2.02pm.

The quorum of voting Members is 7. The Committee has reached a quorum.

2. ATTENDANCE

Committee Members:

Chairperson	Cr Julie Williams
Councillor	Cr Denis Beresford
Councillor	Cr Chris Davidson
Executive Manager Community Services	Mr Ross Rayson
Northam Roadwise Committee	Mr Cliff Simpson
Local Youth Service Representative	Ms Jane Atterby
Department of Housing	Mr Attila Mencshelyi
Northam Police	SSGT Geoff Dickson

Committee Ex-Officio Members:

Community Development Officer	Mrs Michelle Blackhurst
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Special Guests:

Building Maintenance Officer	Mr Nathan Gough
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2.1 APOLOGIES

Department Education	Mrs Sharon Bray
LDAG	Mrs Rose Power
Community Representative	Ms Margaret O'Reilly
Holyoake	Ms Eloise Fewster
Northam Chamber of Commerce	Mr Paul Tomlinson
Health Representative	Mr Greg Bentley

2.2 APPROVED LEAVE OF ABSENCE

Nil

3. DISCLOSURE OF INTERESTS

Item Name	Item No.	Name	Type of Interest	Nature of Interest

Community Safety Committee Meeting Minutes
24 February 2017



4. CONFIRMATION OF MINUTES

4.1 COMMITTEE MEETING HELD 11 NOVEMBER 2016

RECOMMENDATION

Minute No: CSC.029

Moved: Ms Jane Atterby

Seconded: Mr Cliff Simpson

That Council accepts the minutes of the Shire of Northam Community Safety Committee meeting held Friday, 11 November 2016 be confirmed as a true and correct record of that meeting.

CARRIED 8/0

5. COMMITTEE REPORTS

5.1 COMMUNITY SAFETY AND CRIME PREVENTION PLAN UPDATE

Address:	
Owner:	Shire of Northam
File Reference:	1.3.12.1
Reporting Officer:	Community Development Officer
Responsible Officer:	Executive Manager Community Services
Voting Requirement	Simple or Absolute Majority

BRIEF

To update the Committee on the Community Safety and Crime Prevention Plan actions.

ATTACHMENTS

Attachment 1: Community Safety and Crime Prevention Plan – Action Plan

BACKGROUND / DETAILS

The Shire of Northam Community Safety and Crime Prevention (CSCP) Plan 2016-2020 is a four year strategic outlook for the Shire of Northam that aims to map the issues of primary concern to the community and document the strategies and partnerships to deal with these issues.

Together with key partners, the Shire of Northam is committed to ensuring continual improvements to community safety with a particular emphasis on minimising the occurrence and opportunity for antisocial and criminal activity.

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The CSCP Plan 2016-2020 has brought all of the current data together to help the Committee to understand 'What is the Northam story'. This will help the Committee to reconcile where the facts and the perceptions differ.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective: Create an environment that provides for a caring and healthy community.

Strategy: Provide community services to uphold public safety standards.

Action: Review and implement the Shire of Northam Community Safety and Crime Prevention Plan

Financial / Resource Implications

N/A

Legislative Compliance

N/A

Policy Implications

N/A

Stakeholder Engagement / Consultation

N/A

Risk Implications

N/A

OFFICER'S COMMENT

The Shire of Northam's Community Development Officer will provide an update on recent activities.

Criminal or Offending Behaviour

Mrs Michelle Blackhurst advised that the Lock and Light program was ready to be launched and was seeking permission from the Committee to launch the program.

SSGT Geoff Dickson provided an update, explaining the process of the program and how the vulnerable community members will be identified. Key partners that have joined to deliver the program include Northam Police, Northam Mitre 10, Wundowie One Stop Thrifty Link and Northam Home Maintenance Service.

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Mrs Michelle Blackhurst noted that we needed to find an organisation to do the Home Assessments in Wundowie. Mr Attila Mencshelyi said he is on the Board of Share and Care and that they do cover Wundowie. He suggested that it could be a possibility for Share and Care to cover this too.

Mrs Michelle Blackhurst commented that it was discussed at the Shire of Northam about property not owned by the resident and that these people have the right to be safe regardless of whether they own their house or not. The Shire felt that this program would not change the value of the property and that these people should not be excluded. The Committee agreed. Mr Attila Mencshelyi added that the Residential Tenant Act says that the landlord is legally obliged to provide a secure property and this should be considered prior to funding security items for people in rentals.

Cr Julie Williams asked what Council Staff has in mind for the launch. Mrs Michelle Blackhurst suggested a media release with a photo opportunity for partners and a senior. SSGT Geoff Dickson said he would arrange a senior for a photo.

<p>RECOMMENDATION</p> <p>Minute No: CSC.030</p> <p>Moved: Mr Ross Rayson Seconded: Mr Attila Mencshelyi</p> <p>That Council accept that the Lock and Light program be launched in March 2017.</p> <p style="text-align: right;">CARRIED 8/0</p>

Community Awareness

Mrs Michelle Blackhurst advised that the Committee has provided Share and Care Community Services with all equipment required to facilitate a property marking day.

Community safety messages have been posted on the Shire of Northam's Facebook site and the community response has been good. As this is going well, regular messages will be scheduled. The Committee is asked to send to Council staff any community safety messages that they wish to share and these will be promoted on social media with a footnote saying 'An initiative of the Community Safety Committee'.

As per the direction of the Committee, the Shire of Northam has now purchased a Variable Message Board (VMB) which can be used by the Police

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for community safety purposes. Use of the VMB will commence in coming weeks. SSGT Geoff Dickson commented that this will be used for community reassurance and not as a scare tactic.

Mrs Michelle Blackhurst explained that the Shire of Northam is provided with a confidential statistical report detailing locations in the Shire of Northam where crime is being committed. Although the Committee cannot be provided with the report, it has been suggested that the Committee could be provided with some detail about locations within the Shire requiring support. SSGT Geoff Dickson commended that this was 'Hot Spotting' and would give the Committee an opportunity to determine where to focus resources. At each meeting, the Committee will now be provided with Hot Spot statistics.

Building Partnerships

Youth Stakeholders from the Shire of Northam have been working with the Shire of Northam to develop the Night Hoops program as this works towards achieving our objective 1.3 – Reduce youth crime. The Shire of Northam applied on behalf of the Community Safety Committee and have been successful with the application. \$20,106 has been received and the next program planning meeting will take place at 10am in the Shire of Northam Council Chambers for any Committee member that would like to be involved.

See Attached – Night Hoops Grant Application

Mrs Michelle Blackhurst advised that the Shire of Northam Community Grants are now open and close on 13 April 2017. The Committee was asked to promote the funding opportunity to the community if they felt there was an opportunity to encourage community safety initiatives that could be funded.

Community Design

Mrs Michelle Blackhurst provided an update on the Youth Precinct, advising that Convic were appointed as the successful contractor and the community was currently being consulted with.

Mrs Michelle Blackhurst provided an update on the CCTV Project, advising that the tender was awarded to Blue Force. Nathan Gough said that the work had commenced with poles currently being prepared so that they could be installed. The community should start seeing the installation of the new clusters soon.

Community Safety and Crime Prevention Plan

The actions in the current plan are nearing completion. Mr Ross Rayson suggested that the plan would need to be reviewed at the next meeting.

Other

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Mr Greg Bentley emailed through information relating to Woolworths appeal to the Liquor Licensing Commission, advising that their appeal had been refused. This information was read to the Committee by Cr Julie Williams.

RECOMMENDATION

Minute No: CSC.031

Moved: SSGT Geoff Dickson

Seconded: Mr Cliff Simpson

That Council accept the Community Safety and Crime Prevention Plan update.

CARRIED 8/0

5.2 COMMUNITY SAFETY COMMITTEE BRANDING

Address:	
Owner:	Shire of Northam
File Reference:	1.3.12.1
Reporting Officer:	Community Development Officer
Responsible Officer:	Executive Manager Community Services
Voting Requirement	Simple or Absolute Majority

BRIEF

To seek Committee support for finalising the branding of the Community Safety Committee.

BACKGROUND / DETAILS

At its previous meeting, the Community Safety Committee recommended to Council that Council approve the development of Community Safety Committee branding, including a slogan and logo, to be used in conjunction with the Shire of Northam logo.

Most other Council based community safety groups have a brand so that they are identifiable as the committee and not only as the Shire.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

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Objective: Create an environment that provides for a caring and healthy community.

Strategy: Provide community services to uphold public safety standards.

Action: Review and implement the Shire of Northam Community Safety and Crime Prevention Plan

Financial / Resource Implications

N/A

Legislative Compliance

N/A

Policy Implications

N/A

Stakeholder Engagement / Consultation

N/A

Risk Implications

N/A

OFFICER'S COMMENT

The Community Safety Committee resolved to develop a slogan and a logo to brand the Community Safety Committee to be more inclusive of the Committee's participating organisations at its meeting held on 11 November 2017.

The Committee agreed to adopt the slogan 'Working together for a safe community'. The Committee is supportive of Council staff proceeding with the designing a logo on behalf of the Committee.

RECOMMENDATION

Minute No: CSC.032

Moved: SSGT Geoff Dickson

Seconded: Mr Attila Menschelyi

That Council accept the Community Safety Committee slogan of 'Working together for a safe community', with a logo to be developed by Council staff.

CARRIED 8/0

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5.3 BERNARD PARK TOILETS

Address:	
Owner:	Shire of Northam
File Reference:	1.3.12.1
Reporting Officer:	Community Development Officer
Responsible Officer:	Executive Manager Community Services
Voting Requirement	Simple or Absolute Majority

BRIEF

To seek feedback and direction from the Committee regarding reports from the cleaners of the Bernard Park toilets who are indicating that the behaviour of the users is getting worse.

BACKGROUND / DETAILS

Reports from the cleaners of the Bernard Park Toilets indicate that the behaviour of the users is getting worse. There are increasing reports of events such as:

- People intentionally dropping excrement on the floor and wiping it over the walls
- Broken glass, also in the park
- Almost daily all the toilet paper is emptied into all the toilets
- Drunk/Drug affected people sleeping it off in the toilet
- Empty alcohol bottles and syringes in the toilets
- People drinking in the park

Bernard Park is an alcohol free area and with the construction of the Water Playground it is frequented by families.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective: Create an environment that provides for a caring and healthy community.

Strategy: Provide community services to uphold public safety standards.

Action: Review and implement the Shire of Northam Community Safety and Crime Prevention Plan

Financial / Resource Implications

N/A

Legislative Compliance

N/A

Community Safety Committee Meeting Minutes
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Policy Implications

N/A

Stakeholder Engagement / Consultation

N/A

Risk Implications

N/A

OFFICER'S COMMENT

Special Guest Nathan Gough and SSGT Geoff Dickson addressed the group.

Mr Nathan Gough asked the Committee if they could suggest preventative steps that the Shire could take.

SSGT Geoff Dickson advised that the park does not rate as a place of significant issue, meaning that people are not reporting the crime. People need to be encouraged to report crime for the Police to take action.

SSGT Geoff Dickson commented that free WiFi at night attracts people and he has suggested that this should be turned off at night or at specific problem times. Also that the Shire should consider restricting access to the toilets at night. Turning off the power to the Sound Shell at night would also discourage homeless people sleeping in there.

SSGT Geoff Dickson advised that the Police do not tolerate street drinking. Street drinking is considered anti-social behaviour and it is against the law.

The Committee agreed that we need to increase reporting. Mr Nathan Gough mentioned that there was a fear of reporting crime with people feeling that the people being reported will react to the reporting. Mr Nathan Gough asked if there was a possibility for the Police to do a drive through the park and SSGT Geoff Dickson said he would arrange this.

SSGT Geoff Dickson said that controlling this from a Police perspective is science based. We need evidence which can be provided through increased reporting. SSGT Dickson suggested a social media push with the key message being 'Report Crime'.

Mrs Michelle Blackhurst mentioned the Night Security program that Share and Care are trying to initiate. Mr Attila Mencshelyi spoke about the program and how it could help to direct people loitering in the park to receive support, such as encouraging them to access services such as the Men's Hostel.

The Committee suggested:

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- Lock Bernard Park toilets at night
- Turn off WiFi at night because it attracts these people
- Turn off power in the Sound Shell at night
- Police to increase patrols in the park
- Social media push/marketing about reporting crime and drinking in the park
- Install signage along the lines of "Street drinking is illegal" and "Report Crime"

6. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION

No urgent business was introduced.

7. DATE OF NEXT MEETING

Meeting dates for 2017:

Friday, 21 April 2017 at 2pm

Friday, 16 June 2017 at 2pm

Friday, 18 August 2017 at 2pm

Friday, 13 October 2017 at 2pm

Friday, 08 December 2017 at 2pm

8. DECLARATION OF CLOSURE

The meeting was declared closed at 3.35pm.

12. OFFICER REPORTS

12.1 CEO'S Office

12.1.1 Regional Capitals, Invitation for Shire of Northam to Join

Address:	N/A
Owner:	Shire of Northam
File Reference:	2.1.1.8
Reporting Officer:	Jason Whiteaker Chief Executive Officer
Responsible Officer:	Jason Whiteaker Chief Executive Manager
Voting Requirement	Absolute Majority

BRIEF

For Council to consider joining the WA Regional Capitals Alliance (the Alliance).

ATTACHMENTS

Attachment 1: Regional Capitals in the WA Settlement Hierarchy Briefing Paper 5: Identifying Regional Capitals (University of WA) as previously provided to Elected Members as a confidential attachment.

BACKGROUND / DETAILS

The Shire of Northam has been invited to join the WA Regional Capitals Alliance (the Alliance). The Alliance currently consists of the City of Albany, Shire of Broome, City of Bunbury, City of Greater Geraldton, Town of Port Hedland, City of Kalgoorlie-Boulder, City of Karratha.

The Western Australian Regional Capitals Alliance (WARCA) is a partnership of seven of the largest regional local government authorities in regional Western Australia. Each local government authority within the Alliance is viewed as providing an important role in providing goods and services, employment and connectivity to their own and neighbouring regions.

The aims and objectives of the Alliance are to;

- promote and participate in national forums which seek to enhance the role, stature and effectiveness of regional cities and regional capitals across Australia;

- promote cooperation and resource sharing where these add value to members;
- undertake and promote evidence based research;
- provide research and information about regional economic development through its website (<http://www.waregionalcapitals.com.au/>);
- lobby government and other agencies and organisations to ensure incentives and policy measures are implemented to support sustainable growth in the regional capitals;
- seek to ensure infrastructure, social capital, liveability and amenity, technological support, responsive planning regimes and institutional and governance structures are in place to support economic and social activities in the regional capitals; and
- communicate with government, communities, industry sectors and businesses.

In the University of WA report attached Northam has been identified as a 'regional capital', and hence the invitation to join the alliance has been extended.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G2: Improve organisational capability and capacity.

Strategy G2.1: Receptive to local government structural reform opportunities to enhance Northam as a regional sub centre.

Financial / Resource Implications

The direct costs associated with the Alliance are a \$16,272 subscription for 2017. This includes an \$8000 contribution to Regional Capitals Australia (RCA). Information obtained from the alliance is that the RCA is an optional component, bringing the subscription to \$8,272.

There is no current budget allocation for this expense, consequently an absolute majority is required.

Legislative Compliance

Local Government Act 1995, 6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
 - a) is incurred in a financial year before the adoption of the annual budget by the local government; or
 - b) is authorised in advance by resolution*; or

- (c) is authorised in advance by the mayor or president in an emergency.

* Absolute majority required.

Policy Implications

N/A.

Stakeholder Engagement / Consultation

The Shire President and CEO attended the most recent Alliance meeting held in Perth on February 10, 2017. The meeting was attended by a majority of the Alliance (either in person or by telephone link up). The Director General of the Department of Local Government attended at the beginning of the meeting for a 30 minute question and answer session. Much of the focus was around LG Act reform and the new Regional Subsidiaries legislation.

Risk Implications

See Officer's comment.

OFFICER'S COMMENT

The Alliance, by its own admission, has not put a significant amount of 'runs on the board' over the last five years. It does appear however that there has been a significant change in the membership (that is, individuals as opposed to organisational) which has given the Alliance a renewed focus. In saying this the general comment from the Alliance was that 2017 was a critical year, with many of the members indicating that if the Alliance failed to meet its objectives and obtain any tangible benefits they would withdraw.

In assessing the invitation the following are seen as the benefits and risks of joining;

Risks:

- Will cost at least \$8,272;
- It will require a commitment of time from the Shire President and CEO;
- The Shire of Northam is relatively small in comparison with some of the other member Councils
- No guarantee that the Government (State or Federal) will recognise Northam as a Regional Capital merely by Northam's association with the Alliance.

Benefits

- Provide potential contacts for future partnerships, leveraging relative scale of other Councils involved (e.g. a number are working on an I/T alliance, utilising cloud computing which they believe will save significant \$);

- May provide Council with the opportunity to position itself to access additional Government funding. There has recently been a focus by the WA Government on Regional Cities, as opposed to SuperTowns, with the Regional Cities currently completing their growth plans;
- Commonality around a number of strategic focuses, including decentralisation of Government Agencies to the regions;
- Relatively small cost involved;
- The Australian Senate Rural and Regional Affairs and Transport References Committee's Final Report into the "future role and contribution of regional capitals to Australia" has been released and calls on the Government to develop a national strategy to grow regional capital cities. Appears that the Federal Government is focused on increasing financial support for the 'regional capitals';
- Another opportunity to be pushing Northam forward to a range of potentially key Government Agencies and Parliamentarians.

RECOMMENDATION

That the Council:

- 1. Commits to join the WA Regional Capitals Alliance for a twelve month period commencing April 1, 2017 and concluding April 1, 2018 after which time the Council will reassess its membership.**
- 2. By Absolute Majority, authorises the unbudgeted expenditure of \$8,272 for membership to the WA Regional Capitals Alliance**

12.2 ENGINEERING SERVICES

Nil.

12.3 DEVELOPMENT SERVICES

12.3.1 Periodic Review of Health Services Policies

Address:	N/A
Owner:	Shire of Northam
File Reference:	2.3.1.2
Reporting Officer:	Gill Mansfield Senior Environmental Health Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

A review of all health policies has been undertaken by Health Services to ensure their currency. Minor amendments are suggested as detailed below for most policies with the exception of H6.7 which has become ultra vires due to changes in the Building Regulations.

ATTACHMENTS

Attachment 1: Amended Health Policies H6.1 – H6.11.

BACKGROUND / DETAILS

For Council to consider the appropriateness of current Health Services policies and to adopt the attached amended policies.

Council's current policy Manual was last subject to a general review in October 2013.

These policies are now due for another review.

A copy of each of the amended health policies are attached in Appendix 1.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G1: Provide accountable and transparent leadership.

Strategy G1.1: Continue to develop Council's policy framework to guide decision making.

Action: Review Health policies.

Financial / Resource Implications

Nil.

Legislative Compliance

Local Government Act 1995 – s3.1 General functions – requires local government to provide good governance; a policy manual goes some way to meeting this requirement.

Policy Implications

Policy Review.

Stakeholder Engagement / Consultation

Nil.

Risk Implications

Nil.

OFFICER'S COMMENT

Council adopted the Shire of Northam Health Policies as follows:-

Policy Name	Adoption Date	Last Review
H6.1 Alfresco Dining	03.10.2007	16.10.2013
H6.2 Camping – Temporary During Events	03.10.2007	16.10.2013
H6.3 Dust Control Guidelines - Deleted	03.10.2007	16.10.2013
H6.4 Genetically Modified Crops	16.09.2009	16.10.2013
H6.5 Temporary Accommodation During Construction of a Dwelling	16.09.2009	16.10.2013
H6.6 Disused Motor Vehicles	21.04.2010	16.10.2013
H6.7 Conversion of Class 10a (sheds) to Class1a (Dwellings) & Enforcement of Illegal Occupation & Construction	17.11.2010	16.10.2013
H6.8 Signs – Portable Directional Signs on Thoroughfares – no permit required	21.04.2010	16.10.2013
H6.9 Signs – Portable Directional Signs for Businesses on Thoroughfares – permit required	21.04.2010	16.10.2013
H6.10 Signs – Portable Advertising Signs on Thoroughfares – permit required	21.04.2010	16.10.2013
H6.11 Signs – Local Political Issues Signs on Thoroughfares – CEO authority required	16.09.2009	16.10.2013

A review of these policies by staff has revealed that some legislative references require updating such as the following:

- Health Act 1911 is now called the *Health (Miscellaneous Provisions) Act 1911*;

- Thoroughfares and Public Places and Trading Local Law 2008 should be correctly named as *Activities on Thoroughfares and Public Places and Trading Local Law 2008*;
- In all policies in the Guidelines section delete references to G drive.

Additionally the following amendments are recommended:

- H6.1 has been reformatted out but the general content and intent remains the same;
- H6.2 is amended to better reflect when camping on shire property will be considered;
- H6.3 deleted as this is dealt with through other legislation;
- H6.4 has been reformatted out but the general content and intent remains the same;
- H6.5 has been reformatted out but the general content and intent remains the same;
- H6.6 has been reformatted out but the general content and intent remains the same;
- Replace H6.7 with the new attached policy H6.7 (a) as the current policy is ultra vires because H6.7 refers to regulation 22 of the *Building Regulations 1989* which were amended in 2012. Regulation 47(1) of the *Building Regulations 2012* permits classification change of Classes 2 - 10 buildings to a Class1 building. Also the former *Health Act 1911* is now the *Public Health Act 2016* and the former act is now referred to as the *Health (Miscellaneous Provisions) Act 1911*. The *Health (Miscellaneous Provisions) Act 1911* section 144 states that "no person shall convert into or adapt or use as a dwelling any building not originally constructed or erected as a dwelling house without having first obtained the consent of the local government, with such conditions as the local government has seen fit to impose."

The attached policy H6.7 (a) has therefore been amended to recognise that a conversion is possible under the *Building Regulations 2012* and it sets out minimum conditions which will be imposed by the Shire when an application for consent is requested.

- H6.8 has been reformatted out but the general content and intent remains the same;
- H6.9 has been included into H6.8;
- H6.11 is amended to reflect changes made to the *Planning & Development Regulations 2015* Schedule 2 Part 7 Clause 61 which defines as exempted signage, under Local Planning Schemes, the temporary erection or installation of political communication signage if the primary purpose of the advertisement is in relation to an election, poll or referendum. These changes also reflect a Supreme Court decision *Liberal Party of Australia (West Australian Division) v City of Armadale* [2013] WASC 27.

RECOMMENDATION

That Council;

1. Adopt the amendments to the following Health policies as provided in Attachment 1;
 - H6.1 Alfresco Dining;
 - H6.2 Camping – Temporary During Events;
 - H6.3 Dust Control Guidelines - Delete;
 - H6.4 Genetically Modified Crops;
 - H6.5 Temporary Accommodation During Construction of a Dwelling;
 - H6.6 Disused Motor Vehicles;
 - H6.7 Conversion of Class 10a (sheds) to Class1a (Dwellings) & Enforcement of Illegal Occupation & Construction;
 - H6.8 Signs – Portable Directional Signs on Thoroughfares – no permit required – Merged with '*Signs - Portable Directional Signs for Businesses on Thoroughfares – permit required*';
 - H6.9 Signs – Portable Directional Signs for Businesses on Thoroughfares – permit required – Merged with '*Signs – Portable Directional Signs on Thoroughfares – no permit required*';
 - H6.10 Signs – Portable Advertising Signs on Thoroughfares – permit required; and
 - H6.11 Signs – Local Political Issues Signs on Thoroughfares – CEO authority required.
2. Adjust the policy numbering accordingly.

Attachment 1



Shire of Northam Policy Manual (Section I)
Policy
H6.1 Alfresco Dining

HEALTH

H 6.1 Alfresco Dining

POLICY	That Alfresco Dining will be permitted where it is an extension of an existing Food Business operated within an adjacent building. Any furniture or activities must not impede pedestrian or vehicular movement or cause conflicts with other activities.
OBJECTIVES	To provide safety guidelines for alfresco dining areas within business districts.
GUIDELINES	G: /Procedures/Health/Alfresco Shire of Northam <i>Thoroughfares and Public Places and Trading Local Law 2008</i>
HISTORY	Adopted: 03/10/2007 Last Review: 16/10/2013

Amended: 21/12/2016
Revision No 4.3

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ATTACHMENT 7.1 ALFRESCO DINING

1. ALFRESCO DINING

- 1.1 Alfresco dining areas should be appropriate to the character and functions of the neighbourhood in which they are proposed to be located. Alfresco dining areas will not be approved where, in the opinion of Council, the gathering of customers or the elements of design will unreasonably impede pedestrian or vehicular movements, or cause conflicts with other activities.
- 1.2 An alfresco dining area will only be approved where the proposal is an extension of a food business within an adjacent building. A Liquor licence or an extension to a current liquor licence will be required from the Department of Racing Gaming and Liquor prior to any alcohol being consumed in alfresco dining areas.
- 1.3 The operator is to take action to ensure that alfresco dining facilities do not conflict with or inconvenience other adjacent activities or the passing public.
- 1.4 Structures associated with alfresco dining areas may only be fixed to the footpath or to any other structures with the approval of Council. Structures and furniture must be stable under windy conditions and provision made for out of sight storage when not in use.
- 1.5 The operator shall not prevent the public from using the alfresco dining area, whether paying customers or not.
- 1.6 The operator shall keep the alfresco dining area clean and free from rubbish to the satisfaction of the Council.
- 1.7 The alfresco dining area is to be designed to accommodate disabled access.
- 1.8 The exits from the adjoining building are not to be impeded by the operation of the alfresco dining area.
- 1.9 Street furniture, trees or services shall not be moved or modified without the prior approval of the Council. All costs associated with any such works will be totally at the applicant(s) expense.
- 1.10 Failure to comply with this policy will result, upon resolution of Council, in the revocation of the planning consent for an alfresco dining area.



Shire of Northam Policy Manual (Section I)
Policy
H6.1 Alfresco Dining

- 1.11 A condition of approval for alfresco dining will require the licence holder to make adequate insurance arrangements, to the satisfaction of the Council, in the joint names of the Council and the operator, for public liability insurance cover of not less than five million dollars (\$5,000,000) in respect of any one event to provide indemnity in respect to both injury to persons and damage to property. A copy of the policy is to be provided to the Council prior to the commencement of trading. The Council shall be advised directly by the insurance company of any possible changes to the policy.
- 1.12 Applications for alfresco dining area will be treated as applications for Planning Consent. The applications will be time limited to twelve months so that they require annual renewal through the submission of a fresh application. Applications must be accompanied by plans, drawn to scale, indicating the number and location of proposed tables, chairs and any other proposed and existing structures, and their relationship to the building in which the eating house is located. For renewal purposes current photographs will be accepted.

An application fee, plus annual fee based on the number of chairs and tables applies to each premises with an alfresco dining area.

HEALTH

H6.1 ALFRESCO – Outdoor Eating in Public Place

<i>Responsible Department</i>	Executive Services	Manager	Development
<i>Resolution Number</i>			
<i>Resolution Date</i>	3/10/2007		
<i>Next Scheduled Review</i>			
<i>Related Shire Documents</i>			
<i>Related Legislation</i>	Local Government Act 1995 Activities on Thoroughfares & Public Places & Trading Local Law 2008		

OBJECTIVE

To provide safety guidelines for (outdoor eating facilities) alfresco dining areas within business districts.

SCOPE

Following Development Approval an Alfresco Dining Permit is required. An Alfresco Dining Permit will be permitted where the alfresco facility is conducted as an extension of an adjacent food business.. Permits will expire 30 June each year but may be renewed upon payment of an annual fee. Any furniture or activities must not impede pedestrian or vehicular movement or cause conflicts with other activities.

POLICY

- 1.1 An Alfresco Dining Permit is required to be obtained from the Shire prior to conducting an alfresco facility on a public place.
- 1.2 In consideration of a permit application the Shire will take into consideration the following:
 - Alfresco dining areas is appropriate to the character and functions of the area. They will not be approved where, in the opinion of the Shire, the gathering of customers or the elements of design will unreasonably impede pedestrian or vehicular movements, or cause conflicts with other activities.

- The alfresco facility is conducted as an extension of an adjacent food business. A Liquor licence or an extension to a current liquor licence will be required from the Department of Racing Gaming and Liquor prior to any alcohol being consumed in an alfresco facility.
 - the alfresco dining facilities must not conflict with or inconvenience other adjacent activities or the passing public.
 - Structures associated may only be fixed to the footpath or to any other structures with the approval of the Shire.. Structures and furniture must be stable under windy conditions and provision made for out of sight storage when not in use.
 - The area is to be kept clean and free from rubbish to the satisfaction of the Shire.
 - The area is to be designed to accommodate disabled access.
 - Exits from the adjoining building must not be impeded by the operation of the alfresco area.
 - Street furniture, trees or services shall not be moved or modified without the prior approval of the Council. All costs associated with any such works will be totally at the applicant(s) expense.
- 1.10 Failure to comply with this policy will result, upon resolution of Council, in the revocation of the planning consent for an alfresco dining area.
- 1.11 The Alfresco Dining Permit holder is to provide public liability insurance indemnifying the Shire against all actions, suit, claims, damages, losses and expenses made against or incurred by the Shire arising from any activity, action or thing performed or erected in accordance with the permit. In particular the permit holder shall:
- 1.11.1 take out a public liability insurance policy in the name of the permit holder for a minimum of \$10 million dollars;
 - 1.11.2 Ensure the Shire of Northam is expressly listed on such policy as an "interested party";
 - 1.11.3 Advise the Shire if the policy lapses, is cancelled or is no longer in operation; and
 - 1.11.4 Produce a certificate of currency for inspection upon request of an authorised person from the Shire.
- 1.12 An Alfresco Dining Permit will expire 30 June each year but may be renewed upon payment of an annual fee.

An application fee, plus annual fee based on the number of chairs and tables applies to each premises with an alfresco dining area.



Shire of Northam Policy Manual (Section I)
Policy
H6.2 Camping – Temporary During Events

H 6.2 Camping – Temporary During Events

POLICY	Camping on Shire or private land during any event will only be permitted when the licensed Shire Caravan Park(s) or other suitable accommodation facilities in the locality are fully booked.
OBJECTIVES	To allow camping on Shire property during large events without causing unreasonable impact on existing accommodation providers, and maintaining safety requirements.
GUIDELINES	G: /Procedures /Health /Camping Temporary Events
HISTORY	Adopted: 03/10/2007 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services

HEALTH

H6.2 Camping – Temporary During Events

<i>Responsible Department</i>	Executive Manager Development Services
<i>Resolution Number</i>	
<i>Resolution Date</i>	
<i>Next Scheduled Review</i>	
<i>Related Shire Documents</i>	
<i>Related Legislation</i>	Caravan Parks and Camping Ground Regulations 1997

OBJECTIVE

To allow camping on Shire property during large events without causing unreasonable impact on existing accommodation providers, and maintaining safety requirements.

SCOPE

To support camping at licensed Caravan and/or Camping Parks located in the Shire in the first instance and to identify circumstances when camping on Shire or private land during an event will be permitted.

POLICY

The Shire generally does not support camping on Shire or private land during an event except under certain circumstances where authorisation may be given, such as:-

- for community or charitable reasons or events;
- Events requiring security;
- Caring for animals is required;
- Where machinery is being erected for an event; and
- If there are no other suitable camping facilities in the locality, or they are fully booked.



H 6.3 Dust Control Guidelines

POLICY	All proposals for land development are to be referred to Council's Environmental Health Officer to ascertain site classifications and controls in accordance with the Ambient Air Quality Guidelines (National Environmental Protection Council 2003) and the Ambient Air Quality Standards Setting: An Approach to Health Based Hazard Assessment (National Health & Medical Research Council 2006), that must be instituted by developers.
OBJECTIVES	To provide guidance on reasonable dust levels since legislation is not in place.
GUIDELINES	Ambient Air Quality Guidelines; and Ambient Air Quality Standards
HISTORY	Adopted: 03/10/2007 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services

HEALTH

H6.3 Dust Control Guidelines - DELETED

<i>Responsible Department</i>	Executive Manager Development Services
<i>Resolution Number</i>	
<i>Resolution Date</i>	
<i>Next Scheduled Review</i>	
<i>Related Shire Documents</i>	
<i>Related Legislation</i>	Ambient Air Quality Guidelines; and Ambient Air Quality Standards

OBJECTIVE

~~To provide guidance on reasonable dust levels since legislation is not in place.~~

SCOPE

~~Provides overall direction and advice, relating to hazard assessment, on the choice and use of data to establish air guidelines or standards based on public health considerations.~~

~~Air quality standards relate to public health—to populations. The intention is to protect the majority of an exposed population from serious health effects. However, while sensitive sub-populations are considered in the standard-setting process, an air quality standard does not necessarily protect all of the people, all of the time, from all possible health effects; nor does it provide information on how a particular individual may perceive or respond to a pollutant present in air at levels that are at or below the level specified by the standard. Consequently, some people may occasionally sense the presence of a pollutant in the air or experience minor discomfort at levels that comply with the standard.~~

POLICY

~~All proposals for land development are to be in accordance with the Ambient Air Quality Guidelines (National Environmental Protection Council 2003) and the Ambient Air Quality Standards Setting: An Approach to Health Based Hazard Assessment (National Health & Medical Research Council 2006), that must be instituted by developers.~~



Shire of Northam Policy Manual (Section I)
Policy
H6.4 Genetically Modified Crops

H 6.4 Genetically Modified Crops

POLICY	The Shire of Northam does not support field trials within its district for Genetically Modified Crops.
OBJECTIVES	To identify Council's position on Genetically Modified Products
GUIDELINES	This policy to remain in force until further information is forthcoming which may result in Council reviewing and modifying this policy.
HISTORY	Adopted: 16/09/2009 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services

HEALTH

H6.4 Genetically Modified Crops

<i>Responsible Department</i>	Executive Manager Development Services
<i>Resolution Number</i>	
<i>Resolution Date</i>	Adopted: 16/09/2009
<i>Next Scheduled Review</i>	
<i>Related Shire Documents</i>	
<i>Related Legislation</i>	

OBJECTIVE

To identify Council's position on Genetically Modified Products to be reviewed whenever further information is forthcoming which may result in Council reviewing and modifying this policy.

SCOPE

Policy gives direction for staff to respond to requests for comment on risk assessment and risk management plans for supply or trials of GM Crops from the Office of Gene Technology Regulator.

POLICY

The Shire of Northam does not support the use or development of Genetically Modified Crops in the Shire.



Shire of Northam Policy Manual (Section I)
Policy
H6.5 Temporary Accommodation During the Construction of a Dwelling

H 6.5 Temporary Accommodation during Construction of a Dwelling

POLICY	Guidelines to enable the occupation of temporary accommodation on site to assist home builders in the construction of a dwelling on their land.
OBJECTIVES	To ensure consistency in interpretation of the <i>Health Act 2011</i> in relation to the use of temporary accommodation.
GUIDELINES	G: /Procedures /Health /Temp Accom <i>Health Act 1911</i> <i>Building Act 2011</i>
HISTORY	Adopted: 16/09/2009 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services



Shire of Northam Policy Manual (Section I)
Policy
H6.5 Temporary Accommodation During the Construction of a Dwelling

**POLICY SPECIFICATION FOR TEMPORARY ACCOMMODATION DURING
CONSTRUCTION OF A DWELLING**

POLICY

The only form of Temporary Accommodation to be approved shall be:

- a) A caravan in accordance with the *Caravan Parks and Camping Grounds Regulations 1997* for a period up to 12 months for the purpose of constructing a dwelling; with
- b) Ablution and kitchen facilities contained in a Class 10 Building (shed,) for which a building license has been issued and approval and permit for the installation and use of a septic system has been issued; and
- c) an approval to occupy the temporary accommodation is issued under section 144 of the *Health Act 1911* for the period of a valid building license.

Applicants and occupiers must own or have a legal right to occupy the land.

Applications for temporary accommodation shall only be considered for land in the 'Special Residential', 'Agriculture', 'Rural Residential' or 'Rural Smallholding' zones as identified in the Shire's local Planning Scheme.

HEALTH

H6.5 Temporary Accommodation during Construction of a Dwelling

<i>Responsible Department</i>	Executive Services	Manager	Development
<i>Resolution Number</i>			
<i>Resolution Date</i>			
<i>Next Scheduled Review</i>			
<i>Related Shire Documents</i>			
<i>Related Legislation</i>	Health (Miscellaneous Provisions) Act 1911 Building Act 2011		

OBJECTIVE

To ensure consistency in interpretation of the *Health (Miscellaneous Provisions) Act 2011* in relation to the use of temporary accommodation

SCOPE

Guidelines to enable the occupation of temporary accommodation on site to assist home builders in the construction of a dwelling on their land, excluding residential zones in accordance with LPS6 and as provided for under section 144 of the *Health (Miscellaneous Provisions) Act 1911*.

POLICY

In order for a Temporary Accommodation Permit to be approved the following minimum conditions apply::

- a) Occupation shall be in a caravan which is approved in accordance with the *Caravan Parks and Camping Grounds Regulations 1997* for a period up to 12 months for the purpose of constructing a dwelling; with
- b) Ablution and kitchen facilities contained in a Class 10 Building (shed,) for which a Building Permit has been issued and is current (ie: has not expired) and an approval and permit for the installation and use of a septic system has been issued; and
- c) Applicants and occupiers must own or have a legal right to occupy the land.
- d) Compliance with LPS 6



Shire of Northam Policy Manual (Section I)
Policy
H6.6 Disused Motor Vehicles – Storage in Residential, Special
Residential, Rural Small Holding, Agricultural Local, Agricultural
Regional & Commercial Zones

H 6.6 Disused Motor Vehicles – Storage in Residential, Special Residential, Rural Small Holding, Agricultural Local, Agricultural Regional & Commercial Zones

POLICY	<p>The Council generally requires the removal of disused materials, including disused motor vehicles in accordance with the requirements of the <i>Local Government Act 1995</i>.</p> <p>Council acknowledges that there is discretion within this section of the Act to make determinations about the storage of materials that could be termed disused. This includes disused motor vehicles which residents may wish to retain for their inherent value, hobby or other reasons.</p>
OBJECTIVES	<p>To provide guidance on the management of disused motor vehicles on private property in the Shire of Northam.</p>
GUIDELINES	<p>G: /Procedures /Health /Disused MV <i>Local Government Act 1995</i>,</p>
HISTORY	<p>Adopted: 21/04/2010 Last Review: 16/10/2013</p>
REVIEW	<p>Executive Manager, Development Services</p>



Shire of Northam Policy Manual (Section I)
Policy
H6.6 Disused Motor Vehicles – Storage in Residential, Special
Residential, Rural Small Holding, Agricultural Local, Agricultural
Regional & Commercial Zones

**POLICY SPECIFICATIONS FOR DISUSED MOTOR VEHICLES – STORAGE IN
RESIDENTIAL, SPECIAL RESIDENTIAL, RURAL SMALL HOLDING,
AGRICULTURAL LOCAL, AGRICULTURAL REGIONAL & COMMERCIAL ZONES**

POLICY

This policy will be applied to all Residential and Rural Small Holding areas throughout the Shire of Northam with the following conditions:-

Vehicles shall wherever possible be properly garaged rather than being stored in open yard areas;

- (a) No more than two (2) un-garaged disused motor vehicles are permitted on a residential lot;
- (b) Vehicles must be stored such that they are not visible from a public roadway. (NB: Any screen fencing must comply with the Shire of Northam Fencing Local Law 2008 and Council Policy which generally requires that fencing does not exceed 1.8m in height);
- (c) Vehicles must be stored on a suitable hardstand capable of preventing the growth of weeds and grasses around or under a vehicle;
- (d) Storage of loose parts, panels, engines or related materials must be in enclosed storage areas.
- (e) The storage of disused large vehicles (e.g. buses) will generally not be approved in residential areas under this policy;
- (f) The storage of disused large vehicles (e.g. buses) may be approved in rural small holding areas under this policy, but not for the purpose of temporary accommodation.

HEALTH

H6.6 Disused Motor Vehicles

<i>Responsible Department</i>	Executive Manager Development Services
<i>Resolution Number</i>	
<i>Resolution Date</i>	
<i>Next Scheduled Review</i>	
<i>Related Shire Documents</i>	
<i>Related Legislation</i>	Local Government Act 1995

OBJECTIVE

To provide guidance on the management of disused motor vehicles on private property in the Shire of Northam.

SCOPE

The Council generally requires the removal of disused materials, including disused motor vehicles in accordance with the requirements of the *Local Government Act 1995* which defines 'disused materials' as including disused motor vehicles, old motor vehicles bodies and old machinery.

Council acknowledges that there is discretion within this section of the Act to make determinations about the storage of materials that could be termed disused. This includes disused motor vehicles which residents may wish to retain for their inherent value, hobby or other reasons.

This policy will be applied to all Residential and Rural Small Holding areas throughout the Shire of Northam

POLICY

Disused motor vehicles shall wherever possible be properly garaged rather than being stored in open yard areas;

Storage of disused motor vehicles is to be in accordance with the following:

- (a) No more than two (2) un-garaged disused motor vehicles are permitted on a residential lot;

- (b) Disused motor vehicles must be stored such that they are not visible from a public roadway. (NB: Any screen fencing must comply with the Shire of Northam *Fencing Local Law 2008* and Council Policy which generally requires that fencing does not exceed 1.8m in height);
- (c) Disused motor vehicle are to be stored on a suitable hardstand capable of preventing the growth of weeds and grasses around or under a vehicle;
- (d) Storage of loose parts, panels, engines or related materials are to be kept in enclosed storage areas.
- (e) The storage of disused large motor vehicles (e.g. buses) will generally not be approved in residential areas under this policy;

The storage of disused large vehicles (e.g. buses) may be approved in rural small holding areas under this policy, but not for the purpose of temporary accommodation.



Shire of Northam Policy Manual (Section I)
Policy
H6.7 Conversion of Class 10a (Sheds) to Class 1a (Dwellings) and
Enforcement of Illegal Occupation and Construction

**H 6.7 Conversion of Class 10a (Sheds) to Class 1a (Dwellings) and
Enforcement of Illegal Occupation and Construction**

POLICY	Specifies that Conversion of Class 10a (Sheds) to Class 1a (Dwellings) will not be permitted and specifies policy for Enforcement of Illegal Occupation and Construction.
OBJECTIVES	<ul style="list-style-type: none">• Protect the visual amenity of an area;• Maintain a consistent approach in enforcement of legislation;• Ensure our community is protected with safe dwellings which comply with BCA and Australian Standards;• Protect future purchasers of the property; and• Minimise potential liability issues.
GUIDELINES	<i>Health Act 1911;</i> Building Code of Australia; Town Planning Schemes 3 & 5 & 6 G: /Procedures /Health /
HISTORY	Adopted: 17/11/2010 Reviewed: 16/10/2013
REVIEW	Executive Manager, Development Services



Shire of Northam Policy Manual (Section I)
Policy
H6.7 Conversion of Class 10a (Sheds) to Class 1a (Dwellings) and
Enforcement of Illegal Occupation and Construction

**POLICY SPECIFICATIONS FOR CONVERSION OF CLASS 10a (SHEDS) TO
CLASS 1a (DWELLINGS) AND ENFORCEMENT OF ILLEGAL OCCUPATION
AND CONSTRUCTION**

Definitions

"**Substantially commenced**" is defined as:

The building, as approved, constructed so to be at lock up stage with outer walls and roof and internal floors completed and also comprising of a working toilet, shower or bath, wash hand basin and a working laundry

POLICY

1. The conversion of Class 10a (sheds) to Class 1a (dwellings), will **not** be permitted, as from **15 September 2010**.
(In accordance with the authority given to Council by regulation 22 of the *Building Regulations 1989*); and
2. Retrospective approval or consent will **not** be given for conversion, use or adaption of a Class 10a (shed), to that of a Class 1a (dwelling).
(In accordance with the authority given to Council by clause 144 of the *Health Act 1911* and Clause 22 of the *Building Regulations 1989*);
3. Previously (that is, prior to adoption of this policy), approved conversions from Class 10a (sheds) to Class 1a (dwellings), which are not constructed in accordance with the approved Building Licence, and where the Building Licence has lapsed (that is, it is outside the 2 year approval currency), no renewals or additional licence for the conversion will be granted;
4. Construction of approved Class 1a (dwellings) and/or construction of approved conversions from Class 10a (sheds) to Class 1a (dwellings), not constructed in accordance with the approved Building Licence, and where the Building Licence has lapsed (that is, it is outside the 2 year approval currency), Council officers may issue a Notice which:
 - Requires the owners to apply for a new Building Licence to construct a Class 1a (dwelling),
 - Nominates the classification of the existing building, other than a Class 1a (dwelling), or
 - Requires dismantling and removal of the illegally constructed building or structure; and
5. Where construction of any dwelling is not in accordance with the approved Building Licence, and the dwelling is considered to be substantially commenced, and is within the 2 year approval currency, Council officers may

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*Shire of Northam Policy Manual (Section I)
Policy
H6.7 Conversion of Class 10a (Sheds) to Class 1a (Dwellings) and
Enforcement of Illegal Occupation and Construction*

issue a notice requiring the owner to comply with the building licence approval within the remaining Building Licence currency timeframe.

Should any notice issued as above not be complied with within the nominated timeframe, legal action may be instigated.

In extenuating circumstances and under strict conditions, an application for conversion may be considered by Council.

HEALTH

H6.7 Conversion of Class 10 Buildings to Class 1 Habitable Buildings

<i>Responsible Department</i>	Executive Services	Manager	Development
<i>Resolution Number</i>			
<i>Resolution Date</i>			
<i>Next Scheduled Review</i>			
<i>Related Shire Documents</i>			
<i>Related Legislation</i>	Health (Miscellaneous Provisions) Act 1911; Building Regulations 2012; Building Code of Australia; Planning Scheme 6		

OBJECTIVE

- Protect the visual amenity of an area;
- Protect occupants from a health & safety perspective;
- Protect future purchasers of the property; and
- Minimise potential liability issues.

SCOPE

The reclassification of Class 10 buildings to Class 1 habitable buildings, is permitted by regulation 47 of the *Building Regulations 2012* under certain conditions as permitted under the *Building Act 2011* and section 144 of the *Health (Miscellaneous Provisions) Act 1911*.

This policy identifies the minimum requirements for consideration of a reclassification request.

POLICY

Definitions

“**Class 10**” as defined in the Building Code of Australia – (eg: a shed - non-habitable)



“**Class 1**” as defined in the Building Code of Australia – (eg: a dwelling - habitable)

Background

Sheds and the like are approved and defined under the Building Code of Australia (BCA) as “non-habitable” or Class 10 buildings. As such, the standards required for these structures are significantly less than those for habitable buildings (Class 1 structures). By living in a shed or the like, owners place at risk the health & safety of themselves and all those they let occupy these structures.

Both the Health (Miscellaneous) Act 1911 and the Building Act 2011 prohibit the use of a Class 10 building as a habitable building. For occupation to occur, it must be upgraded to meet the Class 1 building requirements for a dwelling. Whilst the Shire does not want to encourage this practice, it is prepared to permit such a conversion where it can be demonstrated that the building in question can be improved and meet the necessary requirements of the BCA and the Shires Planning Scheme.

Policy

In order to reclassify a structure the following approvals are required from the Shire:-

- Development Approval;
- Building Approval;
- Approval to install an effluent disposal system, if required.

Once approved a Class 10 structure cannot lawfully be used for human habitation until all building work has been completed in accordance with the approved Building Permit and a Notice of Completion (Form BA7) has been submitted to the Shire.



Shire of Northam Policy Manual (Section I)
Policy
H6.8 Signs – Portable Directional Signs on
Thoroughfares – No Permit Required

H 6.8 Signs – Portable Directional Signs on Thoroughfares – No Permit Required

POLICY	Details type and conditions for the temporary display of directional signs permitted on thoroughfares without a permit.
OBJECTIVES	To minimise potential negative effects in relation to safety and amenity with the placement of Portable Directional Signs whilst recognising the positive outcomes from the use of such signs.
GUIDELINES	G: /Procedures /Health / Shire of Northam <i>Thoroughfares and Public Places and Trading Local Law 2008</i>
HISTORY	Adopted: 21/04/2010 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services



Shire of Northam Policy Manual (Section I)
Policy
H6.8 Signs – Portable Directional Signs on
Thoroughfares – No Permit Required

POLICY SPECIFICATIONS FOR PORTABLE DIRECTIONAL SIGNS ON THOROUGHFARES – NO PERMIT REQUIRED

DEFINITIONS

“Directional Sign” means a sign which indicates the direction of another place, activity or event.

“Thoroughfare” means a road or other thoroughfare but does not include a private thoroughfare not under the control of the local government.

“Real Estate Signs” means portable directional signs indicating the location of a premises open for inspection.

“Event Signs” means portable directional signs indicating the location of a particular event.

“Sign” includes a notice, flag, mark, structure or device on which may be shown numbers, words, symbols or expressions.

“Portable Directional Sign” means a portable free standing direction sign.

POLICY

Type	Size & Nos.	Conditions	Location
REAL ESTATE Signs	Max size 60cm x 30cm Max. No. 4 signs	Removed within 24hrs of home being open Restricted to weekends and public holidays only To direct people to an “Open for Inspection” premises. Public liability insurance required	Made of non-metallic pliable material, which will not cause injury on impact. Anchored so as not to be moveable by wind or other natural forces. Not obstruct or impede reasonable use of any thoroughfare. Not to be placed on roads or roundabouts or centre islands.
EVENTS Signs	Max height 50cm Max area 0.5m ² Max. No. 4 signs	Used infrequently and occasionally Used only to direct attention to an event or place of event or activity Removed at conclusion of event or activity. Public liability insurance required	Made of non-metallic pliable material, which will not cause injury on impact. Anchored so as not to be moveable by wind or other natural forces. Not obstruct or impede reasonable use of any thoroughfare. Not to be placed on roads or roundabouts or centre islands.

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Shire of Northam Policy Manual (Section I)
Policy
H6.9 Signs – Portable Directional Signs For Business On
Thoroughfares – Permit Required

H 6.9 Signs – Portable Directional Signs For Business On Thoroughfares – permit required

POLICY	Details type and conditions for the display of directional signs permitted on thoroughfares with a permit.
OBJECTIVES	To minimise potential negative effects in relation to safety and amenity with the placement of Portable Directional Signs whilst recognising the positive outcomes from the use of such signs.
GUIDELINES	G: /Procedures /Health / Shire of Northam <i>Thoroughfares and Public Places and Trading Local Law 2008</i>
HISTORY	Adopted: 21/04/2010 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services



**POLICY SPECIFICATIONS FOR PORTABLE DIRECTIONAL SIGNS FOR
BUSINESS ON THOROUGHFARES – PERMIT REQUIRED**

DEFINITIONS

"Directional Sign" means a sign which indicates the direction of another place, activity or event.

"Thoroughfare" means a road or other thoroughfare but does not include a private thoroughfare not under the control of the local government.

"Sign" includes a notice, flag, mark, structure or device on which may be shown numbers, words, symbols or expressions.

"Portable Directional Sign" means a portable free standing direction sign.

"Business" means an enterprise or firm or organisation in the trade of goods, services, or both to consumers.

POLICY

Portable direction signs requiring a permit shall:

- a) either exceed 500mm in height nor 0.5m² in area;
- b) be made of non-metallic pliable material, which will not cause injury on impact;
- c) relate only to the business activity described on the permit;
- d) contain letters not less than 200mm in height;
- e) be anchored in such a way as not to be movable by wind or other natural forces;
- f) be limited to no more than 1 sign per business on weekdays, but up to 2 signs per business on weekends;
- g) be removed each day at the close of the business to which it relates and not be erected again until the business next opens for trading;
- h) have minimum business public liability insurance of \$5 million;
- i) be placed so as not to obstruct or impede the reasonable use of a thoroughfare or access to a place by any person;
- j) be maintained in good condition; and
- k) not be placed within 50m of a business selling the same or similar product.

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Shire of Northam Policy Manual (Section I)
Policy
H6.10 Signs – Portable Advertising Signs On
Thoroughfares - Permit Required

H 6.10 Signs – Portable Advertising Signs On Thoroughfares - Permit Required

POLICY	Details type and conditions for the use of portable advertising signs on thoroughfares with a permit.
OBJECTIVES	To minimise potential negative effects in relation to safety and amenity with the placement of Portable Advertising Signs whilst recognising the positive outcomes from the use of such signs.
GUIDELINES	G: /Procedures /Health / Shire of Northam <i>Thoroughfares and Public Places and Trading Local Law 2008</i>
HISTORY	Adopted: 21/04/2010 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services



Shire of Northam Policy Manual (Section I)
Policy
H6.10 Signs – Portable Advertising Signs On
Thoroughfares - Permit Required

POLICY SPECIFICATIONS FOR SIGNS – PORTABLE ADVERTISING SIGNS ON THOROUGHFARES - PERMIT REQUIRED

DEFINITIONS

“Advertising Sign” means a sign used for the purposes of advertisements and includes an “Election Sign”

“Election Sign” means a sign or poster which advertises any aspect of a forthcoming Federal, State or Local Government election.

“Portable Advertising Sign” means a portable free standing advertising sign.

POLICY

A “portable advertising sign” means a sign that:

- (a) is not fixed to a building, wall or fence;
- (b) only advertises a product or service available on the land adjacent to which it is erected;
- (c) is a sandwich board sign consisting of two sign boards attached to each other at the top by hinges or other means.

All “portable advertising signs” are required to comply with the following:

- (a) A business may erect and maintain one portable sign only on a street or way provided that sign:
 - does not project more than 600mm into the (footpath) adjacent to the business to which it is related;
 - does not exceed a height of 900mm measured from the ground;
 - does not obstruct pedestrians;
 - is displayed only during normal business hours of the business to which the sign relates; and
 - does not have any mechanical or wind driven rotating component part.
- (b) All portable signs displayed on any Shire footpath or road reserve shall be included in the businesses' public liability insurance policy, with a minimum cover of \$5 million. The business proprietor shall submit a copy of the Certificate of Currency from the Insurer to the Shire to clearly set out where the policy:



*Shire of Northam Policy Manual (Section I)
Policy
H6.10 Signs – Portable Advertising Signs On
Thoroughfares - Permit Required*

- extends the public liability cover for the business over the areas where the sign is displayed;
- provides for minimum cover of \$5 million; and
- protects the Shire against claims resulting from the display of the sign or merchandise. Ideally the Shire should be named under the policy as a Joint Named Insurer (e.g. "ABC Sales and the Shire of Northam"), but at the very least the policy should note the Shire's interest.

HEALTH

H6.8 Portable Signs on Thoroughfares

<i>Responsible Department</i>	Executive Services	Manager	Development
<i>Resolution Number</i>			
<i>Resolution Date</i>			
<i>Next Scheduled Review</i>			
<i>Related Shire Documents</i>			
<i>Related Legislation</i>	<i>Activities on Thoroughfares and Public Places and Trading Local Law 2008</i>		

OBJECTIVE

To minimise potential negative effects in relation to safety and amenity with the placement of Portable Directional Signs and Advertising Signs whilst recognising the positive outcomes on occasion from the use of such signs.

SCOPE

- Details type and conditions for the temporary display of directional signs permitted on thoroughfares with or without a permit.
- Details type and conditions for the use of portable advertising signs on thoroughfares with a permit.

POLICY

PORTABLE DIRECTIONAL SIGNS ON THOROUGHFARES

Definitions

“Directional Sign” means a sign which indicates the direction of another place, activity or event.

“Thoroughfare” means a road or other thoroughfare but does not include a private thoroughfare not under the control of the local government.

“Real Estate Signs” means portable directional signs indicating the location of a premises open for inspection.

“Event Signs” means portable directional signs indicating the location of a particular event.

“Sign” includes a notice, flag, mark, structure or device on which may be shown numbers, words, symbols or expressions.

“Portable Directional Sign” means a portable free standing direction sign.

Policy

Directional Signs not requiring a permit include:-

Type	Size & Nos.	Conditions	Location
REAL ESTATE Signs	Max size 60cm x 30cm Max. No. 4 signs	Removed within 24hrs of home being open Restricted to weekends and public holidays only To direct people to an “Open for Inspection” premises. Public liability insurance required	Made of non-metallic pliable material, which will not cause injury on impact. Anchored so as not to be moveable by wind or other natural forces. Not obstruct or impede reasonable use of any thoroughfare. Not to be placed on roads or roundabouts or centre islands.
EVENTS Signs	Max height 50cm Max area 0.5m2 Max. No. 4 signs	Used infrequently and occasionally Used only to direct attention to an event or place of event or activity Removed at conclusion of event or activity. Public liability insurance required	Made of non-metallic pliable material, which will not cause injury on impact. Anchored so as not to be moveable by wind or other natural forces. Not obstruct or impede reasonable use of any thoroughfare. Not to be placed on roads or roundabouts or centre islands.

The Applicant for portable direction signs requiring a permit shall ensure that:

- a) The sign neither exceeds 500mm in height or 0.5m2 in area;
- b) Signs are made of non-metallic pliable material, which will not cause injury on impact;
- c) Signs relate only to the business activity described on the permit;
- d) Signs contain letters not less than 200mm in height;
- e) Signs are to be anchored in such a way as not to be movable by wind or other natural forces;

- f) Signs are to be limited to no more than 1 sign per business on weekdays, but up to 2 signs per business on weekends;
- g) Signs are to be removed each day at the close of the business to which it relates and not be erected again until the business next opens for trading;
- h) A minimum business public liability insurance of \$10 million is in place;
- i) Signs be placed so as not to obstruct or impede the reasonable use of a thoroughfare or access to a place by any person;
- j) Signs be maintained in good condition; and
- k) Signs not be placed within 50m of a business selling the same or similar product

PORTABLE ADVERTISING SIGNS ON THOROUGHFARES

Definitions

“**Advertising Sign**” means a sign used for the purposes of advertisements and includes an “Election Sign”

“**Election Sign**” means a sign or poster which advertises any aspect of a forthcoming Federal, State or Local Government election.

“**Portable Advertising Sign**” means a portable free standing advertising sign.

Policy

A “portable advertising sign” means a sign that:

- (a) is not fixed to a building, wall or fence;
- (b) only advertises a product or service available on the land adjacent to which it is erected;
- (c) is a sandwich board sign consisting of two sign boards attached to each other at the top by hinges or other means.

All “portable advertising signs” are required to comply with the following:

- (a) A business may erect and maintain one portable sign only on a street or way provided that sign:
 - does not project more than 600mm into the (footpath) adjacent to the business to which it is related;
 - does not exceed a height of 900mm measured from the ground;

- does not obstruct pedestrians;
 - is displayed only during normal business hours of the business to which the sign relates; and
 - does not have any mechanical or wind driven rotating component part.
- (b) All portable signs displayed on any Shire footpath or road reserve shall be included in the businesses' public liability insurance policy, with a minimum cover of \$5 million. The business proprietor shall submit a copy of the Certificate of Currency from the Insurer to the Shire to clearly set out where the policy:
- extends the public liability cover for the business over the areas where the sign is displayed;
 - provides for minimum cover of \$5 million; and
 - protects the Shire against claims resulting from the display of the sign or merchandise. Ideally the Shire should be named under the policy as a Joint Named Insurer (e.g. "ABC Sales and the Shire of Northam"), but at the very least the policy should note the Shire's interest.



Shire of Northam Policy Manual (Section I)
Policy
H6.11 Signs – Local Political Issues Signs On Thoroughfares - CEO
Authority Required

H 6.11 Signs – Local Political Issues Signs On Thoroughfares - CEO Authority Required

POLICY	Provides conditions for the use of local political issues signs
OBJECTIVES	To require that signs meet safety standards.
GUIDELINES	
HISTORY	Adopted: 16/09/2009 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services



Shire of Northam Policy Manual (Section I)
Policy
H6.11 Signs – Local Political Issues Signs On Thoroughfares - CEO
Authority Required

POLICY SPECIFICATIONS FOR LOCAL POLITICAL ISSUES SIGNS

POLICY

Local interest type signs may be erected on application to and approval by the Chief Executive Officer. Any application submitted must show:

1. Position of sign
2. Size of sign
3. Method of Construction

The sign must not be offensive, defamatory, contain untruths, vulgarities or be distasteful to the general public, in the opinion of the Chief Executive Officer.

If a permit is issued for a local interest sign such approval shall be valid for a 28-day period from date of approval, thereafter application will need to be made for a renewal of the permit, otherwise the sign will be removed by the Shire with costs recovered from the approved party.

HEALTH

H6.11 Political Issues Signs

<i>Responsible Department</i>	Executive Services	Manager	Development
<i>Resolution Number</i>			
<i>Resolution Date</i>			
<i>Next Scheduled Review</i>			
<i>Related Shire Documents</i>			
<i>Related Legislation</i>	<i>Activities on Thoroughfares and Public Places and Trading Local Law 2008</i>		

OBJECTIVE

To provide guidance on the erection of election signs or political issues signs.

SCOPE

This policy applies to election or political issues signs erected on private land, thoroughfares and Shire land

POLICY

1. Election signs erected on private land with the consent of the landowner or occupier will not be removed other than for health and safety reasons.
2. Election signs will be allowed in thoroughfares controlled by the Shire of Northam provided they meet the criteria in the policy. Signs that do not meet the criteria in the policy may be removed.
3. Election signs on land owned or controlled by the Shire of Northam will not be allowed and they will be removed when brought to the attention of the Chief Executive Officer, except for signs at a polling place on Election Day or pre-polling days.
4. Elections signs containing the Shire of Northam logo and / or crests breach the policy and will be removed.

Criteria for permitting signs on thoroughfares:

1. Must be made of non-metallic pliable material which will not cause injury on impact
2. Be anchored in such a way as not to be movable by wind or other natural forces;
3. Be removed within 48 hours following election day;
4. The owner of the sign must ensure adequate public liability insurance.

12.3.2 Request to Initiate Proposed Scheme Amendment No. 12 to Shire of Northam Local Planning Scheme No. 6 – Lots 201–202 Duke Street West, Northam

Address:	Lots 201-202 Duke Street West, Northam
Owner:	Megaland Holdings Pty Ltd
Applicant:	Urbanista Town Planning
File Reference:	A15851 / SA12
Reporting Officer:	Leigh Ashby Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is requested to initiate Scheme Amendment No. 12 to Shire of Northam Local Planning Scheme No. 6. The amendment proposes to rezone Lots 201-202 Duke Street West, Northam from 'Residential R30' to 'Tourist'.

The purpose of the scheme amendment is to allow for additional low scale tourist accommodation that is associated with the Duke's Inn Hotel located at No. 197 Duke Street West.

The Officer's recommendation is to initiate Scheme Amendment No. 12 to the Shire of Northam Local Planning Scheme No. 6.

ATTACHMENTS

Attachment 1: Location Plan.

BACKGROUND / DETAILS

The Site

Lots 201-202 Duke Street West, Northam have a combined land area of 1,230m² and are currently vacant. The dimensions of the combined lots are 40.28m along the Duke Street frontage and 30.56m along Morrell Street. Both sites are currently vacant.

The subject lots are surrounded to the north, east and west by Residential R30, however to the south of the site on the opposite side of Duke Street, is the Duke's Inn Hotel that currently is zoned 'Commercial'.

The lots are located within 400m of a large 'Mixed Use' zoned precinct along Wellington Street and within 800m of the Northam Town Centre.

Refer **Attachment 1** – Location Plan.

Purpose of the Amendment

The subject site has been purchased by the current owner and operator of the adjacent Duke's Inn Hotel located at No. 197 Duke Street West, Northam. The purpose of the amendment to rezone the subject site to the 'Tourist' zone is to allow additional low-scale tourist accommodation that is associated with the Duke's Inn Hotel.

Future Development

The development vision for the site is for chalet style, short-term tourist accommodation that is directly linked with the adjacent Duke's Inn Hotel. It is envisaged that the development will comprise of a series of studio and 1 bedroom serviced chalets and will include on-site parking for the visitors.

The development will be designed to be sympathetic to the adjacent residential zone and will include a buffer area along the northern and western boundaries to ensure the amenity of the residential properties is maintained.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

Outcome: The proposed rezoning of residential land to the 'tourist' zone will increase the supply of short term accommodation available within the Shire of Northam.

Financial / Resource Implications

There are no financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

Shire of Northam Local Planning Scheme No. 6 (LPS 6)

The objectives of the 'Tourist' zone in the Shire's LPS 6 are as follows:

- *"Promote and provide for tourism opportunities on strategically located tourism sites in and around the Northam, Wundowie, Bakers Hill and Clackline*
- *townsites that will complement the existing natural and man-made features of the Shire.*

- *Encourage the location of tourist activities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.*
- *Provide for tourism development and uses associated with tourism development, including retailing and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development.*
- *Ensure that short stay tourist and holiday accommodation are the predominant uses in this zone."*

Shire of Northam Local Planning Strategy (2013)

The Shire's Local Planning Strategy identifies the following vision for tourism within the Shire:

"Develop the Shire's tourism potential so that it becomes an increasingly popular tourism destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values."

In order to achieve this vision, the Shire's Local Planning Strategy provides the following actions:

- *"Promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment in tourism infrastructure and services.*
- *Make investment in tourism an attractive and simple proposition by recognizing tourism as a legitimate land use compatible with a range of existing land uses.*
- *Ensure that due consideration is given to protecting the natural environment and cultural heritage places and values in planning for tourism development.*
- *Ensure that all future tourism development is appropriately located so as to minimise the potential for any land use conflicts and/or any detrimental impacts upon the natural environment or buildings and places of heritage significance."*

Planning and Development (Local Planning Schemes) Regulations 2015

Section 75 of the *Planning and Development Act 2005* (the Act) gives a local government the power to amend its local planning scheme. The procedure for preparing and adopting an amendment is provided for by the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

Should Council resolve to initiate the amendment (Reg. 35(1)), it must specify whether, in its opinion, the amendment is a complex amendment, a standard amendment or a basic amendment (Reg. 35(2)(a)). Council's resolution must

also include an explanation of the reason for Council forming that opinion (Reg. 35(2)(b)).

Once initiated, Council will be required by section 81 of the Act to refer the amendment to the Environmental Protection Authority (EPA) for its consideration under section 48A of the *Environmental Protection Act 1986*.

Once Council has received advice from the EPA, it can advertise the amendment in accordance with Regulation 47(1) and (2) of the Regulations.

Submissions on the amendment will be accepted by Council in accordance with Regulation 49(1) and (2). Once the 42-day public submission period has ended, Council is obliged to consider the amendment in the light of submissions received (Regulation 50(2)) and resolve to adopt the amendment, modify it or resolve not to proceed (Regulation 50(3)).

The amendment is then forwarded to the Western Australian Planning Commission together with details of the submissions received and Council's recommendation on the amendment (Regulation 53(1)). The Commission will then consider its recommendation to the Hon. Minister for Planning, who is responsible for final approval or refusal of the amendment.

Understanding the regulatory requirements outlined in the Regulations requires significant understanding of how the development can impact on the amenity of surrounding areas.

Policy Implications

There are no policy implications for the Shire in relation to the recommendations of this report.

Stakeholder Engagement / Consultation

No stakeholder engagement and consultation is required prior to Council initiating an amendment to its Local Planning Scheme.

Risk Implications

There are no risk implications for the Shire in relation to the recommendations of this report.

OFFICER'S COMMENT

Based on the objectives of the Shire's Local Planning Strategy and overall objectives of the 'Tourist' zone contained in LPS 6, it is considered that the proposed Scheme Amendment is consistent with the Shire's strategic direction in that it provides additional tourism and local employment opportunities within the Shire.

The subject site is considered to be an appropriate location for future tourist development as it is directly adjacent to an existing tourist use (the Duke's Inn Hotel) and within a walkable distance to the Northam Town Centre and the future mixed use development precinct.

At the Council Forum held on 8th March, there was some discussion regarding the proposed zone in terms of the fact that the 'Tourist' zone potentially allows other land uses. While the applicant has indicated it is their preference to maintain the 'Tourist' zone, the applicant has also indicated that amending the Scheme by adding an additional use for "Tourist Accommodation" in Schedule 2 of the Scheme, may be a 'safer' option. In light of the aforementioned, and given that the additional use will deliver the same result/outcome for the proponent, it is recommended Council initiate the scheme amendment proposal by resolving to insert appropriate wording in Schedule 2 of the Scheme. Refer Recommendation below.

Given that the proposal is consistent with the strategic direction of the Shire, proposed Scheme Amendment No.12 is considered to be a 'standard amendment' in accordance with clause 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

RECOMMENDATION

That Council:

1. Resolves, in pursuance of Section 75 of the *Planning and Development Act 2005*, to amend Shire of Northam Local Planning Scheme No.6 by:

1.1 Inserting into Schedule 2 (Additional Uses) the following text:

No.	Description of land	Additional use	Conditions
A11	Lots 201 and 202 Duke Street West, Northam	Tourist Accommodation ('A')	1. All development on the land shall be subject to an Application for Development Approval. 2. All development and use shall be in accordance with any plans, conditions and management requirements

				approved by the local government. 3. No alterations or extensions to the land use shall be undertaken without the approval of the local government.
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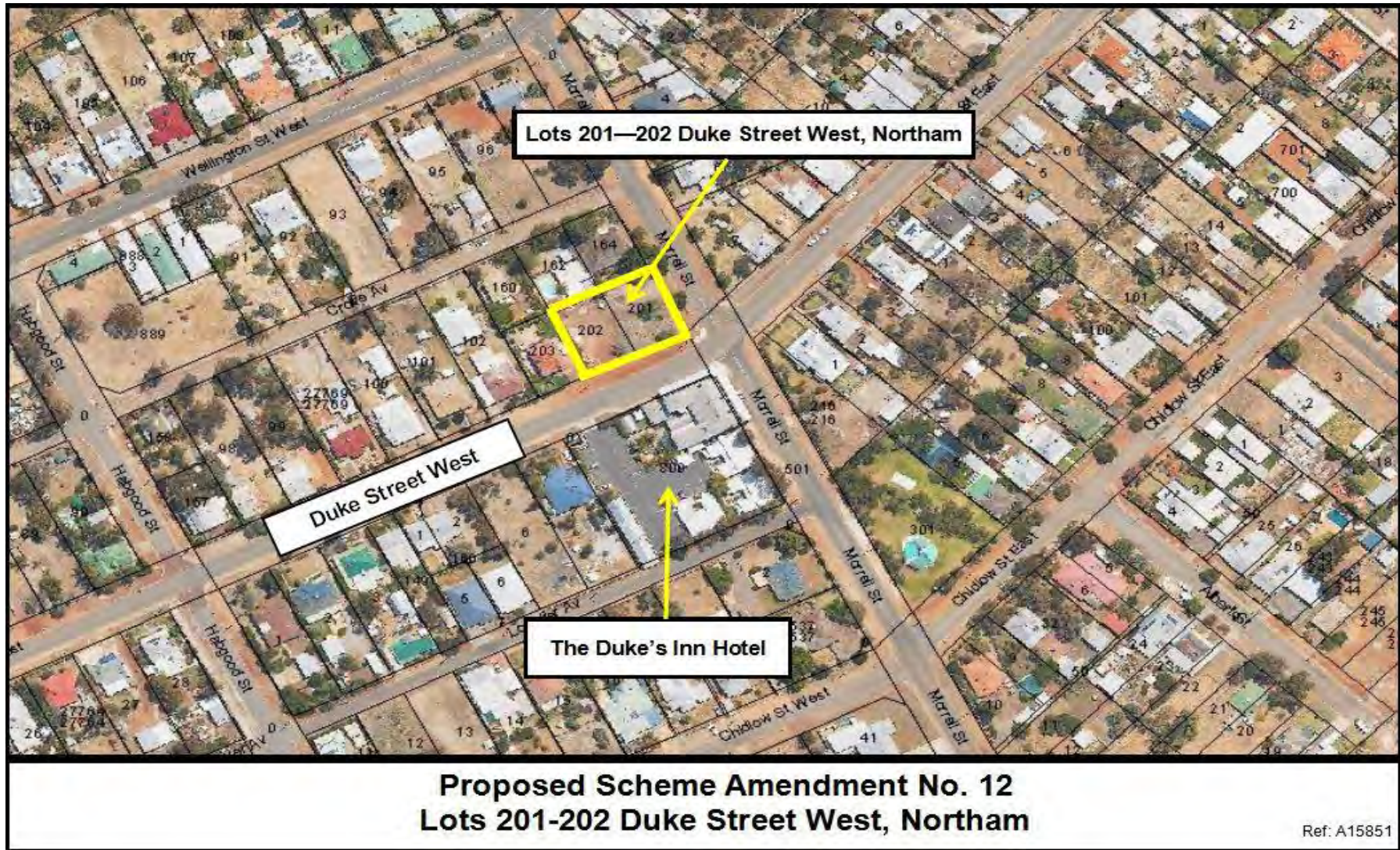
And

- 1.2 Amending the Scheme Map accordingly.
2. Number the proposed local planning scheme amendment 'Amendment No.12' to Shire of Northam Local Planning Scheme No.6;
3. Resolves, pursuant to the Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that proposed Scheme Amendment No. 12 is a standard amendment pursuant to clause 34(b) of the Regulations as it is:
 - (a) *an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*
 - (b) *an amendment that is consistent with a Local Planning Strategy for the scheme that has been endorsed by the Western Australian Planning Commission;*
 - (e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and*
 - (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.*
4. Requests the applicant prepare and submit to the local government as soon as practicable the formal Scheme Amendment documentation consistent with point 1 of this resolution;
5. Authorises the President and Chief Executive Officer to execute three (3) copies of the Amendment documents in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*;
6. Pursuant to Section 81 of the *Planning and Development Act 2005*, refers proposed Amendment No. 5 to the Environmental Protection Authority prior to advertising in accordance with Regulation 47(2) (a) up to and including (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

- 7. Provides the Amendment documentation to the Western Australian Planning Commission for its advice and comments at the start of the advertising period.**

Attachment 1

LOCATION PLAN



12.3.3 Application for Development Approval – Proposed Advertising Sign – Lot 8 No.374 Fitzgerald Street, Northam

Address:	Lot 8 Fitzgerald Street, Northam
Applicant:	Uwe Schaub
Owner:	Uwe Schaub
File Reference:	A11175/P17020
Reporting Officer:	Courtney Wynn Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is requested to consider an application for development approval for an advertising sign at Lot 8 No.374 Fitzgerald Street, Northam.

This application is being referred to Council as the proposed sign is proposing a variation to Council's Local Planning Policy 16 – Advertising Signage.

The Officer's recommendation is to approve the development application subject to conditions.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Site Plan & Elevations.
- Attachment 3: Letter of Justification.

BACKGROUND / DETAILS

No. 374 Fitzgerald Street, Northam is comprised of two separate lots, being Lot 7 and Lot 8 and is located on the corner of Fitzgerald and Charles Streets, Northam. Refer **Attachment 1** – Location Plan.

374 Fitzgerald Street is zoned 'Mixed Use' under the Shire's Local Planning Scheme No. 6. There is an existing single house and ancillary carport on the site. Council granted approval for an extension to the house and for a home business (psychologist) in August 2016 which have recently been completed.

The Proposal

The proposed advertising sign classified as a 'hoarding' sign and is 1.9m wide and 2.4m high with a face area of 1.52m². The sign is proposed to be located within the front setback area and is setback 1.8m from the side boundary

facing the intersection of Fitzgerald Street and Charles Street. The content of the proposed sign relates to the approved home business on the site. Refer **Attachment 2**– Site Plan, Floor Plan and Elevations.

The sign requires approval because LPP16 specifies that 'hoarding' signs are not permitted on lots zoned 'Mixed Use'.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

LPP16 sets reasonable parameters for advertising signage to ensure balance between the maintenance of lifestyle objectives and amenity objectives for the Shire as a whole.

Financial / Resource Implications

There are no direct financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

Local Planning Scheme No.6

The proposed sign requires development approval because remote signage is not exempted under Schedule 5 - Exempted Advertisements under Local Planning Scheme No.6. Therefore the application is required to be assessed against Local Planning Policy 16 - Advertising Signage.

Policy Implications

Under LPP16, the proposed sign is considered to be a 'Hoarding Sign' which is defined as follows;

“Hoarding” means a large, freestanding or detachable structure that is erected for the sole purpose of displaying a sign or signs and which has an overall height less than the sign's horizontal dimension, and includes a poster panel, a wall panel and an illuminated panel, but does not include a pylon sign or a remote sign.

LPP16 lists the following design and location criteria for hoarding signs;

8.4 Hoarding

- a) Hoarding may be considered in the rural, and industrial zones or as remote signage in accordance with clause 5 and clause 10 of this Policy.
- b) Construction site hoardings may be considered in the commercial, mixed use or industrial zones, provided that:

- i) It is demonstrated that there is no undue safety risk for pedestrians or conflict with vehicles accessing the site; and*
- ii) The hoarding is to be erected for no longer than 12 months at a time, and will be removed in its entirety upon completion of construction.*
- c) Hoardings shall;*
 - i) not exceed 6 m in height.*
 - ii) Be no more than 20 m² in area.*

Stakeholder Engagement / Consultation

No public consultation was be undertaken in regard to this application.

Risk Implications

Nil.

OFFICER'S COMMENT

As detailed in the background section of the report, the landowner has detailed justification for requesting a variation to LPP16. **Refer Attachment 3 – Letter of Justification.** The applicant has advised that he is requesting the larger sign because he believes that his existing 0.2m² fence sign is too small for his clients to see.

Given that the lot is located in an area zoned 'Mixed Use' and not 'Residential', there are existing advertising signage of similar sizing for nearby commercial businesses. It is therefore considered that the context of the sign's location should be taken into account and that the proposed sign is consistent with existing signage in the Mixed Use zone. The proposed sign is otherwise compliant with LPP16 requirements for a 'hoarding sign'.

Furthermore, the proposal has been assessed and found unlikely to have any potential detrimental impact upon the adjoining land owners as the premises located opposite are all of commercial nature. It is therefore recommended that Council grant approval subject to conditions as outlined in the Officer's recommendation.

RECOMMENDATION

That Council grant Development Approval for the proposed advertising sign at Lot 8 No.374 Fitzgerald Street, Northam as outlined in the Application received 13th February 2017 (Application P17020) subject to the following conditions:

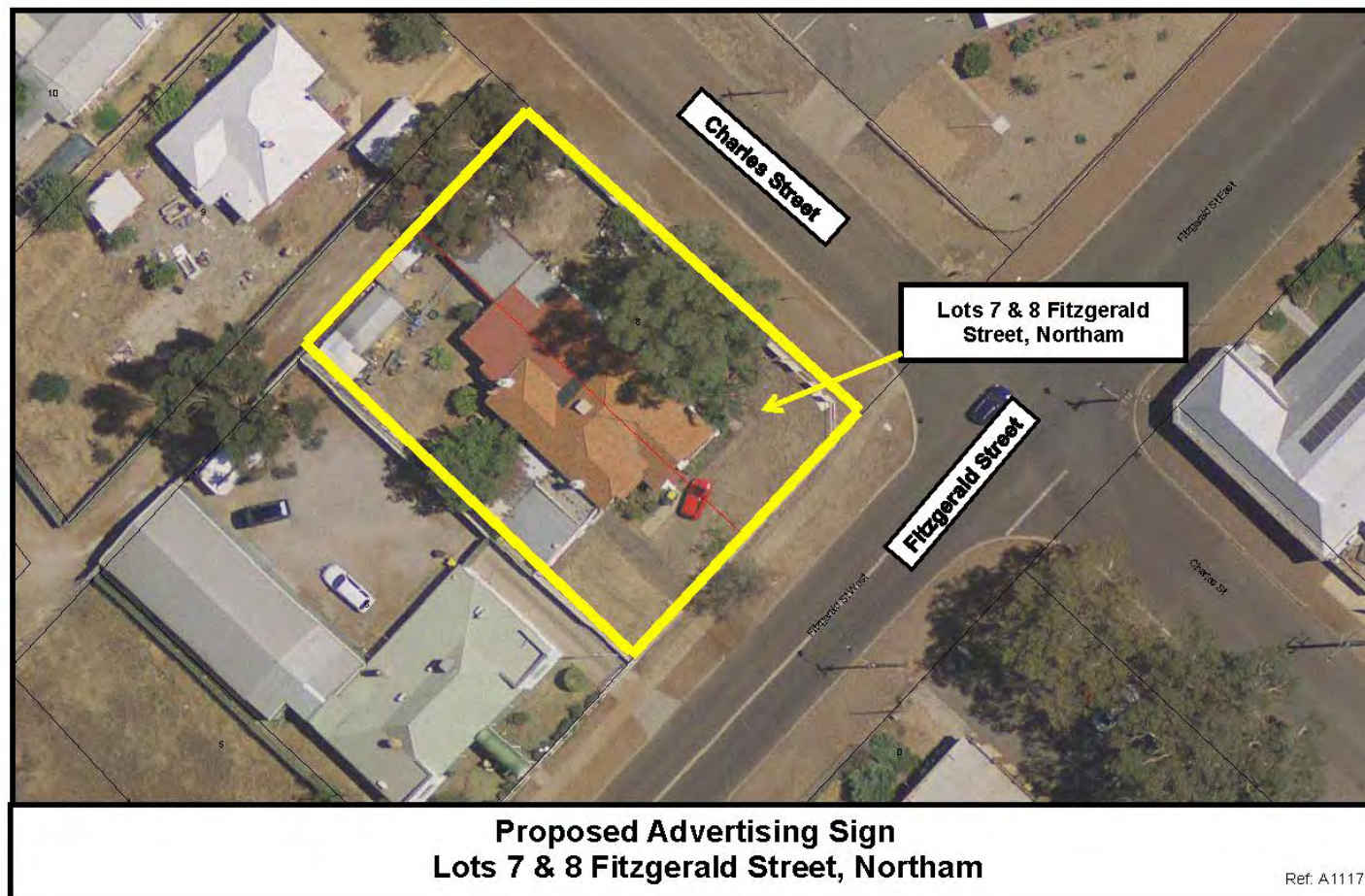
GENERAL CONDITIONS

- 1. The development hereby permitted must substantially commence within two years from the date of this determination notice.**
- 2. The development hereby permitted taking place in accordance with the approved plans dated 15/03/2017.**
- 3. The content of the sign is restricted to the advertisement of the approved Home Business conducted on the site by Uwe & Sylvana Schaub. If Uwe & Sylvana Schaub ceases to operate the Home Business, the approval for the sign hereby permitted will expire and the sign is required to be removed.**
- 4. The content of the sign must not be altered or erected without the written consent of the local government.**
- 5. Traffic signal colours must not be used in the content of the sign.**
- 6. The sign is to have no movable parts, reflective surfaces, flashing lights or other design features that the local government considers to be a distraction to road users.**

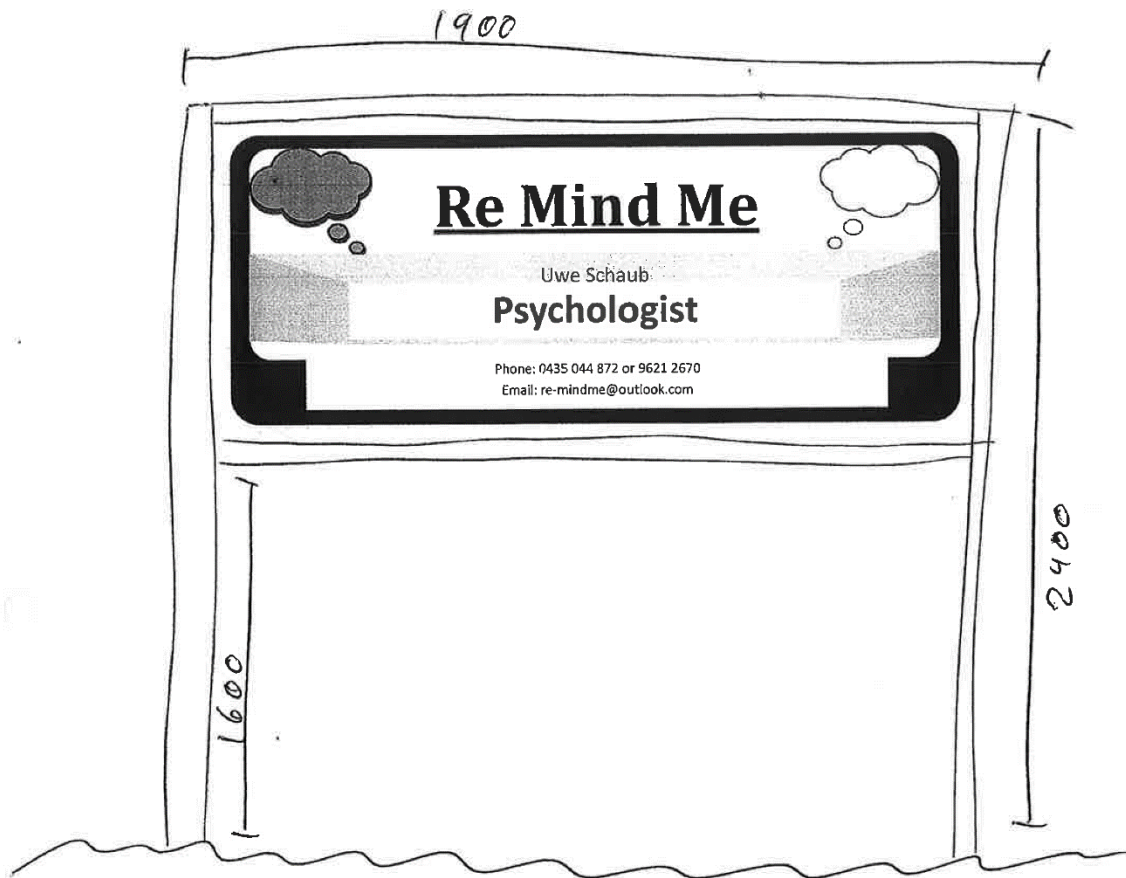
CONDITIONS REQUIRING ONGOING COMPLIANCE

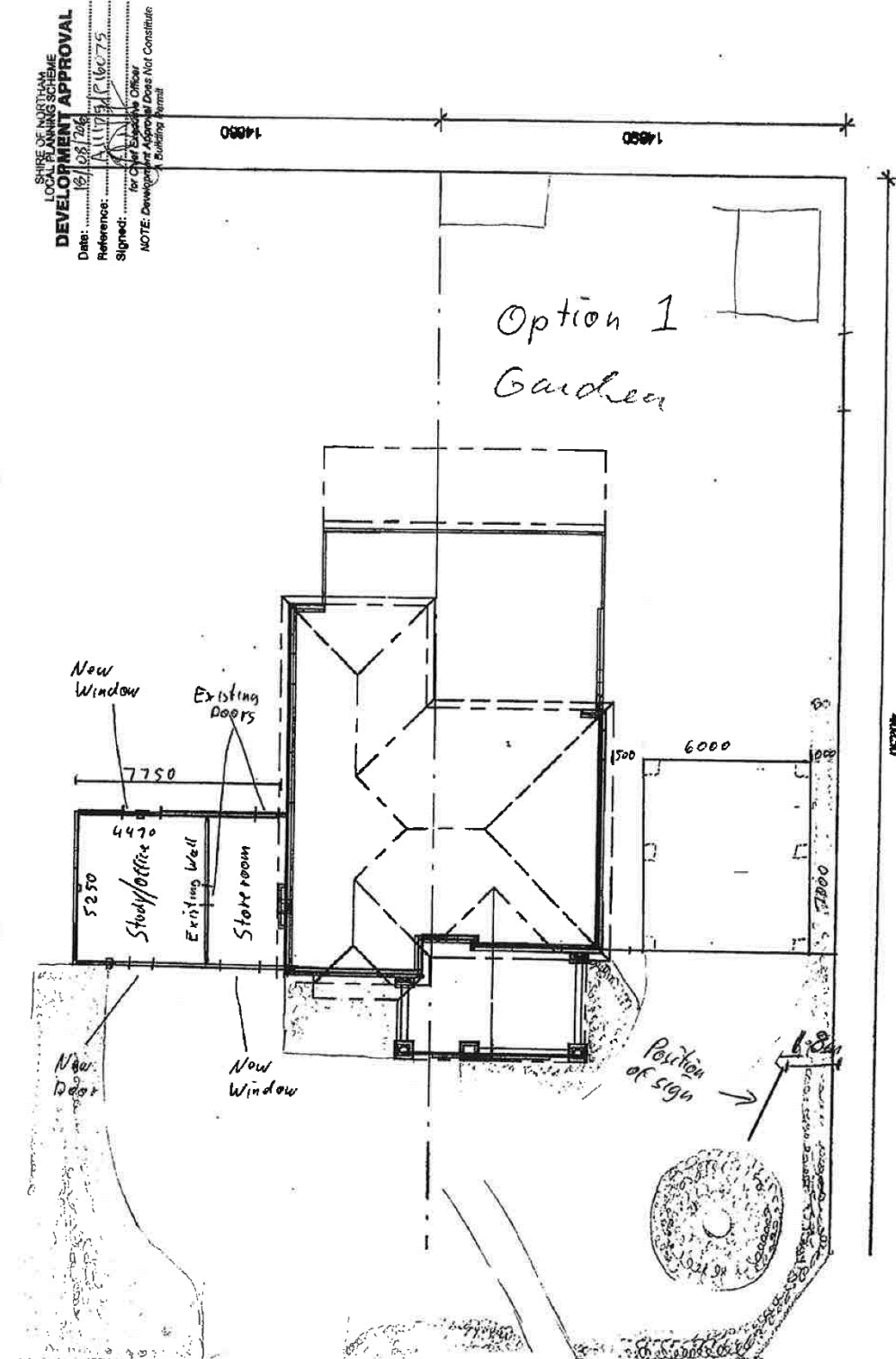
- 7. The sign is to be maintained in good condition to the satisfaction of the local government. Should the sign fall into disrepair or become unsightly the local government may require its immediate removal.**

Attachment 1

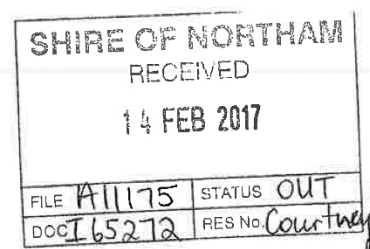


Attachment 2





Attachment 3



Hi Courtney,

Please find below the required information as requested.

The reasons why I believe the proposed sign would meet the primary objectives are as follows:

- All businesses in the vicinity have signs, which would provide consistency within the immediate vicinity.
- The proposed sign is of rectangular shape and modest size. Hence it is in keeping with the existing styles and size of signs in this area.
- Posting this sign would reduce the need for any other proliferation of advertisement.
- The proposed position of the sign is neither distracting, nor hindering the view of the surrounding area. It is not overbearing or impeding.
- The position of the sign is within the bounds of the property where the business is being carried out. It does not hang over any boundary or fence etc.
- The sign is of a high standard, being made of vinyl with a metal backing and metal posts concreted in the ground.
- The sign will be removed when the business is no longer operating.
- It will be maintained and inspected for deterioration and cleaned periodically.

Please feel free to contact me should you have any further questions.

Kind regards

Uwe Schaub

12.3.4 Application for Retrospective Development Approval – Sea Container & Advertising Sign – Lot 800 Bodeguero Way, Wundowie

Address:	Lot 800 Bodeguero Way, Wundowie
Applicant:	Joshua Webber
Owner:	George Webber
File Reference:	A15665/P17002
Reporting Officer:	Courtney Wynn Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is requested to consider a retrospective application for development approval for a sea container and advertising sign at Lot 800 Bodeguero Way, Wundowie.

This application is being referred to Council as the lot is zoned 'Special Use 1' under the Scheme and the sea container and advertising sign are proposing variations to Council's Local Planning Policy 5 – Use of Sea Containers & Other Similar Storage Structures and Local Planning Policy 16 – Advertising Signage.

The Officer's recommendation is to grant temporary approval for the development application subject to conditions.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Site Plan, Floor Plan & Elevations.
- Attachment 3: Proposed Sign Content.
- Attachment 4: Photograph of the Sea Container.

BACKGROUND / DETAILS

Lot 800 Bodeguero Way, Wooroloo (the subject site) is located near the El Caballo Resort Hotel, approximately 36km from Northam townsite via Great Eastern Highway. The lot is zoned 'Special Use No. 1' under Local Planning Scheme No.6 for the purpose of Tavern & uses ancillary thereto as approved by the local government.

The subject site contains the Loose Foot Saloon Tavern, drive-through bottle shop, four shop tenancies and an upstairs residence which are not subject to this application. Refer **Attachment 1** – Location Plan.

In November 2016, the Shire received a verbal complaint from a ratepayer regarding the unauthorised signage that had been erected on the subject site as well as a second sign which has been erected further east, adjacent to Great Eastern Highway which has since been removed. Following the complaint, the land owner was advised in writing that the development was unauthorised and the sign and sea container were either to be removed or retrospective approval obtained from the Shire of Northam.

The Proposal

The sea container is painted a charcoal colour, is 6 metres in length and is located in front of the drive through bottle shop and is visible from Great Eastern Highway and adjoining properties. Refer **Attachment 4** – Photograph of the sea container. The applicant has advised that he plans to screen the container by utilising decorative fence cladding (such as reed screens) and that the use of the sea container is to store yard maintenance equipment and supplies.

The advertising sign is mounted on top of the sea container, parallel with the alignment of Great Eastern Highway. The sign is setback approximately 48m from Great Eastern Highway and contains advertising content relating to the existing business on the site being the tavern and drive-through bottle shop and would be visible from Great Eastern Highway. The sign is 6m wide by 2.4m high with a surface area of 14.3m² and is classified as a billboard/hoarding style sign under Local Planning Policy 16 - Advertising Signage (LPP16).

The applicant is requesting the sign and sea container for a 5 year period.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

LPP16 sets reasonable parameters for advertising signage to ensure balance between the maintenance of lifestyle objectives and amenity objectives for the Shire as a whole.

Financial / Resource Implications

There are no direct financial and/or resource implications for the Shire of the recommendations of this report. It should be noted, however, that the Shire

may incur costs in the event that the land owner fails to comply with the conditions of the development permit.

Legislative Compliance

Local Planning Scheme No.6

The proposed sea container requires development approval because the lot is zoned 'Special Use 1' and because the sea container is proposing variations to Council's Local Planning Policy 5 – Use of Sea Containers and Other Similar Storage Structures.

The proposed sign requires development approval firstly, because the lot is zoned 'Special Use 1' and secondly, because remote signage is not exempted under Schedule 5 - Exempted Advertisements of Local Planning Scheme No.6. Therefore the application is required to be assessed against Local Planning Policy 16 - Advertising Signage.

Policy Implications

Local Planning Policy 5 - Use of Sea Containers and Other Similar Storage Structures

As LPP5 is silent on permitted specifications for sea containers on lots zoned 'Special Use' the proposed sea container is required to be assessed against the following policy objectives:

The primary objectives of this Policy are to –

- *To ensure an acceptable quality of development is achieved that does not detrimentally affect the amenity and streetscape of the locality; and*
- *Establish guidelines for the placement of sea containers or other similar storage containers on land within the district of the Shire of Northam.*

In considering an Application for Development Approval, the local government will consider the proposed location and condition of the sea container / similar storage container against the following criteria:

- *The scale and bulk of existing buildings on the property to reduce the visual impact of the sea container or similar storage structure;*
- *The location of the sea container / similar storage container on the property and the ability of existing buildings, fencing and landscaping to reduce the visual impact of the sea container or other similar storage structure; and*
- *Ensuring the sea container / similar storage structure does not lead to a detrimental impact on the character or visual amenity of the locality.*

Local Planning Policy 16 – Advertising Signage

Under LPP16, the proposed sign is considered to be a 'Hoarding Sign' which is defined as follows;

“Hoarding” means a large, freestanding or detachable structure that is erected for the sole purpose of displaying a sign or signs and which has

an overall height less than the sign's horizontal dimension, and includes a poster panel, a wall panel and an illuminated panel, but does not include a pylon sign or a remote sign.

LPP16 lists the following design and location criteria for hoarding signs;

8.4 Hoarding

- a) Hoarding may be considered in the rural, and industrial zones or as remote signage in accordance with clause 5 and clause 10 of this Policy.*
- b) Construction site hoardings may be considered in the commercial, mixed use or industrial zones, provided that:
 - i) It is demonstrated that there is no undue safety risk for pedestrians or conflict with vehicles accessing the site; and*
 - ii) The hoarding is to be erected for no longer than 12 months at a time, and will be removed in its entirety upon completion of construction.**
- c) Hoardings shall;
 - i) not exceed 6 m in height.*
 - ii) Be no more than 20 m² in area.**

11. Signs in Proximity to State Controlled Roads

- 11.1 All signs on or in the vicinity of a State Road, other than types exempt under the Main Roads (Control of Advertisements) Regulations 1996, or types that can be approved by the Shire under delegation, require the approval of MRWA.*
- 11.2 All signs on or in the vicinity of a State road are to comply with the specifications as set by MRWA.*
- 11.3 In assessing an application for signage under delegation from MRWA, the Shire may refer the application to MRWA for assessment and comment.*

Main Roads Western Australia Policy and Application Guidelines for Advertising Signs

Main Roads Western Australia Policy and Application Guidelines for advertising signs within and beyond state road reserves provides guidance on the assessment and approval of applications to display roadside advertising within State road reserves and also where the signage will be visible from State roads to ensure that signage does not pose a safety hazard to road users and does not adversely impact on the visual amenity of the roadside environment and surrounding areas.

Stakeholder Engagement / Consultation

Internal Consultation

The application was referred internally to the Shire's Engineering and Building Departments for advice. Advice received specifies that a Building Permit will be required for the both the sign and sea container.

External Consultation

Because the sign is visible from GEH, The application was referred to MRWA for advice. MRWA have advised that they are generally satisfied with the location and content of the proposed sign.

Risk Implications

Nil.

OFFICER'S COMMENT

The proposal to keep the sea container and advertising sign for a temporary period to be used as ancillary storage to the tavern land use on the site is generally supported, however, the following aspects of the proposal need to be considered:

Advertising Sign

As outlined in the Policy Implications section of this report, LPP16 does not stipulate signage requirements for lots zoned 'Special Use'. Therefore the proposed sign is required to be assessed on its merits and with regard to the objectives of LPP16 and the objectives of the Scheme. It is considered that the existing tavern land use of the lot is commercial in nature, therefore, Officers have assessed the sign against the requirements of Clause 8.4 of LPP16 and found the proposed sign to be compliant with the specifications for a hoarding sign.

Location of Sea Container

As the sea container is already on the site, Officers were able to conduct a site visit to see whether or not the sea container is visible from the street. As shown in the photograph (Refer Attachment 4), the sea container is visible when viewed from Great Eastern Highway. While it is considered that the charcoal colour of the sea container and proposed reed screening would assist reducing the visual prominence of the container, Officers recommend that additional landscape screening measures are required should Council resolve to approve the application.

Length of Time Proposed

The applicant is seeking a temporary development approval for a period of 5 years. However, it is considered that advertising signs and sea containers are known to deteriorate significantly over a 5 year period which can result in a detrimental impact to visual amenity. Because the subject site is located along a highway and tourist route, Officers consider that there is greater risk to the impact of visual amenity.

It is also considered that there is sufficient space to the rear of the building in which a permanent storage building could be constructed to replace the sea container. Therefore, it is recommended that Council grant an approval limited to 2 years with the understanding that the applicant has the option to

request the local government to review the sign and sea container at which time Council may or may not grant an extension to the term of approval.

RECOMMENDATION

That Council grant retrospective Development Approval for the sea container and advertising sign at Lot 800 Bodeguero Way, Wundowie as outlined in the Application received 3rd January 2017 (Application P17002) subject to the following conditions:

GENERAL CONDITIONS

- 1. The development hereby permitted taking place in accordance with the approved plans dated 15/03/2017.**
- 2. This approval will expire and the sea container and advertising sign must be removed on or before 15th March 2019 unless, after a written requested is made prior to this date, the permit is superseded or extended by the local government.**
- 3. The stormwater shall be discharged in a manner so that there is no discharge onto the adjoining properties to the satisfaction of the local government.**
- 4. The content of the sign is limited to advertisements associated with the existing approved business on the lot.**
- 5. The content of the sign must not be altered or erected without the written consent of the local government.**
- 6. The sign is to have no movable parts, reflective surfaces, flashing lights or other design features that the local government considers to be a distraction to road users.**
- 7. Use of the sea container shall be for storage purposes only.**
- 8. The sea container shall not be used for human habitation at any given time.**
- 9. The sea container shall be screened from the view of the street and neighbouring property to the satisfaction of the local government.**

CONDITIONS TO BE MET WITHIN 1 MONTH OF APPROVAL

- 10. Within 1 month of the date of approval, a detailed landscaping plan is to be submitted to and approved by the local government.**

CONDITIONS TO BE MET WITHIN 2 MONTHS OF APPROVAL

- 11. Within 2 months of the date of approval, landscape screening is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government.**

- 12. The Sea Containers being modified so they are able to be opened from the inside to ensure the safety of users.**

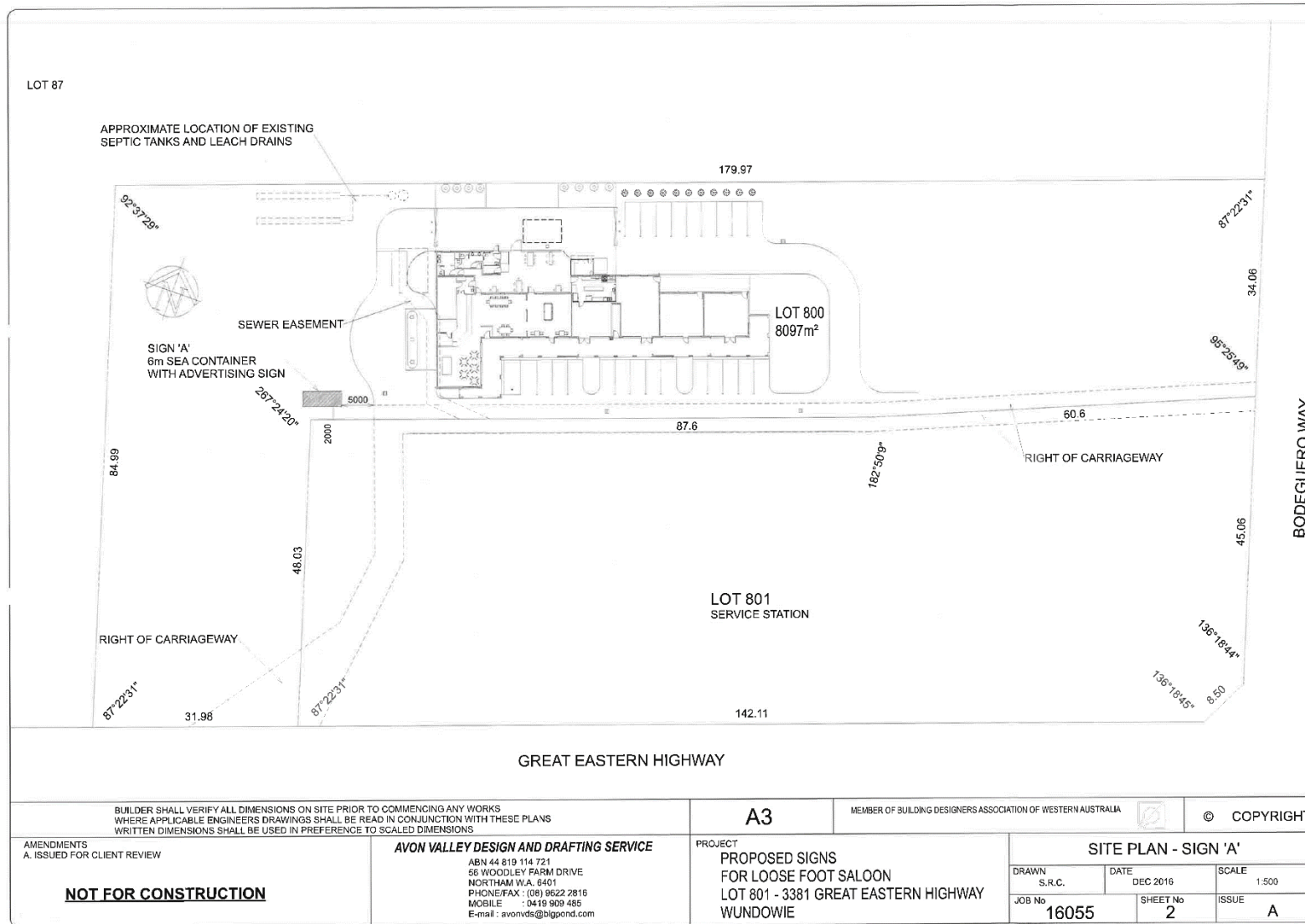
CONDITIONS REQUIRING ONGOING COMPLIANCE

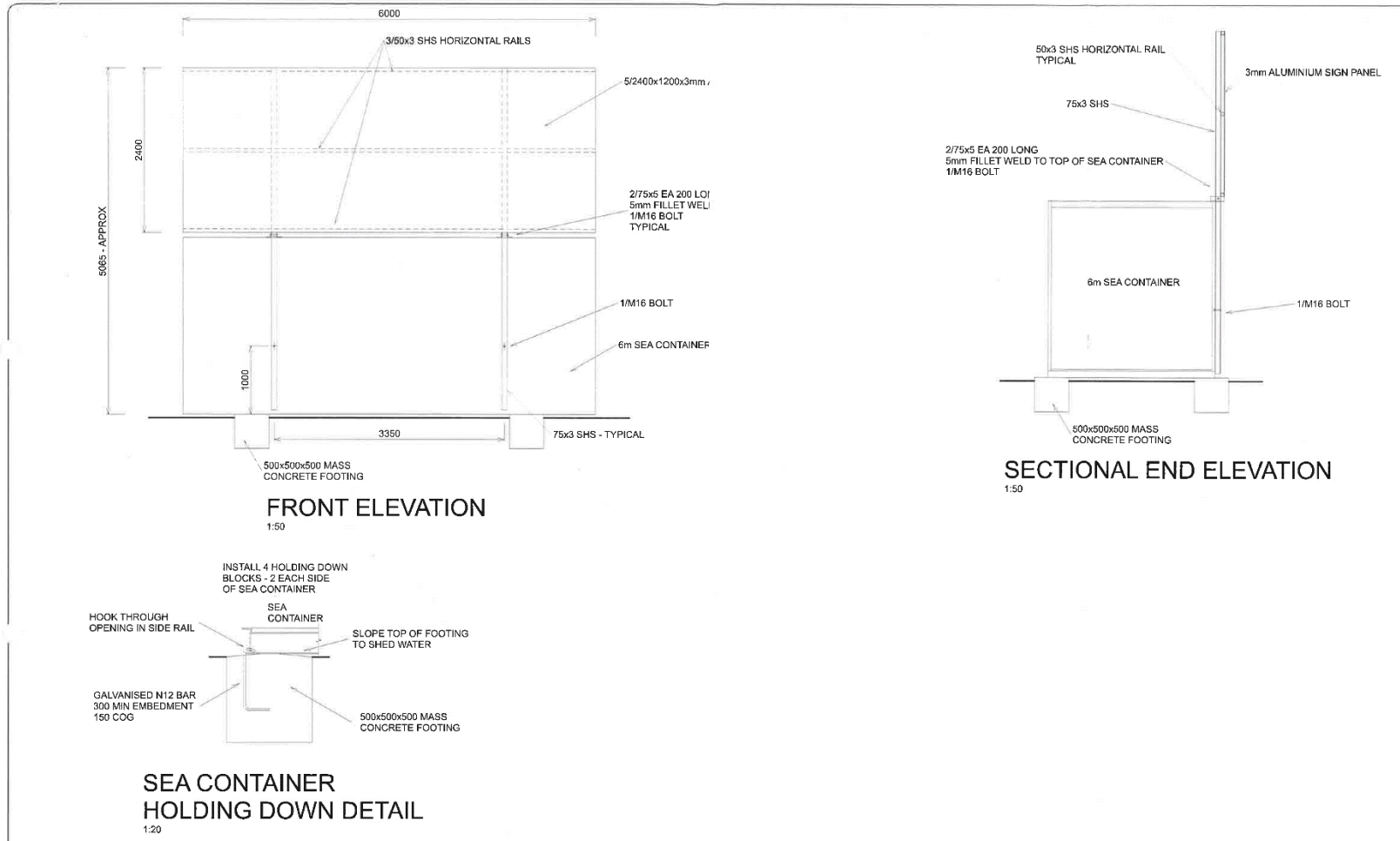
- 13. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government.**
- 14. All landscaped areas are to be maintained on an ongoing basis to the satisfaction of the local government.**
- 15. The sign is to be maintained in good condition to the satisfaction of the local government. Should the sign fall into disrepair or become unsightly the local government may require its immediate removal.**

Attachment 1



Attachment 2





FRONT ELEVATION
1:50

SECTIONAL END ELEVATION
1:50

SEA CONTAINER HOLDING DOWN DETAIL
1:20

NOT FOR CONSTRUCTION

AMENDMENTS
 A. ISSUED FOR CLIENT REVIEW

AVON VALLEY DESIGN AND DRAFTING SERVICE
 ABN 44 819 114 721
 56 WOODLEY FARM DRIVE
 NORTHAM W.A. 6401
 PHONE/FAX : (08) 9622 2818
 MOBILE : 0419 909 485
 E-mail : avonvds@bigpond.com

PROJECT
**PROPOSED SIGNS
 FOR LOOSE FOOT SALOON
 LOT 801 - 3381 GREAT EASTERN HIGHWAY
 WUNDOWIE**

SIGN 'A' DETAILS

DRAWN S.R.C.	DATE DEC 2016	SCALE 1:100
JOB No 16055	SHEET No 4	ISSUE A

PRINTED 4:38:38 PM 30/12/2016 VERSION X7

Attachment 3



**LOOSEFOOT SALOON
TAVERN**



BOTTLESHOP

Attachment 4



12.3.5 Request to Adopt for Advertising Draft Local Planning Policy No. 23 'Outbuildings in the Residential and Mixed Use Zones' and Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones'

Address:	N/A
Owner:	N/A
File Reference:	7.2.4.1
Reporting Officer:	Kobus Nieuwoudt Manager Planning Services
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is asked to adopt for advertising Draft Local Planning Policy No. 23 'Outbuildings in the Residential and Mixed Use Zones' (LPP23) and Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones' (LPP24).

ATTACHMENTS

- Attachment 1: Local Planning Policy No. 1 'Outbuildings'.
Attachment 2: Draft Local Planning Policy No. 23 'Outbuildings in the Residential and Mixed Use Zones'.
Attachment 3: Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones'.

BACKGROUND / DETAILS

Council adopted its current Outbuildings Local Planning Policy (LPP1) at its Ordinary Meeting held on 18th December 2013. LPP1 was last reviewed at the Ordinary Meeting held on 20 February 2015.

A copy of LPP1 in its current guise is attached. Refer **Attachment 1**.

While LPP1 has operated reasonably well since its adoption, officers have identified several shortcomings that is required to be addressed. These generally relate to matters such as structure of the Policy, too many unneeded and superfluous definitions (there are in total 29 definitions) and an unnecessary replication of Scheme standards (i.e. setback distances) that serves little to no purpose in the body of the Policy.

Staff are also of the view that the size of outbuildings on land where the R-Codes apply, should be modified in lieu of a model where the maximum permissible size of outbuildings will depend on the actual area of the lot.

Finally, rather than focusing on cosmetic and/or superficial changes to the current Policy, staff have prepared two (2) separate draft local planning policies to replace the current Policy as follows: -

- Draft Local Planning Policy No. 23 'Outbuildings in the Residential and Mixed Use Zones' (this Policy will apply to the construction of new residential outbuildings in zones where the R-Codes apply); and
- Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones' (this Policy will apply to the construction of new residential outbuildings in zones where the R-Codes do not apply).

The purpose and objectives of each Policy is outlined below:

Draft Local Planning Policy No. 23 'Outbuildings in the Residential and Mixed Use Zones' (Attachment 2)

Purpose

The purpose of this Policy is to provide local variation to the provisions of the R-Codes relating to outbuildings.

Objectives

- To recognise the unique characteristics of outbuilding development in the Shire not adequately catered for by the R-Codes; and
- To provide appropriate development standards for outbuildings that reflect the Shire's climate, lifestyle and built form and do not detrimentally affect the amenity of the property or adjoining properties.

Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones' (Attachment 3)

Purpose

The purpose of this Policy is to provide development controls for the construction of residential outbuildings in the 'Rural Residential', 'Rural Smallholding' and 'Rural' zones as identified by the Scheme.

Objectives

- Recognise the unique characteristics of rural residential development within the Shire as it relates to outbuilding size and construction;
- Provide Acceptable Development standards for outbuildings in rural residential areas; and
- Ensure that constructed outbuildings are not utilised for unapproved purposes.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G1: Provide accountable and transparent leadership.

Strategy G1.1: Continue to develop Council's policy framework to guide decision making.

Financial / Resource Implications

Costs of advertising the draft Policies will be allocated to the Development Services Advertising Budget.

Legislative Compliance

Statutory basis for preparation of local planning policies

Local Planning Policies are provided for in Clause 3 of the *deemed provisions* for local planning schemes.

Clause 3(1) states that a local government may prepare a local planning policy in respect of any matter relating to the planning and development of the Scheme area.

In accordance with clause 3(2) of the *deemed provisions*, a local planning policy –

- (a) may apply generally or in respect of a particular class or classes of matters specified in the policy; and
- (b) may apply to the whole of the Scheme area or to part or parts of the Scheme area specified in the policy.

In accordance with clause 3(3) of the *deemed provisions*, a local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.

Clause 3(4) of the *deemed provisions* gives the local government the ability to amend or repeal a local planning policy and clause 3(5) determines that the local government must have regard to each local planning policy to the extent that the policy is consistent with the Scheme.

Procedure for making local planning policy

If a local government resolves to prepare a local planning policy, the local government must follow the procedure under clause 4(1) up to and including clause 4(6) of the *deemed provisions* as follows:

“(1) If the local government resolves to prepare a local planning policy the local government must, unless the Commission otherwise agrees, advertise the proposed policy as follows —

- (a) publish a notice of the proposed policy in a newspaper circulating in the Scheme area, giving details of —

- (i) the subject and nature of the proposed policy; and
 - (ii) the objectives of the proposed policy; and
 - (iii) where the proposed policy may be inspected; and
 - (iv) to whom, in what form and during what period submissions in relation to the proposed policy may be made;
 - (b) if, in the opinion of the local government, the policy is inconsistent with any State planning policy, give notice of the proposed policy to the Commission;
 - (c) give notice of the proposed policy in any other way and carry out any other consultation the local government considers appropriate.
- (2) The period for making submissions in relation to a local planning policy must not be less than a period of 21 days commencing on the day on which the notice of the policy is published under subclause (1)(a).
- (3) After the expiry of the period within which submissions may be made, the local government must —
- (a) review the proposed policy in the light of any submissions made; and
 - (b) resolve to —
 - (i) proceed with the policy without modification; or
 - (ii) proceed with the policy with modification; or
 - (iii) not to proceed with the policy.
- (4) If the local government resolves to proceed with the policy, the local government must publish notice of the policy in a newspaper circulating in the Scheme area.
- (5) A policy has effect on publication of a notice under subclause (4).
- (6) The local government —
- (a) must ensure that an up-to-date copy of each local planning policy made under this Scheme is kept and made available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of each of those local planning policies on the website of the local government."

Policy Implications

Following advertising, should Council resolve to proceed with LPP23 and LPP24 (with or without modification), Council will be required to rescind LPP1.

Stakeholder Engagement / Consultation

Should Council resolve to adopt the draft Policies for advertising, subclause 4(1)(a) will be undertaken in late March and early April 2017, with the matter returned to Council for consideration of subclause 4(3) of the Regulations at the May 2017 Ordinary Meeting.

Risk Implications

Nil.

OFFICER'S COMMENT

The draft Policies have been designed to replace Council's current Local Planning Policy No. 1 'Outbuildings'. It is considered the revised Policy is an improvement over the current Policy and will improve decision-making, resulting in better outcomes for the Shire.

It is recommended Council resolves to adopt both draft Policies for advertising. The current Policy will remain effective until Council has resolved to adopt for Final Approval LPP23 and LPP24.

RECOMMENDATION

That Council, in accordance with Clause 4(1) of the *deemed provisions for local planning schemes*, adopt for advertising:

- 1. Draft Local Planning Policy No.23 'Outbuildings in the Residential and Mixed Use Zones'; and**
- 2. Draft Local Planning Policy No. 24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones' in accordance with the documents that formed the subject of Attachments 2 and 3 of this report.**

Attachment 1



Shire of Northam Policy Manual - LPP 1 - Outbuildings

LOCAL PLANNING POLICY

POLICY NO:	LPP 1
POLICY SUBJECT:	OUTBUILDINGS
ADOPTION DATE:	18 December 2013
LAST REVIEW:	20 February 2015

OBJECTIVES

The primary objectives are to:

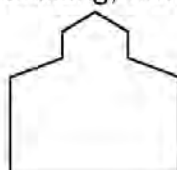
- (a) Ensure that no outbuilding adversely impacts upon the amenity of the area or upon vistas from public roads;
- (b) Provide certainty for landowners of the requirements within the Shire and guidance to the Shire's officers by ensuring that all development issues are considered when applying for planning approval and that the rural nature of the Shire is maintained;
- (c) Limit the impact of outbuildings by specifying such things as maximum floor/roof areas, wall heights, ridge heights, location, material colour and landscaping and natural screening;
- (d) Allow sufficient scope for the siting of outbuildings sympathetic with landscape features, distance from neighbouring properties and roads;
- (e) Ensure that constructed outbuildings are not utilised for unapproved purposes.

DEFINITIONS

The following are definitions that may be used as part of this policy in addition to the definitions included in Local Planning Scheme No 6:

"Attached" means that a structure is structurally joined or joined at the roof to another structure.

"Barn" means the same as an outbuilding, however, has a profile similar to the included diagram.





Shire of Northam Policy Manual - LPP 1 - Outbuildings

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

"Carport" means a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable. Carports that are included under the main roof of the residence are not subject to this policy.

"Combined Floor Area of Outbuildings" for the purpose of this policy is the total floor area of all of the outbuildings located on the subject land.

"Combined Roof Area of Outbuildings" for the purpose of this policy is the total roof area of all outbuildings located on the subject land.

"Council" means the elected members of the Shire.

"Detached" means that no part of a structure is joined to any part of another structure.

"Development" shall have the same meaning given to it in the Planning and Development Act 2005.

"Dwelling" means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

"Earthworks" means the movement of earth on land which is carried out in conjunction with the construction of a structure or independently and exceeds 0.5m in height at any given point.

"Enclosed" means an area bound on three of more sides by a permanent wall and covered in a water impermeable material.

"Floor Area" shall have the same meaning given to it in and for the purposes of the Building Code of Australia published by the Australian Building Codes Board.



Shire of Northam Policy Manual - LPP 1 - Outbuildings

“Garage” Any enclosed roofed structure, other than a **carport**, designed to accommodate one or more motor vehicles provided for the sole use of the dwelling and designed to be integrated with the dwelling. Garages that are included under the main roof of the residence are not subject to this policy.

“Garden Shed” means a prefabricated steel structure with a maximum floor area of 12.25m², a maximum wall height of 1.8m and a maximum ridge height of 2.1m.

“Integrated” means that a garage or outbuilding is constructed of similar roof pitch, colours, materials and design in reference to the existing dwelling’s roof pitch, colours, materials and design.

“Lean To” means a structure with a single sloping roof that is structurally attached to an existing building. Lean to’s that are attached to an outbuilding are subject to this policy.

“LPS 6” means Local Planning Scheme No 6.

“Outbuilding” has the same meaning given to it in the Residential Design Codes and is also a structure used for the housing/storage of machinery or household items which may be provided with power and water and incorporates such structures as sheds and barns and includes detached garages and carports. An outbuilding also means a Class 10A building as defined by the Building Code of Australia, which class 10 refers to a “non-habitable” building.

“Patio” has the same meaning given to it in the Residential Design Codes and is an unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling. Patios that are attached to the dwelling are not subject to this policy.

“Residential Design Codes” or **“RDC”** means State Planning Policy 3.1 issued by the Department of Planning.

“Ridge Height” means the maximum vertical distance between the finished floor level and the finished roof height directly above.

“Scheme” means Local Planning Scheme No 6.



Shire of Northam Policy Manual - LPP 1 - Outbuildings

“**Second Hand Materials**” means any construction materials that have previously been used in the construction of any other structure.

“**Setback**” means the distance from boundaries as defined in Local Planning Scheme No 6 or the Residential Design Codes.

“**Shed**” means, for the purposes of the Scheme, a structure with a floor area of greater than 12.25m² used for the housing / storage of machinery or household items which may be provided with power and water but does not have any ablution facilities and does not include garden sheds and carports. A shed also means a Class 10A building as defined by the Building Code of Australia, which class refers to a “non-habitable” building.

“**Shire**” means the Shire of Northam.

“**Substantially Commenced**” means the commencement of the approved development either by way of undertaking associated earthworks, construction, placement or otherwise of the approved development to a minimum of one third complete.

“**Wall Height**” means the maximum vertical distance between the finished floor level and the finished wall height directly above.

STATUTORY POWERS

This Local Planning Policy is made pursuant to clause 2.2 of the Shire's Local Planning Scheme No 6.

POLICY STATEMENT

Application

The policy applies to all outbuildings, detached patios, carports and garages on private property located within the Shire of Northam.

General Requirements

Planning approval is required for any outbuilding that does not meet the requirements of this Policy or is not considered as 'Permitted



Shire of Northam Policy Manual - LPP 1 - Outbuildings

Development' in accordance with section 8.2 of Local Planning Scheme No 6.

Location of Outbuilding

Within the "Residential", "Rural Residential", "Rural Smallholdings" and "Rural" (under 40ha) zones, outbuildings other than a carport will not be supported in the area between the house and the front boundary of the property without planning approval from the Shire.

Setback Requirements

Where a building envelope has been allocated, all development involving the construction of a structure must be erected within the confines of the building envelope. Development is not permitted to be erected outside of a building envelope. Building envelopes may be modified subject to planning approval being granted by the Shire.

Where no building envelope has been nominated on the lot, all development shall be subject to the appropriate setback requirements to the external face of a wall of the development. Table 1 outlines the minimum setback requirements below as specified in Local Planning Scheme No.6 (LPS6).

Table 1 - Minimum Setbacks to Outbuildings

Zone	Setback From	Minimum Distance
Residential	Front Boundary Side/Rear Boundaries	As per RDC, refer to Location and Parapet Walls in Residential Zone
Rural Residential	Front Boundary Side Boundary Rear Boundary	As per LPS 6: 15m 10m 10m
Rural Smallholdings	Front Boundary Side Boundary Rear Boundary	As per LPS 6: 25m 20m 20m
Rural	Front Boundary Side Boundary Rear Boundary	As per LPS 6: 25m 20m 20m



Parapet Walls in Residential Zone

Parapet walls can be supported for outbuildings constructed on the side or rear property boundary only:

- (a) On land with a residential density code of "R15" or higher;
- (b) When the written support of the owner(s) of the adjacent property on whose boundary the parapet is to be placed has been obtained;
- (c) With a maximum length of 6m and height of 3m from finished floor level; and
- (d) In accordance with the Design Principles of the RDC for Boundary Walls.

Parapet walls are to be designed to the Building Codes of Australia standards for fire protection, to the satisfaction of the Shire and in consultation with the adjoining landowner.

Cladding Materials and Design Requirements

Within the "Residential", "Rural Residential" and "Rural Smallholding" zones non-painted steel wall cladding will only be supported for use on outbuildings with a floor area of or less than 12.25m² and where the Shire's officers are satisfied that reflection will not cause undue impact to neighbouring properties or passing road traffic.

Within the "Rural" zone, non-painted steel wall cladding will only be supported for use on outbuildings where the lot is over 40ha and where the Shire's officers are satisfied that reflection will not cause undue impact to neighbouring properties or passing road traffic.

For all outbuildings in the "Residential", "Rural Residential", "Rural Smallholding" and "Rural" zones, non-painted custom-orb or similar roofing will only be supported where the Shire's officers are satisfied that reflection will not cause undue impact to neighbouring properties or passing road traffic.



Shire of Northam Policy Manual - LPP 1 - Outbuildings

The Shire will support the use of factory applied painted steel wall and roof cladding in a colour that is sympathetic to the surroundings and colour scheme of the dwelling.

Where masonry construction is to be employed, the wall and roof colour and appearance of any outbuilding should be complementary to the design and construction of the dwelling.

The use of second hand materials will only be approved where all materials have been inspected and deemed appropriate by an officer of the Shire prior to construction and an application being approved. The materials are to have an "as new" appearance. The applicant is to comply with any conditions placed upon the use of the materials as outlined in the approval within 30 days of construction commencing.

In the "Residential" zone, barn style outbuildings will not be permitted.

Maximum Combined Floor Area

The maximum floor area is construed to mean the combined floor area of any existing outbuildings on the lot together with any proposed outbuildings yet to be constructed on the lot.

Table 2 outlines the maximum floor area allowable under this policy in each zone.

Table 2 - Maximum Floor Areas

Zone	Maximum Floor Area (combined)
Residential R20 - R40	80m ² or 10% of the site area whichever is the lesser
Residential R10-R15	80m ²
Residential R5	90m ²
Residential R2.5	120m ²
Rural Residential	200m ²
Rural Smallholdings	300m ²
Rural (8ha and under)	300m ²
Rural (over 8ha up to and including 40ha)	500m ²
Rural (over 40ha up to and including 100ha)	1,000m ²



Shire of Northam Policy Manual - LPP 1 - Outbuildings

Zone	Maximum Floor Area (combined)
Rural (over 100ha)	Assessed on a Case by Case Basis

In addition to the maximum aggregate floor area permitted for outbuildings, a detached garage or carport up to 40m² in area is permitted provided that there is no garage incorporated under the main roof of the dwelling.

Note that lean-tos attached to an outbuilding are considered to be a part of the outbuilding and therefore the total floor area is included in the aggregate outbuilding floor area calculation.

Maximum Wall and Ridge Heights

The maximum wall height from Finished Floor Level for outbuildings shall be as outlined in Table 3.

Table 3 - Maximum Wall and Ridge Heights

Zone	Wall Height	Ridge Height
Residential	3.5m	4.5m
Rural Residential	4m	5m
Rural Smallholdings	4.5m	5.5m
Rural (8ha and under)	4.5m	5.5m
Rural (over 8ha up to and including 40ha)	5m	5.5m
Rural (over 40ha up to and including 100ha)	5m	6m
Rural (over 100ha)	Assess on Individual Merit	Assess on Individual Merit





Construction Restrictions

Construction of Outbuildings on Land Without a Constructed Dwelling

The construction of an outbuilding on vacant land within the "Residential", "Rural Residential" and "Rural Smallholding" zones under this Policy will not be permitted without a building permit for the construction of a dwelling having been approved by the Shire's Building Surveyor and the dwelling having been substantially commenced.

Alternatively, if the applicant/landowner can provide the proof of financial commitment eg: a contract entered into between a builder (providing construction of a dwelling) and the applicant together with a deposit paid as well as financial evidence to demonstrate capability to pay for completion of a dwelling, the Shire may issue planning approval for the construction of an outbuilding prior to the issue of a building permit for the construction of a dwelling. This provision does not apply to property zoned "Residential".

In the "Rural" zone, the construction of an outbuilding on vacant land which is under 40ha will not be permitted without a building permit for the construction of a dwelling having been received, approved by the Shire's building surveyor and the dwelling having been substantially commenced.

Construction of the dwelling for which a building permit has been approved by the Shire's Building Surveyor must commence within twelve (12) months and completed and occupied within two (2) years of the date of issue of a building permit of an outbuilding. Should the dwelling fail to be completed within two (2) years without satisfactory justification, the Shire will require the removal of the outbuilding.

Construction of an outbuilding in a "Residential" or "Rural Residential" zone may be permitted under this Policy if the subject vacant land adjoins land which consists of a dwelling and is owned by the applicant. Amalgamation of the lots may be required by the Shire.

Accommodation in Outbuildings

Outbuildings shall not be approved for permanent occupation, tourist accommodation or commercial purposes with the exception of a home



Shire of Northam Policy Manual - LPP 1 - Outbuildings

based business or cottage industry or other use(s) as approved by the Shire via an application for planning consent or an amendment to the Scheme.

Temporary Accommodation in Outbuildings Whilst Constructing a Dwelling

Outbuildings may be approved by the Shire's Environmental Health Officer for temporary accommodation whilst constructing a dwelling subject to the land being located within the "Rural Smallholdings", "Rural Residential" or "Rural" zone, compliance with Council's policy for temporary accommodation and obtaining approval from the Shire's Building Surveyor and Environmental Health Officer for the use of an outbuilding for temporary accommodation.

Upon completion and occupation of a dwelling, the outbuilding previously approved for temporary accommodation may only be used as a Class 10A building as defined in the Building Codes of Australia. Further, the Shire may request the removal of the installed facilities in the outbuilding.

Carports, Garages and Garden Sheds

Detached Carports and Garages

Carports and garages not incorporated under the main roof of the residence are subject to the relevant requirements outlined in this Policy. Detached garages must be enclosed and designed to accommodate motor vehicles provided for the sole use of the dwelling. The appearance of the garage or carport must reflect the materials of the dwelling in terms of roof pitch, colour and wall cladding and designed to be integrated with the dwelling. Front setbacks for carports and garages will be assessed in accordance with the requirements of the RDC and the provisions of this Policy.

Carports and garages that are incorporated under the main roof of the residence are not subject to this policy and will be assessed under the relevant requirements relating to the dwelling contained in the RDC.

In addition to the maximum aggregate floor area permitted for outbuildings, a detached garage or carport up to 40m² in area is



Shire of Northam Policy Manual - LPP 1 - Outbuildings

permitted provided that there is no garage incorporated under the main roof of the dwelling.

Garden Sheds

No planning approval is required for one (1) prefabricated garden shed of or less than 12.25m² in floor area with a wall height of or less than 1.8m and a ridge height of or less than 2.1m per "Residential" or "Rural Residential" lot.

No planning approval is required for up to two (2) prefabricated garden shed of or less than 12.25m² in floor area with a wall height of or less than 1.8m and a ridge height of or less than 2.1m per "Rural Smallholdings" or "Rural" lot.

Attachment 1

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.23 – Outbuildings in the Residential & Mixed Use Zones*



LOCAL PLANNING SCHEME NO.6

LOCAL PLANNING POLICY NO.23 - OUTBUILDINGS IN THE RESIDENTIAL & MIXED USE ZONES -

1. PRELIMINARY

1.1 Authority to prepare and adopt a Local Planning Policy

Division 2 of Schedule 2, Part 2, clause 3(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, also known as the 'deemed provisions for local planning schemes', allows Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

This policy will be made effective once Council has completed the process stipulated in clause 4(1) up to and including clause 4(4) of the *deemed provisions for local planning schemes*.

1.2 Relationship of this Policy to the Scheme

If a provision of this Policy is inconsistent with the Scheme, the Scheme prevails.

This Local Planning Policy is not part of the Scheme and does not bind Council in respect of any application for development approval. However, Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

1.3 Relationship of this Policy to the Residential Design Codes

This Policy has been made in accordance with clause 7.3 of the Residential Design Codes (R-Codes). This Policy replaces the *deemed-to-comply* requirements relating to Outbuildings (i.e. Part 5, clause 5.4.3 and Part 6, clause 6.4.4) contained in the R-Codes. This Policy is to be read in conjunction with the R-Codes for other relevant provisions.

2. APPLICATION OF THE POLICY

2.1 Definitions

Carport has the meaning given to it in the R-Codes, namely *a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable.*

Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.23 – Outbuildings in the Residential & Mixed Use Zones

Carports are not considered outbuildings for the purposes of this Policy or the R-Codes and are to be assessed under the provisions of the R-Codes relating to carports.

Deemed-to-comply requirements means those provisions of the R-Codes that does not require the exercise of a discretion for it to be implemented.

Deemed-to-comply development provisions are listed in the right-hand column of Part 5 and Part 6 of the R-Codes and are related to the **design principle* and objectives.

* **Design principles** are listed in the left-hand column of Part 5 and Part 6 of the R-Codes and provide guidance on matters which must be addressed and demonstrated by a proposal and the means of achieving the objective/s.

Garage has the meaning given to it in the R-Codes, namely *any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.*

Detached Garages

For the purposes of this Policy and application of the R-Codes, a garage that is detached from the house is considered an outbuilding.

Attached Garages

Garages that are incorporated into the house design and under the same roof line are to be assessed under the provisions of the R-Codes relating to garages and are not considered outbuildings for the purposes of this Policy or the R-Codes.

Lean-to is an ancillary structure to an outbuilding that is attached to an existing or proposed outbuilding and has at least three open sides, generally designed to accommodate one or more motor vehicles.

Natural Ground Level or "NGL", is the level on a site which precedes the proposed development, excluding any site works unless approved by the Council or established as part of subdivision of the land preceding development.

Outbuilding has the meaning given to it in the R-Codes, namely *an enclosed non-habitable structure that is detached from any dwelling.*

Policy deemed-to-comply requirements means those provisions listed under section 6.1 up to and including 6.11 of this Policy.

Primary Street has the meaning given to it in the R-Codes, namely *unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the dwelling.*

R-Codes means the State Planning Policy 3.1 *Residential Design Codes of Western Australia.*

Secondary Street has the meaning given to it in the R-Codes, namely *in the case of a site that has access from more than one public road, a road that is not the primary street but which intersects with or adjoins that road.*

Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.23 – Outbuildings in the Residential & Mixed Use Zones

2.2 **Purpose**

The purpose of this Policy is to provide local variation to the provisions of the R-Codes relating to outbuildings.

2.3 **Application**

This Policy applies to new residential outbuildings on land zoned 'Residential' and 'Mixed Use' as identified by the Scheme.

2.4 **Exclusions**

This Policy does not apply to:

- Residential outbuildings on land zoned 'Rural Residential', 'Rural Smallholding' or 'Rural' as Local Planning Policy No.24 'Outbuildings in the Rural Residential, Rural Smallholding and Rural Zones' applies in this case;
- Carports, either attached or detached from a house as this form of development will be considered under the R-Codes requirements;
- Garages attached to a house and incorporated under the same roof line;
- Verandahs, patios, pergolas, unenclosed gazebos and similar, as this form of development will be considered under the R-Codes requirements;
- Garden sheds with a floor area of less than 10m² and height of 2.4m and not located in the front setback area;
- Commercial or industrial sheds and outbuildings;
- Detached buildings that are to be used for habitable purposes, such as ancillary dwellings ('granny flats'), as this form of development will be considered under the R-Code requirements for ancillary dwellings, including the provisions of Local Planning Policy No.13 'Ancillary Accommodation'; and
- Sea Containers & other similar storage structures as this form of development will be considered under Clause 4.23 of the Scheme and the provisions of Local Planning Policy No.5 – 'Use and Control of Sea Containers and Similar Storage Containers'.

2.5 **Relationship of this Policy to other Local Planning Policies**

This Policy is to be read in conjunction with any other relevant Local Planning Policy.

3. **POLICY OBJECTIVES**

The primary objectives of this Policy are to:

- Recognise the unique characteristics of outbuilding development in the Shire not adequately catered for by the R-Codes;
- Provide appropriate development standards for outbuildings that reflect the Shire's climate, lifestyle and built form and do not detrimentally affect the amenity of the property or adjoining properties.

Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.23 – Outbuildings in the Residential & Mixed Use Zones

4. **APPROVAL REQUIREMENTS**

4.1 **Exemptions under the deemed provisions for local planning schemes**

Under Clause 61(1)(i) of the *deemed provisions for local planning schemes*, the Development Approval of the Shire is not required for outbuildings that comply with the Policy *deemed-to-comply* requirements listed under section 6.1 up to and including 6.11 of this Policy.

The above-mentioned exemption does not apply if the outbuilding is located in a place that-

- comes under the *Heritage of Western Australia Act 1990*;
- is included on a heritage list;
- is located within an area designated under the Scheme as a heritage area;
- is within a Special Control Area under the Scheme; and/or
- accessed by an unconstructed road.

4.2 **Variations to the Policy *deemed-to-comply* requirements**

Council may approve a development at variance with the Policy *deemed-to-comply* requirements where it believes the variation and outbuilding as proposed: -

- meets the stated *design principle* for outbuilding development;
- meets the primary objectives of this Policy; and
- will not set an undesirable precedent for future development.

4.3 **Lean-To Requirements**

4.3.1 The maximum size of an ancillary "Lean-To" shall be 30% of the roof cover of the existing or proposed outbuilding.

4.3.2 For the purposes of calculating total floor area of an outbuilding(s), a lean-to is deemed to form part of the overall floor area if it is enclosed on two (2) or more sides (including the shared wall with the existing or proposed outbuilding).

4.3.3 A lean-to shall be constructed of materials that match or complement the proposed / existing adjoining outbuilding.

4.4 **Need for a Building Permit**

Notwithstanding that Development Approval is not required, or may be granted by Council (as the case might be), a **Building Permit is required to be sought and issued prior to on-site works commencing**. The outbuilding will need to meet all relevant requirements under the Building Code of Australia and Australian Standards. Building Permit fees and levies are payable in accordance with the current Shire of Northam Fees and Charges.

5. **DEVELOPMENT GUIDELINES**

Design Principle

The *design principle* for the development of outbuildings contained in the R-Codes applies, namely:

"Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties."

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.23 – Outbuildings in the Residential & Mixed Use Zones*

6. POLICY DEEMED-TO-COMPLY REQUIREMENTS

The Policy *deemed-to-comply* requirements illustrate one way of meeting the stated *design principle* above. Where an outbuilding meets these provisions, it is permitted.

Where an outbuilding does not meet these requirements, Council must consider the proposal in accordance with section 4.2 of this Policy and will impose any conditions it considers necessary for the outbuilding to meet the *design principle* and Policy Objectives or determine the outbuilding cannot adequately meet the *design principle* and Policy Objectives and refuse the application.

The following *deemed-to-comply* requirements replace those contained in clauses 5.4.3 (C3) and 6.4.4 (C4) of the R-Codes: -

'Deemed-to-comply' Outbuildings are:

- 6.1 Not to be attached to a dwelling;
- 6.2 To be **non-habitable** (i.e. not used for residential purposes);
- 6.3 Outbuildings with **maximum permissible floor areas** as follows:-

Lot Size	Maximum Aggregate Outbuilding Area (m ²)
Lot less than 1,000m ²	80m ² or 10% of the site area whichever is the lesser
Lot greater than 1,000m ² but less than 2,000m ²	90m ²
Lot greater than 2,000m ²	120m ²

Note: Carports, attached garages, garden sheds with a floor area less than 10m² and other non-enclosed structures are excluded.

- 6.4 Not to exceed a wall height (measured from NGL) of 3.5m, or 2.7m where the outbuilding is located on or less than 1.0m from a boundary;
- 6.5 Not to exceed a roof ridge height (measured from NGL) of 4.5m, or 4.2m where the outbuilding is located on or less than 1.0m from a side or rear boundary;
- 6.6 Not located **within** the primary street or secondary street setback areas;
- 6.7 Not to reduce the amount of open space required in Table 1 or Table 4 (as the case might be) of the R-Codes for the density code;
- 6.8 **Setback:**
 - a) 1.0m from a side or rear boundary where the wall length is less than 9m; or
 - b) 1.5m from a side or rear boundary where the wall length is greater than 9m; or
 - c) Less than 1.0m from a side or rear boundary or on the boundary where:
 - (i) the wall height does not exceed 2.7m;
 - (ii) roof ridge height does not exceed 4.2m;

Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.23 – Outbuildings in the Residential & Mixed Use Zones

- (iii) wall length does not exceed 9.0m; and
 - (iv) stormwater is contained on the property;
- 6.9 **Constructed** of walls of masonry or non-reflective pre-painted steel cladding that is sympathetic to the surroundings and finish of the existing dwelling on the development site;
- 6.10 **Constructed** of new cladding material; and
- 6.11 **Located** on a property where a house is existing, or where a house is approved concurrently.

Date Adopted:

Date Effective:

Date Reviewed:

Next Review:

Draft for Council Approval to Advertise

Attachment 3

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.24 – Outbuildings in the Rural Residential, Rural
Smallholding and Rural Zones*



LOCAL PLANNING SCHEME NO.6 LOCAL PLANNING POLICY NO.24 - OUTBUILDINGS IN THE RURAL RESIDENTIAL, RURAL SMALLHOLDING & RURAL ZONES -

1. PRELIMINARY

1.1 Authority to prepare and adopt a Local Planning Policy

Division 2 of Schedule 2, Part 2, clause 3(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, also known as the 'deemed provisions for local planning schemes', allows Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

This policy will be made effective once Council has completed the process stipulated in clause 4(1) up to and including clause 4(4) of the *deemed provisions for local planning schemes*.

1.2 Relationship of this Policy to the Scheme

If a provision of this Policy is inconsistent with the Scheme, the Scheme prevails.

This Local Planning Policy is not part of the Scheme and does not bind Council in respect of any application for development approval. However, Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

2. APPLICATION OF THE POLICY

2.1 Definitions

Carport means a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable.

Carports that are included under the main roof of a dwelling are not subject to this Policy.

Garage means any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.

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Smallholding and Rural Zones*

Detached Garages

A garage that is detached from the house is considered an outbuilding.

Attached Garages

Garages that are incorporated into the house design and under the same roof line are not subject to this policy.

Lean-to is an ancillary structure to an outbuilding that is attached to an existing or proposed outbuilding and has at least three open sides, generally designed to accommodate one or more motor vehicles.

Natural Ground Level or "NGL", is the level on a site which precedes the proposed development, excluding any site works unless approved by the Council.

Outbuilding means an enclosed non-habitable structure that is detached from any dwelling.

2.2 **Application**

The purpose of this Policy is to provide development controls for the construction of residential outbuildings in the 'Rural Residential', 'Rural Smallholding' and 'Rural' zones as identified by the Scheme.

2.4 **Exclusions**

This Policy does not apply to:

- Residential outbuildings on land zoned 'Residential' and 'Mixed Use' as Local Planning Policy No.23 'Outbuildings in the Residential and Mixed Use Zones' applies in this case;
- Carports included under the main roof of a dwelling;
- Garages attached (i.e. structurally joined) to a house and incorporated under the same roof line;
- Verandahs, patios, pergolas, unenclosed gazebos and similar;
- Garden sheds with a floor area of less than 10m² and height of 2.4m and not located in the front setback area;
- Commercial or industrial sheds and outbuildings;
- Detached buildings that are to be used for habitable purposes, such as ancillary dwellings ('granny flats'), as this form of development will be considered under the provisions of Local Planning Policy No.13 'Ancillary Accommodation'; and
- Sea Containers & other similar storage structures as this form of development will be considered under Clause 4.23 of the Scheme and the provisions of Local Planning Policy No.5 – 'Use and Control of Sea Containers and Similar Storage Containers'.

2.5 **Relationship of this Policy to other Local Planning Policies**

This Policy is to be read in conjunction with any other relevant Local Planning Policy.

3. **POLICY OBJECTIVES**

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.24 – Outbuildings in the Rural Residential, Rural
Smallholding and Rural Zones*

The primary objectives of this Policy are to:

- Recognise the unique characteristics of rural residential development within the Shire as it relates to outbuilding size and construction;
- Provide Acceptable Development standards for outbuildings in rural residential areas; and
- Ensure that constructed outbuildings are not utilised for unapproved purposes.

4. APPROVAL REQUIREMENTS

4.1 Exemptions under the deemed provisions for local planning schemes

- 4.1.1 Under Clause 61(1)(i) of the *deemed provisions for local planning schemes*, the Development Approval of the Shire is not required for outbuildings, detached carports and detached garages that comply with the Development Guidelines listed under section 5.1 up to and including 5.13 of this Policy.

The above-mentioned exemption does not apply if the outbuilding is located in a place that-

- comes under the *Heritage of Western Australia Act 1990*;
- is included on a heritage list;
- is located within an area designated under the Scheme as a heritage area;
- is within a Special Control Area under the Scheme; and/or
- accessed by an unconstructed road.

4.2 Variations to the Development Guidelines

- 4.2.1 Where an outbuilding is proposed that does not meet one or more requirements of this Policy, a written justification of the variation to the Policy sought is required to be lodged for consideration together with the Application.

- 4.2.2 Council will take into account the following matters when considering granting approval to a development that varies a provision of this Policy:

- Consistency with the primary objectives of this Policy; and
- the likely impact on the amenity of the locality and adjoining properties.

- 4.2.3 Where Council considers the proposed variation will adversely impact on the amenity of the locality and adjoining properties, it may place conditions on the approval to ensure the development complies with this Policy or refuse the application outright.

4.3 Lean-To Requirements

- 4.3.1 The maximum size of an ancillary "Lean-To" shall be 30% of the roof cover of the existing or proposed outbuilding.

- 4.3.2 For the purposes of calculating total floor area of an outbuilding(s), a lean-to is deemed to form part of the overall floor area if it is enclosed on two (2) or more sides (including the shared wall with the existing or proposed outbuilding).

- 4.3.3 A lean-to shall be constructed of materials that match or complement the proposed / existing adjoining outbuilding.

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.24 – Outbuildings in the Rural Residential, Rural
Smallholding and Rural Zones*

4.4 Need for a Building Permit

Notwithstanding that Development Approval is not required, or may be granted by Council (as the case might be), a **Building Permit is required to be sought and issued prior to on-site works commencing**. The outbuilding will need to meet all relevant requirements under the Building Code of Australia and Australian Standards. Building Permit fees and levies are payable in accordance with the current Shire of Northam Fees and Charges.

5. DEVELOPMENT GUIDELINES

5.1 Floor area

The following maximum floor area for a single outbuilding and the combined floor area for all outbuildings on a single lot will apply, dependent on the size of the lot:

Lot Size	Maximum Outbuilding Size	Maximum Combined Area of all Outbuildings
Under 2ha	200m ²	200m ²
2ha-5ha	250m ²	250m ²
5ha-40ha	300m ²	500m ²
Over 40ha	1,000m ²	Assessed on a case-by-case basis

Any outbuilding that does not meet the above floor area limitations will require the approval of full Council.

5.2 Height

The following maximum wall (measured from NGL) and roof ridge height for outbuildings will apply:

Zone	Wall Height	Ridge Height
Rural Residential	4m	5m
Rural Smallholding	4.5m	5.5m
Rural	5m	Assumed at a 10 degree pitch
Rural (over 40ha)	6m	Assumed at a 10 degree pitch

Any outbuilding that does not meet the above wall and ridge height limitations will require the approval of full Council.

5.3 Boundary Setbacks

All outbuildings shall employ the minimum setback distances as provided in Table 2 (Site and Development Requirements Table) of the Scheme.

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.24 – Outbuildings in the Rural Residential, Rural
Smallholding and Rural Zones*

5.4 Building Envelopes

All outbuildings shall be located wholly within any building envelope required by the Scheme.

5.5 Wall and door cladding

In areas zoned "Rural Residential" and "Rural Smallholding", walls of steel outbuildings greater than 10m² in floor area are to be clad in a pre-painted steel sheeting and in a colour that complements the main dwelling.

The use of masonry or other non-steel cladding on outbuildings is to be in a style and colour that complements the main dwelling on the property.

5.6 Roof cladding

In areas zoned "Rural Residential" and "Rural Smallholding", un-painted roof sheeting can be used on all outbuildings where staff are satisfied that reflection will not cause undue impact to neighbouring properties or passing road traffic.

5.7 Use of second-hand materials

The use of second-hand materials is permitted only with full Council approval and where the materials have been approved for reuse by a private building certifier and certified by a structural engineer.

Council's approval is subject to any conditions deemed appropriate to give the materials an "as new" appearance.

5.8 Outbuildings on vacant land

Construction of an outbuilding on a vacant lot is not permitted unless: -

- an application to construct a dwelling on the lot is made and approved prior to or at the same time as an application for the outbuilding is made; or
- proof of financial commitment (e.g. a contract entered into between a builder and the owner) has been provided as well as financial evidence to demonstrate capability to pay for completion of a dwelling; and
- payment of a \$5,000 bond. This bond is fully refundable upon the Shire having received the notice of completion (Form BA7) from the builder for a residence on the same property.

5.9 Ablutions in outbuildings

Ablutions will only be permitted to be installed in outbuildings where an existing dwelling is located on the same lot.

Ablutions are not permitted in outbuildings approved on vacant land under the provisions of section 5.8 of this Policy unless ablutions are required in conjunction with an approval under Council's 'Temporary Accommodation during Construction of a Dwelling' Policy H 6.5.

5.10 Habitation

No outbuilding is to be used for habitation without prior Council approval and the meeting of the relevant construction requirements for a habitable building contained in the Building Code of Australia. Where relevant, approval of an

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.24 – Outbuildings in the Rural Residential, Rural
Smallholding and Rural Zones*

ancillary dwelling in accordance with the provisions of Council's Scheme will be required.

5.11 Commercial use

Use of outbuildings for commercial purposes is not permitted. Use of an outbuilding for a home occupation or cottage industry is to be in accordance with Council's Home Occupation, Home Business and Cottage Industry requirements.

5.12 Detached carports and garages

In addition to the maximum combined floor area permitted for outbuildings, a detached carport or garage up to 40m² is permitted provided there is no garage incorporated under the main roof of the dwelling.

5.13 Outbuildings in bushfire prone areas

Outbuildings within bushfire prone areas should be located in cleared areas. Where required, outbuildings are to be constructed in accordance with *Australian Standard AS 3959* construction standards.

5.14 Other requirements

All relevant requirements of Council's Scheme, Council Policies and Local Laws and relevant environmental health and building legislation are applicable to the development of outbuildings.

Date Adopted:

Date Effective:

Date Reviewed:

Next Review:

12.3.6 Review of Local Planning Policy No. 19 – Residential Design Guidelines for the Rural Residential & Rural Smallholdings Zones

Address:	N/A
Owner:	N/A
Applicant:	N/A
File Reference:	7.2.4.1
Reporting Officer:	Leigh Ashby Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is asked to review the operation of Local Planning Policy No. 19 – Residential Design Guidelines for the Rural Residential and Rural Smallholdings Zones (LPP 19) over the past 12 months.

It is recommended that Council re-adopt LPP 19, subject to minor formatting and administrative changes.

ATTACHMENTS

Attachment 1: Proposed Changes to Local Planning Policy No. 19.

BACKGROUND / DETAILS

At the Ordinary Council Meeting held on 16 March 2016, Council resolved to adopt (with modification) for Final Approval LPP19 as follows:

“That Council;

- 1. Receive the Schedule of Submissions that formed the subject of Attachment 1 to this Report;*
- 2. Determine the submissions by resolving to adopt the recommendations in the Schedule of Submissions that formed the subject of Attachment 1 to the Report;*
- 3. Amend Proposed Local Planning Policy No.19 in the light of the submissions in accordance with the attached modified document that formed the subject of Attachment 2 to the Report;*
- 4. Adopt Local Planning Policy No.19 (as modified) that formed the subject of Attachment 2 to the report.*
- 5. Publish a notice of Local Planning Policy No.19 (as modified) in a newspaper circulating in the Scheme area.*

6. Request that LPP 19 be represented to Council in March 2017 for review."

Minute No: C.2663

[Emphasis added]

The purpose of this report is to provide feedback on the performance of LPP 19 over the past 12 months (refer Part 6 of Council's resolution). The original policy provisions relating to specific design criteria for single houses in the rural residential and rural smallholding zone function well, with no deficiency's encountered by Shire staff.

Since the adoption of the Shire of Northam Local Planning Scheme No. 6 (the Scheme), Council has undertaken a basic amendment of the Scheme which resulted in an exemption under Schedule A (Supplemental provisions to the deemed provisions) for single houses not assessed under the provisions of the Residential Design Codes as follows:

"SCHEDULE A - SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the Planning and Development (Local Planning Schemes) Regulations 2015.

Clause 61(1):

(k) the erection or extension of a single house on a lot if a single house is a permitted ("P") use in the zone (where the R Codes do not apply) in which that lot is located, where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:"

The inclusion of this supplemental provision in the Scheme has resulted in the proposed administrative changes to LPP 19 (refer to **Attachment 1** – Proposed Changes to Local Planning Policy No. 19).

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G1: Provide accountable and transparent leadership.

Strategy G1.1: Continue to develop Council's policy framework to guide decision making.

Action: Undertake periodic reviews of Council's Local Planning Policies in order to ensure operational efficiency and consistent planning decisions.

Financial / Resource Implications

There are no financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

The proposed changes to LPP 19 will ensure that the Shire's policy is consistent with the Scheme.

Policy Implications

The proposed changes to LPP 19 are of an administrative and formatting nature only. The operation of the policy as originally adopted will not be impacted.

Stakeholder Engagement / Consultation

No stakeholder engagement and consultation has been undertaken as the operation of the policy will not be impacted by the proposed changes.

Risk Implications

There are no risk implications for the Shire in relation to the recommendations of this report.

OFFICER'S COMMENT

Since the initial adoption of Local Planning Policy No. 19, the policy has operated satisfactorily with no deficiencies noted by staff. No changes to the design criteria provisions of LPP 19 are proposed. Only minor administrative and formatting changes to LPP 19 are proposed in order to ensure consistency between the Scheme and Council policies.

RECOMMENDATION

That Council readopt (as originally adopted) Local Planning Policy No. 19, subject to minor administrative and formatting changes that formed the subject of Attachment 1 of this report.

Attachment 1

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*



LOCAL PLANNING SCHEME NO.6

LOCAL PLANNING POLICY NO.19 – RESIDENTIAL DESIGN GUIDELINES FOR THE RURAL RESIDENTIAL AND RURAL SMALLHOLDING ZONES

1. PRELIMINARY

1.1 Authority to prepare and adopt a Local Planning Policy

Schedule 2, Part 2, clause 3(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) allows Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Shire's Local Planning Scheme No.6 (the Scheme) area.

This policy will be made effective once Council has completed the process stipulated in clause 4(1) up to and including clause 4(4) of the Regulations.

1.2 Relationship of this Policy to the Scheme

If a provision of this Policy is inconsistent with the Scheme, the Scheme prevails.

This Local Planning Policy is not part of the Scheme and does not bind Council in respect of any application for development approval. However, Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

2. APPLICATION OF THE POLICY

2.1 Purpose

The purpose of this Local Planning Policy is to provide design guidelines that achieve both sustainable housing design and high quality aesthetics within the Rural Residential and Rural Smallholding Zones as identified by the Scheme.

2.2 Application

This Policy applies to new housing in the Rural Residential and Rural Smallholding Zones as identified by the Scheme.

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Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*

2.3 Exemptions

This Policy does not affect new housing outside of the Rural Residential and Rural Smallholding Zones as identified by the Scheme.

2.4 Relationship of this Policy to other Local Planning Policies

This Policy is to be read in conjunction with the following Local Planning Policies:

- Local Planning Policy No.1 'Outbuildings';
- Local Planning Policy No.2 'Site Construction, General Development and Subdivision Guidelines';
- Local Planning Policy No.3 'New Transportable, Relocated and Second Hand Dwellings';
- Local Planning Policy No.5 'Use of Sea Containers & Other Similar Storage Structures'; and
- Local Planning Policy No.13 'Ancillary Accommodation'.

3. POLICY OBJECTIVES

The primary objectives of this Policy are to:

1. Achieve a level of integration and consistency with the surrounding landscape and environment in architectural design;
2. Ensure appropriate standards of amenity for all dwellings;
3. Protect the amenity of adjoining properties; and
4. Provide a procedure for considering variations to building envelopes.

4. APPROVAL REQUIREMENTS

4.1 Exemptions under the deemed provisions for local planning schemes

Under Clause 61(1)(i) of the *deemed provisions for local planning schemes*, the Development Approval of the Shire is not required for a single house that complies with the mandatory requirements ('Development Controls') listed under section 5.1 up to and including 5.13 of this Policy.

The above-mentioned exemption does not apply if the single house is located in a place that is: -

- listed under Schedule A (Supplemental Provisions to the Deemed Provisions), clause 61(1)(k)(i) – (ix) of the Scheme;
- within a Special Control Area under the Scheme; and / or
- within a designated Bushfire Prone Area as identified by the Fire and Emergency Services Commissioner.

4.2 Variations to the mandatory requirements ('Development Controls') of this Policy

Where a single house is proposed that does not meet one or more of the mandatory requirements ('Development Controls') of this Policy, the application will require the approval of full Council. An Application for Development

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Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*

Approval is required to be lodged in accordance with Council's requirements and the scheduled fee paid. A written justification of the variation to the Policy sought is required to be lodged for consideration together with the Application.

Council will take into account the likely impact on the amenity of the locality and adjoining properties when considering granting approval to a development that varies a provision of this Policy. Where Council considers the proposed variation will adversely impact on the amenity of the locality and adjoining properties, it may place conditions on the approval to ensure the development complies with this Policy or refuse the application outright.

Approval of the application by full Council will be required prior to issue of a Building Permit and on-site works commencing.

4.3 Need for a Building Permit

A **Building Permit is required to be sought and issued for any structures prior to on-site works commencing.** Building Permit fees and levies are payable in accordance with the current Shire of Northam Fees and Charges.

4.4 Variations to Building Envelopes

In some Zone Areas the Scheme requires Building Envelopes (or building exclusion areas) to be approved for each property. In most cases, the envelopes were identified and approved at the subdivision stage.

Clause 5.30.7 of the Scheme allows Council to vary a previously approved building envelope where the relocated envelope will not be detrimental to the residential amenity and landscape and/or environmental qualities of the land and other adjoining properties.

Should a property owner require the approved building envelope to be varied, Council's approval is required prior to issue of a Building Permit.

4.4.1 Variation Procedure

Council will use the following procedure to consider Applications for Building Envelope Variation:

1. The Application is to be in the form as prescribed in *Schedule 1* of this Policy;
2. The completed form is to be lodged with Council together with two (2) copies of a scaled site plan for the property showing the location of existing (approved) and proposed building envelopes;
3. The plan is to show dimensions of the property, building envelopes and distances between the proposed envelope and property boundaries. Where known, the location of proposed buildings inside the envelope is to be shown;
4. Council will consider the impact of the Building Envelope Variation against the criteria contained in section 5.1 of this Policy as well as the following criteria:
 - The modified building envelope has regard to the placement of a dwelling and outbuildings on a lot relative to adjoining lots and buildings contained thereon (for the purpose of maintaining separation and protection of amenity in a rural setting);

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*

- the area of the modified building envelope is similar in size to the original building envelope; and
 - the modified building envelope accords with the setback distances prescribed in *Table 2: Site and Development Requirements Table* of the Scheme.
5. Council's determination of the application will be made in the form as Prescribed in *Schedule 2* of this Policy.

5. DEVELOPMENT GUIDELINES

5.1 House Orientation and Location

Siting of a house on a lot should demonstrate the following:

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • Location within the approved building envelope for the property (where required by the Scheme for a particular Zone Area) • Minimise the removal of vegetation and significant trees on the property 	<ul style="list-style-type: none"> • Orientation of the house so that it maximises northern light into living areas • Providing adequate cross ventilation from summer breezes • Maximising enjoyment of views to inland ranges • Avoid, where practicable, blocking of the views or potential views of surrounding properties • Minimising the overlooking and loss of privacy into adjoining properties by utilising existing vegetation as a buffer or by increased boundary setbacks

5.2 Setbacks

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • Minimum setbacks to property boundaries are as stipulated for the relevant Zone Area contained in <i>Table 2: Site and Development Requirements Table</i> of the Scheme. • Notwithstanding the minima applicable, a house should be sited to achieve the mandatory 	

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Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*

requirements of section 5.1 of this Policy.

5.3 Materials and Colours

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
	<ul style="list-style-type: none"> • The materials and colours used on exterior surfaces of all buildings are to blend in with the surrounding landscape and environment. • The use of ‘Zincalume’ roof sheeting is permitted, however, care must be taken to ensure the location of the house and the roof pitch used does not produce a glare nuisance to surrounding properties or passing traffic.

5.4 Streetscape

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • In order to achieve an attractive streetscape that is in keeping with the surrounding rural landscape, all houses are to provide verandahs, porches, porticos or other architectural relief on the elevations that are viewed from the street. 	

5.5 Private Open Space

Each house is to be provided with a private open space area that meets the following criteria:

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • Located behind the house and screened from public view from the street 	<ul style="list-style-type: none"> • Directly accessible from a habitable room, such as a living room or dining room • Provides sufficient space for utilities, such as clothes drying, in a location that maximises winter sun access and screened from public view.

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- Private open space areas can incorporate covered outdoor living areas, such as patios, pergolas and verandahs

5.6 **Fencing**

Where boundary fencing is proposed, the following minimum requirements will apply:

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • Boundary fencing, where permitted by the Scheme for a particular Zone Area, is to be standard 5-strand ‘Ringlock’ type farm fencing with steel pickets and timber or steel strainer posts <u>as a minimum specification</u>. The use of barbed wire is not permitted. • Solid panel fencing is not permissible on property boundaries. • Solid panel fencing around private areas of the house and immediate yard is permitted. Fencing between the house and the street is to be visually permeable (i.e. not solid panels) so as not to detract from the streetscape and to allow surveillance of the street and approaches to the house. 	

5.7 **Driveways**

Driveways are to meet the following criteria:

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • Constructed to a standard that allows for wet weather access and emergency vehicles • A minimum width of 3.0m 	<ul style="list-style-type: none"> • Allow for both entry to and exit from the property in forward gear • Located to ensure noise and dust generated by traffic on the driveway does not adversely affect neighbouring properties

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- Verges crossover to be constructed to the specification of Council, including the use of pipe culverts if required to facilitate road drainage
- Located to minimise the impact on vegetation and to avoid removal of significant trees
- One (1) driveway access is permitted per property

5.8 Car Parking

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
<ul style="list-style-type: none"> • A car parking area is to be provided for each house. This area is to be a gravel hardstand area in close proximity to an entry to the dwelling as a minimum standard • The construction of detached carports and garages is to comply with Council’s Local Planning Policy No.1 ‘Outbuildings’ • Garages and carports attached to the house are to be constructed of similar materials and colours as the main dwelling 	

5.9 Rural Street Numbers

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
	<ul style="list-style-type: none"> • To assist emergency services and service providers, it is recommended that the formal property street address be prominently displayed at the front of the property. Property street addresses <u>are not</u> the Lot Number for the property and can be obtained by contacting the Shire of Northam

5.10 New Transportable and Relocated Second-hand Dwellings

The relocation and use of Second-hand Dwellings is controlled by Local Planning Policy No.3 ‘New Transportable, Relocated and Second Hand Dwellings’.

All relevant provisions of this Policy are to be read in conjunction with Local Planning Policy No.3.

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5.11 Outbuildings

The development of outbuildings on a property in a particular Zone Area is controlled by Local Planning Policy No.1 'Outbuildings'.

All relevant provisions of this Policy are to be read in conjunction with Local Planning Policy No.1.

5.12 Ancillary Accommodation

The development of ancillary accommodation, where permitted on a property in a particular Zone Area, is controlled by Local Planning Policy No.13 'Ancillary Accommodation'.

All relevant provisions of this Policy are to be read in conjunction with Local Planning Policy No.13.

5.13 Structures located in bushfire-prone areas

Development Controls (mandatory)	Design Guidance (‘Best Practice’ outcomes)
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- Dwellings including ancillary accommodation units located in identified bushfire-prone areas shall be constructed to AS3959
- An application for development approval within an identified bushfire-prone area must be accompanied by a bushfire attack level assessment, which informs how development must respond to bushfire risk

Date Adopted: 16 March 2016

Date Effective: 30 March 2016

Date Reviewed: 15 March 2017

Next Review: March 2019

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*



SHIRE OF NORTHAM
APPLICATION FOR BUILDING ENVELOPE VARIATION
*Local Planning Scheme No.6
Local Planning Policy No.19 - Schedule 1*

NOTE: This is not an application for Development Approval.

Application for Building Envelope Variation only.

If you are in doubt about whether application should be made on this form, please consult the Council's planning officers.

Owner / Applicant Details

Name: _____

Address: _____ Postcode: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

All owners must sign this form or an attachment if there is not sufficient space.
State your position where signing on behalf of a company. This application will
not proceed otherwise.

Property Details

Lot No: _____ House/Street No: _____

Street Name: _____

Suburb: _____ Postcode: _____

Reason for Variation

**PLEASE ATTACH SITE PLAN SHOWING LOCATIONS
FOR EXISTING BUILDING ENVELOPE AND
PROPOSED BUILDING ENVELOPE**

Office Use Only

Accepting officer's initials: _____ Date received: _____

Application No: _____

*Shire of Northam Local Planning Scheme No.6
Local Planning Policy No.19 – Residential Design Guidelines for the Rural
Residential and Rural Smallholding Zones*

Local Planning Scheme No.6 Local Planning Policy No.19 Schedule 2



SHIRE OF NORTHAM
**NOTICE OF APPROVAL/REFUSAL TO BUILDING
ENVELOPE VARIATION**

Property Location: _____
Property Owner(s): _____
Postal Address: _____

Approval to Building Envelope Variation in accordance with the Application for Building Envelope Variation dated _____ and the submitted plans is APPROVED / REFUSED subject to the following conditions / due to the following reasons:

Note 1: Should the applicant be aggrieved by this decision, a right of review by the State Administrative Tribunal may exist under Part 14 of the <i>Planning and Development Act 2005</i> (as amended). An application must be lodged within 28 days of receipt of this decision.
--

Date: _____

Signed _____

For and on behalf of the Shire of Northam

12.3.7 Application for Development Approval – Proposed Outbuilding – Lot 301 No.8 Mitchell Avenue

Address:	Lot 301 No.8 Mitchell Avenue
Applicant:	Brian Thomas
Owner:	Brian Thomas
File Reference:	A11529/P17019
Reporting Officer:	Courtney Wynn Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is requested to consider an application for development approval for an outbuilding at Lot 301 (No.8) Mitchell Avenue, Northam.

This application is being referred to Council as the application is proposing an outbuilding that is more than 20% oversized and inconsistent with Council's Local Planning Policy 1 – Outbuildings.

The Officer's recommendation is to approve the development application subject to conditions.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Site Plan, Floor Plan & Elevations.
- Attachment 3: Letter of Justification.

BACKGROUND / DETAILS

No.8 Mitchell Avenue, Northam is comprised of two separate titles being Lots 18 and 301 (the subject site) is zoned 'Residential R30' under Local Planning Scheme No.6. The two lots have an aggregate area of 1449m², the subject site, Lot 301 is the smaller of the two lots and is 506m² in area. There is an existing 1970s single house and outbuilding on the property which is to be retained. Refer **Attachment 1** – Location Plan.

The Proposal

The proposed new shed is 9m X 6m (54m²), clad in Colorbond® and has a wall height of 2.6m and a ridge height of 3.24m. The proposed outbuilding is setback 1m from the nearest boundary. Refer **Attachment 2**– Site Plan, Floor Plan and Elevations.

Precedent

Council previously granted approval for an oversized outbuilding located at 21 Inkpen Street, Northam at its Ordinary Council Meeting held 15th February 2017. This outbuilding was also 108m² in size, which is consistent with the amount of outbuilding proposed as part of this application.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

LPP1 sets reasonable parameters for development to ensure balance between the maintenance of lifestyle objectives and amenity objectives for the Shire as a whole.

Financial / Resource Implications

There are no financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

Local Planning Scheme No.6

No.8 Mitchell Avenue, Northam is zoned 'Residential R30'. Lot 301 has a legal area of 506m² and Lot 18 – 943m².

Policy Implications

Local Planning Policy 1 - Outbuildings

Council's Local Planning Policy for Outbuildings states as follows:

Maximum Combined Floor Area

"Combined Floor Area of Outbuildings" is defined in the policy as 'the total roof area of all outbuildings located on the subject land'.

Table 2 outlines the maximum floor area allowable under this policy in each zone as follows:

Table 2 - Maximum Floor Areas

Zone	Maximum Floor Area (combined)
Residential R20-R40	80m ² or 10% of the site area whichever is the lesser

Lot 301 Mitchell Avenue has an area of 506m², therefore under LPP1, the maximum permitted floor area for outbuildings on this lot is 10% of 506m² = 50.6m². There is an existing 54m² shed on the property which the owner wishes to retain. Therefore under the strict application of the policy, the proposed new 54m² outbuilding is oversized.

State Planning Policy 3.1 - Residential Design Codes of Western Australia

As the subject site is zoned Residential, the Residential Design Codes (R-Codes) apply. Section 5.4.3 of the R-Codes specifies that Outbuildings are required to comply with the following deemed-to-comply criteria;

C3 iii. Collectively do not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser;

Local Planning Policy 1 – Outbuildings allows a maximum of 80m² in lieu of 60m² permitted under the R-Codes in recognition of the lifestyle demand for larger shed sizes in the Northam Shire than in the Perth metropolitan areas.

The proposed outbuilding will bring the aggregate floor area of outbuildings on the lot to 108m².

Stakeholder Engagement / Consultation

Officers gave notice of the application on 16th February 2017 to surrounding landowners located directly adjacent to the location of the proposed shed in accordance with Local Planning Policy 20 – Advertising of Planning Proposals.

No objections were received during the referral period.

Risk Implications

Nil.

OFFICER'S COMMENT

As detailed in the background section of the report, the landowner has detailed justification for requesting a variation to LPP1. **Refer Attachment 3** – Letter of Justification. The applicant has specified that he wishes a variation to LPP1 because of a need for secure storage of his vehicles.

Due to Lot 301 being land locked and located to the rear of the existing dwelling, it is considered that the only way that the titles could be sold individually would be if parts of the house were demolished. Therefore, planning staff deem it appropriate that the two titles should be treated as one lot for the purposes of assessing this proposal.

Therefore the maximum permitted floor area for outbuildings on this lot would be 80m² and the proposed outbuilding is 28m² oversized.

It is considered that it is highly unlikely that the any further intensification of development could take place on these lots due to the positioning of the house preventing side access from being obtained without demolition of a portion of the house.

Due to the size of the two land holdings being 1,449m², it is considered that the bulk and scale of the proposed 54m² to be acceptable given the size of the property. Furthermore, the proposal has been assessed and found unlikely to have any potential detrimental impact upon the adjoining land owners due to it being screened from the view of the street and well setback from adjoining houses.

It is therefore recommended that Council grant approval subject to conditions as outlined in the Officer's recommendation.

RECOMMENDATION

That Council grant Development Approval for the proposed outbuilding at Lot 301 No.8 Mitchell Avenue, Northam as outlined in the Application received 10th February 2017 (Application P17019) subject to the following conditions:

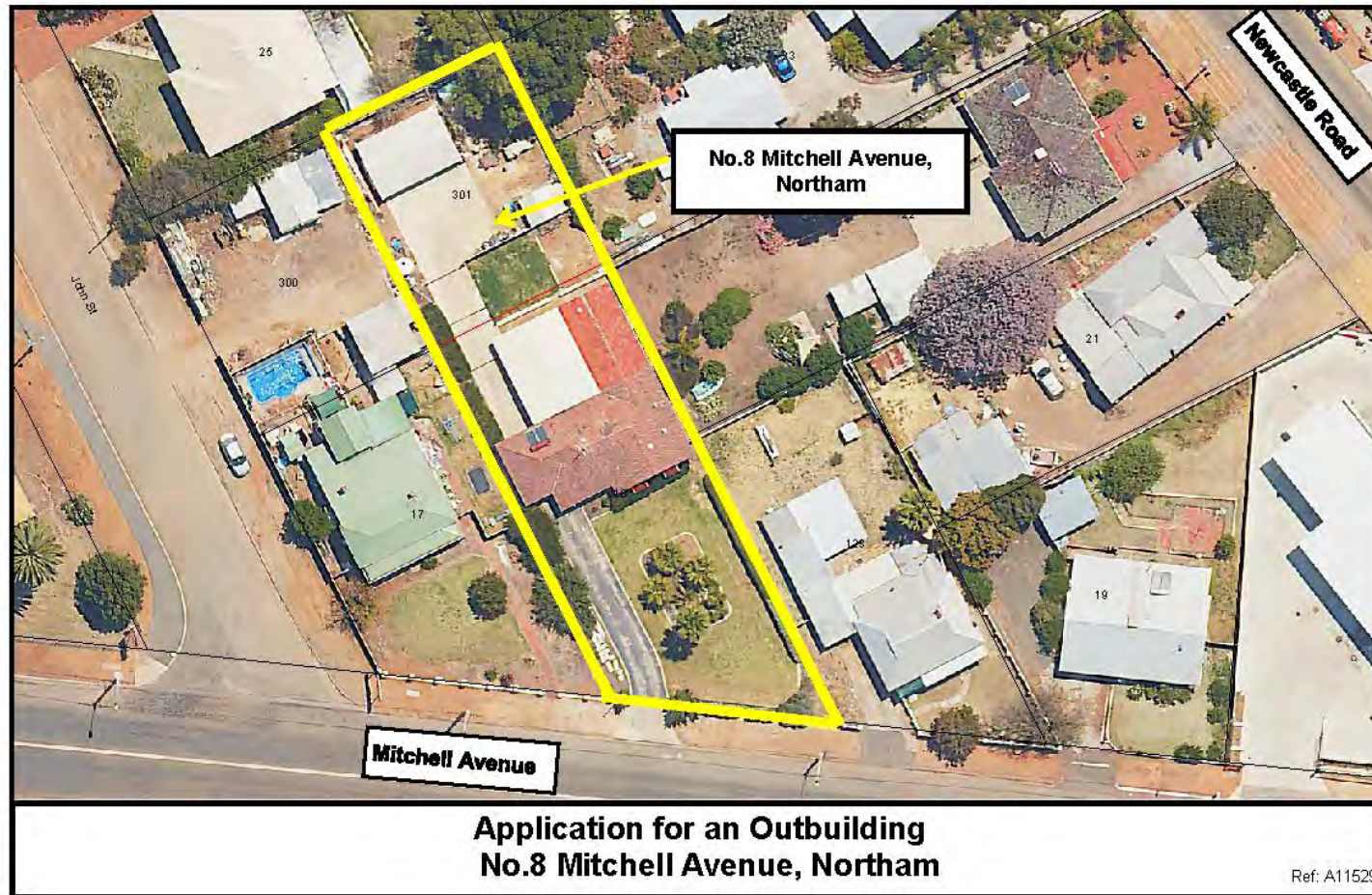
GENERAL CONDITIONS

- 1. The development hereby permitted must substantially commence within two years from the date of this determination notice.**
- 2. The development hereby permitted taking place in accordance with the approved plans dated 15/03/2017.**
- 3. The stormwater shall be discharged in a manner so that there is no discharge onto the adjoining properties to the satisfaction of the local government.**
- 4. Use of the outbuilding shall be for domestic purposes only.**
- 5. The outbuilding shall not be used for human habitation at any given time.**
- 6. External roof and wall cladding of the outbuilding to be pre-painted steel sheeting.**

CONDITIONS REQUIRING ONGOING COMPLIANCE

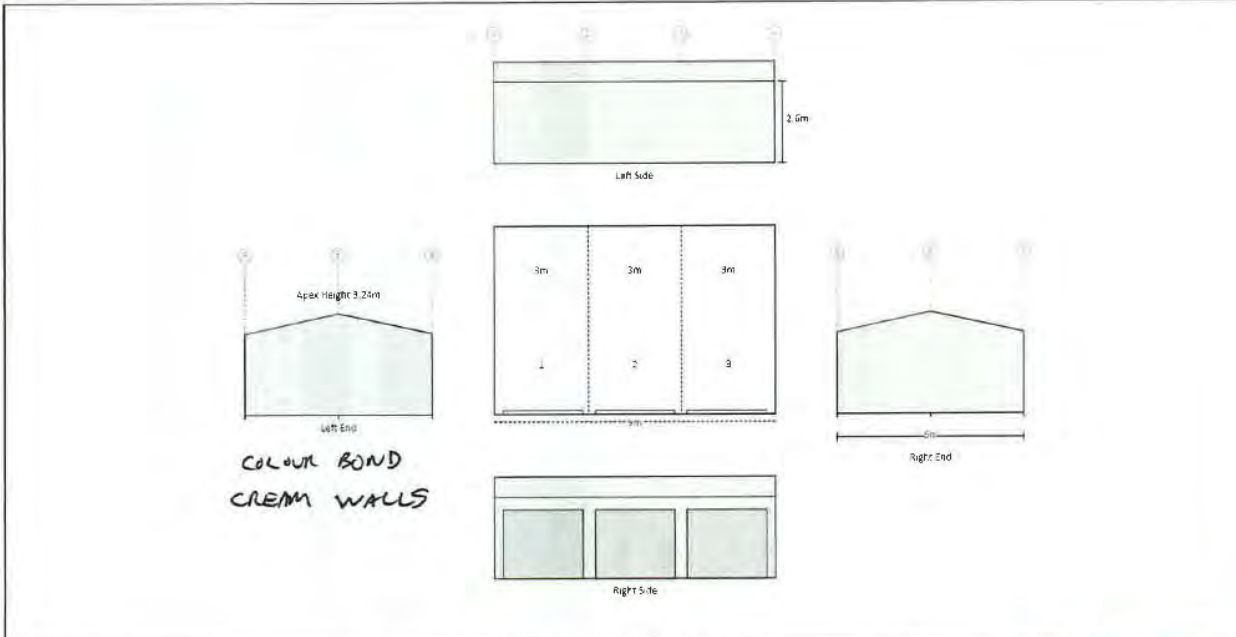
- 7. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government.**

Attachment 1




Attachment 2

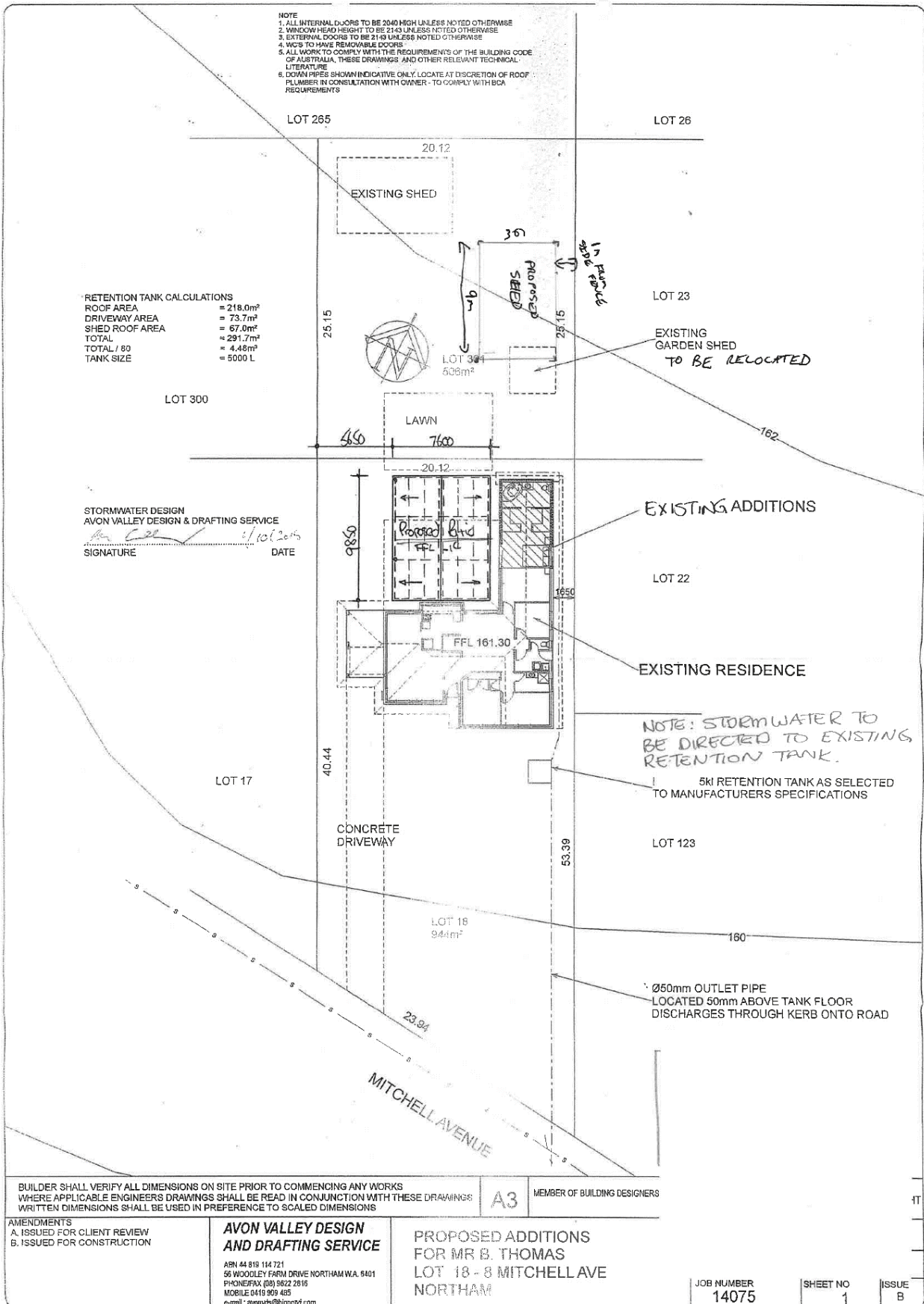
Peace of mind
 Guaranteed
 SHED
 SAFE
 ...we've got you covered!
 www.sheds.com.au



The diagrams show a shed with a total width of 9m, divided into three 3m sections. The height is 2.5m. The apex height is 3.25m. The diagrams are labeled: Left Side, Right Side, Left End, and Right End. Handwritten notes indicate 'COLOUR BOND' and 'CREAM WALLS'.

Purchaser Name: Brian Thomas		Building Layout 1000 1000 1000	Seller: Wide Span Sheds Name: Matthew Chapman Phone: 1300 943 377 Fax: 1800 427 400 Email: matthew.chapman@sheds.com.au	 No Compromise Steel Building Solutions.
Site Address	Ref = MCCC1701062-2			

Building Layout



Attachment 3

Courtney Wynn

From: Brian [REDACTED]
Sent: Sunday, 19 February 2017 8:25 PM
To: Courtney Wynn
Subject: I65518 - Proposed shed/garage 8 Mitchell Ave Northam Brian Thomas

Follow Up Flag: Follow up
Flag Status: Flagged

SynergySoft: I65518

Hi Courtney,

I am forwarding you this email in regards to our discussion last week about the reason i need the shed of this size. The reason is to use it to put my cars and protect them from the weather , and locked away for security of the vehicles. I only have a single driveway into the property and have a family a 4 people each driving in and out everyday , this is why i need the size shed/garage i am requesting to build. Thanks

Regards
Brian Thomas

12.3.8 Request to Initiate Proposed Scheme Amendment No. 11 to Shire of Northam Local Planning Scheme No. 6 – Recoding of Part Lot 23 (No. 9) Jessup Terrace, Northam from “Residential R15” to “Residential R15/30”

Address:	Lot 23 (No. 9) Jessup Terrace, Northam
Owners:	Lester Willem DeBoer, Kevin Gregory Rose and Barry Raymond Rose
Applicant:	Peter Webb & Associates
File Reference:	A11703 / SA11
Reporting Officer:	Kobus Nieuwoudt Manager Planning Services
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council has received a request to initiate Scheme Amendment No. 11 to its Local Planning Scheme No. 6 (the Scheme). The purpose of the Amendment is to recode part of Lot 23 (No. 9) Jessup Terrace, Northam from “Residential R15” to “Residential R15/30”.

It is recommended that Council accede to the proponent’s request.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Proposal Document.
- Attachment 3: Concept Plan.
- Attachment 4: Zoning Map Excerpt.
- Attachment 5: Bushfire Prone Areas Map.
- Attachment 6: BAL Assessment.

BACKGROUND / DETAILS

Council has received a request to initiate Amendment No.11 to its Scheme. The request has been lodged together with a Planning Report in order to allow Council to consider the proposal.

The proposed Amendment relates to Lot 23 Jessup Terrace, Northam (the site). The required documentation has been prepared and lodged by Peter Webb & Associates (the Applicant) on behalf of Barry Rose and Lester DeBoer.

A copy of the Planning Report prepared by the Applicant is attached. Refer **Attachment 2** – Proposal Document.

Purpose of Amendment

The purpose of the proposed Amendment is to:

1. Recode Part Lot 23 Jessup Terrace, Northam from 'Residential R15' to 'Residential R15/30'; and
2. Amend the Scheme Map accordingly.

The Applicant seeks Council Approval to recode part of the subject land to facilitate the property being developed in conjunction with Lot 20 Mitchell Avenue, Northam, also owned by the same landowner.

The Site (refer **Attachment 1** – Location Plan)

The site is accessed via Jessup Terrace and has a total area of 7,369m². The site is currently vacant and slopes down from north to south. The land characteristics of this site include limited remnant vegetation and access to urban services (once developed together with adjacent lots).

Amendment Proposal

The proposal seeks to recode part of the site from 'Residential R15' to 'Residential R15/30'. The only part of the site to be recoded is the northern part of the site which is outside the Avon and Mortlock Rivers Special Control Area.

To amend the Scheme in this way, is consistent with land to the east where the R15/30 "coding line" sits outside of the Special Control Area.

The Applicant advises that the proposed Amendment will enable a resultant subdivision/development which is depicted in the attached Concept Plan (refer **Attachment 3** – Concept Plan). The plan identifies a layout for the R15/30 area, which has smaller lots, and the balance portion of the subject site to be developed for dwellings on larger lots (at R15).

Lot 20 Mitchell Avenue will also be part of any future development/subdivision of the subject land. As noted elsewhere in this report, the owners of the subject land also own Lot 20 Mitchell Avenue, therefore development/subdivision will be undertaken across the two lots in a single stage.

The site will be provided with reticulated power, telecommunications, scheme water and sewer services.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

Financial / Resource Implications

There are no direct financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

A. Local Strategic Planning Framework

A.1 *Shire of Northam Local Planning Strategy*

The Shire of Northam Local Planning Strategy (LPS) depicts the subject land for "Future Residential".

The Vision/Objective for Housing under the LPS is, *"to ensure a sufficient supply of suitably zoned and serviced residential land in established settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity."*

It is considered the proposed Scheme Amendment is consistent with the set Strategies for Housing in the LPS given:

- The Amendment encourages the take up of existing residential land in the Northam townsite prior to proceeding with new land releases;
- The Amendment directs new housing development to the Northam townsite;
- The Amendment will provide for development which capitalises on existing services in the immediate area; and
- The Amendment will provide for additional housing types in a central location.

B. Local Statutory Planning Framework

B.1 *Shire of Northam Local Planning Scheme No.6*

Zoning

The land is currently zoned 'Residential R15' under the Shire's Local Planning Scheme No. 6.

Dual Residential Design Codes density coding

Clause 4.3.1 of the Scheme will apply to the recoded portion of the land, as it deals with dual density coded land, meaning that the Shire will have the discretion in approving development or subdivision at the higher coding if it is connected to reticulated sewerage and is consistent with any Local Planning Policy relating to higher density residential uses.

Special Control Area No. 1 – Avon and Mortlock Rivers Special Control Area

The land is currently affected by the Avon and Mortlock Rivers Special Control Area (SCA 1) – refer clause 5.2 of the Scheme.

The site is directly adjacent to land that is coded R15/30 and where the “coding line” follows the Avon and Mortlock Rivers SCA 1 line. Refer **Attachment 4** – Zoning Map Excerpt.

The purpose of SCA 1 is to: -

- (a) *Preserve the ecological values of the Avon and Mortlock Rivers as a significant drought refuge for freshwater fishes and water birds;*
- (b) *Avoid development that would negatively impact upon the ecological values and landscape qualities of the area;*
- (c) *Ensure that land use in the area, including grazing, cultivation and recreational activities does not degrade the area;*
- (d) *Ensure that any development takes place in such a manner so as to safeguard the welfare of people in the area; and*
- (e) *Ensure that future infrastructure development does not adversely alter the capacity of the area to convey floodwaters.*

Clause 5.2.3 of the Scheme states, among other things, that there is a general presumption against rezoning of land within the SCA for more intensive residential uses. Therefore, the proposed Scheme Amendment is for the part of the land that is located outside of SCA 1.

B.2 *Planning and Development (Local Planning Schemes) Regulations 2015*

Section 75 of the *Planning and Development Act 2005* (the Act) gives a local government the power to amend its local planning scheme. The procedure for preparing and adopting an amendment is provided for by the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

Should Council resolve to initiate the amendment (Reg. 35(1)), it must specify whether, in its opinion, the amendment is a complex amendment, a standard amendment or a basic amendment (Reg. 35(2)(a)). Council's resolution must also include an explanation of the reason for Council forming that opinion (Reg. 35(2)(b)).

Once initiated, Council will be required by section 81 of the Act to refer the amendment to the Environmental Protection Authority (EPA) for its consideration under section 48A of the *Environmental Protection Act 1986*.

Once Council has received advice from the EPA, it can advertise the amendment in accordance with Regulation 47(1) and (2) of the Regulations.

Submissions on the amendment will be accepted by Council in accordance with Regulation 49(1) and (2). Once the 42-day public submission period has ended, Council is obliged to consider the

amendment in the light of submissions received (Regulation 50(2)) and resolve to adopt the amendment, modify it or resolve not to proceed (Regulation 50(3)).

The amendment is then forwarded to the Western Australian Planning Commission together with details of the submissions received and Council's recommendation on the amendment (Regulation 53(1)). The Commission will then consider its recommendation to the Hon. Minister for Planning, who is responsible for final approval or refusal of the amendment.

C. State Planning Framework

C.1 *State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)*

SPP 3.7 states that strategic planning proposals within bushfire prone areas are to be accompanied by: -

- a bushfire assessment;
- identification of any bushfire hazard issues; and
- an assessment against the bushfire protection criteria contained in Appendix 4 of the Guidelines.

The subject land is identified as being partly within a designated bushfire prone area on the Department of Fire and Emergency Services (DFES) *Map of Bush Fire Prone Areas 2016*.

Refer **Attachment 5** – Bushfire Prone Areas Map.

A Bushfire Attack Level (BAL) Assessment has been prepared by an accredited bushfire consultancy. Refer **Attachment 6** – BAL Assessment.

The BAL Assessment has concluded the BAL rating for the site is BAL12.5, and a Bushfire Management Plan may be required at the Development / Subdivision Application stage.

Policy Implications

There are no policy implications for the Shire in relation to the recommendations of this report.

Stakeholder Engagement / Consultation

No stakeholder engagement and consultation is required prior to Council initiating an amendment to its Scheme.

Risk Implications

There are no risk implications for the Shire in relation to the recommendations of this report.

OFFICER'S COMMENT

The Planning Report prepared on behalf of the proponent is very detailed and justifies the proposal in sufficient detail to allow Council to consider initiation of the Amendment.

It is considered the proposed Amendment can be favourably considered for initiation for the following reasons: -

- The proposal is consistent with the relevant State Planning Policies;
- The land is contained in the Shire's LPS as being suitable for increased residential development;
- The proposal does not affect the existing Avon and Mortlock Rivers Special Control Area of the Scheme; and
- The land is immediately adjacent to other Residential R15/30 coded land.

Given the above, it is recommended Council initiates proposed Scheme Amendment No. 11 to Shire of Northam Local Planning Scheme No. 6 as outlined in the Officer's Recommendation below.

RECOMMENDATION

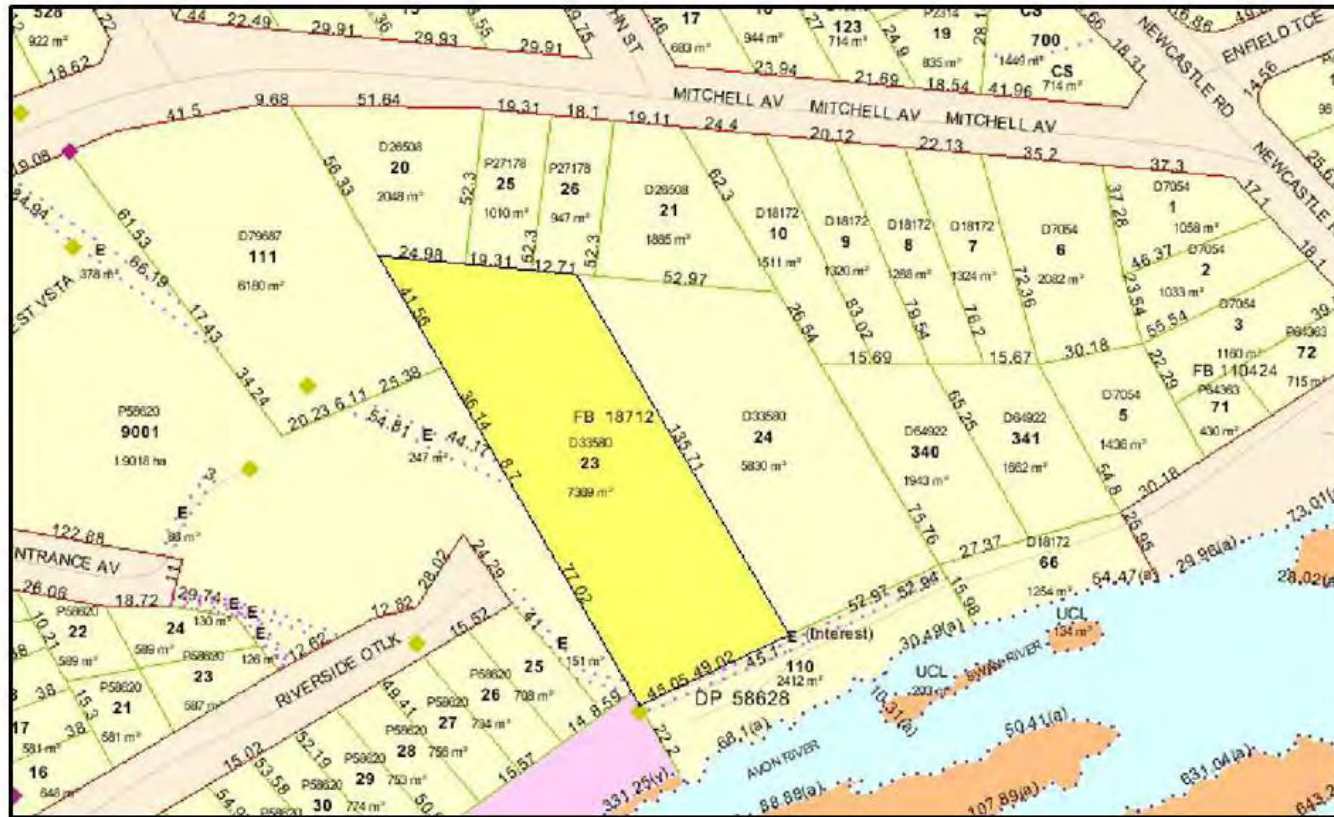
That Council:

- 1. Resolves, in pursuance of Section 75 of the *Planning and Development Act 2005*, to amend Shire of Northam Local Planning Scheme No.6 by:**
 - 1.1 Recoding Part Lot 23 Jessup Terrace, Northam from 'Residential R15' to 'Residential R15/30'; and**
 - 1.2 Amending the Scheme Map accordingly.**
- 2. Number the proposed local planning scheme amendment 'Amendment No.11' to Shire of Northam Local Planning Scheme No.6;**
- 3. Resolves, pursuant to the Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that proposed Scheme Amendment No. 11 is a standard amendment pursuant to clause 34(b) of the Regulations as it is:**
 - (b) an amendment that is consistent with a Local Planning Strategy for the scheme that has been endorsed by the Western Australian Planning Commission;**
 - (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and**
 - (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.**

- 4. Requests the applicant prepare and submit to the local government as soon as practicable the formal Scheme Amendment documentation consistent with point 1 of this resolution;**
- 5. Authorises the President and Chief Executive Officer to execute three (3) copies of the Amendment documents in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*;**
- 6. Pursuant to Section 81 of the *Planning and Development Act 2005*, refers proposed Amendment No. 11 to the Environmental Protection Authority prior to advertising in accordance with Regulation 47(2) (a) up to and including (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**
- 7. Provides the Amendment documentation to the Western Australian Planning Commission for its advice and comments at the start of the advertising period.**

Attachment 1

LOCATION PLAN – LOT 23 (9) JESSUP TERRACE, NORTHAM



Attachment 2

Proposed Scheme Amendment

Recoding from “Residential R15” to “Residential R15/30”

Part Lot 23 (#9) Jessup Terrace, Northam

Shire of Northam Local Planning Scheme No. 6 (LPS 6)

P E T E R D W E B B A N D A S S O C I A T E S

Proposed Scheme Amendment

Recoding from “Residential R15” to “Residential R15/30”

Part Lot 23 (#9) Jessup Terrace, Northam

Shire of Northam Local Planning Scheme No. 6 (LPS 6)

Prepared by:

PETER WEBB & ASSOCIATES (PWA)

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Principal: Mr Nik Hidding, Director PWA
Job Number: C2235
Version / Date: Final / 10 Feb 2017

Prepared for:

BARRY ROSE & LESTER DEBOER

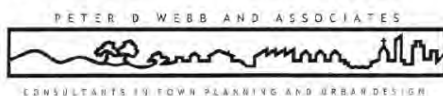


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1.0 EXECUTIVE SUMMARY

The purpose of this Scheme Amendment to the Shire of Northam Local Planning Scheme No. 6 (LPS 6) is to recode part of Lot 23 (#9) Jessup Terrace, Northam from “Residential R15” to “Residential R15/30”.

The Applicant seeks Council Approval to recode part of the subject land to facilitate the property being developed in conjunction with Lot 20 Mitchell Avenue, Northam, also owned by the same landowner.

The Applicant’s justification in support of the Scheme Amendment is summarised as follows:

- The proposal is assessed as being in accordance with the relevant State Planning and Development Control Policies of the WAPC;
- The subject land is contained in the Shire of Northam Local Planning Strategy as being suitable for increased residential development;
- The proposed Scheme Amendment does not affect the existing Avon and Mortlock Rivers Special Control Area;
- The proposed Scheme Amendment is outside of the mapped Bushfire Prone Area of the site; and
- The subject land is immediately adjacent to other Residential R15/30 coded land.

The Applicant therefore, seeks the Council’s favourable consideration of this Scheme Amendment.

For the purposes of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this proposed Scheme Amendment is a ‘Standard’ Scheme Amendment.

2.0 INTRODUCTION

Peter Webb & Associates (PWA) acts for the current landowners of Lot 23 (#9) Jessup Terrace, Northam and lodges this request on their behalf, seeking the Shire of Northam's support for a Scheme Amendment for the recoding of the northern part of subject site from "Residential R15" to "Residential R15/30".

This proposed Scheme Amendment aims to increase residential development opportunities on the subject site, in a manner similar to adjacent land in accordance with the Shire's Town Planning Framework.

The Shire's brief assessment on this proposal is respectfully sought, and following a supportive report to Council for initiation, the formal Scheme Amendment documents and further information will be provided to the Shire, as might be required.

3.0 LOCATION & SITE DETAILS

The subject land comprises Lot 23 (#9) Jessup Terrace, Northam. Lot 23 is described on Certificate of Title Volume 1769, Folio 621. (Refer to **Annexure 1: Certificate of Title**).

The registered proprietors of the site are outlined below:

Lot Details:	Registered Proprietors:	Volume	Folio
Lot 23 (#9) Jessup Terrace, Northam	Barry Raymond Rose Kevin Gregory Rose Lester Willem DeBoer	1769	621

The subject site is currently accessed via an informal (unsealed) road extending from Jessup Terrace.

The area of the subject site is 7369m² (see Location Plan at **Figure 1**).



Figure 1: Location Plan (source: Landgate)

The subject site is currently zoned "Residential R15" in the Shire of Northam Local Planning Scheme No. 6 (LPS 6).

The subject site is currently vacant and slopes down from north to south.

The land characteristics of this site include limited remnant vegetation and access to urban services (once developed together with adjacent lots).

The subject land has the following locational attributes:

- It is located close to existing and developing urban parts of Northam and is adjacent to existing "Residential R15/30" coded land;

- It will have access to all urban infrastructure services;
- It is only 3 minutes' drive from major shopping centre facilities (Northam Town Centre) and schools;
- It has no environmental/fire management issues on the land which cannot be addressed and which might otherwise, prevent further development; and
- It is intended to be developed together with adjoining (already coded R15/30) land (Lot 20 Mitchell Avenue).

An Aerial Photograph of the site and its surrounds is included at Figure 2, below.



Figure 2: Aerial Photograph (source: Nearmap)

4.0 SCHEME AMENDMENT PROPOSAL

4.1 Amendment Specifications

The proposed Scheme Amendment to Local Planning Scheme No. 6 (LPS 6) seeks to recode part of the subject site from 'Residential R15' to "Residential R15/30".

The only part of the site to be recoded is the northern part of the site which is outside the Avon and Mortlock Rivers Special Control Area, and also the part that is outside of the Bushfire Prone Area.

To amend the Scheme in this way, is consistent with land to the east where the R15/30 "coding line" sits outside of the Special Control Area.

4.2 Rationale in Support of Amendment

The owners of the land wish to development the northern part of the subject site together with Lot 20 Mitchell Avenue (which they also own) as part of a single development.

The proposed recoding of the land is supported by the Shire of Northam's Local Planning Strategy.

Further rationale in support of the Scheme Amendment is outlined in response to the various Planning requirements associated with the site, detailed in Section 5.0 of this Report.

4.3 Concept Plan

The proposed Scheme Amendment will enable a resultant subdivision/development which is depicted in the *attached* Concept Plan included at **Annexure 2**.

The Concept Plan identifies a layout for the R15/30 area, which has smaller lots, and the balance (unchanged) portion of the subject site to be developed for dwellings on larger lots (at R15).

Lot 20 Mitchell Avenue will also be part of any future development/subdivision of the subject land. The owners of the subject land also own Lot 20 Mitchell Avenue, so development/subdivision will be undertaken across the two lots in a single stage.

5.0 STRATEGIC & STATUTORY FRAMEWORK

5.1 Local Planning Context

5.1.1 Local Planning Scheme No. 6

The subject land is zoned "Residential R15" in the Shire of Northam Local Planning Scheme No. 6 (LPS 6).

Clause 4.3.1 of LPS 6 will apply to the recoded portion of the land, as it deals with dual density coded land.

In those circumstances, the local government will have the discretion in approving development or subdivision at the higher coding if it is connected to reticulated sewerage and is consistent with any Local Planning Policy relating to higher density residential uses.

The land is currently affected by the Avon and Mortlock Rivers Special Control Area.

The site is directly adjacent to land that is coded R15/30 and which "coding line" follows the Avon and Mortlock Rivers Special Control Area line. See LPS 6 Zoning Map Extract at **Figure 3**.

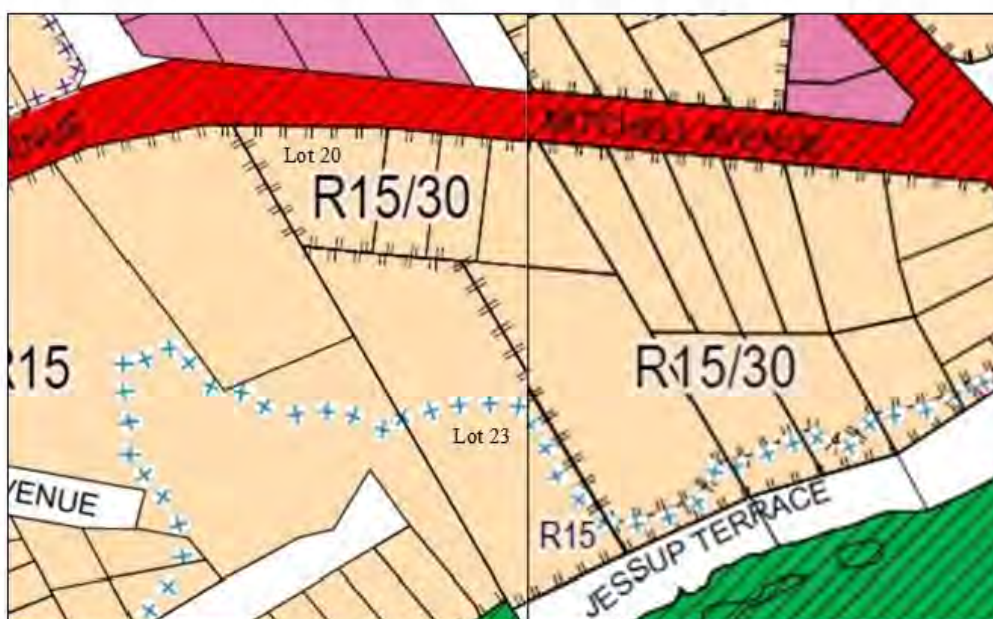


Figure 3: LPS 6 Zoning Map Excerpt (Lot 156 shown)

The purpose of the Avon & Mortlock Rivers Special Control Area is to –

- (a) *Preserve the ecological values of the Avon and Mortlock Rivers as a significant drought refuge for freshwater fishes and water birds;*

- (b) *Avoid development that would negatively impact upon the ecological values and landscape qualities of the area;*
- (c) *Ensure that land use in the area, including grazing, cultivation and recreational activities does not degrade the area;*
- (d) *Ensure that any development takes place in such a manner so as to safeguard the welfare of people in the area; and*
- (e) *Ensure that future infrastructure development does not adversely alter the capacity of the area to convey floodwaters.*

As such, LPS 6 states that there is a general presumption against rezoning of land within the Special Control Area for more intensive residential uses.

Therefore, the proposed Scheme Amendment is for the part of the land that is located outside of the Special Control Area.

5.1.2 Shire of Northam Local Planning Strategy

The Shire of Northam Local Planning Strategy (LPS) shows the subject land is to be developed for "Future Residential".

The Vision/Objective for Housing under the LPS is, *"to ensure a sufficient supply of suitably zoned and serviced residential land in established settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity."*

This Scheme Amendment is also consistent with the set Strategies for Housing given:

- This Amendment encourages the take up of existing residential land in the Northam townsite prior to proceeding with new land releases;
- This Amendment directs new housing development to the Northam townsite;
- This Amendment will provide for development which capitalises on existing services in the immediate area; and
- This Amendment will provide for additional housing types in a central location.

5.2 State Planning Context

5.2.1 State Planning Policies

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The WAPC *State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire Prone Areas* states that strategic planning proposals within bushfire prone areas are to be accompanied by a bushfire assessment (relevant to the nature and scale of the development), identification of any bushfire

The **General Requirements** of the Policy Measures at **Clause 3.1** of DC 2.2 indicate that the WAPC will have regard for the following, when considering applications for subdivision of land:

- (a) all new residential lots shall be capable of development in accordance with the R-Code density assigned to it;
- (b) all new residential lots shall be located within an area which is suitable for subdivision in terms of physical characteristics, such as topography, drainage and natural features;
- (c) all new residential lots shall be located within a system of vehicle and pedestrian movement; and
- (d) all new residential lots shall be served by a suitable level of community facilities including schools, retail facilities, etc, as determined under other policies adopted by the WAPC.

In direct response to these general requirements, we provide the following with respect to the subject site:

- (a) all new development sites or lots created on the land will be capable of development in accordance with the R-Codes (maximum density R30);
- (b) all new development sites or lots created on the land will take into account the topography of the site and include appropriate drainage systems as required;
- (c) all new development sites or lots created on the land will have access to sealed roads and will link with existing pedestrian footpaths; and
- (d) the development is located close to existing schools, shops and public open space.

The proposed increased residential zoning sought by this Scheme Amendment is therefore, in complete accordance with the General Requirements criteria of DC Policy 2.2.

5.3 Other Planning Considerations

5.3.1 Services

The subject land will be provided with reticulated power, telecommunications, scheme water and sewer services.

There is sewer infrastructure that traverses the site which will need to be retained within easements. This can be formalised at development and/or subdivision stage.

5.3.2 Roads

A sealed part of Jessup Terrace currently does not extend to the subject site due to a portion of the Jessup Terrace road reserve further east, being privately owned.

It is requested that the Shire investigate this further and commence proceedings to acquire the road reserve so that Jessup Terrace can be extended and used as it was intended to be.

6.0 CONCLUSION

Given the Scheme Amendment is consistent with the objectives of the Shire's Local Planning Strategy, and is in accordance with the WAPC's State Planning and Development Control Policies, it is respectfully requested that Council initiate the proposed Scheme Amendment to Local Planning Scheme No. 6 (LPS 6) to recode the northern part of Lot 23 (#9) Jessup Terrace, Northam from "Residential R15" to "Residential R15/30".

If the Shire has any queries, please do not hesitate to contact Mr Nik Hidding (Director of PWA) on 9388 7111.

Peter Webb and Associates

ANNEXURES

ANNEXURE 1

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 23/D33580	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 17/1/2017

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME: **1769** FOLIO: **621**

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


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 23 ON DIAGRAM 33580

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BARRY RAYMOND ROSE
KEVIN GREGORY ROSE
LESTER WILLEM DEBOER
ALL OF 305 BADGERUP ROAD WANNEROO WA 6065
AS JOINT TENANTS

(T N531445) REGISTERED 16/1/2017

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

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

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

STATEMENTS:

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

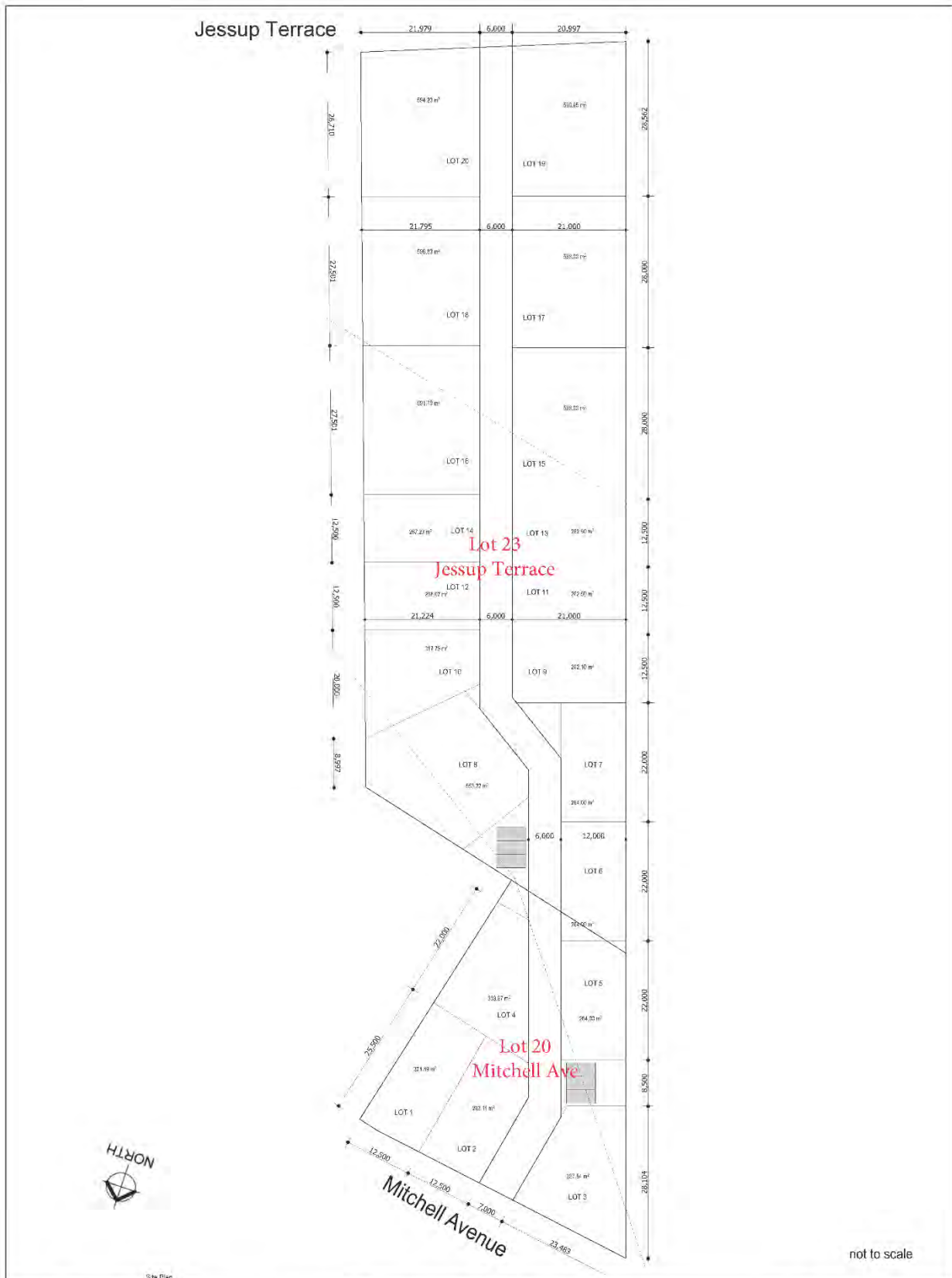
SKETCH OF LAND: 1769-621 (23/D33580)
PREVIOUS TITLE: 509-180A
PROPERTY STREET ADDRESS: 9 JESSUP TCE, NORTHAM.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF NORTHAM

ANNEXURE 2


Concept Plan

ANNEXURE 3
BAL Assessment
(Bushfire Ready Consultants)

Attachment 3

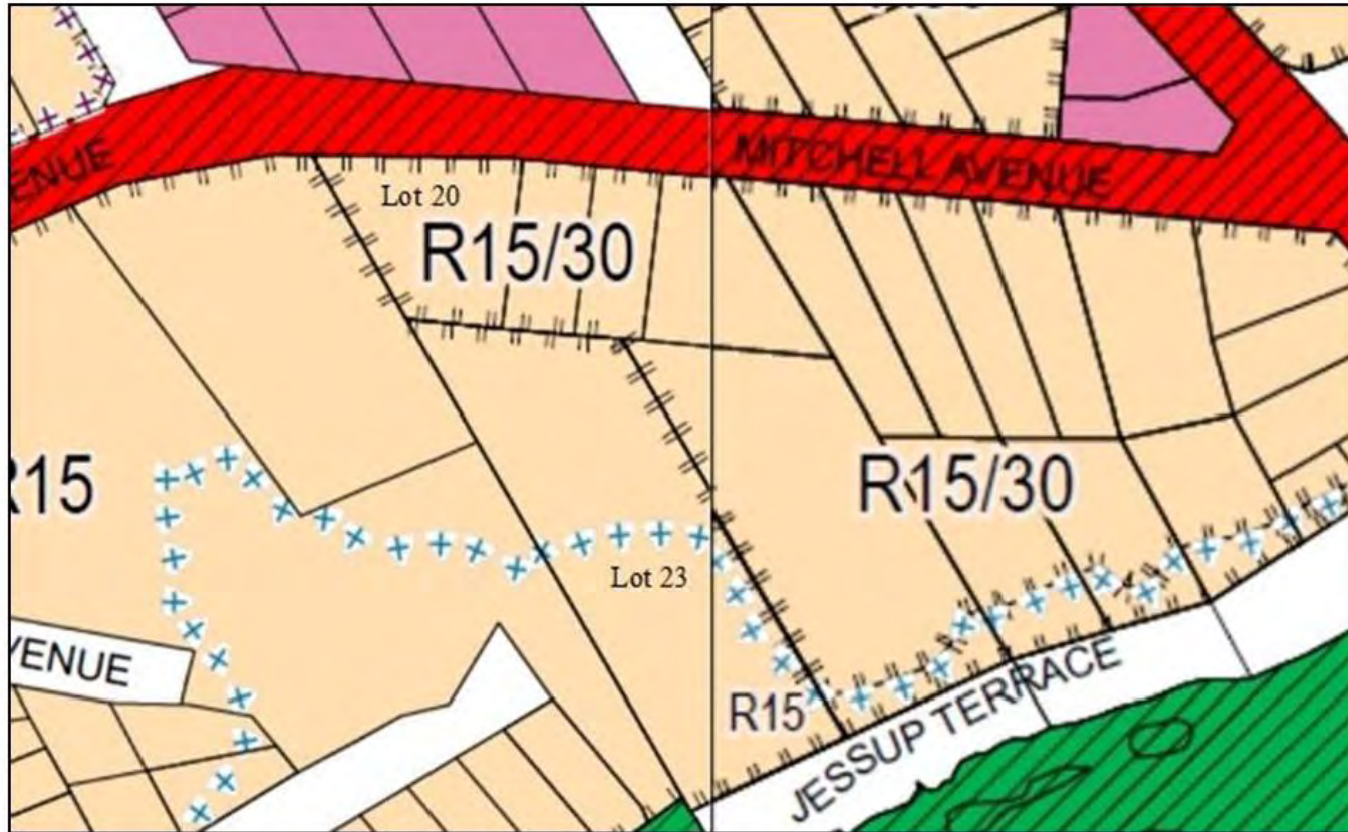


not to scale

 <p>THE DRAWING ROOM Executive Individual Design 1403 595 200</p>	TIME: LEBAR INVESTMENTS OFF ADDRESS: 9 Jessup Terrace & 21 Mitchell Avenue, Northam LOCAL AUTHORITY: Shire of Northam RL19/22	Concept Plan - Lot 23 (#9) Jessup Terrace & Lot 20 (#21) Mitchell Avenue, Northam	<table border="1"> <thead> <tr> <th>ISSUED</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	ISSUED	DATE	DESCRIPTION	BY					Site Plan nts 1 OF 17 9/06/2016 138-15
	ISSUED	DATE	DESCRIPTION	BY								

Attachment 4

ZONING MAP EXCERPT – LOT 23 (9) JESSUP TERRACE, NORTHAM



Attachment 5

BUSHFIRE PRONE AREAS MAP – LOT 23 (9) JESSUP TERRACE, NORTHAM



Attachment 1



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

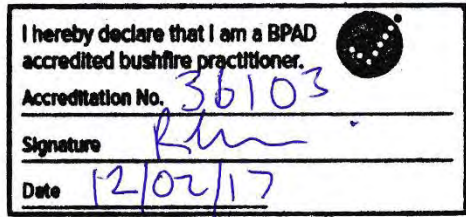
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		9	23	Jessop Terrace	
Local government area	Suburb			State	Postcode
	Northam			WA	6401
Main BCA class of the building	Select Class	Use(s) of the building	Vacant Lot - Proposed Subdivision		
Description of the building or works	Vacant Lot - Proposed Subdivision				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	Flat	51	BAL - 12.5

BPAD Accredited Practitioner Details

Name Rob Turner	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36103 Signature [Signature] Date 12/02/17</p>
Company Details Bushfire Ready	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.



AS 3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2009 (Incorporating Amendment Nos 1, 2 and 3). FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

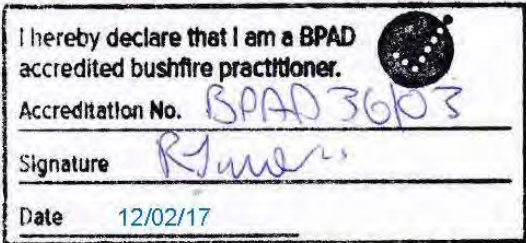

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		9	23	Jessup Terrace	
Local government area	Suburb			State	Postcode
	Northam			WA	6401
Main BCA class of the building	Select Class	Use(s) of the building	Vacant Lot – Proposed subdivision		
Description of the building or works	Vacant Lot – Proposed subdivision				

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
2017-1129	1	9 February 2017	12 February 2017

BPAD Accredited Practitioner Details

Name Robert Turner	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>BPAD 36103</u> Signature <u>Robert Turner</u> Date <u>12/02/17</u></p> <p><i>Authorised Practitioner Stamp</i></p>
Company Details Bushfire Ready	
 <p>BPAD Bushfire Planning & Design Accredited Practitioner Level 1</p>	
<p><i>Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.</i></p>	

BAL Assessment Report

Fire Protection Association Australia Life Property Environment

Site Assessment & Site Plans

The assessment of this site / development was undertaken on 9 February 2017 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2009 Simplified Procedure (Method-1)



BAL Assessment Report

The Planning Department Auditing Life Property Environment



Vegetation Classification

All vegetation within 100m of the site / proposed development was classified or excluded in accordance with Clause 2.2.3 and 2.2.3.2 of AS 3959-2009 respectively. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

<p>Photo ID: 1 Plot:</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(d) Strip <20m in width</p> <p>Description / Justification for Classification</p> <p>Woodland to the south on Avon River Island is >20m from river side vegetation running along southern boundary of lot 23. Scattered Eucalypts. Lacks the shrubby middle layer and has an exotic grass intrusion that is managed mechanically.</p>	 <p>205°SW (T) 50 S 468109 6497649 ±5m ▲ 154m</p> <p>Site 5 degrees woodland riparian zone Bushfire Ready</p> <p>Lot 23 Jessup Terrace Northam 09 Feb 2017, 14:36</p>
<p>Photo ID: 2 Plot:</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(d) Strip <20m in width</p> <p>Description / Justification for Classification</p> <p>Managed grassy areas to <100mm in height with POS infrastructure (footpaths) and patches of woodland vegetation <20m in width along northern bank of river. River Island woodland vegetation >20m from this northern river bank riparian zone. The island is separated by >20m by open water.</p>	 <p>74°E (T) 50 S 468109 6497656 ±5m ▲ 148m</p> <p>Site 5 degrees woodland riparian zone 20m open water managed grass Bushfire Ready</p> <p>Lot 23 Jessup Terrace Northam 09 Feb 2017, 14:38</p>
<p>Photo ID: 3 Plot:</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p>Description / Justification for Classification</p> <p>The proposed subdivisions site. Residual managed grassland.</p>	 <p>317°NW (T) 50 S 468122 6497675 ±5m ▲ 151m</p> <p>Site Bushfire Ready</p> <p>Lot 23 Jessup Terrace Northam 09 Feb 2017, 14:19</p>

BAL Assessment Report

The Planning Association of Western Australia Life Property Environment

<p>Photo ID: 4 Plot:</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p>Description / Justification for Classification</p> <p>Area with extensively modified vegetation. Drainage line running down western side of site to river in the south has managed vegetation with understorey removal and management to such an extent that it can be classified as low fuel area.</p>	
<p>Photo ID: 5 Plot: Plot 1 (Background)</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Class B Woodland - Woodland B-05</p> <p>Description / Justification for Classification</p> <p>Woodland Avon River Island in background. Area was not inspected to determine water level across island at the time of assessment (A boat would be required). Eucalyptus and Paper Bark overstorey can be seen from the opposite bank. In cases where access to plot is not possible SPP3.7 guidelines call for a precautionary approach and as such the area has been included as classified vegetation.</p>	

BAL Assessment Report

Life Property Environment

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40

Table 2.4.5

FDI 50

Table 2.4.4

FDI 80

Table 2.4.3

FDI 100

Table 2.4.2

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class B Woodland	Flat	51	BAL – 12.5
	Excludable – Clause 2.2.3.2(d)	N/A	N/A	BAL – LOW
	Excludable – Clause 2.2.3.2(e)	N/A	N/A	BAL – LOW

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2009 using the above analysis.

Determined Bushfire Attack Level

BAL – 12.5

BAL Assessment Report

Local Property Environment

Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level

Drawing / Plan Description

Concept Plan

Job Number
 REF: 138 - 15

Revision
 1 of 1

Date of Revision:
 09/06/2016



BAL Assessment Report

Life Property Environment

Appendix 1: Additional Information / Advisory Notes

A Bushfire Attack Level (BAL) assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the proposed build / dwelling. The methodology used for the determination of the BAL rating and the subsequent building construction standards, are directly referenced from Australian Standards *AS3959:2009 Construction of Buildings in Bushfire Prone Areas*.

The BAL rating is determined through identification and assessment of the following parameters:

- Fire Danger Index (FDI) rating which is assumed to be FDI-80 for WA.
- All classified vegetation is within 100m of the subject building.
- Separation distance between the building and the classified vegetation source/s.
- Slope of the land under the classified vegetation

AS3959:2009 has six (6) levels of BAL, based on the radiant heat flux exposure to the building and also identifies the relevant sections for building construction, as detailed below;

Bushfire Attack Level (BAL)	Classified vegetation within 100m of the site and heat flux exposure thresholds	Description of the predicted bushfire attack and levels of exposure	Construction Section (within AS3959)
BAL-LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction standards	4
BAL-12.5	$\leq 12.5\text{kW/m}^2$	Ember Attack	3 and 5
BAL-19	$>12.5\text{kW/m}^2$ to $\leq 19\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increased heat flux	3 and 6
BAL-29	$>19\text{kW/m}^2$ to $\leq 29\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increased heat flux	3 and 7
BAL-40	$>29\text{kW/m}^2$ to $\leq 40\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increased heat flux with the increased likelihood of exposure to flames	3 and 8
BAL-FZ	$\geq 40\text{kW/m}^2$	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 and 9

12.3.9 Request to Initiate Proposed Scheme Amendment No. 10 to Shire of Northam Local Planning Scheme No. 6 – Lot 860 Yilgarn Avenue, Malabaine

Address:	Lot 860 Yilgarn Avenue, Malabaine
Owner:	Peter & Suzetta Scheer
Applicant:	Peter D Webb and Associates (PWA)
File Reference:	A928
Reporting Officer:	Courtney Wynn Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

Council is requested to initiate Scheme Amendment No. 10 to the Shire of Northam Local Planning Scheme No. 6. The amendment proposes to rezone Lot 860 Yilgarn Avenue from 'Rural to 'Special Use' in order to facilitate development of a 'Truck & Travel Centre' development.

The Officer's recommendation is to initiate Scheme Amendment No. 10 to the Shire of Northam Local Planning Scheme No. 6.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Concept Plan.
- Attachment 3: Planning Report.

BACKGROUND / DETAILS

Subject site

Lot 860 Yilgarn Avenue, Malabaine (the subject site) is located on the northern side of Yilgarn Avenue in close proximity to the intersection with Great Eastern Highway. The subject site has a land area of 2.96 hectares and is currently vacant (refer to **Attachment 1** – Location Plan). The subject site is currently accessed from Yilgarn Avenue, and is adjacent to a tourist rest stop in the adjacent road reserve at the intersection of Great Eastern Highway.

The subject site is currently vacant and is not the subject of any productive rural use, due to its fragmented state and relatively small size. The land is generally cleared of vegetation.

Proposal

The proposed Scheme Amendment seeks to facilitate the development of a 'Truck & Travel Centre' comprising if a 'Service Station', 'Restaurant', 'Fast Food Outlet' and 'Produce Stall'. A set of draft Special Use provisions to be inserted in Schedule 4 of the Scheme are as follows:

SCHEDULE 4 – SPECIAL USE ZONES

[cl. 4.7.1]

No.	Description of Land	Special Use	Conditions
SU12.	Lot 860 Yilgarn Avenue, Malabaine	Truck & Travel Centre comprising: <ul style="list-style-type: none"> • Service Station (P) • Restaurant (P) • Fast Food Outlet (P) • Produce Stall (P) 	<ol style="list-style-type: none"> 1. All development and use shall be subject to an Application for Development Approval. 2. All development and use shall be in accordance with any plans, conditions and management requirements approved by the local government. 3. No alterations or extensions to the land use shall be undertaken without the approval of the local government. 4. Any Application for Development Approval shall be supported by a Bushfire Management Plan and Transport Assessment. 5. On-site wastewater disposal through the use of Aerobic Treatment Units (ATUs) is required, to be determined at Development Application stage and to the satisfaction of the Health Department.

Concept Plan

The proposed Scheme Amendment will enable a resultant development to be proposed which is depicted in the Concept Plan included at **Attachment 2**. The Concept Plan identifies the conceptual layout for the Truck & Travel Centre, comprising the following elements:

- Service station bowsers and fuel canopies (for standard vehicles and heavy vehicles);



- Service station building comprising a dine-in restaurant and drive through coffee outlet;
- Car parking, caravan parking and truck parking;
- Roadside Market/Produce Stall for weekend trading that could possibly be connected to the already existing tourist rest stop; and
- Various landscaped zones and public amenities.

The detail of this Concept Plan will be perfected at the future Development Application stage.

A copy of the Planning Report prepared by Peter Webb & Associates is attached (**Attachment 3**).

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

Outcomes: The proposed rezoning of rural land to the 'special use' zone will provide services and amenities for tourist and heavy vehicle traffic and create employment opportunities for locals.

Financial / Resource Implications

There are no financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

Shire of Northam Local Planning Scheme No. 6 (LPS 6)

LPS6 outlines that Special Use Zones are not shown in the zoning table because the objective of the special use zones are to 'Provide for special categories of land use which are not fully compatible with other zones in the Scheme'. Provisions including uses permitted and development standards are set out in Schedule 4 of the Scheme.

Shire of Northam Local Planning Strategy (2013)

The subject site is designed to remain as future 'Rural' land within the Shire's Local Planning Strategy (the Strategy). However, it should be noted that the abutting property which is current used as the road train hook up area is currently going through the process of being rezoned to 'industrial' zoned land.

The strategy encourages the 'development of a diversified range of commerce and industry in appropriate locations which provides significant employment opportunities' such as transport and tourism industries. The Strategy also recognises the need for amenities for tourists and suggests a need

to 'promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment of tourism infrastructure and services'.

Planning and Development (Local Planning Schemes) Regulations 2015

Section 75 of the *Planning and Development Act 2005* (the Act) gives a local government the power to amend its local planning scheme. The procedure for preparing and adopting an amendment is provided for by the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

Should Council resolve to initiate the amendment (Reg. 35(1)), it must specify whether, in its opinion, the amendment is a complex amendment, a standard amendment or a basic amendment (Reg. 35(2)(a)). Council's resolution must also include an explanation of the reason for Council forming that opinion (Reg. 35(2)(b)).

Once initiated, Council will be required by section 81 of the Act to refer the amendment to the Environmental Protection Authority (EPA) for its consideration under section 48A of the *Environmental Protection Act 1986*.

Once Council has received advice from the EPA, it can advertise the amendment in accordance with Regulation 47(1) and (2) of the Regulations.

Submissions on the amendment will be accepted by Council in accordance with Regulation 49(1) and (2). Once the 42-day public submission period has ended, Council is obliged to consider the amendment in the light of submissions received (Regulation 50(2)) and resolve to adopt the amendment, modify it or resolve not to proceed (Regulation 50(3)).

The amendment is then forwarded to the Western Australian Planning Commission together with details of the submissions received and Council's recommendation on the amendment (Regulation 53(1)). The Commission will then consider its recommendation to the Hon. Minister for Planning, who is responsible for final approval or refusal of the amendment.

Northam Growth Plan

The Northam Growth Plan has regard to the subject site which is designated in the strategy as a future 'Transport Node'. The purpose of the transport node is outlined as follows:

- *The transport node contains heavy transport.*
- *If heavy transport requirements change due to implementation of the Mundaring by-pass heavy traffic route (orange route), this area could be considered for a residential- industrial zoning for home based*

businesses such as contractors and tradespeople with light to medium vehicles and equipment.

- *Views from Great Eastern Highway and Yilgarn Avenue should be protected with retention and regeneration of endemic trees and plants.*

The intersection between Yilgarn Avenue and Great Eastern Highway is identified as an important tourist entry to Northam and that entry statement improvements should be implemented. The Strategy also specifies that development facing Yilgarn Avenue should retain and expand tree planting for visual amenity.

Policy Implications

There are no policy implications for the Shire in relation to the recommendations of this report.

Stakeholder Engagement / Consultation

No stakeholder engagement and consultation is required prior to Council initiating an amendment to its Local Planning Scheme.

Risk Implications

There are no risk implications for the Shire in relation to the recommendations of this report.

OFFICER'S COMMENT

Based on the objectives of the Shire's Local Planning Strategy and Northam Growth Plan, it is considered that the proposed rezoning of the subject site to Special Use is consistent with the Shire's strategic direction in that it provides additional tourism and local employment opportunities within the Shire.

Service Stations are generally considered to be 'interceptors' of traffic rather than 'traffic generators'. In the case of this proposal, traffic would be intercepted from the travelling public rather than attracting customers originating from the Northam townsite. Therefore it is not anticipated that the proposed truck and travel centre would draw a significant number of people away from the Northam CBD. It is considered the site is aptly located on traffic and amenity grounds.

The site is located in close proximity to Great Eastern Highway and would be an ideal location for tourist and traveller amenities such as a roadhouse. The rezoning of this land may also promote further growth in light and service industrial development along Yilgarn Avenue and promote Northam Shire as a 'Transport Hub'.

Given that the proposal is consistent with the strategic direction of the Shire, proposed Scheme Amendment No. 10 is considered to be a 'standard

amendment' in accordance with clause 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

RECOMMENDATION

That Council:

1. Resolves, in pursuance of Section 75 of the *Planning and Development Act 2005*, to amend Shire of Northam Local Planning Scheme No.6 by:

1.1 Rezoning Lot 860 Yilgarn Avenue, Malabaine to “Special Use: Truck & Travel Centre, comprising: Service Station, Restaurant, Fast Food Outlet, Produce Stall”;

1.2 Including the following Permitted land uses at “Schedule 4 – Special Use Zones” of the Scheme Text, as follows:

No.	Description of Land	Special Use	Conditions
SU12.	Lot 860 Yilgarn Avenue, Malabaine	Truck & Travel Centre comprising: <ul style="list-style-type: none"> • Service Station (P) • Restaurant (P) • Fast Food Outlet (P) • Produce Stall (P) 	<ol style="list-style-type: none"> 1. All development and use shall be subject to an Application for Development Approval. 2. All development and use shall be in accordance with any plans, conditions and management requirements approved by the local government. 3. No alterations or extensions to the land use shall be undertaken without the approval of the local government. 4. Any Application for Development Approval shall be supported by a Bushfire Management Plan

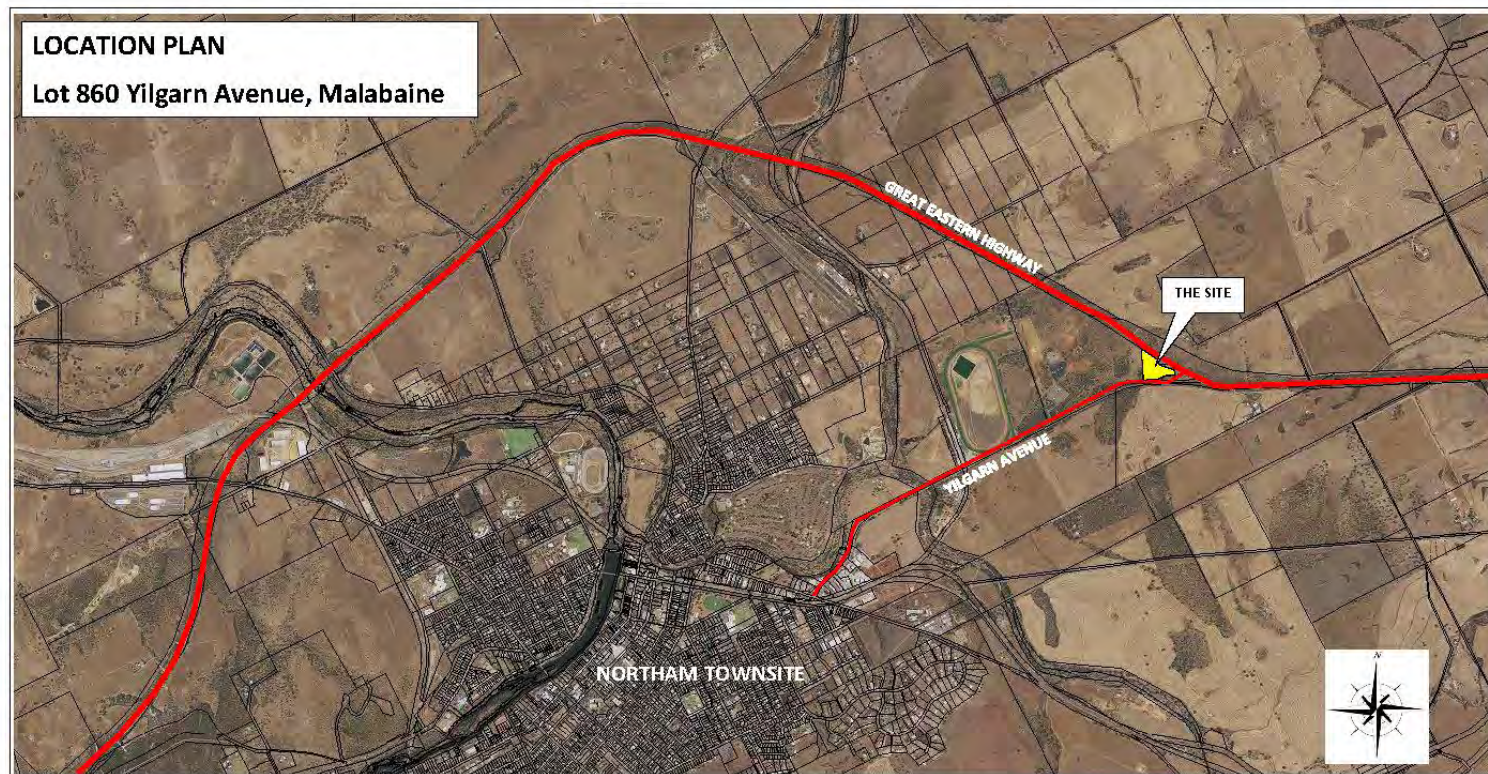
			<p>and Transport Assessment.</p> <p>5. On-site wastewater disposal through the use of Aerobic Treatment Units (ATUs) is required, to be determined at Development Application stage and to the satisfaction of the Health Department.</p>
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1.3 Amending the Scheme Map accordingly.

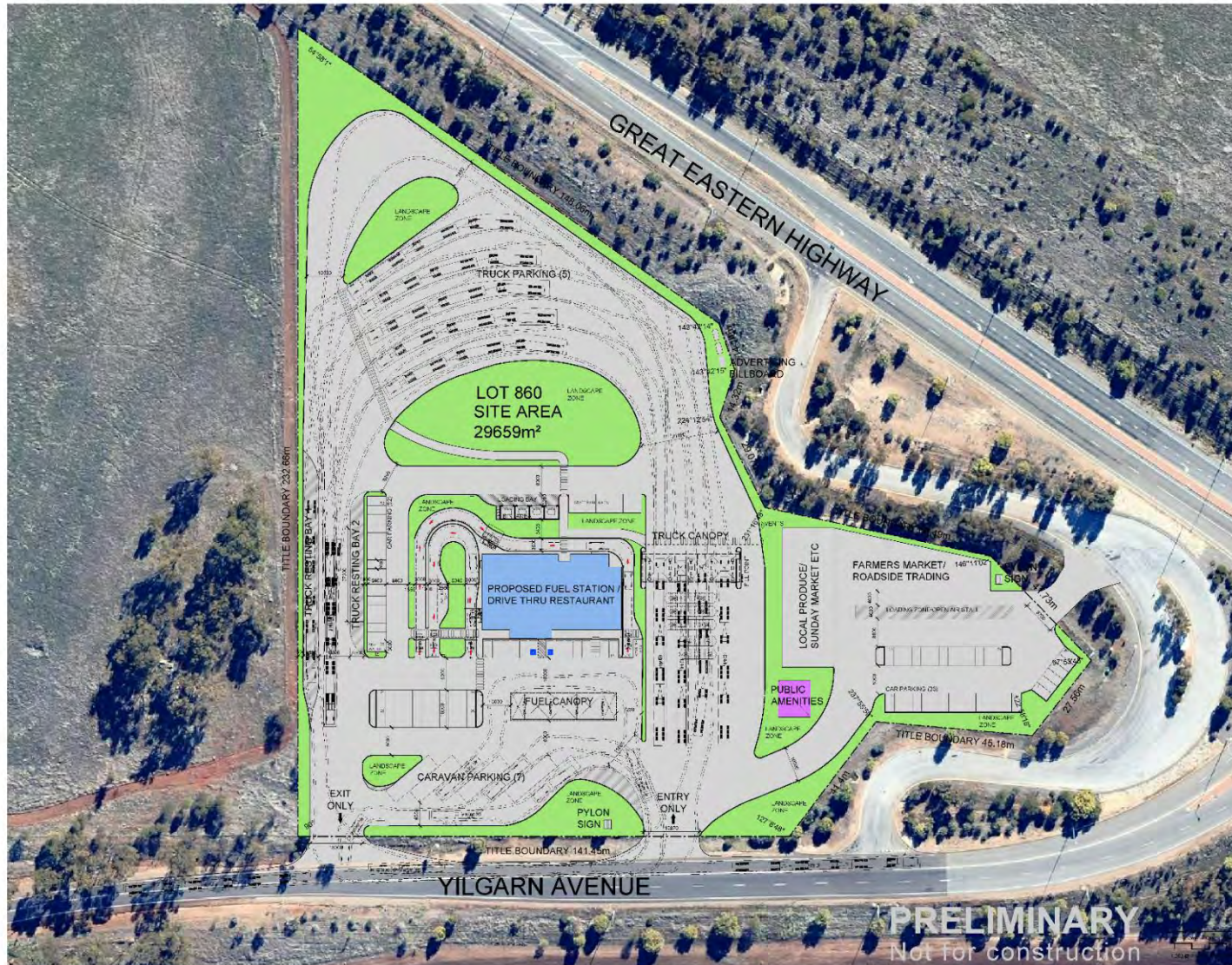
2. Number the proposed local planning scheme amendment 'Amendment No.10' to Shire of Northam Local Planning Scheme No.6;
2. Resolves, pursuant to the Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that the proposed Scheme Amendment No. 10 is a standard amendment pursuant to clause 34(b) of the Regulations as it is:
 - (a) *an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*
 - (b) *an amendment that is consistent with a Local Planning Strategy for the scheme that has been endorsed by the Western Australian Planning Commission;*
 - (e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and*
 - (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area."*
3. Requests the applicant prepare and submit to the local government as soon as practicable the formal Scheme Amendment No. 10 documentation consistent with point 1 of this resolution;

4. Authorises the President and Chief Executive Officer to execute three (3) copies of the Amendment documents in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*;
5. Pursuant to Section 81 of the *Planning and Development Act 2005*, refers proposed Amendment No. 10 to the Environmental Protection Authority prior to advertising in accordance with Regulation 47(2) (a) up to and including (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
6. Provides the Amendment documentation to the Western Australian Planning Commission for its advice and comments at the start of the advertising period.

Attachment 1



Attachment 2



PRELIMINARY DETAILS 1/1 DTPS

BRISBANE + MELBOURNE

concept +
design + interiors +
project management

Level 1, 138-138/140th Road
 Albany WA 6005
 T +61 8 94233030 F +61 8 94233030
 TR: Road + 08 94233030
 888 100 0143488

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PROJECT
 PROPOSED FUEL STATION DEVELOPMENT

PROJECT ADDRESS
 GREAT EASTERN HIGHWAY

NORTHAM
 WA 6041

CONCEPT SKETCH

CLIENT
 PROCON DEVELOPMENTS

DATE NOV 16 2015
 DRAWN JP
 CHECKED AB
 SCALE PRELIMINARY
 PROJECT NO 16405
 SHEET SK02

NOTES
 1:500
 AB
 01/01/17

Attachment 3

Proposed Scheme Amendment

Rezoning from “Rural” to “Special Use” (SU12)

Lot 860 Yilgarn Avenue, Malabaine

Shire of Northam Town Planning Scheme No. 6 (TPS 6)

P E T E R D W E B B A N D A S S O C I A T E S

Proposed Scheme Amendment

Rezoning from “Rural” to “Special Use” (SU12)

Lot 860 Yilgarn Avenue, Malabaine

Shire of Northam Town Planning Scheme No. 6 (TPS 6)

Prepared by:

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Job Number: C2227
Version / Date: Final / 20 Feb 2017

Prepared for:

PROCON DEVELOPMENTS (AUST.) P/L



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1.0 EXECUTIVE SUMMARY

The purpose of this Scheme Amendment to the Shire of Northam Town Planning Scheme No. 6 (TPS 6) is to rezone Lot 860 Yilgarn Avenue, Malabaine from "Rural" to "Special Use".

The Applicant seeks the Shire's support to rezone the subject land to facilitate development of the property for a Truck & Travel Centre, comprising "Service Station", "Restaurant", "Fast Food Outlet", "Produce Stall" and "Third Party Highway Advertising" uses.

The Applicant's justification in support of the Scheme Amendment is summarised as follows:

- The proposal is assessed as being in accordance with the relevant State Planning frameworks of the WAPC;
- The proposal is consistent with the intended future development identified in the Northam Growth Plan prepared in conjunction with the Department of Regional Development & Lands, the Wheatbelt Development Commission and the Shire of Northam;
- The proposal is consistent with the Northam Surrounds Structure Plan; and
- The subject site is adjacent to land that is the subject of an Omnibus Amendment to the Shire of Northam TPS 6 for a "Light & Service Industry" zone, and is therefore consistent and complementary with that adjacent future zoning.

The location of this site is ideally suited for the Truck & Travel Centre in the manner proposed, particularly given its access to Yilgarn Avenue and proximity to Great Eastern Highway, as well as its close proximity to the established Road Train Assembly facility to the west and the future "Light & Service Industry" zoning of adjacent land, recently progressed by the Shire of Northam as part of its Omnibus Amendment to TPS 6.

The Applicant therefore, seeks the Council's favourable consideration of this Scheme Amendment.

For the purposes of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this proposed Scheme Amendment is a 'Standard' Scheme Amendment.

2.0 INTRODUCTION

Peter Webb & Associates (PWA) acts for the current landowners of Lot 860 Yilgarn Avenue, Malabaine and lodges this request on their behalf, seeking the Shire of Northam's support for a Scheme Amendment to Town Planning Scheme No. 6 (TPS 6) for the rezoning of the land from "Rural" to "Special Use", and to include the site in Schedule 4 of TPS 6, which sets out the provisions associated with the Special Use.

This proposed Scheme Amendment seeks to enable development of a Truck & Travel Centre, comprising a "Service Station", "Restaurant", "Fast Food Outlet", "Produce Stall" and "Third Part Highway Advertising" to provide for tourist and heavy vehicle traffic arriving and leaving Northam on the surrounding road network. This proposal will assist in providing much-needed services for these users.

As an added benefit of this Scheme Amendment and the future development of the site, there is the opportunity for between 60-120 people to be employed during the construction of the facility, and for the long term, it is estimated that between 15-20 staff will be employed in the various parts of the development when it becomes operational.

A copy of the required Scheme Amendment documents and Scheme Amendment Maps are included as part of this Scheme Amendment Request.

3.0 LOCATION & SITE DETAILS

The subject land comprises Lot 860 Yilgarn Avenue, Malabaine. Lot 860 is described on Certificate of Title Volume 2221, Folio 680. (Refer to **Annexure 1**: Certificate of Title).

The subject site is currently accessed from Yilgarn Avenue, and is adjacent to a tourist rest stop in the adjacent road reserve at the intersection of Great Eastern Highway.

The area of the subject site is 2.9662ha. See Location Plan at **Figure 1** which shows the site in the context of the Northam townsite.

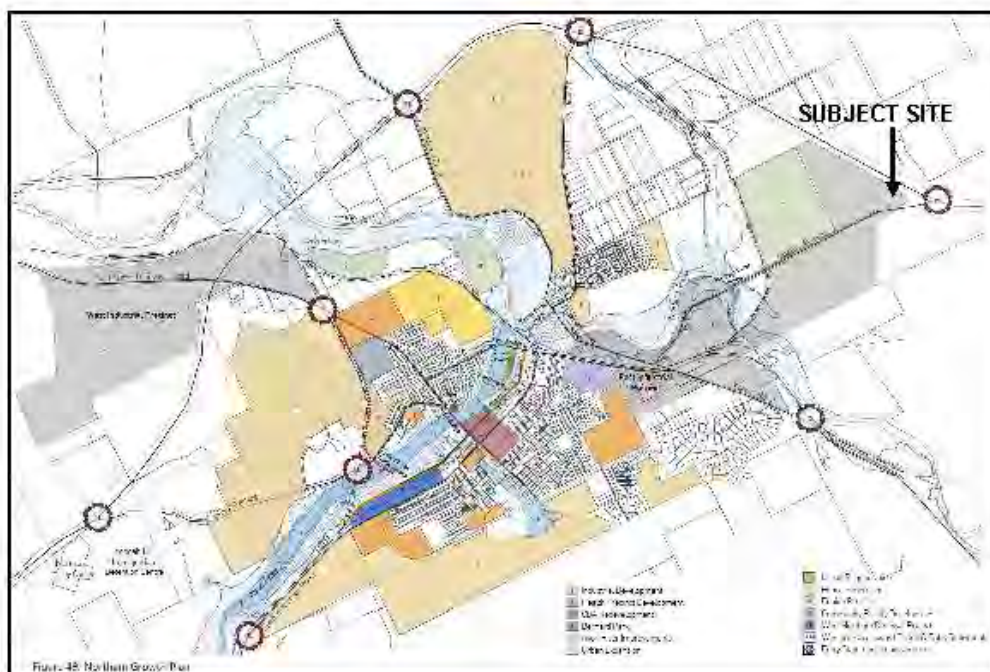


Figure 1: Location Plan

The land is located approximately 103 km northeast of Perth.

The subject site is currently zoned "Rural" in the Shire of Northam Town Planning Scheme No. 6 (TPS6).

The subject site is currently vacant and is not the subject of any productive rural use, due to its fragmented state and relatively small size.

The land is generally cleared of vegetation.

The subject land has a gentle incline rising from approximately 196m AHD at its south western corner along Yilgarn Avenue to approximately 208m AHD at the very eastern point of the land, adjacent to the tourist rest stop.

An Aerial Photograph of the site and its surrounds is included at **Figure 2**, below.



Figure 2: Aerial Photograph (source: Nearmap)

4.0 SCHEME AMENDMENT PROPOSAL

4.1 Amendment Specifications

The proposed Scheme Amendment to Town Planning Scheme No. 6 (TPS 6) seeks to rezone the subject site from "Rural" to "Special Use: Truck & Travel Centre" and to include the land in "Schedule 4 – Special Use Zones" of TPS 6.

The Special Use site will comprise a Truck & Travel Centre inclusive of the following Permitted (P) uses:

- Service Station
- Restaurant
- Fast Food Outlet (coffee)
- Produce Stall
- Third Party Highway Advertising

4.2 Rationale in Support of Amendment

The Proponent of this Amendment is seeking to development the land for a Truck & Travel Centre.

The proposed rezoning of the land is supported by the Shire of Northam's Northam Growth Plan and a range of other Planning documentation.

Further rationale in support of the Scheme Amendment is outlined in response to the various Planning requirements associated with the site, detailed in Section 5 of this Report.

4.3 Concept Plan

The proposed Scheme Amendment will enable a resultant development to be proposed which is depicted in the *attached* Concept Plan included at **Annexure 2**.

The Concept Plan identifies the conceptual layout for the Truck & Travel Centre, comprising the following elements:

- Service station bowsers and fuel canopies (for standard vehicles and heavy vehicles);
- Service station building comprising a dine-in restaurant and drive through coffee outlet,
- Car parking, caravan parking and truck parking;
- Roadside Market/Produce Stall for weekend trading that could possibly be connected to the already existing tourist rest stop;
- Third party highway advertising located at the northern end of the site, to be viewed from Great Eastern Highway; and
- Various landscaped zones and public amenities.

The detail of this Concept Plan will be perfected at the future Development Application stage.

5.0 PLANNING FRAMEWORK

5.1 Local Planning Context

5.1.1 Town Planning Scheme No. 6

The subject land is currently zoned "Rural" in the Shire of Northam Town Planning Scheme No. 6 (TPS 6).

The land has direct frontage to Yilgarn Avenue which is a "Major Road" Local Scheme Reserve.

The land is **not** directly adjacent to the Great Eastern Highway "Regional Road" Local Scheme Reserve, as can be seen in **Figure 3** (Scheme Map extract), below.



Figure 3: Scheme Map Extract

The objectives of the "Rural" zone include (but are not limited to) to provide for agriculture, extractive industries and tourist uses within the zone; to protect the potential of agricultural land for primary production; to preserve the landscape and character of the rural area; to control the fragmentation of broad-acre farming properties through the process of subdivision; and to protect land from degradation.

The proposal to develop this small 2.9ha parcel of land as a "Special Use: Truck & Travel Centre" will not result in any significant change to the rural character and appearance of the land nor will it result in subdivision or further fragmentation of land. The Amendment will allow the land to be put to good use and be consistent with future zoning of adjacent land for "Light & Service Industry".

The proposed "Special Use: Truck & Travel Centre" seeks to introduce a range of uses to support the truck and travel (tourism) industries in this area.

The Shire has separately progressed a Scheme Amendment for immediately adjacent land to the west, as part of an Omnibus Amendment to TPS 6. That Scheme Amendment proposes to rezone the adjacent land from "Rural" to "Light and Service Industry".

Clause 3.7 of TPS 6 will apply to the land following the proposed rezoning, as it deals with Special Use Zones. The site will be Special Use No. 12 (SU12).

It is noted in Clause 3.7 that, "a person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land."

The draft provisions that have been prepared for the site are as follows:

No.	Description of Land	Special Use	Conditions
SU12.	Lot 860 Yilgam Avenue, Malabaine	Truck & Travel Centre comprising: <ul style="list-style-type: none"> • Service Station (P) • Restaurant (P) • Fast Food Outlet (P) • Produce Stall (P) • Third Party Highway Advertising (P) 	<ol style="list-style-type: none"> 1. All development and use shall be subject to an Application for Development Approval. 2. All development and use shall be in accordance with any plans, conditions and management requirements approved by the local government. 3. No alterations or extensions to the land use shall be undertaken without the approval of the local government. 4. Any Application for Development Approval shall be supported by a Bushfire Management Plan and Transport Assessment. 5. On-site wastewater disposal through the use of Aerobic Treatment Units (ATUs) is required, to be determined at Development Application stage and to the satisfaction of the Health Department.

The draft provisions can be perfected through the progression of the Scheme Amendment.

5.1.2 Northam Growth Plan

Northam is reaffirmed as a Regional Centre under the State Government's SuperTowns Initiative to encourage more people to settle and live in the regional areas. Similarly, the Shire of Northam, through the 2011 Northam Development Plan, has articulated the desire for Northam to continue to grow sustainably and support local economic activity.

Northam has historically had a mono-economy based on the agriculture service industry, constrained by inadequate infrastructure and poor quality of amenity which has led to not fulfilling its current potential.

Since 2011, the Shire has been actively encouraging development and has prepared the Northam Growth Plan.

The Northam Growth Plan provides a framework for the future growth of the Northam townsite. The Growth Plan provides a strategic basis for the future growth of the townsite, which is to be used by decision makers in assessing rezoning, subdivision and development applications.

Importantly, the Growth Plan takes into account the need for additional industrial and service commercial areas in recognition of the regional service function of Northam. The Growth Plan states that this is particularly important on the town approach roads.

The Northam Growth Plan identifies a series of precincts, which set out how and when land should be used and developed, what infrastructure and services are needed, how community wellbeing can flourish and how the environment should be protected.

In relation to the subject site, the Growth Plan indicates that the land and land adjacent to it, are to be planned for "Industrial Development" as indicated at **Figure 4**, below. Further, an Entry Statement Improvement is also to be incorporated at the intersection of Great Eastern Highway and Yilgarn Avenue.

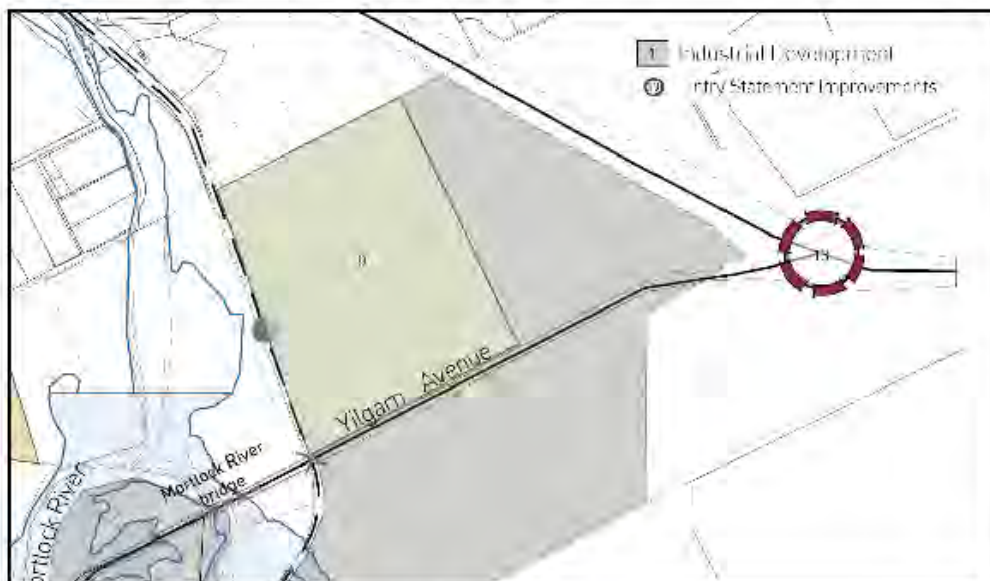


Figure 4: Northam Growth Plan Extract

The Shire has separately progressed a Scheme Amendment for adjacent land to the west, as part of an Omnibus Amendment to TPS 6. That Scheme Amendment proposes to rezone the adjacent land from "Rural" to "Light and Service Industry", which is generally consistent with the intent of the Northam Growth Plan.

The proposed rezoning of Lot 860 provides a specific Special Use zoning to allow development for specific land uses, rather than opening it up to a wide range of light and service industry land uses.

The proposed Scheme Amendment will be complementary to the future zoning of adjacent land, as it will provide essential services to the future industrial precinct, as well as continuing to support the existing Road Train Assembly facility in close proximity along Yilgarn Avenue. There is also the opportunity for the development of the site to include an improved Entry Statement at the intersection of Great Eastern Highway and Yilgarn Avenue.

In these circumstances, the proposed Scheme Amendment is consistent with the Northam Growth Plan.

5.2 State Planning Context

5.2.1 Northam Surrounds Structure Plan 2005

The *Northam Surrounds Structure Plan 2005* was prepared to review the existing and proposed strategic framework to guide development in the study area, while also identifying the opportunities and constraints associated with the future growth of the area from an environmental, servicing, transportation, and planning perspective.

The concept of the Northam Surrounds Structure Plan arose following the finalisation of the Avon Arc Sub Regional Strategy and the granting of approval to advertise new town planning schemes for both the Town of Northam and the Shire of Northam. It became apparent at that time, that Northam's growth as an important regional service centre required a coordinated planning framework.

A number of key issues were identified in the Structure Plan including the availability of serviced industrial land and development around the Northam Racecourse and road train assembly area.

Although the subject land is just outside of the study area, the Structure Plan supports land uses along Yilgarn Avenue that support existing heavy vehicle access opportunities.

The proposed Scheme Amendment is consistent with the intent of the Northam Surrounds Structure Plan for the locality.

5.2.2 Wheatbelt Regional Planning and Infrastructure Framework 2015

The *Wheatbelt Regional Planning and Infrastructure Framework 2015* provides the strategic direction for regional planning in the Wheatbelt.

More specifically, the Framework identifies the primary objectives for land use planning in a regional context to achieve economic growth. A number of actions are identified in the Framework in order to achieve this overarching vision, which primarily relate to enhancing the growth of the main economic drivers of the region.

The importance of agriculture and resources (and to a lesser extent, tourism) are recognised as key economic drivers.

The need to support these sectors is highlighted in the Framework.

The proposed rezoning of the subject land to facilitate the development of a Truck & Travel Centre offering a range services for tourists and heavy vehicles, will assist in achieving this particular objective of the Wheatbelt Framework.

Further, the diversification of the Wheatbelt economy will continue to benefit from existing intra-State road linkages. These linkages provide opportunities for the establishment of new business within identified industrial estates focused on servicing the resource sector.

Along the region's main freight routes and side roads, there is strong demand for land and services associated with freight, logistics and mining support.

Along with the Shire's recently progressed Omnibus Amendment, the proposed rezoning will assist in providing much need services to the truck and travel (tourist) industries, in a manner consistent with the objectives of the Wheatbelt Regional Planning and Infrastructure Framework.

5.2.3 WAPC State Planning Policy 2.5 – Rural Planning (2016)

The WAPC *State Planning Policy 2.5 (SPP 2.5) – Rural Planning* seeks to protect and preserve rural land in Western Australia and guide development on rural land and applies to State and local government planning decision-making.

SPP 2.5 states that where amendments are proposed on rural land:

- a) *Facilities should be located on a main road or on a road that is of a suitable standard and treatment, to accommodate traffic and freight.*
- b) *Facilities should contain or manage potential noise, amenity and air quality impacts on the land without affecting nearby rural land uses.*
- c) *Facilities should be visually compatible with the surrounding land uses and development;*
- d) *Facilities should be provided with essential services commensurate with the intended land use.*

Further, at Clause 6.4 of the Policy, *"in contemplating zoning proposals or amendments to region or local planning schemes, planning decision-makers shall consider:*

- (a) *The suitability of the site to be developed for the proposed use;*

- (b) The siting of the zone/land use in the context of surrounding zones/land uses (existing and proposed);
- (c) The capacity of the site to accommodate the proposed zone/land use and associated impacts and:
 - i. Only support proposals which are consistent with endorsed planning strategies, or in exceptional circumstances, where the proposal meets the objectives and intent of WAPC policy...

Given that the site is adjacent to Great Eastern Highway and adjacent to land the subject of rezoning to "Light and Service Industry", and is of a fragmented state, the proposed rezoning to a Special Use site is entirely consistent with the provisions of the Policy. Further, no land use conflicts on rural land is envisaged.

5.2.4 WAPC State Planning Policy 3.7 - Planning in Bushfire Prone Areas (2015)

The WAPC *State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire Prone Areas* states that strategic planning proposals within bushfire prone areas are to be accompanied by a bushfire assessment (relevant to the nature and scale of the development), identification of any bushfire hazard issues; and an assessment against the bushfire protection criteria contained in Appendix 4 of the Guidelines.

The subject land is identified as being **partly** within a designated bushfire prone area on the Department of Fire and Emergency Services (DFES) *Map of Bush Fire Prone Areas 2016* (see **Figure 5**, below).



Figure 5: Extract from Map of Bushfire Prone Areas

A Bushfire Attack Level (BAL) Assessment has been prepared by Bushfire Ready Consultants and is included at **Annexure 3**. The BAL Assessment has concluded the BAL rating for the site is BAL:12.5, and that a Bushfire Management Plan would be required at Development Application stage.

5.3 Other Planning Considerations

5.3.1 Services

The subject land will be provided with reticulated power, telecommunications, and water. On-site effluent disposal will be provided through on-site systems, with the detail of these systems provided at Development Application stage, with a referral to the Health Department.

5.3.2 Roads

The intersection of Yilgarn Avenue and Great Eastern Highway has been designed for heavy vehicle usage.

A Road Train Assembly area is located to the west of the subject site, along Yilgarn Avenue. The proposed Scheme Amendment and future development proposes to support the Road Train Assembly facility and the transport / logistics industries by providing essential services to users of the road network in the locality.

Yilgarn Avenue is appropriately sealed and drained to enable access to the site as generally proposed by the Concept Plan. A Traffic Assessment will be undertaken at Development Application stage.

6.0 CONCLUSION

Given the Scheme Amendment is consistent with the objectives of the Shire's local planning framework, and is in accordance with the WAPC's State Planning Policies and Frameworks, it is respectfully requested that Council initiate the proposed Scheme Amendment to Town Planning Scheme No. 6 (TPS 6) to rezone Lot 860 Yilgarn Avenue, Malabaine from "Rural" to "Special Use: Truck & Travel Centre" as proposed in this documentation.

Ultimately, we look forward to the Shire's support and the Western Australian Planning Commission's approval for the proposed Scheme Amendment.

As an additional benefit of this Scheme Amendment and the future development of the site, there is the opportunity for between 60-120 people to be employed during the construction of the facility, and for the long term, it is estimated that between 15-20 staff will be employed in the various parts of the development when it becomes operational.

Peter Webb and Associates

ANNEXURES

ANNEXURE 1

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 860/DP25781	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 22/8/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2221 FOLIO 680

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


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 860 ON DEPOSITED PLAN 25781

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PETER ROBERT SCHEER
SUZETTE ANNE SCHEER
BOTH OF POST OFFICE BOX 758, NORTHAM
AS JOINT TENANTS

(T K225993) REGISTERED 13/6/2007

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

1. *K225994 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 13/6/2007.

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

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

STATEMENTS:

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

SKETCH OF LAND: DP25781
PREVIOUS TITLE: 1217-534, 1582-35
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF NORTHAM

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K225994

ANNEXURE 2

Concept Plan

ANNEXURE 3
BAL Assessment
(Bushfire Ready Consultants)



AS 3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2009 (Incorporating Amendment Nos 1, 2 and 3). FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			860	YILGARN AVENUE	
Local government area	Suburb			State	Postcode
	NORTHAM			WA	6401
Main BCA class of the building	Class 6	Use(s) of the building	A PROPOSED SHOP FOR THE SALE OF FUEL AND OTHER PRODUCTS DIRECT TO THE PUBLIC		
Description of the building or works	SHOP AND OFFICE BUILDING, DETACHED FUEL CANOPIES AND ASSOCIATED INFRASTRUCTURE				

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
2017-1128	1	9 February 2017	12 February 2017

BPAD Accredited Practitioner Details

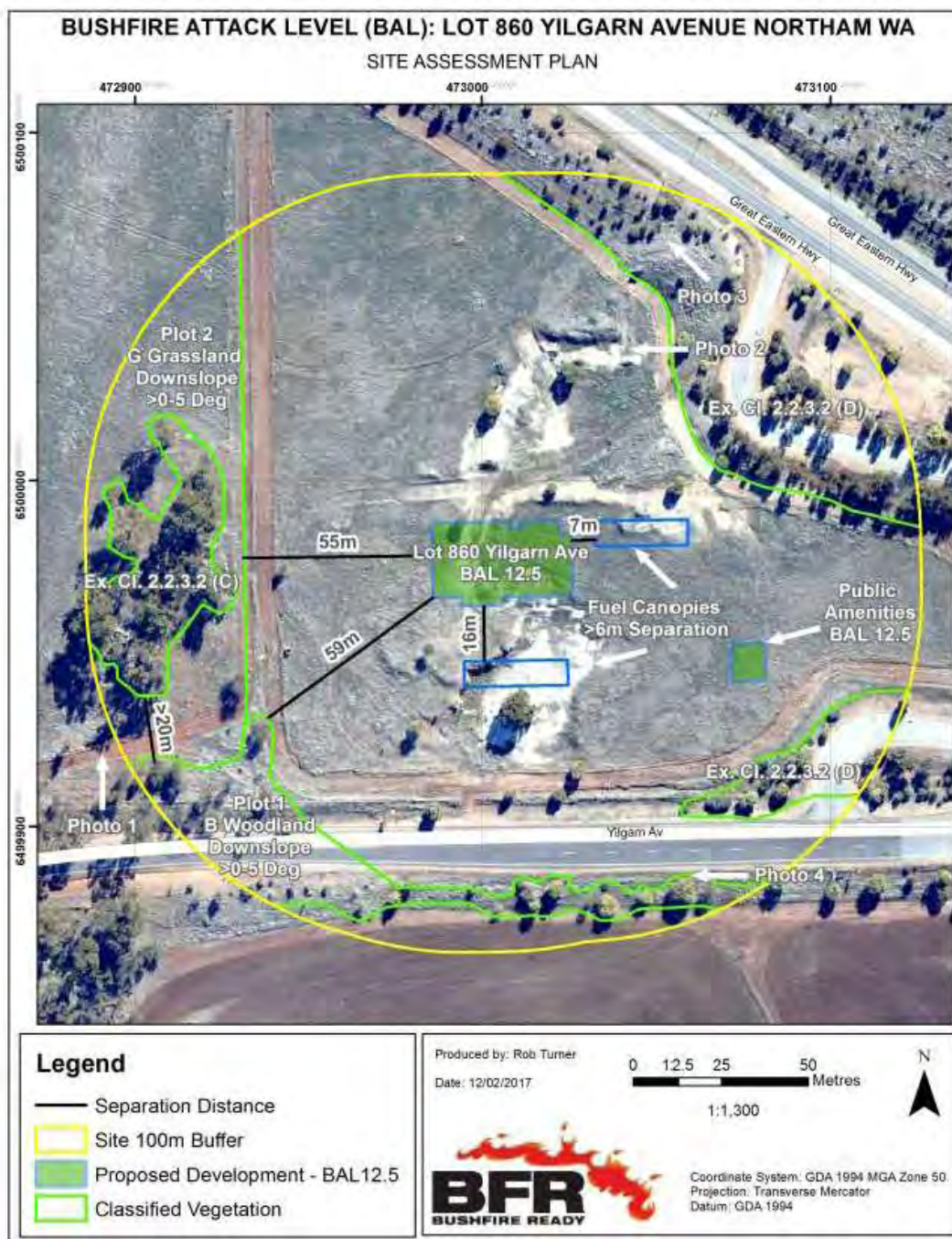
Name Robert Turner Company Details Bushfire Ready 	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>BPAD 36103</u></p> <p>Signature <u><i>Robert Turner</i></u></p> <p>Date <u>12/02/17</u></p> </div> <p style="text-align: right; font-size: small;"><i>Authorised Practitioner Stamp</i></p>
<p><small>Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.</small></p>	

BAL Assessment Report

The Fire Protection Association Admins Life Property Environment

Site Assessment & Site Plans

The assessment of this site / development was undertaken on 9 February 2017 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2009 Simplified Procedure (Method-1)



BAL Assessment Report

Vegetation Classification

All vegetation within 100m of the site / proposed development was classified or excluded in accordance with Clause 2.2.3 and 2.2.3.2 of AS 3959-2009 respectively. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

<p>Photo ID: 1 Plot: 2</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Class G Grassland – Sown pasture G-26</p> <p>Description / Justification for Classification</p> <p>A grassy structure used for livestock feed with some trees with total overstorey foliage less than 10%. This paddock to the West of the site is less suitable for cropping due to its greater slope than the area to the South and thus less likely to have the hazard removed on an annual basis by mechanical means. Livestock grazing is not deemed a means by which grassland hazard can be controlled in relation to exclusion purposes under AS3959-2009 clause (f).</p>	
<p>Photo ID: 2 Plot:</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Class G Grassland – Sown pasture G-26</p> <p>Description / Justification for Classification</p> <p>A grassy structure used for livestock feed with some trees with total overstorey foliage less than 10%. Site is in foreground and has not been included in separation distances as development will clear this land. Plot 2 can be seen in the background.</p>	
<p>Photo ID: 3 Plot:</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(d) Strip <20m in width</p> <p>Description / Justification for Classification</p> <p>Roadside vegetation on Great Eastern Hwy less than 20m in width perpendicular to the site and separated by greater than 20m to classifiable vegetation to the North East. The separation is achieved by the width of Great Eastern Hwy running surface and road side formation.</p>	

BAL Assessment Report

Life Property Environment

Photo ID: 4	Plot:
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(d) Strip <20m in width	
Description / Justification for Classification	
<p>Roadside vegetation on Yilgarn Avenue is less than 20m in width perpendicular to the site and separated by greater than 20m to classifiable vegetation to the North East. The separation is achieved by the width of Great Eastern Hwy running surface and road side formation. In addition the potentially classifiable vegetation to the south is associated with cropping and annual mechanical removal.</p>	

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40
Table 2.4.5

FDI 50
Table 2.4.4

FDI 80
Table 2.4.3

FDI 100
Table 2.4.2

Potential Bushfire Impacts

The potential bushfire impact to the site/ proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class B Woodland	>0-5	59	BAL – 12.5
2	Class G Grassland	>0-5	55	BAL – LOW

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2009 using the above analysis.

Determined Bushfire Attack Level

BAL – 12.5

Appendix 1: Additional Information / Advisory Notes

A Bushfire Attack Level (BAL) assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the proposed build / dwelling. The methodology used for the determination of the BAL rating and the subsequent building construction standards, are directly referenced from Australian Standards *AS3959:2009 Construction of Buildings in Bushfire Prone Areas*.

The BAL rating is determined through identification and assessment of the following parameters:

- Fire Danger Index (FDI) rating which is assumed to be FDI-80 for WA.
- All classified vegetation is within 100m of the subject building.
- Separation distance between the building and the classified vegetation source/s.
- Slope of the land under the classified vegetation

AS3959:2009 has six (6) levels of BAL, based on the radiant heat flux exposure to the building and also identifies the relevant sections for building construction, as detailed below;

Bushfire Attack Level (BAL)	Classified vegetation within 100m of the site and heat flux exposure thresholds	Description of the predicted bushfire attack and levels of exposure	Construction Section (within AS3959)
BAL-LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction standards	4
BAL-12.5	$\leq 12.5\text{kW/m}^2$	Ember Attack	3 and 5
BAL-19	$>12.5\text{kW/m}^2$ to $\leq 19\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increased heat flux	3 and 6
BAL-29	$>19\text{kW/m}^2$ to $\leq 29\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increased heat flux	3 and 7
BAL-40	$>29\text{kW/m}^2$ to $\leq 40\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increased heat flux with the increased likelihood of exposure to flames	3 and 8
BAL-FZ	$>40\text{kW/m}^2$	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 and 9



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

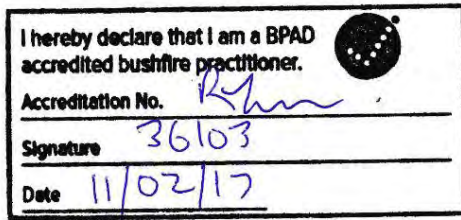
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			860	Yilgarn Avenue	
Local government area	Suburb			State	Postcode
	Northam			WA	6401
Main BCA class of the building	Use(s) of the building		A PROPOSED SHOP FOR THE SALE OF FUEL AND OTHER PRODUCTS DIRECT TO THE PUBLIC		
Description of the building or works	SHOP AND OFFICE BUILDING, DETACHED FUEL CANOPIES AND ASSOCIATED INFRASTRUCTURE				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	Downslope >0 - 5	59	BAL - 12.5

BPAD Accredited Practitioner Details

Name Rob Turner	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>36103</u> Signature <u>[Signature]</u> Date <u>11/02/17</u></p>
Company Details Bushfire Ready	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

12.3.10 Multiple Dog Application 22 Kingia Road, Wundowie

Address:	22 Kingia Road, Wundowie
Owner:	Kerry Austin
File Reference:	5.2.1.6/A1812
Reporting Officer:	Kellee Walters Ranger Coordinator
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

An application to keep more than the prescribed number of dogs for a property located at 22 Kingia Road, Wundowie. Council is required to make a determination on the application in accordance with Council's Dog Local Law 2008.

ATTACHMENTS

Attachment 1: Photos of enclosure.

BACKGROUND / DETAILS

In 2016 the Shire of Northam received a multiple dog application from the owner of 22 Kingia Road, Wundowie. The applicant is seeking to keep a total of three (3) dogs on a 0.2077 hectare property zoned as Residential. Council's Local Laws require the immediate adjoining neighbours to be advised of the application to establish if they have any objections.

The 3 dogs in the application comprise of:

- Rottweiler (F)
- Staffordshire Bull Terrier Cross (F)
- Blue Heeler (F)

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective C1: Create an environment that provides for a caring and healthy community.

Strategy C1.1: Provide quality regulatory services.

Financial / Resource Implications

Nil.

Legislative Compliance

Dog Act 1976 Part V — The keeping of dogs

26. Limitation as to numbers

- (1) A local government may, by a local law under this Act —
 - (a) limit the number of dogs that have reached 3 months of age that can be kept in or at premises in the local government's district; or
 - (b) limit the number of dogs of a breed specified in the local law that can be kept in or at premises in the local government's district.
- (2) A local law mentioned in subsection (1) —
 - (a) may limit the number of dogs that can be kept in or at premises to 2, 3, 4, 5 or 6 only
- (3) Where by a local law under this Act a local government has placed a limit on the keeping of dogs in any specified area but the local government is satisfied in relation to any particular premises that the provisions of this Act relating to approved kennel establishments need not be applied in the circumstances, the local government may grant an exemption in respect of those premises but any such exemption —
 - (a) may be made subject to conditions, including a condition that it applies only to the dogs specified in the exemption; and
 - (b) cannot authorise the keeping in or at those premises of —
 - (i) more than 6 dogs that have reached 3 months of age;

Shire of Northam – Dogs Local Law 2008

3.2 Limitation on the number of dogs

- (1) This clause does not apply to premises which have been -
 - (a) licensed under Part 4 as an approved kennel establishment; or
 - (b) granted an exemption under section 26(3) of the Act.
- (2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act -
 - (a) 2 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated within a townsite; or
 - (b) 2 dogs over the age of 3 months and the young of those dogs under that age if the premises is situated outside a townsite, if the subject property is less than 40 hectares, or 4 dogs over the age of 3 months and the young of those dogs under that age if the premises is situated outside

Policy Implications

Council Policy R9. 1 Multiple Dog Policy states the following -

An exemption under s26(3) of the *Dog Act 1976* to keep more than the number of dogs prescribed in the **Shire of Northam Dog Local Law 2008** is to be in accordance with the following conditions:

This approval is not transferable and is specific to the person named in the approval letter.

- 1 The approval is valid only for the nominated dogs within the application form and should any of the dogs die, be sold, go missing or be given away, it cannot be replaced prior to further Council approval.
- 2 All dogs approved to be kept on the subject premises, must hold and maintain valid registrations and be micro-chipped.
- 3 Any proven complaints from neighbours regarding offences against the *Dog Act 1976*, may result in the permit being revoked and the maximum number of dogs on the premises being reduced to two within 14 days.
- 4 At any time following approval, authorised Council officers can inspect the subject property to check fencing, number of dogs and registration details.
- 5 Compliance with the requirements of the *Dog Act 1976*, Regulations and any Local Law of the Shire of Northam.

Stakeholder Engagement / Consultation

Due to the property location and limited surrounding residential properties a total of 2 notification letters were sent with no responses received.

Evidence since application until the present indicates that there are not issues.

Risk Implications

The dogs are confined by solid fencing with extension added to further enhance confinement.

Ranger Services, to date have not received any complaints regarding any nuisance behaviour or wandering of the dogs.

On past evidence no risk implications can be identified in this instance.

OFFICER'S COMMENT

There have been no breaches of legislation or local laws recorded against this property or these dogs to this date.

In support of the application staff advise that:

- The applicant has all three dogs registered and micro chipped.
- A Ranger inspected the premises and is satisfied that the fencing and confinement is of a high standard.
- There are no recorded breaches of the Dog Act against these dogs or this property.
- The three dogs have been at the residence without complaint for several months, awaiting application outcome. The applicant is compliant with the Dog Act 1979 and Shire of Northam Local Dog Laws.

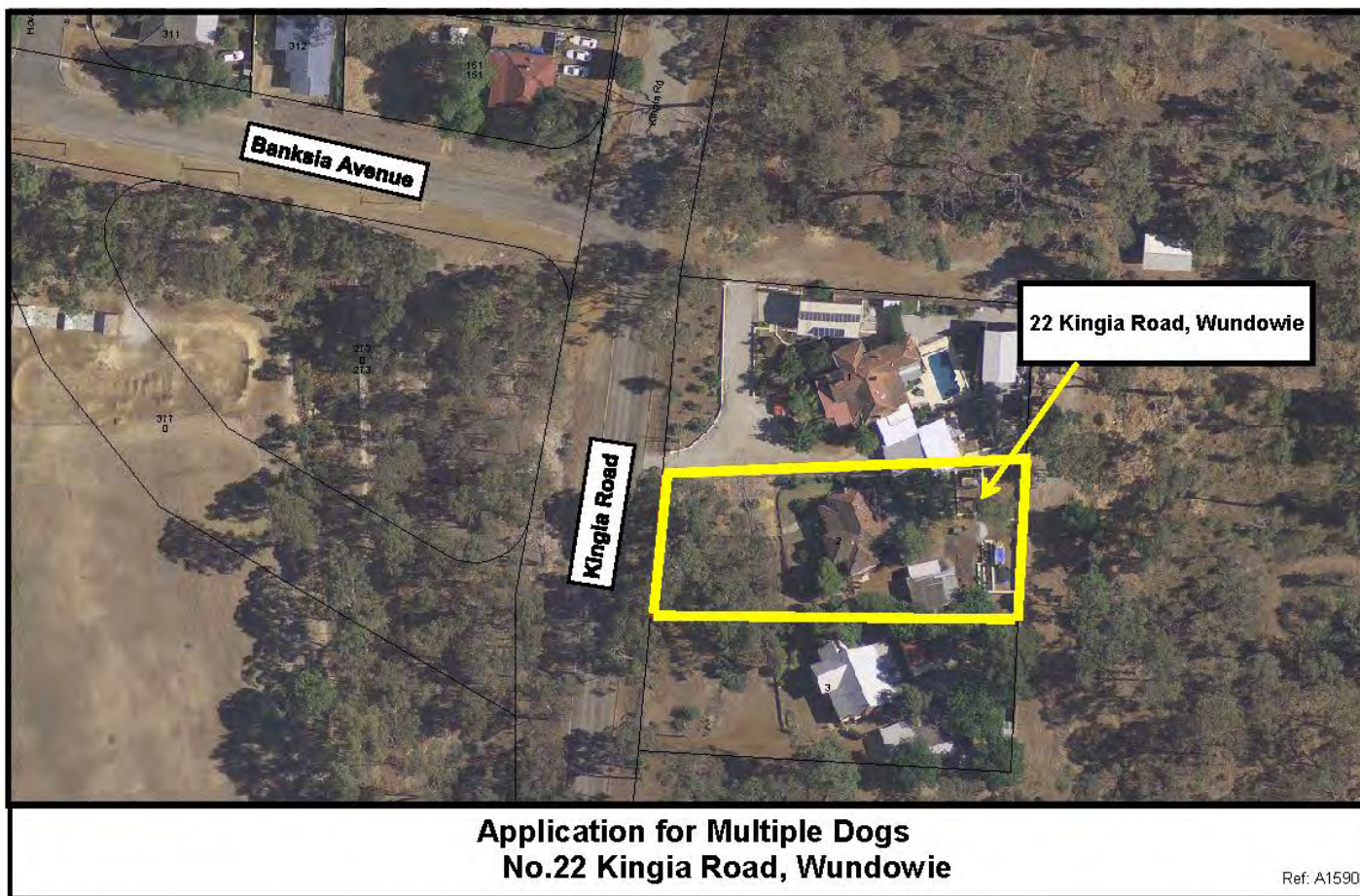
Given the above information Council Officers support the application.

RECOMMENDATION

That Council approve a multiple dog application for Kerry Austin at 22 Kingia Road, Wundowie pursuant to the following conditions;

- 1. This approval is not transferable and is specific to the person named in the approval letter.**
- 2. The approval is valid only for the nominated dogs within the application form and should any of the dogs die, be sold, go missing or be given away, it cannot be replaced prior to further Council approval.**
- 3. All dogs approved to be kept on the subject premises, must hold and maintain valid registrations and be micro-chipped.**
- 4. Any proven complaints from neighbours regarding offences against the Dog Act 1976, may result in the permit being revoked and the maximum number of dogs on the premises being reduced to two within 14 days.**
- 5. At any time following approval, authorised Council officers can inspect the subject property to check fencing, number of dogs and registration details.**
- 6. Compliance with the requirements of the Dog Act 1976, Regulations and any Local Law of the Shire of Northam.**

Attachment 1





on site final inspection



road, window



of



12.3.11 Application for Development Approval – Proposed ‘Use not Listed’ (Materials Recycling Facility) – Lot 10 (425) Eadine Road, Clackline.

Address:	Lot 10 (425) Eadine Road, Clackline
Owner:	Radomir & Ziyka Mitic
Applicant:	Taylor Burrell Barnett on behalf of Di Trento Demolition Pty Ltd
File Reference:	A763 / P16110
Reporting Officer:	Leigh Ashby Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Voting Requirement	Simple Majority

BRIEF

On 1 March 2017 the State Administrative Tribunal (SAT) made an Order under Section 31(1) of the *State Administrative Tribunal Act 2004* inviting Council to reconsider its decision in respect of the proposed materials recycling facility at Lot 10 (425) Eadine Road, Clackline (SAT Matter No. DR21 of 2017).

Council did not approve the application at the December 2016 Ordinary Council Meeting (refer Item 12.3.7) for the following reasons:

- *Council determined that the application did not fit within the definition for rural zoning as defined in Local Planning Scheme No.6. It was believed that this application would be more suitable at an alternative site (i.e. industrial);*
- *Concerns were also raised in relation to the intersection at Coach Road and Great Eastern Highway; and*
- *Council wanted to establish a precedent for future/similar applications.*

The SAT order to reconsider the decision leaves Council with the following options –

“After reconsidering a decision, the government decision-maker may:

- *Affirm the decision.*
- *Vary the decision.*
- *Set aside the decision and substitute a new decision.*

If the original decision-maker varies or substitutes the decision, then the next step depends on the applicant.”

ATTACHMENTS

- Attachment 1: Location Plan
- Attachment 2: Site Plan
- Attachment 3: Schedule of Submissions
- Attachment 4: Planning Report
- Attachment 5: Department of Commerce (Worksafe) Letter

BACKGROUND / DETAILS

Lot 10 (425) Eadine Road, Clackline (subject site) is approximately 98.4 hectares in area, is zoned 'Rural' under the Scheme and currently contains two outbuildings and an extractive industry license for the existing sand and gravel pits (refer to **Attachment 1 – Location Plan**). The current extractive industry licence was approved in 2003 and will expire in 2024.

The subject site is currently under offer from Di Trento Demolition (the proponent), subject to approval of the development application in question. The proponent appointed Taylor Burrell Barnett Town Planners to prepare and submit an application for Development Approval for a proposed Materials Recycling Facility at the subject land.

The land use can be described as a 'Materials Recycling Facility'. It is considered that the land use does not comfortably fit within any land use listed in the Zoning Table of the Shire's Local Planning Scheme No.6 (LPS6). Pursuant to clause 3.4.2 of LPS 6, the applicant has requested that the application be considered against the objectives of the 'Rural' zone, and be advertised in accordance with clause 64 of the deemed provisions.

The Proposal

The proponent proposes to establish a facility for processing inert building materials from within the existing gravel extraction area on the subject site, as is more clearly shown on the Site Plan (**Attachment 2**).

The building material will be delivered to the subject land for processing by semi-trailers (typical truck volume of 18 cubic metres). Material is collected and delivered to the subject land from various locations that the proponent operates from. The proponent advises that the material will be non-hazardous and free of potential contaminants or chemicals.

The machinery used in the processing of the material is similar to that used for extractive industry, i.e. crusher, excavator, digger and trucks. The mobile primary jaw plant ('plant') processes materials and incorporates a conveyor that stockpiles processed material. The plant will be operated as required in

order to efficiently process material, which would likely take 3 - 4 hours at a time.

The facility will be staffed by 1 plant operator, an on-site labourer and truck drivers.

The proponent proposes to create a bund, approximately 4 metres high, around the perimeter of the existing gravel extraction area. Over time, the bund may be shifted having regard to requirements for gravel extraction, or for the depositing of processed material. The bund will be constructed from material sourced from the land, such as the gravel resource, and may utilise some of the processed material. The applicant advises that the proposed bund would provide visual relief by screening the deposited material and the plant, as well as providing dust and noise mitigation.

It should be noted that the development application for the materials recycling facility is separate, and additional, to the existing extractive industry that is undertaken on the subject site. As part of the land transaction, the proponent will be seeking to have the extractive industry licence transferred to them.

The material will be deposited within the northern part of the gravel extraction area. This would enable the extractive industry for the gravel to continue within the southern part of the gravel extraction area. The proponent has indicated that, on average, a maximum of approximately 1,000m³ material will be crushed at the site.

The proposed hours of operation will be Monday – Saturday, 7am – 7pm. The plant will only be operated as sufficient material is accumulated for efficient processing. The proposed hours of operation are more in relation to trucks arriving/departing the site.

Trucks may park within the gravel extraction area or in proximity to the machinery for operation.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective P1: Promote a diverse mix of development opportunities throughout the Shire.

Strategy P1.1: Ensure Council land use planning is in place and reflective of established objectives.

Action: The proposed materials recycling facility would contribute to diversifying the mix of land uses found throughout the Shire.

Financial / Resource Implications

There are no financial or budgetary implications for the Shire in relation to the recommendations of this report.

Legislative Compliance

Shire of Northam Local Planning Scheme No. 6

Under Clause 3.4.2 of the Scheme, where a proposed use is not specifically mentioned in the zoning table the local government may determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of Clause 64 of the deemed provisions for local planning schemes in considering an application for development approval.

The objectives of the 'Rural' zone are as follows:

- To provide for horticulture, extensive and intensive agriculture, agroforestry, local services and industries, extractive industries and tourist uses which ensure conservation of landscape qualities in accordance with the capability of the land.
- To protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural area.
- To control the fragmentation of broad-acre farming properties through the process of subdivision.
- To protect land from land degradation and further loss of biodiversity by:
 - (i) Minimising the clearing of remnant vegetation and encouraging the protection of existing remnant vegetation;
 - (ii) Encouraging the development of and the protection of corridors of native vegetation;
 - (iii) Encouraging the development of environmentally acceptable surface and sub-surface drainage works; and
 - (iv) Encouraging rehabilitation of salt affected land.

Special Control Area 2 – Landscape Protection

The subject site is located within Special Control Area 2 – *Landscape Protection* (SCA 2) as outlined under Clause 5.3 of the Scheme. The purpose of SCA 2 is to:

- (a) Preserve the visual amenity and landscape quality of the area;
- (b) Avoid development which would negatively impact upon the ecological values and landscape qualities of the area; and
- (c) Ensure that land use in the area, including grazing, mining activities and recreational activities does not degrade the area.

In accordance with Clause 5.3.3.2, development applications for land within SCA 2 will not be approved where the development may detract from the visual landscape quality of the area. The impacts of proposals for aquaculture, commercial tree plantations or significant revegetation, earthworks (such as filling and excavation) and intensive agriculture will be carefully assessed.

Clause 67 of the deemed provisions for local planning schemes

When considering applications for development approval, the local government is to have due regard to any matters considered relevant to the application as set out in Clause 67 of the deemed provisions for local planning schemes. The following matters are considered to be relevant to this application:

- (a) *The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.*
- (d) *Any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d).*
- (m) *The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.*
- (n) *The amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development.*
- (o) *The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.*
- (p) *Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.*
- (q) *The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.*
- (r) *The suitability of the land for the development taking into account the possible risk to human health or safety.*
- (t) *The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.*
- (x) *The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.*
- (y) *Any submissions received on the application.*
- (za) *The comments or submissions received from any authority consulted under clause 66.*
- (zb) *Any other planning consideration the local government considers appropriate."*

Shire of Northam Local Planning Strategy (2013)

Under the Shire's Local Planning Strategy (the Strategy) the subject site is within a designated Landscape Protection Area, which has been discussed in the above section of this report.

Environmental Protection (Noise) Regulations 1997

Noise is governed by the *Environmental Protection (Noise) Regulations 1997* (the Noise Regulations) with enforcement provisions available to the local authority and police. Under the Noise Regulations, noise is deemed unreasonable if it exceeds a prescribed standard or if the noise unreasonably interferes with the health, welfare, convenience, comfort or amenity of the occupier making the complaint.

EPA Guidance Statement No.3

The "crushing of building material" (including the crushing or cleaning of waste building or demolition material) is categorised as a sensitive land use by the Environmental Protection Authority (EPA). The EPA outlines a buffer distance of 1,000 metres from a 'crushing of building material' land use to sensitive land uses (such as residential land).

Policy Implications

There are no policy implications for the Shire in relation to the recommendations of this report.

Stakeholder Engagement / Consultation

The development application was advertised in accordance with the Shire's Local Planning Policy No. 20 *Advertising of Planning Proposals* and Clause 64 of the *deemed provisions for local planning schemes*. Notice of the application was given for 14 days via the following means of advertisement –

- A letter to landowners within a 1 kilometre radius from the proposed location of the materials recycling facility on the subject site;
- A letter to Main Roads WA and the Department of Environment Regulation;
- A notification of the proposal in the local newspaper (Avon Valley Advocate);
- A notification of the proposal on the Shire's website; and
- A hardcopy of the application documents available for public inspection at the Shire Administration Office.

Upon the completion of the advertising period, all submissions received were compiled into a schedule of submissions by Staff (refer to **Attachment 3 – Schedule of Submissions**).

A total of 4 submissions (objections) were received from surrounding landowners, along with advice from Main Roads WA.

The submissions raised the following issues:-

- Compatibility/appropriateness of the proposed land use with the Rural zoning;
- Increased traffic flow;
- Safety for road users, and wear and tear to Eadine Road;

- The potential for soil contamination, noise emissions, dust and fumes emanating from the site;
- Risk of bushfire;
- Opening and closing hours – operating early in the morning and late at night generating noise.

Main Roads advised that “as of right vehicles” will only be permitted to and from the site; should the vehicle type or frequency change MRWA reserves the right to reassess the suitability of the intersection of the local road and the MRWA network.

As part of the application, the applicant also provided a letter from Worksafe (refer to **Attachment 5** – Worksafe Letter).

Risk Implications

There are no risk implications for the Shire in relation to the recommendations of this report.

OFFICER'S COMMENT

The key matters arising from the submissions received along with those recognised by staff as requiring further assessment are addressed below:

Land Use Compatibility

Determining whether the proposed land use is consistent with the objectives of the rural zone is the critical factor in assessing a development application for a use not listed. It is important to note that there is an approved extractive industry that currently operates from two large pits on the subject site. Furthermore, substantial mounds of extracted sand and gravel are stockpiled at the subject site, and then carted off-site by trucks.

Given the nature of the existing land use in existence at the subject site, it is reasonable to consider the proposed materials recycling facility as being generally consistent with the objectives of the Rural zone. The proposal will not detrimentally affect the rural outlook character of the area any more so than the existing extractive industry operation does.

Use Not Listed

Pursuant to clause 3.4.2 of LPS 6, where a proposed land use does not comfortably fit within any land use listed in the Zoning Table of the Scheme, the local **environment** may determine that the use may be consistent with the objectives of the particular zone. The proposed land use can be described as a 'Materials Recycling Facility'. It is considered that the proposed land use does not fall under the 'Industry – General' land use definition that is currently in the Zoning Table of the Scheme. The definition for 'Industry – General' is as follows:

“industry - general means an industry other than a cottage, extractive, light, mining, rural or service industry.”

“industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes premises on the same land used for -

- (a) the storage of goods;*
- (b) the work of administration or accounting;*
- (c) the selling of goods by wholesale or retail; or*
- (d) the provision of amenities for employees, incidental to any of those industrial operations.”*

Staff have considered that the proposal does not comfortably fit under the above industry definitions as the development proposed incorporates the ‘recycling’ of materials.

Amenity

Taking into account the above, the proposed use will not have a detrimental impact on the amenity of the area for the following reasons:

- The proposed facility is located within the parameters of the existing gravel extraction pit;
- The 4 metre high earth bund, which is to surround the operating equipment, will not become an ‘eye-sore’ as views of the bund from neighbouring properties are very limited;
- The proposed earth bund is not too dissimilar to the large existing mounds of stockpiled sand and gravel;
- Shire staff are satisfied that the noise generated from the operating equipment will be mitigated sufficiently by the proposed 4 metre high earth bund;
- The machinery use has built-in dust suppression systems and will only be used when required; and
- The proposed average of 4 trucks per day will not create new found safety concerns for road users.

Noise

As noted above, noise is regulated by the *Environmental Protection Regulations 1997*. Staff are satisfied that sufficient measures have been taken to mitigate any potential noise impacts stemming from the machinery used to operate the facility. Given that machinery of a similar nature to that proposed is still regularly used to extract materials from the two pits on a regular basis, and over similar hours of operation to those proposed, the noise impact is not considered to be detrimental to surrounding land owners. Importantly, the machinery will not be operated for the entirety of the proposed hours of

operation. It is anticipated that machinery will only be running approximately three to four hours at a time, once sufficient material is accumulated.

Dust

The proposed materials recycling facility will utilise machinery of a similar nature to that used for the existing extractive industry. The machinery to be used to recycle the materials is manufactured with built-in dust suppression systems. Given that trucks of a similar size already access the site via the same access route as proposed, and the estimated average of four trucks per day, the dust impact caused by vehicular movements is considered to be minimal.

Public Health & Safety

Concerns regarding the possibility of asbestos materials being brought to the subject site were raised in some of the submissions received. The applicant currently holds a valid 'Restricted Asbestos Licence' and a 'Demolition Licence', of which both are issued by Worksafe and are subject to regular audits and inspections. The treatment of asbestos is strictly controlled and can only be disposed of at a registered asbestos disposal site. A letter dated 14 November 2016 from the Audit and Special Investigations Unit of Worksafe confirms that "Di Trento Demolition Pty Ltd have never had an adverse finding in relation to the above licences during any audit or inspection."

Traffic

Another concern highlighted by some of the submissions was the safety of children catching the school bus due to an increase in traffic flow along Eadine Road. The proposed truck route to and from the site is via the intersection of Great Eastern Highway and Old Coach Road, and then along Eadine Road to the existing gravel crossover to the subject site. Notably, there are no crossovers to other properties within the section of Eadine Road that the trucks will be using. Therefore, the school bus may travel along this section of Eadine Road, however, the bus would not be stopping to pick up or drop off school kids.

The Officer's Recommendation to Council 21/12/2016

The Officer's Recommendation to Council at the Ordinary Council Meeting held on 21 December 2016 was as follows: -

That Council:

- 1. Determine that the proposed "materials recycling" use at Lot 10 (425) Eadine Road, Clackline is consistent with the objectives of the Rural zone in Local Planning Scheme No. 6 and is therefore permitted.*
- 2. Grants Development Approval for a Materials Recycling Facility at Lot 10 (425) Eadine Road, Clackline submitted by Taylor Burrell Barnett on behalf of Di Trento Demolition as outlined in the Application received 24th October 2016*

(Application P16110) and indicated on the approved plans, subject to the following conditions:

- 2.1 The development hereby permitted must substantially commence within two years from the date of this decision letter.
- 2.2 The development hereby permitted taking place in accordance with the approved plans dated 19/10/2016.
- 2.3 Temporary Approval: This approval will expire and the use permitted by this approval must cease on or before 31st December 2024 unless, after a written request is made prior to that date, the approval is extended by the local government.
- 2.4 No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
- 2.5 All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion to the satisfaction of the local government.
- 2.6 Prior to the commencement of the facility operating, screening measures as indicated on the approved plans to be constructed to the satisfaction of the local government.
- 2.7 All materials are to be stockpiled out of sight within the confines of the screening material.
- 2.8 The hours of operation on the site shall be confined to the following hours:
 - 6.00am to 5.30pm – Mondays to Fridays
 - 6.00am to 1.00pm – Saturdays
 - No work on Sundays and Public holidays
- 2.9 The operators of the site shall install and maintain approved road signs along the transport route, warning other road users of trucks entering and using the public road system.
- 2.10 The operator of the facility shall take all necessary steps to ensure the safety of persons employed at or visiting the site at all times.
- 2.11 Prior to commencement of the use, the applicant to provide a rehabilitation bond or bank guarantee for not less than \$25,000 (twenty five thousand dollars) and such bond or bank guarantee to be unconditional (no expiry date).
- 2.12 Should the local government receive any substantial complaints regarding noise, the operator shall commission an acoustics engineer agreed to by the local government to undertake, at the operator's full

cost, a noise assessment of the operation of the materials recycling facility indicating whether the operation complies with the Environmental Protection (Noise) Regulations 1997 (WA) and, in the case of any noncompliance, what measures or works must be undertaken to achieve compliance. The acoustics engineer shall provide a copy of the report to the local government at the same time as providing the report to the operator. The local government shall make the report available for public inspection.

2.13 Truck movements are restricted 4 movements in/out per day of operation (average).

2.14 The crushing machine is to operate for a maximum period of 4 hours per day(average) and in accordance with the requirements of the Environmental Protection (Noise) Regulations 1997 (WA) .

2.15 No recycled material is permitted to be permanently deposited on the subject site.

2.16 Prior to occupation of the development, an operational management plan to the satisfaction of the local government shall be submitted to and approved by the local government. The plan shall address the following matters:

- Complaints handling;
- Litter management;
- Truck delivery and departure times; and
- Noise and dust suppression management.

Once approved, the operational development plan shall be implemented in its entirety.

2.17 Any excessive damage to roads under the control and management of the Shire of Northam that are damaged due to land use are reinstated by the applicant of the development.

Council's Options

The SAT order to reconsider the decision leaves Council with the following options –

Council may: -

- Affirm the decision;
- Vary the decision; or
- Set aside the decision and substitute a new decision.

RECOMMENDATION

That Council reconsiders SAT Matter No. DR21 of 2017 (Di Trento v Shire of Northam) which pertains to the application for Development Approval for a materials recycling facility at Lot 10 (425) Eadine Road, Clackline, submitted by Taylor Burrell Barnett on behalf of Di Trento Demolition (Application P16110),

Attachment 2



Attachment 3

Shire of Northam Local Planning Scheme No.6

Application for Planning Approval – Use Not Listed “Materials Recycling Facility” – Lot 10 (425) Eadine Road, Clackline

Schedule of Submissions

Note: In the ‘Local Government Comments & Recommendations’ column, if a submission is only “Noted”, it does not make it clear to the decision-maker whether it agrees or does not agree with the submission. If a submission is “Upheld”, it means that the decision-maker agrees that the development proposal should be modified as a result of the submission. If a submission is “Dismissed”, it means that no modifications are recommended.

No .	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
1	6/11/2016	Suellyn Boucher 269 Eadine Road, Clackline WA 6564	269 Eadine Road, Clackline WA 6564	<ul style="list-style-type: none"> • Compatibility/appropriateness of the proposed land use with the Rural zoning. • Increased traffic flow • Safety for road users with increased number of trucks entering/exiting Great Eastern Highway. Safety along narrow Eadine road – school bus route, wear and tear. • Hazardous dust and emissions (diesel) • Noise of plant machinery and trucks • How will the water usage be managed to control dust 	<p><u>Compatibility</u></p> <ul style="list-style-type: none"> • From a site inspection, there were no dwellings visible from the proposal’s central location on the subject lot. • The property has an existing gravel extraction pit and sand extraction pit. This licence is still active and extraction of the materials happens on a regular basis and can occur during similar hours of operation. The machinery used for the proposal will be the same used for the extractive industry. However, the proposal upgrades and improves the site including higher occupational health and safety rules and regulations, correct PPE, newer machinery to have lower noise and dust emissions, and an organised site. • The machinery is proposed to be situated inside the gravel pit, surrounded with an earth bund, and will not be visible. The earth bund would appear to be that of an embankment or a dam. • The Scheme has provisions for unlisted uses to be given due consideration. Pursuant to clause 3.4.2 of LPS 6, the application was lodged as a use not listed in the Scheme, with a request that it be considered against the objectives of the ‘Rural’ zone, and be advertised in accordance with clause 64 of the deemed provisions. • The Applicant’s letter (which was advertised) provided a response to the Zone objectives, and provides rationale for how the proposal is consistent with the zone objectives. • On the Context Plan, the resident’s dwelling is measured approximately 933m from the proposed development. The resident in their original submission agrees that the development will not be visible. The bund would, however, further provide visual screening and noise attenuation benefits.

No	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
					<ul style="list-style-type: none"> Having regard to all the matters under clause 67 of the Deemed Provisions, the application is demonstrated to be compatible with its setting and that there are no impacts on the environment or the character or amenity of the location. <p><u>Traffic Flow and Safety</u></p> <ul style="list-style-type: none"> The operator is based in Perth. Trucks would use Great Eastern Highway and turn off at the Old Coach Road intersection and travel along approximately 630m of Eadine Road. The proposal is anticipated to generate an average of 4 trucks per day. Great Eastern Highway traffic counts near Wundowie indicate an average 5,200 vehicles per day. This proposal represents a negligible increase (i.e. about 0.077%) on highway traffic volumes. MRWA has provided written support for trucks using the intersection at Great Eastern Highway and Old Coach Road. It is understood that Eadine Road is a 50km/h road. Trucks travelling the 630m distance between the subject site and the Highway intersection (or vice versa) would be at or under the speed limit. Eadine Road is a local rural road that appears to be maintained in good condition by the Shire. It is anticipated that trucks already use this road for rural/agricultural pursuits, harvest time, etc. As such, usage of the road would be within the designed tolerances of the road. No bus stops are identified along the 630m stretch of Eadine Road as measured from the subject site to the Old Coach Road intersection. Regional school buses tend to stop at the gate of registered properties along their designated bus routes. <p><u>Hazardous dust and emissions (diesel)</u></p> <ul style="list-style-type: none"> The machinery is sold by the manufacturer with a modern, low emission Cat diesel engine. The plant is safe for operation with workers standing next to the machinery. The machinery is manufactured with built-in dust suppression systems. There are no hazardous materials proposed to be delivered to the site. Dust will not contain hazardous materials. <p><u>Noise of Plant</u></p> <ul style="list-style-type: none"> A 4m high bund is proposed. Bunds are a commonly used technique for noise attenuation and visual screening. The Context Plan demonstrates that no dwellings are within 750m of the proposal. It would be too inefficient to operate the machinery unless enough material is accumulated on-site to process. Given the capacity and efficient nature of the machinery, it is anticipated it would only be 'running' for 3-4 hours. <p><u>Water</u></p> <p>Water would be sourced from available water mains, or would be carted in at the operator's cost.</p>

No	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
2	9/11/2016	Ian & Diana Warner – 1 Muresk Road, Northam	Lot 1096 Smith Road, Clackline	<ul style="list-style-type: none"> • Compatibility/appropriateness of the proposed land use with the Rural zoning. • How often exactly will processing occur • What is the entire recycling process – are hazardous (e.g. asbestos etc) materials identified and dealt with prior to recycling. Is the type of material brought to the sight monitored before it is delivered to the site. • Dust and noise pollution from the machinery and trucks. • Bushfire management risk – pasture section of the block not being maintained. Restrictions on vehicle movements during harvest bans and extreme fire risk days. • Amount of building waste used for recycling – assurance that it will not be used for landfill at the property. • Provision of new infrastructure if business expands • Ablution facilities for workers 	<p><u>Compatibility</u></p> <ul style="list-style-type: none"> • A corner of Lot 1096 is within 1km of the proposal. Lot 1096 is on the other side of a natural ridgeline from the proposal. The distance of the proposal from Lot 1096 and the earth bund, topography of the hill ridgeline, and existing vegetation provides suitable screening and relief. • The property has an existing gravel extraction pit and sand extraction pit. This licence is still active and extraction of the materials happens on a regular basis and can occur during similar hours of operation. The machinery used for the proposal will be the same used for the extractive industry. However, the proposal upgrades and improves the site including higher occupational health and safety rules and regulations, correct PPE, newer machinery to have lower noise and dust emissions, and an organised site. • The machinery is proposed to be situated inside the gravel pit, surrounded with an earth bund, and will not be visible. The earth bund would appear to be that of an embankment or a dam. <p><u>Hours of Operation:</u></p> <ul style="list-style-type: none"> • The licence for the existing gravel extraction pit and sand extraction pit is still active and extraction of the materials happens on a regular basis with similar hours of operation. • The application letter describes the intended operation of the proposal, including the anticipated average of 4 trucks per day. The machinery is efficient and it would not be feasible to operate it unless enough material has been accumulated. • The hours of operation would be similar to the extractive industry and other rural uses in the local area, and are proposed such that the Operator is afforded flexibility for when they could access the site. The ability to collect material and the logistics involved for transporting to the subject site is dependent on such hours of operation. <p><u>Materials:</u></p> <ul style="list-style-type: none"> • This application is for recycling of inert building materials. The operator diligently separates and sorts a range of material from demolitions. They work with relevant licences that are audited by WorkSafe. WorkSafe has provided written advice confirming the operator currently complies with acceptable standards of conformance. • Hazardous waste is subject to disposal to companies approved to accept such materials. No hazardous material will be delivered to the subject lot. Hazardous material is specifically transferred to facilities in Kwinana or Bullsbrook, which are registered and approved to accept such materials. • The operator uses a number of facilities, i.e.: Garden waste is mulched in Bayswater; Timber is recycled in Hazelmere; Hazardous materials are taken to approved facilities in Kwinana or Bullsbrook; Metal is recycled in Welshpool or Landsdale.

No	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
					<p><u>Dust and noise:</u></p> <ul style="list-style-type: none"> The machinery is manufactured by a reputable company of 30 years' experience with a focus on environmental standards and operational efficiency. Dust is controlled with high pressure water spraying and the machinery is designed for dust encapsulation. The machinery is within the existing pit and will be surrounded by the bund. The access track is gravel and is already used by trucks for the extractive industry. We are unaware of any dust problems from that level of activity. Dust suppression can be undertaken on dry/windy days to mitigate dust. The proposal is for a private operator for processing material on private property. It is not proposed as a landfill. <p><u>Bushfire risk:</u></p> <ul style="list-style-type: none"> The landowner would be responsible for managing the land in accordance with the Shire's firebreak/fire reduction order as published under the <i>Bush Fires Act 1954</i>. The Shire is the responsible authority for administering its Scheme and for determining the Development Application. <p><u>Recycling of material:</u></p> <ul style="list-style-type: none"> Inert material is neither chemically or biologically reactive and will not decompose, such as brick, concrete, tile. The operator intends to stockpile material as it is a valuable resource, and this application would divert resources from being unnecessarily dumped in landfills. Chemicals, hazardous waste etc are not proposed to be brought to the site. The operator uses a number of facilities, i.e.: Garden waste is mulched in Bayswater; Timber is recycled in Hazelmere; Hazardous materials are taken to approved facilities in Kwinana or Bullsbrook; Metal is recycled in Welshpool or Landsdale. As per the list above, the operator recycles a range of materials that are collected from demolition sites. The inert material to be recycled on-site is a percentage of the total material collected during demolition and by aiming to recycle this material, it could be utilised for a number of opportunities, such as road base. <p><u>New infrastructure and Ablution facilities:</u></p> <ul style="list-style-type: none"> The operator does not contemplate new infrastructure being required for the proposal. <p>The operator does not contemplate the need for ablutions for drivers or operators, as workers would not be on-site for all hours quoted in the application. Truck drivers may use public facilities at nearby towns or service stations.</p>

No	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
3	9/11/2016	Judith Odgaard – 24 Old Coach Road, Mokine	24 Old Coach Road, Mokine	<ul style="list-style-type: none"> • Compatibility/appropriateness of the proposed land use with the Rural zoning. • Detail of potential effects of noise, dust etc to the south of the site. • Ability of the plant/machinery to be screened in order so that it cannot be viewed from neighbouring properties. • Assurance that the dust and noise generated can definitely be suppressed sufficiently to not affect adjoining properties. • Hours of operation not set – could be easily changed if not set beforehand. • Potential for the business to expand • Hours of operation for vehicle movements are very broad and allow for expansion of times. • Safety for road users with heavy/large vehicles entering/exiting great eastern highway and old coach road intersection. • No mention of how trucks will be coming to the site from great 	<p><u>Compatibility</u></p> <ul style="list-style-type: none"> • The resident’s dwelling is approximately 900m south of the proposal. The existing extractive industry may potentially be seen from the resident’s property – this cannot be confirmed without being invited to visit their property. However, the topography of the land and trees provide screening. A site inspection of the proposal was undertaken and demonstrated that no dwellings are visible from the proposal’s central location. • The machinery is proposed to be situated inside the gravel pit, surrounded with an earth bund, and will not be visible. The earth bund would appear to be that of an embankment or a dam. At any distance (including from the resident’s house 900m away) and being screened by existing vegetation, the bund would be in keeping with the landscape characteristics of the site. • Given level changes between Eadine Road and Great Eastern Highway, as well as trees/vegetation, it would be very difficult to glimpse the proposal from the Highway. • The Scheme has provisions for unlisted uses to be given due consideration. Pursuant to clause 3.4.2 of LPS 6, the application was lodged as a use not listed in the Scheme, with a request that it be considered against the objectives of the ‘Rural’ zone, and be advertised in accordance with clause 64 of the deemed provisions. • The Applicant’s letter (which was advertised) provided a response to the Zone objectives, and provides rationale for how the proposal is consistent with the zone objectives. • Having regard to all the matters under clause 67 of the Deemed Provisions, the application is demonstrated to be compatible with its setting and that there are no impacts on the environment or the character or amenity of the location. <p><u>Potential effects of noise, dust to the south:</u></p> <ul style="list-style-type: none"> • A 4m high bund is proposed. Bunds are a commonly used technique for noise attenuation and visual screening. • The machinery is manufactured by a reputable company of 30 years’ experience with a focus on environmental standards and operational efficiency. Dust is controlled with high pressure water spraying and the machinery is designed for dust encapsulation. The machinery is within the existing pit and will be surrounded by the bund. • Emissions would only be from trucks and the machinery. The machinery is manufactured with a modern, low emission Cat diesel engine that is safely operated with workers nearby. <p><u>Hours of operation:</u></p> <ul style="list-style-type: none"> • The hours of operation would be similar to the extractive industry and other rural uses in the local area, and are proposed such that the Operator is afforded flexibility for when they could access the site. The ability to collect material and the logistics involved for transporting to the subject site is dependent on such hours of operation. <p><u>Potential for the business to expand:</u></p>

No	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
				<p>eastern highway – safety of doing two 90 degree turns within 40 metres. Turning off great eastern highway where overtaking lane ceases. Alternate access at Eastern end of Eadine Road.</p>	<ul style="list-style-type: none"> The proposal is for utilising the existing gravel pit. <p><u>Safety for road users:</u></p> <ul style="list-style-type: none"> Trucks would be moving from Great Eastern Highway onto Eadine Road, and would return in the same manner. It is understood that Eadine Road is a 50km/h road. Trucks travelling the 630m distance between the subject site and the Highway intersection (or vice versa) would be at or under the speed limit. There is good visibility at the crossover onto Eadine Road as well at the intersection of Old Coach Road and Great Eastern Highway. MRWA has provided written support for trucks using the intersection at Great Eastern Highway and Old Coach Road. The route between Old Coach Road and the subject site, a distance of approx 630 metres, does not pass any dwellings. There is no identifiable Bus Stop along the proposed route for trucks. <p>Eadine Road is a local rural road that appears to be maintained in good condition by the Shire. It is anticipated that trucks already use this road for rural/agricultural pursuits, harvest time, etc. As such, usage of the road for this application is likely to be within the tolerances of the road design.</p>
4	11/11/2016	Chelsea Pomare & Joshua Managh – 292 Eadine Road, Clackline	292 Eadine Road, Clackline	<ul style="list-style-type: none"> Noise from the operating machinery and trucks Safety for school bus pick up/drop off Dust from machinery and trucks Increased traffic flow Opening and closing hours – operating early in the morning and late at night generating noise. 	<p><u>Noise:</u></p> <ul style="list-style-type: none"> A 4m high bund is proposed. Bunds are a commonly used technique for noise attenuation and visual screening. Emissions would only be from trucks and the machinery. The machinery is manufactured with a modern, low emission Cat diesel engine that is operated with workers nearby. <p><u>Safety:</u></p> <ul style="list-style-type: none"> The route between Old Coach Road and the subject site, a distance of approx 630 metres, does not pass any dwellings. There is no identifiable Bus Stop along the proposed route for trucks. Regional school buses tend to stop at the gate of registered properties along their designated bus routes. <p><u>Dust:</u></p> <ul style="list-style-type: none"> The machinery is manufactured by a reputable company of 30 years' experience with a focus on environmental standards and operational efficiency. Dust is controlled with high pressure water spraying and the machinery is designed for dust encapsulation. The machinery is within the existing pit and will be surrounded by an earth bund. The access track is gravel and is already used by trucks for the extractive industry. We are unaware of any dust problems from that level of activity. Dust suppression can be undertaken on dry/windy days to mitigate dust. <p><u>Traffic:</u></p> <ul style="list-style-type: none"> Only 630m of a local road is proposed to be used by trucks. Trucks would be moving from Great Eastern Highway onto Eadine Road, and would return in the same manner.

No .	Date Received	Name & Address	Address of Affected Property	Summary of Comments Made	Officer Comments
					<ul style="list-style-type: none"> • There is good visibility at the intersection of Old Coach Road and Great Eastern Highway. MRWA has provided written support for trucks using the intersection at Great Eastern Highway and Old Coach Road. • Eadine Road is a local rural road that appears to be maintained in good condition by the Shire. It is anticipated that trucks already use this road for rural/agricultural pursuits, harvest time, etc. As such, usage of the road for this application is likely to be within the tolerances of the road design. <p><u>Hours of operation:</u> The hours of operation would be similar to the extractive industry and other rural uses in the local area, and are proposed such that the Operator is afforded flexibility for when they could access the site. The ability to collect material and the logistics involved for transporting to the subject site is dependent on such hours of operation.</p>
5	11/11/2016	Main Roads WA	MRWA Road Network	MRWA is prepared to support the proposal subject to the following condition being included on the planning approval; <ul style="list-style-type: none"> • "As of Right Vehicles" will only be permitted to and from the site; should the vehicle type or frequency change MRWA reserves the right to reassess the suitability of the intersection of the local road and the MRWA network. 	Noted.

- END OF SCHEDULE OF SUBMISSIONS -

Attachment 4

Our Ref: 16/075 MW:dd

24 October 2016

Attention: Kobus Nieuwoudt

Shire of Northam
PO Box 613
NORTHAM WA 6401

via email: records@northam.wa.gov.au

Dear Sir

**APPLICATION FOR DEVELOPMENT APPROVAL – UNLISTED USE
PROPOSED MATERIALS RECYCLING FACILITY
LOT 10, NO. 425 EADINE ROAD, CLACKLINE**

On behalf of our Client, Di Trento Demolition Pty Ltd, Taylor Burrell Barnett (TBB) is pleased to submit this Application for Development Approval for a proposed Materials Recycling Facility at Lot 10 Eadine Road, Clackline (the subject land).

In support of this application please find enclosed:

- (a) A completed and signed Application for Development Approval Form;
- (b) The Application Fee and fee for advertising will be paid by the Applicant via email/phone;
- (c) Copy of Certificate of Title; and
- (d) Electronic Copies of a Site Plan, Context Plan, and 1:500 scale Plan of the proposed development.

Hard copies of this application can be provided to the Shire, upon request.

Background

Our Client has been negotiating with the landowner to purchase the subject land. Our Client is pursuing a favourable determination for the proposed Materials Recycling Facility as part of the purchase.

It is understood a valid Extractive Industry Licence is held by the current landowner for the existing sand and gravel pits, and our Client will be seeking to have the licence transferred to them in the course of the land transaction. This Development Application should be considered to be separate, and additional, to the Extractive Industry activity that is undertaken on-site.

This Development Application is primarily for a Materials Recycling Facility that is proposed to be positioned in a central location on the subject land, to take advantage of cleared land. Please refer to the Site Plan for the location of the proposed use and works. The central location and construction of a soil bund will reduce the potential for the development to be viewed from neighbouring properties.

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Land Details and Description

The land is legally described as Lot 10 (No. 425) Eadine Road, Clackline, Certificate of Title Volume 1422 Folio 239. Lot 10 has a land area of 98.475 hectares. There are no easements or encumbrances registered on the title. A copy of the Certificate of Title is enclosed with this Application.

The land is currently used for growing pasture and for extractive industry uses (sand and gravel). Existing improvements include two outbuildings, a disused animal stockyard (to the north-west), some water tanks, and two dams. An existing gravel track provides access to the extraction areas within the property. Some remnant vegetation exists.

Surrounding Land Uses and Context

A context plan has been prepared (refer enclosed) to identify dwellings and their approximate distances from the proposal. The Context Plan shows that the proposal is distant to neighbours.

To the west and east, neighbouring lots are zoned 'Rural'. The use of these properties is similar to the subject land, for growing pasture and associated rural structures including dams, outbuildings and houses.

Further north is a small Rural Residential estate and Bobakine Nature Reserve. The proposal is not considered to have identified impacts on the Rural Residential lots or the Nature Reserve.

The existing vegetation and the topographical nature of the land limit/block views of the proposal from neighbours and Great Eastern Highway.

PROPOSED APPLICATION

The proposal is to establish a facility for processing inert building materials. The machinery proposed would be comparable to that used for extractive industry, i.e. crusher, excavator, digger and trucks. The mobile primary jaw plant ('plant') processes materials and incorporates a conveyor that stockpiles processed material.

The plant will be delivered to the site and set up within the gravel extraction area. Semi-trailers (typical truck volume of 18 cubic metres) will deliver material to the subject land for processing. Once sufficient material is accumulated, the plant will then be operated as required in order to efficiently process material, which would likely take 3-4 hours at a time. The diesel engine is encased within the plant. The plant has full dust encapsulation and may operate with a water spray system. The plant is not anticipated to contribute to noise or dust emissions.

Material is collected and delivered to the subject land from various locations that our Client operates from. The material will be non-hazardous and free of potential contaminants or chemicals. The processed material will not lead to contamination or hazardous emissions.

A bund, approximately 4 metres high, is proposed around the perimeter. Over time, the bund may be shifted having regard to requirements for gravel extraction, or for the depositing of processed material. The bund will be constructed from material sourced from the land, such as the gravel resource, and may utilise some of the processed material. An advantage to the bund is it provides visual relief by screening the deposited material and the plant, as well as providing dust and noise mitigation. It would likely give the impression of an embankment or a large dam.

The material will be deposited within the northern part of the gravel extraction area. This would enable the extractive industry for the gravel to continue within the southern part of the gravel extraction area.

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Development Particulars

Development Items	Details
Number of Staff	1 plant operator; on-site labourer; truck drivers.
Hours of Operation	Monday-Saturday 7am-7pm* <i>*note, the plant will not operate 12 hours per day. The plant will only be operated as sufficient material is accumulated for efficient processing. The Hours of Operation are more in relation to trucks arriving/departing the site.</i>
Vehicle Parking	Trucks may park within the gravel extraction area or in proximity to the machinery for operation.
Impacts on Neighbouring Residents	No houses are within 750 metres of the proposal. A small outbuilding on a Rural Residential lot is approximately 650m due north of the proposal. These are marked on the Context Plan. Trucks will not be driven in front of other houses or crossovers when moving between Great Eastern Highway and the subject land.
Environmental Management	Vehicle engines are regulated as per Federal Government specifications for emissions and noise. Dust suppression would be undertaken as required through use of water spraying. Water is available on the subject land.
Services	No identified constraints due to available services.

Shire of Northam Local Planning Scheme No. 6

The land use is described as a 'Materials Recycling Facility'. The land use does not comfortably fit within any land use listed in the Shire of Northam's *Local Planning Scheme No. 6* (LPS 6) Zoning Table. Pursuant to clause 3.4.2 of LPS 6, it is respectfully requested that the application be considered against the objectives of the 'Rural' zone, and be advertised in accordance with clause 64 of the deemed provisions.

Rural Zone Objectives

Under the Shire of Northam's Local Planning Scheme No. 6, the land is zoned 'Rural'. The objectives of the 'Rural' zone are:

Zone Objectives	Proposal Response
<i>To provide for horticulture, extensive and intensive agriculture, agroforestry, local services and industries, extractive industries and tourist uses which ensure conservation of landscape qualities in accordance with the capability of the land.</i>	The proposal does not have an impact on the ongoing use of the subject land and would not sterilise the land for any of these uses/industries in the future. The proposal ensures conservation of landscape qualities through concentrating activity within the existing gravel extraction area, thus minimising any visual appearance of the development.
<i>To protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural area.</i>	The balance of the subject land will not be impacted and could continue to be used for agricultural purposes. It is not anticipated that the landscape or character of the site would be detrimentally affected by the proposal. The landscape character of the surrounding area will not be impacted.
<i>To control the fragmentation of broad-acre farming properties</i>	Subdivision of land is not required nor proposed as part of this

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Zone Objectives	Proposal Response
<i>through the process of subdivision.</i>	application.
<p><i>To protect land from land degradation and further loss of biodiversity by:</i></p> <ul style="list-style-type: none"> <i>(i) Minimising the clearing of remnant vegetation and encouraging the protection of existing remnant vegetation;</i> <i>(ii) Encouraging the development of and the protection of corridors of native vegetation;</i> <i>(iii) Encouraging the development of environmentally acceptable surface and sub-surface drainage works; and</i> <i>(iv) Encouraging rehabilitation of salt affected land.</i> 	<p>The application concentrates on using that area of the subject land that has previously been used for extractive industry purposes. Locating the proposal within cleared land negates the need for further land clearing.</p> <p>The application proposes to maximise the use of the existing gravel extraction area, taking advantage of the size of the area for the purposes of recycling materials whilst still enabling the ongoing extraction of gravel in accordance with the applicable extractive industry licence.</p>

A 'Landscape Protection Special Control Area' (SCA 2) applies to the northern half of the subject land. The proposal is not subject to the requirements of the SCA 2. The existing gravel extraction area (and the area subject to this development application) is located to the immediate south of the SCA 2 boundary.

The existing gravel extraction area is not visible to surrounding dwellings or Great Eastern Highway. It is anticipated that, with the bund, the operation of the use would remain suitably screened from neighbouring properties, and would be of an appearance that is compatible with the rural character of the area.

Movement Network

Vehicle access is provided from Eadine Road from an existing gravel crossover. The crossover provides good visibility and clear sightlines for vehicles turning back onto Eadine Road (refer below images). Eadine Road has a bitumen seal and is considered to be suitably constructed for trucks.



(L) Eadine Road looking West (C) Eadine Road looking East (R) Existing Crossover to Lot 10

Trucks would use the Old Coach Road intersection to gain access to Great Eastern Highway. The Old Coach Road intersection is approximately 630 metres west of the crossover. There are no dwellings along the 630-metre stretch of Eadine Road, and trucks would not be driving in front of other houses or crossovers to gain access to the subject land.

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To the east, Eadine Road extends for another 3 kilometres and goes under Great Eastern Highway via an underpass to terminate at an intersection with the Highway. The underpass has limited height clearance. This does not appear logical or desirable for truck movements.

The use is anticipated to generate an average of 4 trucks per day, Monday-Saturday 7am-7pm for the time being, to deliver material for processing by the machinery. In addition, minor traffic movements should be anticipated for other staff. The trucks would be semi-trailers. This volume of traffic is considered to be suitably accommodated on this short stretch of Eadine Road, and the level of proposed truck traffic will not significantly impact on existing traffic volumes on Great Eastern Highway.

Heavy vehicles use Great Eastern Highway (National Route 94) as it is a major freight route linking Western Australia to the eastern states, and a major road linking Perth to the Wheatbelt and Goldfields Esperance regions. It is understood that the road averages around 5,200 vehicles per day (as recorded by Main Roads WA, near Wundowie to the west of the subject land). Other traffic to the site may be experienced. This is considered to be incidental and would not have an impact on road traffic volumes.

Bushfire

The proposal area is surrounded by pasture on sloping land. The gravel pit is relatively clear of vegetation, and the machinery will be protected from possible bushfire by the proposed bund. It is considered that the proposal will not be vulnerable to bushfire, nor would it introduce a bushfire hazard.

The subject land is identified on the *Map of Bush Fire Prone Areas 2016* within a bush fire prone area. Notwithstanding, the proposal does not include any buildings or dwellings.

Infrastructure Services

The machinery is operated using a diesel engine and does not require electricity to operate. It is not anticipated that the subject land requires additional water or electricity infrastructure/connections.

Diesel and oil for the machinery brought onto the site as required by truck.

Water and electricity services are available to the subject land. No ablution facilities are proposed and a waste water service is not required.

Heritage

A search of the Aboriginal Heritage Inquiry System was conducted on 20 October 2016 and no Registered Aboriginal Sites or Other Heritage Places were identified to be within the subject land.

A search of the State Heritage List was conducted on 20 October 2016 and no sites of State Heritage significance were identified to be within the subject land.

The subject land is not listed in the Shire's Municipal Heritage Inventory.

CONCLUSION

This application is proposed in a manner that is consistent with the objectives of the 'Rural' zone, pursuant to the Shire of Northam's LPS 6.

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We trust that the enclosed information and plans are sufficient to enable the Shire to advertise the proposal and for Council to determine the application in accordance with the Shire's LPS 6. We would respectfully request confirmation of the application being tabled on the agenda for the Ordinary Council Meeting in December, and we look forward to assisting the Shire in order to obtain a favourable determination.

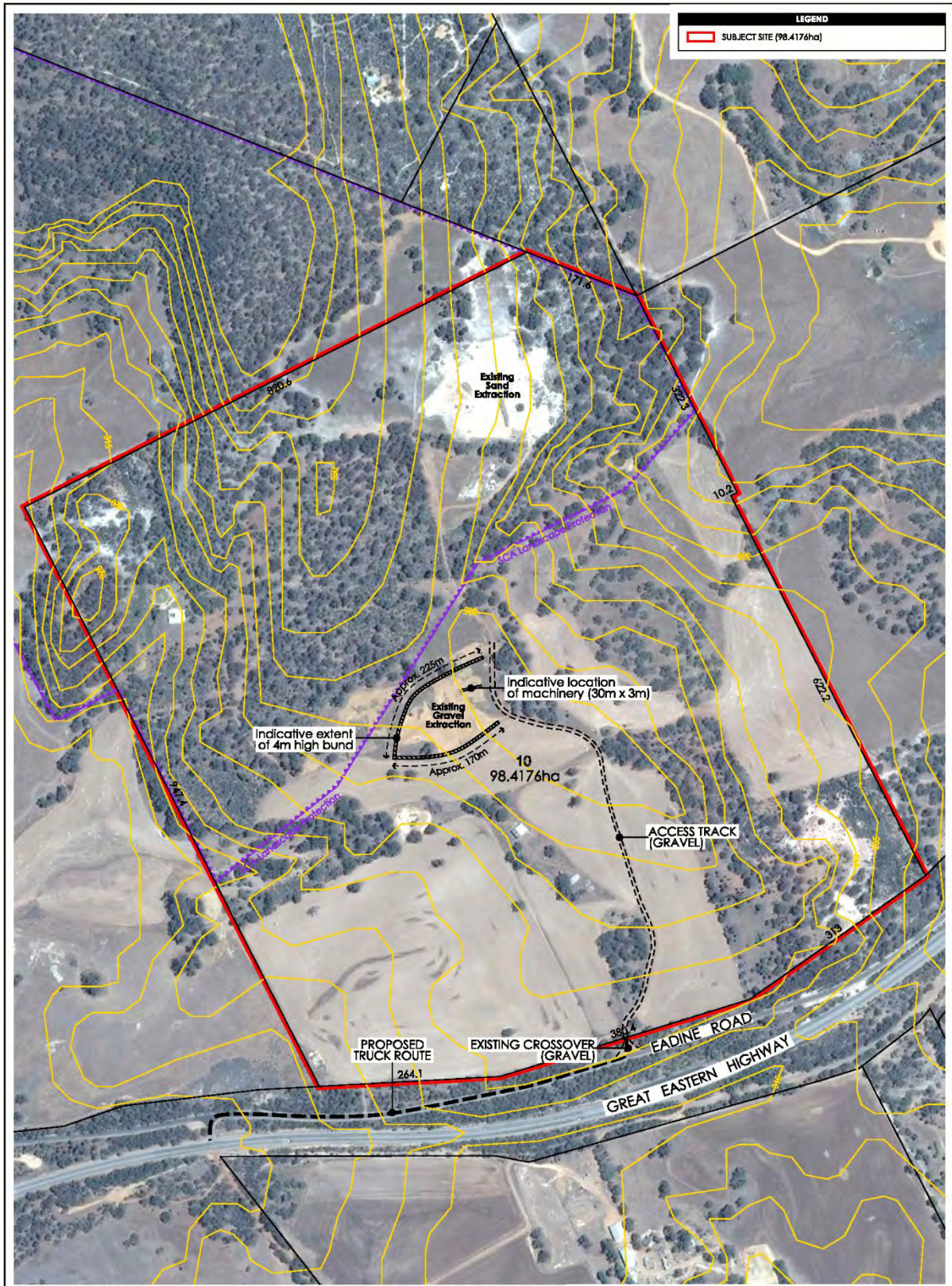
Should you require any additional information or have any questions please do not hesitate to contact the undersigned on (08) 9226 4276 or via email michael@tbbplanning.com.au.

Yours faithfully
TAYLOR BURRELL BARNETT



LEX BARNETT
MANAGING DIRECTOR

CC: Marco Di Trento – Di Trento Demolition Pty Ltd

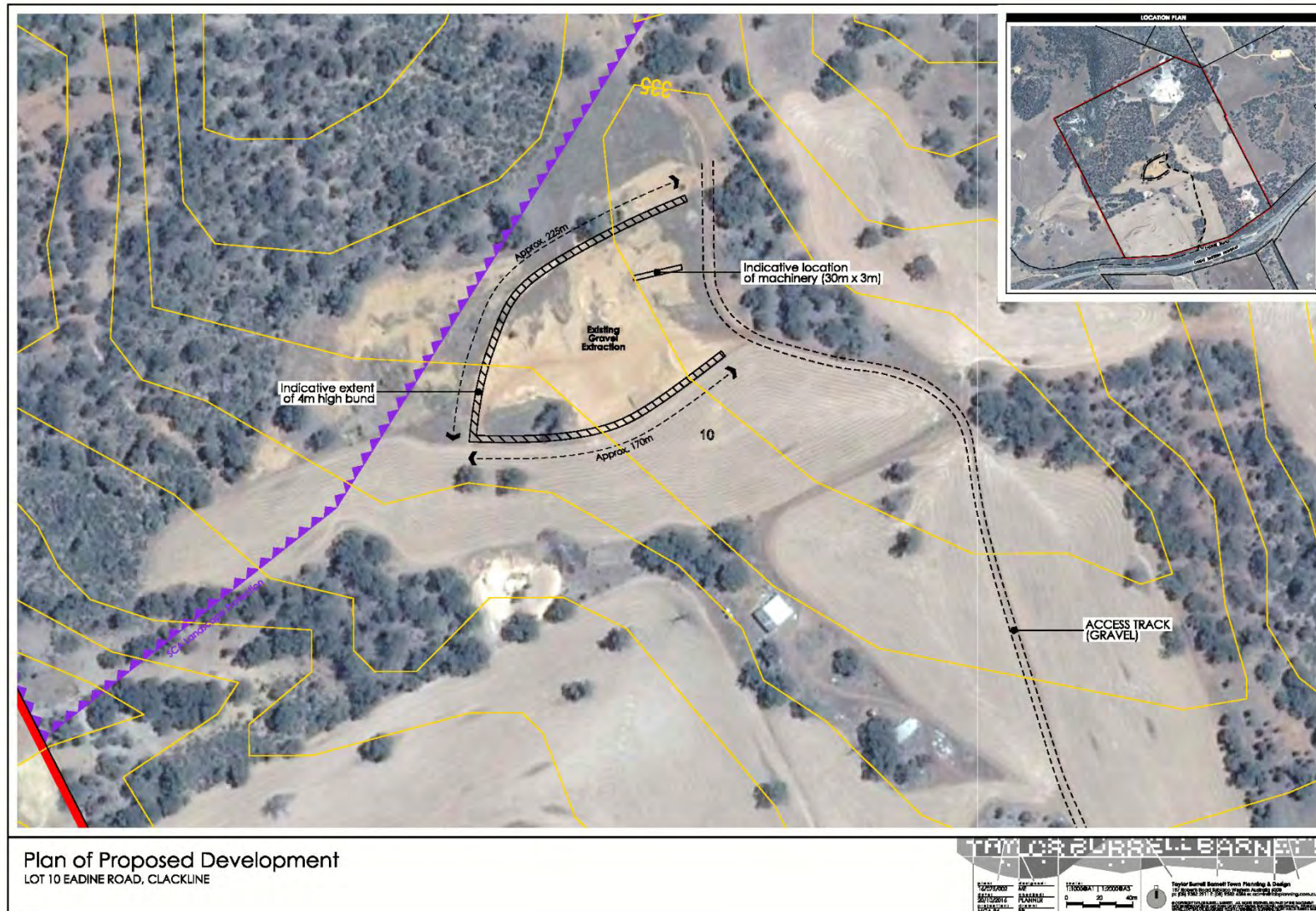


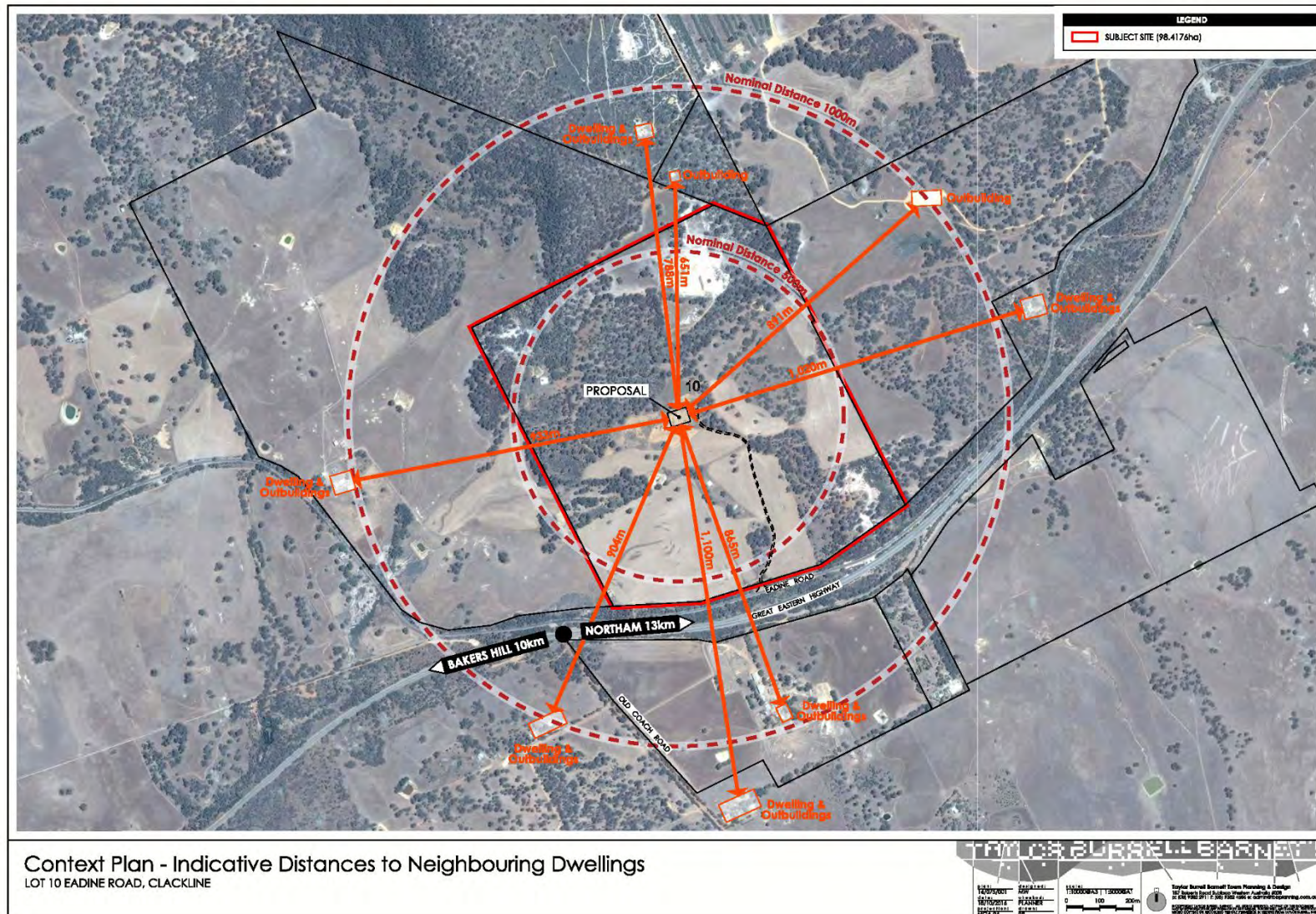
Site Plan
 LOT 10 EADINE ROAD, CLACKLINE

TAYLOR BURNELL BARNETT

CLIENT	SHIRE OF NORTHAM	DATE	12/06/2015
PROJECT	LOT 10 EADINE ROAD	SCALE	1:1000
DRAWN BY	MB	PROJECT NO.	15/000001
CHECKED BY	MB	PROJECT NAME	LOT 10 EADINE ROAD
DATE	12/06/2015	PROJECT LOCATION	LOT 10 EADINE ROAD, CLACKLINE

Taylor Burnell Barnett Town Planning & Design
 100 Park Street, Perth, Western Australia 6000
 Tel: (08) 9442 2111 Fax: (08) 9442 2856 www.taylorburnellbarnett.com.au





Attachment 5



Government of **Western Australia**
Department of Commerce



Our Ref: WARA 706 WAD 119
Enquiries: Mark Jenkin

Mr M Di Trento
Di Trento Demolition Pty Ltd
46 Guelfi Wy
BALCATTWA WA 6021

Dear Mr Di Trento

Restricted Asbestos Licence WARA 706 Demolition Licence WAD 119

As requested I am writing in reference of the two above licences issued to Di Trento Demolition Pty Ltd. Both the Restricted Asbestos Licence and the Demolition Licence are subject to regular audits and inspections by WorkSafe.

I can confirm that Di Trento Demolition have never had an adverse finding in relation to the above licences during any audit or inspection. All audits have found the company to be acting within the parameters of the Occupational Safety and Health Act 1984 (the Act) and Occupational Safety and Health Regulations 1996 (the Regulations) and NOHSC 2002 (2005) as well as the strict conditions of these licences and in most cases have been found to be exceeding the requirements of the legislation in the removal and disposal of asbestos.

If Di Trento Demolition was found to be breaching any of the regulations or there licence conditions they would face potential prosecution by WorkSafe and the Commissioner could revoke their licences.

The treatment of asbestos is strictly controlled in the NOHSC 2002(2005) and the Regulations and can only be disposed of at a registered asbestos disposal site. The licence holder must retain a disposal receipt for all asbestos disposed of at an approved site.

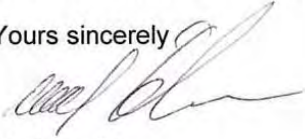
As you are aware, the principle objective of our audits and inspections is to maintain a high standard of service and competency by Restricted Asbestos Removal Licence Holders and Demolition Licence Holders in accordance with the conditions of registration endorsed on the reverse side of your certificate of registration.

I am pleased to advise that the above audits and inspections have revealed that you are currently complying with the acceptable standards of conformance.

Mason Bird Building, 303 Sevenoaks St (cnr Grose Ave), Cannington WA 6107
Locked Bag 14, Cloisters Square, PERTH, WA 6850
Telephone: 1300 307 877 Email: safety@commerce.wa.gov.au
Internet: www.commerce.wa.gov.au/worksafe
wa.gov.au

Should you have any queries regarding this letter or audit, please feel free to contact me on telephone 6251 2273 or by email mark.jenkin@commerce.wa.gov.au

Yours sincerely



Mark Jenkin
Inspector 287
Audit and Special Investigations Unit
14 November 2016

12.4 CORPORATE SERVICES

12.4.1 Accounts & Statements of Accounts – February 2017

Address:	N/A
Owner:	N/A
File Reference:	2.1.3.4
Reporting Officer:	Creditors Officer Kathy Scholz
Responsible Officer:	Colin Young Executive Manager Corporate Services
Voting Requirement	Simple Majority

BRIEF

For Council to receive the accounts for the period from 1 February 2017 to 28 February 2017.

ATTACHMENTS

Attachment 1: Accounts & Statements of Accounts – February 2017.
Attachment 2: Declaration.

BACKGROUND / DETAILS

The reporting of monthly financial information is a requirement under section 6.4 of the Local Government Act 1995, and Regulation 34 of the Local Government (Financial Management) Regulations.

Pursuant to Financial Management Regulation 13, a list of payments made from Municipal and Trust accounts is required to be presented to Council on a periodical basis. These details are included as Attachment 1. In accordance with Financial Management Regulation 12, the Chief Executive Officer has delegated authority to make these payments.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G2: Improve organisational capability and capacity.
Strategy G2.3: Operate / manage organisation in a financially sustainable manner.

Financial / Resource Implications

Payments of accounts are in accordance with Council's 2016/17 Budget.

Legislative Compliance

Section 6.4 of the Local Government Act
Financial Management Regulations 2007 9
Section 6.26(2)(g) of the Local Government Act 1995

Policy Implications

Nil.

Stakeholder Engagement / Consultation

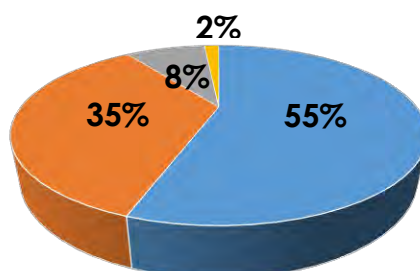
Not applicable.

Risk Implications

Nil.

OFFICER'S COMMENT

The matter of Council 'supporting local business' has been raised over a long period. To assist in providing a greater understanding of the purchasing patterns of the Shire of Northam, the following graph summarises the payments made locally for the month of February 2017;



- Purchased from Shire of Northam Businesses or Individuals
- No Organisation or Business in Shire of Northam that can offer service required
- Purchase from Businesses or Individuals outside Shire of Northam
- Contract has gone to Tender

RECOMMENDATION

That Council endorse the payments for the period 1 February 2017 to 28 February 2017, as listed, which have been made in accordance with the delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

Attachment 1

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
1990	08/02/2017	BUILDER'S REGISTRATION BOARD OF WA	MONTHLY BUILDING FEES COLLECTED FOR BSL FOR JANUARY 2017.	2		3,293.48
INV T908	08/02/2017	BUILDER'S REGISTRATION BOARD OF WA	MONTHLY BUILDING FEES COLLECTED FOR BSL FOR JANUARY 2017.	2	3,293.48	
1991	08/02/2017	BUILDING & CONSTRUCTION INDUSTRY TRAINING FUND	MONTHLY BUILDING FEES COLLECT FOR BCITF FOR JANUARY 2017.	2		3,100.35
INV T907	08/02/2017	BUILDING & CONSTRUCTION INDUSTRY TRAINING FUND	MONTHLY BUILDING FEES COLLECT FOR BCITF FOR JANUARY 2017.	2	3,100.35	
1992	08/02/2017	SHIRE OF NORTHAM	MONTHLY BUILDING COMMISSION FEE CHARGED FOR COLLECTION OF BSL FOR JANUARY 2017.	2		124.50
INV T908	08/02/2017	SHIRE OF NORTHAM	MONTHLY BUILDING COMMISSION FEE CHARGED FOR COLLECTION OF BSL FOR JANUARY 2017.	2	75.00	
INV T907	08/02/2017	SHIRE OF NORTHAM	MONTHLY BUILDING COMMISSION FEE CHARGED FOR COLLECTION OF BCITF FOR JANUARY 2017.	2	49.50	
EFT25473	02/02/2017	WESTNET PTY LTD	HOSTING EMAIL PROTECTION RECURRING FOR THE PERIOD 31/12/2016 TO 31/12/2017.	1		119.00
INV 8568628217/01/2017		WESTNET PTY LTD	HOSTING EMAIL PROTECTION RECURRING FOR THE PERIOD 31/12/2016 TO 31/12/2017.	1	119.00	
EFT25474	02/02/2017	AUSTRALIAN CIVILS PTY LTD	CONTRACT 1 OF 2016 - BERNARD PARK DRAINAGE BASIN IMPROVEMENTS.	1		76,536.24
INV 2195	30/12/2016	AUSTRALIAN CIVILS PTY LTD	ADDITIONAL 70SQM OF CONCRETE FOOTPATH FROM THE BASIN TO THE CARPARK AND ADDITIONAL PRAM RAMP.	1	7,381.00	
INV 2195	30/12/2016	AUSTRALIAN CIVILS PTY LTD	CONTRACT 1 OF 2016 - BERNARD PARK DRAINAGE BASIN IMPROVEMENTS.	1	69,155.24	
EFT25475	03/02/2017	FIRE MITIGATION SERVICES	COMPULSORY FIRE BREAKS TO VARIOUS PROPERTY'S.	1		7,448.50
INV 0000012614/01/2017		FIRE MITIGATION SERVICES	COMPULSORY FIRE BREAKS TO VARIOUS PROPERTY'S.	1	7,448.50	
EFT25476	06/02/2017	AVON VALLEY ENVIRONMENTAL SOCIETY	EXPENSES INCURRED IN USING CURTIN UNIVERSITY STUDENTS TO MAINTAIN WALKING TRACKS AROUND THE RIVER.	1		560.50

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INV 0000160017/01/2017		AVON VALLEY ENVIRONMENTAL SOCIETY	EXPENSES INCURRED IN USING CURTIN UNIVERSITY STUDENTS TO MAINTAIN WALKING TRACKS AROUND THE RIVER.	1	500.00	
INV 0000160117/01/2017		AVON VALLEY ENVIRONMENTAL SOCIETY	EXPENSES INCURRED IN DURING GUIDED WALKS TO LOCAL TRAILS.	1	60.50	
EFT25477	06/02/2017	CAPITAL RECYCLING	RETURN FUNDS INCORRECTLY CHARGED AT TIP.	1		1,193.71
INV CH3101261/01/2017		CAPITAL RECYCLING	RETURN FUNDS INCORRECTLY CHARGED AT TIP.	1	1,193.71	
EFT25478	06/02/2017	ALL-WAYS FOODS	STOCK PURCHASES FOR NORTHAM POOL.	1		1,284.62
INV 28843	18/01/2017	ALL-WAYS FOODS	STOCK PURCHASES FOR NORTHAM POOL.	1	344.38	
INV 28732	11/01/2017	ALL-WAYS FOODS	STOCK PURCHASES FOR NORTHAM POOL.	1	533.54	
INV 28482	21/12/2016	ALL-WAYS FOODS	STOCK PURCHASES FOR NORTHAM POOL.	1	406.70	
EFT25479	06/02/2017	AUSTRALIAN PAPER	WINDOW FACED ENVELOPES X 3000.	1		212.85
INV 9573667703/01/2017		AUSTRALIAN PAPER	WINDOW FACED ENVELOPES X 3000.	1	119.46	
INV 9573667803/01/2017		AUSTRALIAN PAPER	GOLD ENVELOPES PRINTED WITH SHIRE OF NORTHAM,	1	93.39	
EFT25480	06/02/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT THE NORTHAM RECREATION CENTRE.	1		1,118.60
INV 4056	01/01/2017	AV-SEC SECURITY SERVICES	SECURITY AT NORTHAM OLD RAILWAY STATION FROM 01/01/2017 TO 31/03/2017.	1	90.10	
INV 4175	08/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT WUNDOWIE LIBRARY.	1	121.00	
INV 4160	07/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT THE NORTHAM RECREATION CENTRE.	1	242.00	
INV 4161	07/01/2017	AV-SEC SECURITY SERVICES	SECURITY CALL OUTS TO NORTHAM REC CENTRE.	1	242.00	
INV 4162	07/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT THE BERT HAWKE PAVILLION	1	121.00	
INV 4217	18/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT NORTH SENIORS HALL	1	121.00	
INV 4205	14/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT NORTH RECREATION CENTRE.	1	181.50	
EFT25481	06/02/2017	AVON TELECOMS PTY LTD	INSTALLATION OF NEW DATA/PHONE LINES AT VISITOR CENTRE FOR AEIC STAFF.	1		1,287.00

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 0000430011/01/2017		AVON TELECOMS PTY LTD	INSTALLATION OF NEW DATA/PHONE LINES AT VISITOR CENTRE FOR AEIC STAFF.	1	1,287.00	
EFT25482	06/02/2017	AVON WASTE	DOMESTIC & COMMERCIAL RUBBISH COLLECTION IN THE SHIRE OF NORTHAM FOR THE FORTNIGHT ENDING 20/01/2017.	1		121,252.09
INV 23307	06/01/2017	AVON WASTE	DOMESTIC & COMMERCIAL RUBBISH COLLECTION IN THE SHIRE OF NORTHAM FOR THE FORTNIGHT ENDING 06/01/2016.	1	36,956.49	
INV 0002327931/12/2016		AVON WASTE	2 x 10M3 SKIP BINS TO BE DROPPED OFF AT INKPEN ROAD WASTE MANAGEMENT SITE 7.12.2016.	1	1,925.00	
INV 23333	20/01/2017	AVON WASTE	DOMESTIC & COMMERCIAL RUBBISH COLLECTION IN THE SHIRE OF NORTHAM FOR THE FORTNIGHT ENDING 20/01/2017.	1	82,370.60	
EFT25483	06/02/2017	CENTRAL DISTRICTS AIRCONDITIONING PLUMBING & ELECTRICAL	KURINGAL VILLAGE, UNIT 7 - SUPPLY & INSTALL 7KW WALL SPLIT AIR CONDITIONER.	1		2,697.00
INV 14555	18/01/2017	CENTRAL DISTRICTS AIRCONDITIONING PLUMBING & ELECTRICAL	KURINGAL VILLAGE, UNIT 7 - SUPPLY & INSTALL 7KW WALL SPLIT AIR CONDITIONER.	1	2,697.00	
EFT25484	06/02/2017	CHILLIN OUT IN WA	STOCK PURCHASES FOR VISITORS CENTRE.	1		198.45
INV 0001081618/01/2017		CHILLIN OUT IN WA	STOCK PURCHASES FOR VISITORS CENTRE.	1	198.45	
EFT25485	06/02/2017	CHRIS DAVIDSON	COUNCILLOR PAYMENTS JANUARY 2017.	1		2,067.73
INV JANUAR31/01/2017		CHRIS DAVIDSON	COUNCILLOR PAYMENTS JANUARY 2017.	1	2,067.73	
EFT25486	06/02/2017	CHRISTOPHER RICHARD ANTONIO	COUNCILLOR PAYMENTS JANUARY 2017.	1		2,031.53
INV JANUAR31/01/2017		CHRISTOPHER RICHARD ANTONIO	COUNCILLOR PAYMENTS JANUARY 2017.	1	2,031.53	
EFT25487	06/02/2017	COCA-COLA AMATIL (AUST) PTY LTD	STOCK PURCHASES FOR NORTHAM POOL	1		791.08
INV 2139466118/01/2017		COCA-COLA AMATIL (AUST) PTY LTD	STOCK PURCHASES FOR NORTHAM POOL	1	791.08	
EFT25488	06/02/2017	COUNTRY COPIERS NORTHAM	COLOUR COPIER SERVICE/METER READING - ADMIN	1		2,785.90
INV S5973	19/01/2017	COUNTRY COPIERS NORTHAM	COLOUR COPIER SERVICE/METER READING - ADMIN	1	2,265.04	
INV S5974	19/01/2017	COUNTRY COPIERS NORTHAM	VC COPIER SERVICE JAN 2017	1	520.86	

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EFT25489	06/02/2017	COURIER AUSTRALIA	FREIGHT CHARGE FOR CESM & ADMIN	1		32.75
INV 0287	20/01/2017	COURIER AUSTRALIA	FREIGHT CHARGE FOR CESM & ADMIN	1	32.75	
EFT25490	06/02/2017	DEBBIE HUGHES - PERTH FACE PAINTING COMPANY	1 X FACEPAINTER FOR 4 HOURS FROM 1700-2100 FOR 2017 AUSTRALIA DAY CELEBRATIONS IN BERNARD PARK	1		836.00
INV 2159	11/01/2017	DEBBIE HUGHES - PERTH FACE PAINTING COMPANY	1 X FACEPAINTER FOR 4 HOURS FROM 1700-2100 FOR 2017 AUSTRALIA DAY CELEBRATIONS IN BERNARD PARK	1	836.00	
EFT25491	06/02/2017	DENIS GRAHAM BERESFORD	COUNCILLOR PAYMENTS JANUARY 2017	1		1,905.73
INV JANUAR31/01/2017		DENIS GRAHAM BERESFORD	COUNCILLOR PAYMENTS JANUARY 2017	1	1,905.73	
EFT25492	06/02/2017	DESMOND ARNOLD HUGHES	COUNCILLOR PAYMENTS JANUARY 2017.	1		1,905.73
INV JANUAR31/01/2017		DESMOND ARNOLD HUGHES	COUNCILLOR PAYMENTS JANUARY 2017.	1	1,905.73	
EFT25493	06/02/2017	E FIRE & SAFETY	NORTHAM RECREATION CENTRE - TESTING OF THE FIRE ALARM PANEL FOR DECEMBER 2016	1		226.60
INV 0018197712/12/2016		E FIRE & SAFETY	NORTHAM RECREATION CENTRE - TESTING OF THE FIRE ALARM PANEL FOR DECEMBER 2016	1	226.60	
EFT25494	06/02/2017	ESSENTIAL PERSONNEL	PROPERTY MAINTENANCE AS REQUESTED AT CLACKLINE HALL.	1		198.00
INV 0001459117/01/2017		ESSENTIAL PERSONNEL	PROPERTY MAINTENANCE AS REQUESTED AT CLACKLINE HALL.	1	198.00	
EFT25495	06/02/2017	GLENN STUART BEVERIDGE	NORTHAM SWIMMING POOL. EMERGENCY REPAIRS TO KIOSK. ACRO PROP FRONT WALL AND RE ATTACH TO FRAME. MAKE SAFE.	1		539.00
INV 86	14/12/2016	GLENN STUART BEVERIDGE	NORTHAM SWIMMING POOL. EMERGENCY REPAIRS TO KIOSK. ACRO PROP FRONT WALL AND RE ATTACH TO FRAME. MAKE SAFE.	1	539.00	
EFT25496	06/02/2017	GRAFTON ELECTRICS	NORTHAM TOWN HALL. SUPPLY AND INSTALL 32 LED GLOBES TO CHANDILIERS. INCLUDES DELIVERY, CONSTRUCTION AND DISMANTLING OF SCAFFOLD	1		843.59

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INV 997	23/11/2016	GRAFTON ELECTRICS	NORTHAM TOWN HALL. SUPPLY AND INSTALL 32 LED GLOBES TO CHANDILIERS. INCLUDES DELIVERY, CONSTRUCTION AND DISMANTLING OF SCAFFOLD	1	843.59	
EFT25497	06/02/2017	HAYDEN FLOYD	PERFORMANCE AT 2016 SENIORS WEEK, SILVER FAIR	1		200.00
INV 1	23/01/2017	HAYDEN FLOYD	PERFORMANCE AT 2016 SENIORS WEEK, SILVER FAIR	1	200.00	
EFT25498	06/02/2017	HOST AUTO REPAIRS	BAKERS HILL LT - PRESEASON SERVICE	1		598.90
INV 59748	18/01/2017	HOST AUTO REPAIRS	BAKERS HILL LT - PRESEASON SERVICE	1	598.90	
EFT25499	06/02/2017	IXOM OPERATIONS PTY LTD	CHLORINE FOR NORTHAM POOL.	1		2,740.10
INV 5775858	18/01/2017	IXOM OPERATIONS PTY LTD	CHLORINE FOR NORTHAM POOL.	1	2,740.10	
EFT25500	06/02/2017	JOHN PROUD	COUNCILLOR PAYMENTS JANUARY 2017	1		1,905.73
INV JANUAR31/01/2017		JOHN PROUD	COUNCILLOR PAYMENTS JANUARY 2017	1	1,905.73	
EFT25501	06/02/2017	JULIE ELLEN GREENFIELD WILLIAMS	COUNCILLOR PAYMENTS JANUARY 2017.	1		1,905.73
INV JANUAR31/01/2017		JULIE ELLEN GREENFIELD WILLIAMS	COUNCILLOR PAYMENTS JANUARY 2017.	1	1,905.73	
EFT25502	06/02/2017	LGIS INSURANCE BROKING	CYBER LIABILITY INSURANCE FROM 24/01/2017 TO 30/06/2017.	1		2,357.01
INV 062-194427/01/2017		LGIS INSURANCE BROKING	CYBER LIABILITY INSURANCE FROM 24/01/2017 TO 30/06/2017.	1	2,357.01	
EFT25503	06/02/2017	MATHEW MACQUEEN	REPAIRS TO STANDPIPE AT CLACKLINE & CLARKE STREET.	1		275.00
INV 607	18/01/2017	MATHEW MACQUEEN	REPAIRS TO STANDPIPE AT CLACKLINE & CLARKE STREET.	1	275.00	
EFT25504	06/02/2017	MCKINLEY DEVELOPMENTS	WORK COMPLETED FOR NEW BATHROOM AT THE NORTHAM PLAYGROUP.	1		2,810.00
INV 273	27/01/2017	MCKINLEY DEVELOPMENTS	WORK COMPLETED FOR NEW BATHROOM AT THE NORTHAM PLAYGROUP.	1	2,810.00	
EFT25505	06/02/2017	MICHELLE KAYE BLACKHURST	REFUND - PURCHASES FOR CATERING OF YOUTH PRECINCT FEASIBILITY COMMUNITY MEETING.	1		93.00

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INV RR31012G1/01/2017		MICHELLE KAYE BLACKHURST	REFUND - PURCHASES FOR CATERING OF YOUTH PRECINCT FEASIBILITY COMMUNITY MEETING.	1	93.00	
EFT25506	06/02/2017	MORRIS PEST AND WEED CONTROL	NORTHAM DOG POUND. SPRAY FOR FLEAS AND ANTS. REPLENISH RODENT BAIT.	1		220.00
INV 7758	19/01/2017	MORRIS PEST AND WEED CONTROL	NORTHAM DOG POUND. SPRAY FOR FLEAS AND ANTS. REPLENISH RODENT BAIT.	1	220.00	
EFT25507	06/02/2017	NORTHAM & DISTRICTS GLASS SERVICE	VINTAGE VEHICLE - PLEASE REMOVE ALL BROKEN GLASS FROM SITE AND REPLACE THE 3 SMASHED WINDOWS TO THE REAR OF THE BUILDING	1		2,284.70
INV 0000844120/01/2017		NORTHAM & DISTRICTS GLASS SERVICE	OLD RAILWAY STATION BUILDING - PLEASE REMOVE ALL BROKEN GLASS FROM SITE AND REPLACE SMASHED GLASS AS REQUIRED TO THE WINDOW AT THE REAR OF THE BUILDING.	1	277.20	
INV 0000844220/01/2017		NORTHAM & DISTRICTS GLASS SERVICE	VINTAGE VEHICLE - PLEASE REMOVE ALL BROKEN GLASS FROM SITE AND REPLACE THE 3 SMASHED WINDOWS TO THE REAR OF THE BUILDING	1	2,007.50	
EFT25508	06/02/2017	NORTHAM BETTA HOME LIVING	REPLACE UNSERVICEABLE CAMERA & TELEPHONE HEAD PIECE.	1		580.00
INV 2957086423/01/2017		NORTHAM BETTA HOME LIVING	WI-FI EXTENDER FOR NORTHAM RECREATION CENTRE	1	59.00	
INV 2957087025/01/2017		NORTHAM BETTA HOME LIVING	CAMERA & MICRO SD CARD FOR REC CENTRE.	1	214.00	
INV 16419	19/01/2017	NORTHAM BETTA HOME LIVING	MICRO SD CARD 32GB.	1	58.00	
INV 2957086624/01/2017		NORTHAM BETTA HOME LIVING	REPLACE UNSERVICEABLE CAMERA & TELEPHONE HEAD PIECE.	1	249.00	
EFT25509	06/02/2017	NORTHAM LIQUOR BARONS	STOCK FOR COUNCIL CHAMBERS	1		668.83
INV 1210-10930/01/2017		NORTHAM LIQUOR BARONS	HIRE OF MOBILE COOLROOM FOR 2017 AUSTRALIA DAY CONCERT	1	260.00	
INV 531166	25/01/2017	NORTHAM LIQUOR BARONS	STOCK FOR COUNCIL CHAMBERS	1	346.83	
INV 1201-53326/01/2017		NORTHAM LIQUOR BARONS	REFRESHMENTS FOR BAND ONJ STAGE FOR 2017 AUSTRALIA DAY CONCERT	1	42.00	
INV 1201-53326/01/2017		NORTHAM LIQUOR BARONS	4 X BAGS OF ICE FOR AUSTRALIA DAY CONCERT	1	20.00	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT25510	06/02/2017	NORTHAM MITRE 10 SOLUTIONS	2 X ROLLS OF BLACK PLASTIC 200UM SHEETING TO LINE BINS FOR ACM PILE AT INKPEN ROAD LANDFILL SITE. 3 X ROLLS OF ADHESIVE CAUTION TAPE.	1		3,210.72
INV 1012876411/11/2016		NORTHAM MITRE 10 SOLUTIONS	RETUN OF JUNCTION DWV S/A LH F F 100 X 45DEG (NORTHAM TOWN HALL IRRIGATION)	1	-28.95	
INV 1003856601/12/2015		NORTHAM MITRE 10 SOLUTIONS	"D" SIZE BATTERIES FOR LASER LEVEL	1	25.78	
INV 1013692805/12/2016		NORTHAM MITRE 10 SOLUTIONS	12MM ROPE (30M) AND FLOATATION DEVICES FOR SEPTAGE POND EGRESS.	1	146.33	
INV 1013721306/12/2016		NORTHAM MITRE 10 SOLUTIONS	1X BLOWER & RETIC PARTS AS REQUIRED	1	326.79	
INV 1013690705/12/2016		NORTHAM MITRE 10 SOLUTIONS	HOSE SPRAY CONNECTION - BROKEN	1	22.28	
INV 1013560501/12/2016		NORTHAM MITRE 10 SOLUTIONS	INKPEN REFUSE SITE - WARNING SIGNS & ADHESIVE TAP FOR REMOVAL OF ASBESTOS.	1	101.58	
INV 1013956213/12/2016		NORTHAM MITRE 10 SOLUTIONS	TOOLBOX & VICE FOR BACK OF UTE PN1602.	1	257.65	
INV 1013744607/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK	1	19.57	
INV 1013814809/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR NORTHAM POOL GARDEN	1	65.26	
INV 1013920712/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION MATERIALS FOR BERNARD PARK	1	94.34	
INV 1013741907/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK	1	124.38	
INV 1014062416/12/2016		NORTHAM MITRE 10 SOLUTIONS	PAINT SUPPLIES FOR KILLARA DAY CENTRE	1	257.47	
INV 1013534701/12/2016		NORTHAM MITRE 10 SOLUTIONS	FIXTURES FOR CHRISTMAS DECORATIONS	1	9.98	
INV 1013764307/12/2016		NORTHAM MITRE 10 SOLUTIONS	2 X ROLLS OF BLACK PLASTIC 200UM SHEETING TO LINE BINS FOR ACM PILE AT INKPEN ROAD LANDFILL SITE. 3 X ROLLS OF ADHESIVE CAUTION TAPE.	1	394.27	
INV 1014244621/12/2016		NORTHAM MITRE 10 SOLUTIONS	CHAIN & PADLOCK TO SECURE GARDEN BENCHES AT WUNDOWIE SWIMMING POOL.	1	224.21	
INV 1014488429/12/2016		NORTHAM MITRE 10 SOLUTIONS	WHITE PAINT, SANDPAPER & ROLLER KIT FOR REPAIRS TO FUSO CANTER N.003.	1	81.60	
INV 1014207020/12/2016		NORTHAM MITRE 10 SOLUTIONS	PAINT & PAINT BRUSHES FOR KILLARA DAY CARE CENTRE.	1	392.27	
INV 1014172219/12/2016		NORTHAM MITRE 10 SOLUTIONS	COLOUR SAMPLES & SANDPAPER FOR KILLARA.	1	65.08	
INV 1014033515/12/2016		NORTHAM MITRE 10 SOLUTIONS	ADMINISTRATION BUILDING - PURCHASE FLURO OFFICE LIGHTS.	1	20.18	

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INV 1014538930/12/2016		NORTHAM MITRE 10 SOLUTIONS	MINI MESH SHEETS FOR NORTHAM SWIMMING POOL.	1	78.38	
INV 1014227821/12/2016		NORTHAM MITRE 10 SOLUTIONS	VARIOUS SIZES OF CABLE TIES FOR DEPOT	1	43.16	
INV 1014282422/12/2016		NORTHAM MITRE 10 SOLUTIONS	DRILL BIT FOR DEPOT.	1	24.95	
INV 1014287522/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK.	1	43.00	
INV 1014291322/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK	1	52.23	
INV 1014255321/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK	1	30.53	
INV 1014024015/12/2016		NORTHAM MITRE 10 SOLUTIONS	EQUIPMENT FOR FIRE BRIGADES.	1	212.57	
INV 1012994314/11/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR AVON MALL	1	92.06	
INV 1013954013/12/2016		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR HENRY STREET OVAL	1	33.77	
EFT25511	06/02/2017	OXTER SERVICES	SANITARY PRODUCTS FOR VARIOUS SHIRE BUILDINGS.	1		760.88
INV 17507	03/01/2017	OXTER SERVICES	SANITARY PRODUCTS FOR VARIOUS SHIRE BUILDINGS.	1	760.88	
EFT25512	06/02/2017	OZSHUT PTY LIMITED	NORTHAM SWIMMING POOL. REPAIRS TO ROLLER SHUTTER AFTER BREAK IN.	1		866.00
INV S011216	02/12/2016	OZSHUT PTY LIMITED	NORTHAM SWIMMING POOL. REPAIRS TO ROLLER SHUTTER AFTER BREAK IN.	1	866.00	
EFT25513	06/02/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	COMPUTER SUPPORT FROM 10/1/2017 TO 17/01/2017.	1		816.00
INV 21998	24/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	COMPUTER SUPPORT FROM 10/1/2017 TO 17/01/2017.	1	467.50	
INV 21954	10/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	SORTING OF VARIOUS COMPUTER ISSUES WITH GEORGE.	1	348.50	
EFT25514	06/02/2017	PERLEX HOLDING PTY LTD T/A MADCOW ENTERTAINMENT COMPANY OF WESTERN AUSTRALIA	1 X ALL AGES BOUNCY CASTLE, AND 1 X BUNGEE RUN WITH STAFF FOR 2017 AUSTRALIA DAY CONCERT IN BERNARD PARK	1		1,400.00
INV C8134	23/01/2017	PERLEX HOLDING PTY LTD T/A MADCOW ENTERTAINMENT COMPANY OF WESTERN AUSTRALIA	1 X ALL AGES BOUNCY CASTLE, AND 1 X BUNGEE RUN WITH STAFF FOR 2017 AUSTRALIA DAY CONCERT IN BERNARD PARK	1	1,400.00	
EFT25515	06/02/2017	PFD FOOD SERVICES PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1		770.95
INV KD7873422/12/2016		PFD FOOD SERVICES PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1	770.95	

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EFT25516	06/02/2017	POLLARD FAMILY SUPERANNUATION FUND T/A POLLARD ENTERPRISES PTY LTD	COUNCILLOR PAYMENTS JANUARY 2017	1		3,500.00
INV JANUAR31/01/2017		POLLARD FAMILY SUPERANNUATION FUND T/A POLLARD ENTERPRISES PTY LTD	COUNCILLOR PAYMENTS JANUARY 2017	1	3,500.00	
EFT25517	06/02/2017	PROFESSIONAL LOCKSERVICE	INKPEN BFB - RECODE KEYPAD LOCKS ON STATION	1		275.00
INV 0001536230/01/2017		PROFESSIONAL LOCKSERVICE	INKPEN BFB - RECODE KEYPAD LOCKS ON STATION	1	275.00	
EFT25518	06/02/2017	QUAD SERVICES PTY LTD	CLEANING OF WUNDOWIE HALL IN JANUARY 2017.	1		3,745.20
INV 308776	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF BAKERS HILL PUBLIC TOILETS IN JANUARY 2017.	1	330.72	
INV 308777	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF BAKERS HILL PAVILLION IN JANUARY 2017.	1	661.57	
INV 308775	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF CLACKLINE PUBLIC TOILETS IN JANUARY 2017.	1	326.66	
INV 308779	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF WUNDOWIE LIBRARY FOR JANUARY 2017.	1	866.11	
INV 308781	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF KATRINE PUBLIC TOILETS JANUARY 2017.	1	330.72	
INV 308780	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF WUNDOWIE HALL IN JANUARY 2017.	1	898.70	
INV 308778	03/01/2017	QUAD SERVICES PTY LTD	CLEANING OF WUNDOWIE PUBLIC TOILETS IN JANUARY 2017.	1	330.72	
EFT25519	06/02/2017	QUBE LOGISTICS	CHLORINE 920KG DRUM OF CHLORINE DELIVERED TO THE WASTE WATER TREATMENT PLANT	1		826.89
INV 125667	27/11/2016	QUBE LOGISTICS	CHLORINE 920KG DRUM OF CHLORINE DELIVERED TO THE WASTE WATER TREATMENT PLANT	1	826.89	
EFT25520	06/02/2017	QUIN'S GOURMET BUTCHERS	MEAT FOR AUSTRALIA DAY CATERING.	1		400.00
INV 10	25/01/2017	QUIN'S GOURMET BUTCHERS	MEAT FOR AUSTRALIA DAY CATERING.	1	400.00	
EFT25521	06/02/2017	RED DOT STORES	GLASS JUG ICE DESIGN	1		40.00
INV 2902517425/01/2017		RED DOT STORES	GLASS JUG ICE DESIGN	1	40.00	
EFT25522	06/02/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING	1		800.00

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INV 0001879	24/01/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING	1	200.00	
INV 0001992	27/01/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING	1	200.00	
INV 0001991	27/01/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING	1	200.00	
INV 0001990	27/01/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING	1	200.00	
EFT25523	06/02/2017	ROBERT WAYNE TINETTI	COUNCILLOR PAYMENTS JANUARY 2017	1		1,905.73
INV JANUAR31/01/2017		ROBERT WAYNE TINETTI	COUNCILLOR PAYMENTS JANUARY 2017	1	1,905.73	
EFT25524	06/02/2017	SLIMLINE WAREHOUSE DISPLAY SHOP	CLIP FRAME A3 BLACK	1		434.72
INV 167706	30/01/2017	SLIMLINE WAREHOUSE DISPLAY SHOP	CLIP FRAME A3 BLACK	1	434.72	
EFT25525	06/02/2017	STACEY SARGEANT	REIMBURSEMENT FOR WORKING WITH CHILDREN CHECK.	1		83.00
INV 2897372	18/01/2017	STACEY SARGEANT	REIMBURSEMENT FOR WORKING WITH CHILDREN CHECK.	1	83.00	
EFT25526	06/02/2017	STAPLES AUSTRALIA PTY LIMITED	COMPACT TOWEL STARTER PACK	1		292.00
INV 9020039505/01/2017		STAPLES AUSTRALIA PTY LIMITED	COMPACT TOWEL STARTER PACK	1	292.00	
EFT25527	06/02/2017	STEVEN BRUCE POLLARD	COUNCILLOR PAYMENTS JANUARY 2017.	1		2,476.56
INV JANUAR31/01/2017		STEVEN BRUCE POLLARD	COUNCILLOR PAYMENTS JANUARY 2017.	1	2,476.56	
EFT25528	06/02/2017	SUBWAY NORTHAM	1 X SUBWAY PLATTER, 1 X VEGETARIAN OPTION FOR 2017 AUSTRALIA DAY CONCERT, INCLUDING DELIVERY AT 1800 TO BERNARD PARK SOUNDSHELL. PLEASE CALL BRENDON ON 0400 950 653 TO ACCEPT DELIVERY	1		57.00
INV 08	26/01/2017	SUBWAY NORTHAM	1 X SUBWAY PLATTER, 1 X VEGETARIAN OPTION FOR 2017 AUSTRALIA DAY CONCERT, INCLUDING DELIVERY AT 1800 TO BERNARD PARK SOUNDSHELL. PLEASE CALL BRENDON ON 0400 950 653 TO ACCEPT DELIVERY	1	57.00	

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EFT25529	06/02/2017	TERRY MATTHEW LITTLE	COUNCILLOR PAYMENTS JANUARY 2017.	1		2,949.79
INV JANUAR31/01/2017		TERRY MATTHEW LITTLE	COUNCILLOR PAYMENTS JANUARY 2017.	1	2,949.79	
EFT25530	06/02/2017	THE LIMES ORCHARD STAY - PT & JA PERKINS	STOCK PURCHASES FOR VISITORS CENTRE.	1		67.20
INV 0000084520/01/2017		THE LIMES ORCHARD STAY - PT & JA PERKINS	STOCK PURCHASES FOR VISITORS CENTRE.	1	67.20	
EFT25531	06/02/2017	TOTAL GREEN RECYCLING PTY LTD	OLD QUARRY ROAD E-WASTE RECYCLING - BUY CATCH (NON COMPLIANT ITEMS)	1		1,237.50
INV INV2369 19/01/2017		TOTAL GREEN RECYCLING PTY LTD	OLD QUARRY ROAD E-WASTE RECYCLING - BUY CATCH (NON COMPLIANT ITEMS)	1	1,237.50	
EFT25532	06/02/2017	ULO RUMJANTSEV	COUNCILLOR PAYMENTS JANUARY 2017.	1		2,157.33
INV JANUAR31/01/2017		ULO RUMJANTSEV	COUNCILLOR PAYMENTS JANUARY 2017.	1	2,157.33	
EFT25533	06/02/2017	WATERMAN IRRIGATION PTY LTD	BAKERS HILL - MONTHLY REMOTE ACCESS CHARGE	1		376.20
INV SINV-12620/01/2017		WATERMAN IRRIGATION PTY LTD	BAKERS HILL - MONTHLY REMOTE ACCESS CHARGE	1	376.20	
EFT25534	06/02/2017	WHEATBELT OFFICE & BUSINESS MACHINES	PRINTER CARTRIDGES FOR RECEPTION PRINTER.	1		111.60
INV 21228	27/01/2017	WHEATBELT OFFICE & BUSINESS MACHINES	PRINTER CARTRIDGES FOR RECEPTION PRINTER.	1	111.60	
EFT25535	06/02/2017	WHEATBELT SAFETYWEAR	RANGER UNIFORM FOR CHRIS TURKICH.	1		155.00
INV 7152	22/12/2016	WHEATBELT SAFETYWEAR	RANGER UNIFORM FOR CHRIS TURKICH.	1	155.00	
EFT25536	08/02/2017	AUTOPRO NORTHAM	REFUND OF ANIMAL TRAP DEPOSIT.	2		100.00
INV T960	08/02/2017	AUTOPRO NORTHAM	REFUND OF ANIMAL TRAP DEPOSIT.	2	100.00	
EFT25537	08/02/2017	HEWLETT HOMES	JOB 16220 - T929 KERB BOND REFUND - 5 TURNER STREET NORTHAM	2		1,000.00
INV T929	08/02/2017	HEWLETT HOMES	JOB 16220 - T929 KERB BOND REFUND - 5 TURNER STREET NORTHAM	2	1,000.00	
EFT25538	08/02/2017	LRA CIVIL PTY LTD	EXPIRY OF DEFECTS LIABILITY PERIOD - RELEASE OF HELD RETENTIONS.	2		24,869.70

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INV T910	08/02/2017	LRA CIVIL PTY LTD	EXPIRY OF DEFECTS LIABILITY PERIOD - RELEASE OF HELD RETENTIONS.	2	24,869.70	
EFT25539	08/02/2017	WASTEROCK PTY LTD	JOB 16015 - KERB BOND REFUND A14245 - DEMOLITION OF HOSPITAL.	2		1,500.00
INV T880	08/02/2017	WASTEROCK PTY LTD	JOB 16015 - KERB BOND REFUND A14245 - DEMOLITION OF HOSPITAL.	2	1,500.00	
EFT25540	08/02/2017	WBS MODULAR PTY LTD	JOB 14163 - T760 KERB BOND REFUND (NOTE: THIS JOB WAS REFUSED IT NEVER WENT AHEAD) 40 HAMPTON ST NORTHAM.	2		2,000.00
INV T760	08/02/2017	WBS MODULAR PTY LTD	JOB 14163 - T760 KERB BOND REFUND (NOTE: THIS JOB WAS REFUSED IT NEVER WENT AHEAD) 40 HAMPTON ST NORTHAM.	2	1,000.00	
INV T776	08/02/2017	WBS MODULAR PTY LTD	JOB 14224 - T776 KERB BOND REFUND 213 DUKE ST NORTHAM	2	1,000.00	
EFT25541	17/02/2017	ADAM PRICE	REFUND OF OVERPAID RATES A15615 TO DEBTOR P58.	1		250.75
INV A15615	08/02/2017	ADAM PRICE	REFUND OF OVERPAID RATES A15615 TO DEBTOR P58.	1	250.75	
EFT25542	17/02/2017	AG IMPLEMENTS NORTHAM PTY LTD	FABRICATE HYDRAULIC HOSE FOR BACKHOE PN3555	1		142.95
INV 283228	16/12/2016	AG IMPLEMENTS NORTHAM PTY LTD	FABRICATE HYDRAULIC HOSE FOR BACKHOE PN3555	1	142.95	
EFT25543	17/02/2017	ALAN'S AUTO ELECTRICS	CBFCO VEHICLE RADIO LIGHTS SIREN FIT OUT	1		4,022.35
INV 17864	05/01/2017	ALAN'S AUTO ELECTRICS	CLACKLINE 2.4 - BATTERIES AND CHARGER FITTING AND WIRING	1	1,516.50	
INV 17719	11/01/2017	ALAN'S AUTO ELECTRICS	CBFCO VEHICLE RADIO LIGHTS SIREN FIT OUT	1	2,275.85	
INV 17904	03/01/2017	ALAN'S AUTO ELECTRICS	GRASS VALLEY 4.4 (1GAZ650) - ELECTRICAL FAULT WITH SIRENS AND LIGHTS	1	230.00	
EFT25544	17/02/2017	ANDY'S PLUMBING SERVICE	NORTHAM OLD FIRE STATION INSTALL SUB SOILS DRAIN TO THE EAST SIDE OF BUILDING AS PER QUOTE.	1		3,212.00
INV A17300	10/11/2016	ANDY'S PLUMBING SERVICE	NORTHAM OLD FIRE STATION INSTALL SUB SOILS DRAIN TO THE EAST SIDE OF BUILDING AS PER QUOTE.	1	3,080.00	
INV A17413	31/01/2017	ANDY'S PLUMBING SERVICE	NORTHAM SWIMMING POOL. REPLACE TAP.	1	132.00	
EFT25545	17/02/2017	AUSTRALIAN SERVICES UNION	Payroll deductions	1		26.35

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INV DEDUCT07/02/2017		AUSTRALIAN SERVICES UNION	Payroll deductions		26.35	
EFT25546	17/02/2017	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 7/2/2017 \$59,326.00 & INTERIM PAY RUN 2/2/2017 \$848.00.	1		60,174.00
INV PAYG 07/09/02/2017		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 7/2/2017 \$59,326.00 & INTERIM PAY RUN 2/2/2017 \$848.00.	1	60,174.00	
EFT25547	17/02/2017	AV-SEC SECURITY SERVICES	4 X CROWD CONTROLLERS FOR 2017 AUSTRALIA DAY CONCERT FROM 1700-2100	1		1,545.50
INV 4253	31/01/2017	AV-SEC SECURITY SERVICES	4 X CROWD CONTROLLERS FOR 2017 AUSTRALIA DAY CONCERT FROM 1700-2100	1	880.00	
INV 4230	24/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT NORTHAM REC CENTRE ON 26/12/2016, 13/01/2017, 19/1/2017, 04/01/2017 & 09/01/17.	1	302.50	
INV 4245	28/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE AT NORTHAM REC CENTRE 18/01/2017.	1	121.00	
INV 4246	28/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE NORTHAM WASTE FACILITY	1	60.50	
INV 4224	22/01/2017	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE - AT OLD RAILWAY STATION, ADMINISTRATION BUILDING & NORTHAM VISITORS CENTRE.	1	181.50	
EFT25548	17/02/2017	AVON A PARTY	BOUNCY CASTLE HIRE BAKERS HILL COMMUNITY PLAN	1		300.00
INV 1202	14/02/2017	AVON A PARTY	BOUNCY CASTLE HIRE BAKERS HILL COMMUNITY PLAN	1	300.00	
EFT25549	17/02/2017	AVON COMPUTECH	KENSINGTON DESKTOP & PERIPHERALS TO LOCK COMPUTERS AND PRINTERS FOR BRIGADES	1		302.45
INV Y0096	03/02/2017	AVON COMPUTECH	KENSINGTON DESKTOP & PERIPHERALS TO LOCK COMPUTERS AND PRINTERS FOR BRIGADES	1	302.45	
EFT25550	17/02/2017	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN ROAD WASTE TIP - FROM 17/01/2017 TO 29/01/2017.	1		1,624.00
INV 0145	29/01/2017	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN ROAD WASTE TIP - FROM 17/01/2017 TO 29/01/2017.	1	1,624.00	
EFT25551	17/02/2017	AVON HOME IMPROVEMENT CENTRE	TILES & GROUT FOR BERNARD PARK PLAY GROUP & KURINGAL VILLAGE.	1		574.60
INV G5030	31/01/2017	AVON HOME IMPROVEMENT CENTRE	TILES & GROUT FOR BERNARD PARK PLAY GROUP & KURINGAL VILLAGE.	1	574.60	

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EFT25552	17/02/2017	AVON PAPER SHRED	PICK UP AND DISPOSE/SHRED OF CONFIDENTIAL DOCUMENTS ON THE 23RD OF JANUARY 2017 FROM THE NORTHAM RECREATION CENTRE	1		165.00
INV 310	27/01/2017	AVON PAPER SHRED	PICK UP AND DISPOSE/SHRED OF CONFIDENTIAL DOCUMENTS ON THE 23RD OF JANUARY 2017 FROM THE NORTHAM RECREATION CENTRE	1	55.00	
INV 325	27/01/2017	AVON PAPER SHRED	EMPTYING OF SHREDDER BIN - ADMIN BUILDING	1	110.00	
EFT25553	17/02/2017	AVON VALLEY ARTS SOCIETY (INC)	PICK UP AND DISPOSE/SHRED OF CONFIDENTIAL DOCUMENTS ON THE 23RD OF JANUARY 2017 FROM THE NORTHAM RECREATION CENTRE	1		492.60
INV 0004413019/01/2017		AVON VALLEY ARTS SOCIETY (INC)	PICK UP AND DISPOSE/SHRED OF CONFIDENTIAL DOCUMENTS ON THE 23RD OF JANUARY 2017 FROM THE NORTHAM RECREATION CENTRE	1	88.50	
INV 0004440119/01/2017		AVON VALLEY ARTS SOCIETY (INC)	PICK UP AND DISPOSE/SHRED OF CONFIDENTIAL DOCUMENTS ON THE 23RD OF JANUARY 2017 FROM THE NORTHAM RECREATION CENTRE	1	380.70	
INV 0004479208/02/2017		AVON VALLEY ARTS SOCIETY (INC)	PICK UP AND DISPOSE/SHRED OF CONFIDENTIAL DOCUMENTS ON THE 23RD OF JANUARY 2017 FROM THE NORTHAM RECREATION CENTRE	1	23.40	
EFT25554	17/02/2017	AVON VALLEY CONTRACTORS	ART WORKS SOLD FOR COMMISSION.	1		10,832.80
INV 1668	25/01/2017	AVON VALLEY CONTRACTORS	ART WORKS SOLD FOR COMMISSION.	1	9,075.00	
INV 1636	25/01/2017	AVON VALLEY CONTRACTORS	ART WORKS SOLD FOR COMMISSION.	1	1,757.80	
			STOCK PURCHASES FOR VISITORS CENTRE.	1		
			CLEARING AND GRADING AROUND THE OLD QUARRY ROAD SEPTAGE PONDS AND THE ERECTION OF 280 TEMP FENCING PANELS. PANELS TO BE ERECTED AROUND THE PERIMETER OF EACH POND, JOINED WITH FEET AND TOP JOINERS AND STABALISED WITH A STAR PICKET EVERY SECOND PANEL ROUGHLY 0.5M FROM EDGE OF THE POND LINER.	1		
			CLEARING AND GRADING AROUND THE OLD QUARRY ROAD SEPTAGE PONDS AND THE ERECTION OF 280 TEMP FENCING PANELS. PANELS TO BE ERECTED AROUND THE PERIMETER OF EACH POND, JOINED WITH FEET AND TOP JOINERS AND STABALISED WITH A STAR PICKET EVERY SECOND PANEL ROUGHLY 0.5M FROM EDGE OF THE POND LINER.	1		
			WATER TRUCK HIRE FOR WETTING DOWN ACM PILE AT INKPEN ROAD WASTE MANAGEMENT.	1		

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EFT25555	17/02/2017	AVON VALLEY NISSAN	45000KM SERVICE TO MITSUBISHI OUTLANDER PHEV (ROSS RAYSON) N11131 - PN1508.	1		328.00
INV 91185	01/02/2017	AVON VALLEY NISSAN	45000KM SERVICE TO MITSUBISHI OUTLANDER PHEV (ROSS RAYSON) N11131 - PN1508.	1	328.00	
EFT25556	17/02/2017	AVW ELECTRICAL	NORTHAM VISITOR CENTRE. CONNECT AT 7.30AM SUNDAY 27/11/2016 AND DISCONNECT 5 PM SUNDAY 27/11/2016 EMERGENCY GENERATOR TO BUILDING.	1		544.50
INV A1839	18/12/2016	AVW ELECTRICAL	NORTHAM VISITOR CENTRE. CONNECT AT 7.30AM SUNDAY 27/11/2016 AND DISCONNECT 5 PM SUNDAY 27/11/2016 EMERGENCY GENERATOR TO BUILDING.	1	544.50	
EFT25557	17/02/2017	BAKERS HILL POST OFFICE & GENERAL STORE	VOUCHER FOR LAUNCH OF BAKERS HILL COMMUNITY PLAN	1		35.00
INV A3320	08/02/2017	BAKERS HILL POST OFFICE & GENERAL STORE	VOUCHER FOR LAUNCH OF BAKERS HILL COMMUNITY PLAN	1	35.00	
EFT25558	17/02/2017	BAKERS HILL PROGRESS AND RECREATION ASSOCIATION	ANNUAL SHIRE BUDGET ALLOCATION FOR BAKERS HILL PROGRESS ASSOCIATION FOR AUSTRALIA DAY BREAKFAST 2017.	1		726.00
INV 1901201719/01/2017	17/01/2017	BAKERS HILL PROGRESS AND RECREATION ASSOCIATION	ANNUAL SHIRE BUDGET ALLOCATION FOR BAKERS HILL PROGRESS ASSOCIATION FOR AUSTRALIA DAY BREAKFAST 2017.	1	726.00	
EFT25559	17/02/2017	BAKERS HILL VETERINARY HOSPITAL	SEDATIVES FOR BLACK DOG ON GREAT EASTERN HWY, BAKERS HILL	1		20.45
INV 27581	02/02/2017	BAKERS HILL VETERINARY HOSPITAL	SEDATIVES FOR BLACK DOG ON GREAT EASTERN HWY, BAKERS HILL	1	20.45	
EFT25560	17/02/2017	BENARA NURSERIES	PLANTS FOR BERNARD PARK.	1		328.52
INV 367991	17/01/2017	BENARA NURSERIES	PLANTS FOR BERNARD PARK.	1	328.52	
EFT25561	17/02/2017	BLACKWELL PLUMBING PTY LTD	INSTALLED BOTTLE FILLING TAP TO WATER COOLER.	1		418.00
INV INV-155931/01/2017	17/01/2017	BLACKWELL PLUMBING PTY LTD	INSTALLED BOTTLE FILLING TAP TO WATER COOLER.	1	418.00	
EFT25562	17/02/2017	BOC LIMITED	HIRE OF OXYGEN CYLINDERS FOR REC CENTRE, SWIMMING POOL & WUNDOWIE POOL.	1		842.29
INV 4014850304/01/2017	17/01/2017	BOC LIMITED	COLLECTION REFERRAL FEE	1	38.50	

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INV 4013626029/08/2016		BOC LIMITED	3 X OXYGEN MEDICAL SIZE C FOR FIRE BRIGADES.	1	174.91	
INV 4013626029/08/2016		BOC LIMITED	HIRE OF OXYGEN CYLINDERS FOR REC CENTRE, SWIMMING POOL & WUNDOWIE POOL.	1	385.44	
INV 4013626029/08/2016		BOC LIMITED	R040E DISSOLVED ACETYLENE E SIZE FOR THE PERIOD 01/09/2016 TO 31/08/2017.	1	129.40	
INV 4014723929/12/2016		BOC LIMITED	OXYGEN & DISOLVED ACETYLENE 28/11/2016 TO 28/12/2016.	1	114.04	
EFT25563	17/02/2017	BURGESS RAWSON (WA) PTY LTD	WATER & SEWERAGE RATES 01/01/2017 to 28/02/2017.	1		42.36
INV 471243	18/01/2017	BURGESS RAWSON (WA) PTY LTD	WATER & SEWERAGE RATES 01/01/2017 to 28/02/2017.	1	42.36	
EFT25564	17/02/2017	CHILD SUPPORT AGENCY	Payroll deductions	1		479.32
INV DEDUCT07/02/2017		CHILD SUPPORT AGENCY	Payroll deductions		479.32	
EFT25565	17/02/2017	CHRISTMAS 360	CHRISTMAS DECORATIONS FOR MAIN STREET - TREE, REINDEER, & STAR.	1		25,500.00
INV 3251	31/01/2017	CHRISTMAS 360	CHRISTMAS DECORATIONS FOR MAIN STREET - TREE, REINDEER, & STAR.	1	25,500.00	
EFT25566	17/02/2017	CLACKLINE FENCING CONTRACTORS	FENCING REPAIRS AT NORTHAM RAILWAY MUSEUM DAMAGED/VANDLISED.	1		550.00
INV 1045	29/01/2017	CLACKLINE FENCING CONTRACTORS	FENCING REPAIRS AT NORTHAM RAILWAY MUSEUM DAMAGED/VANDLISED.	1	550.00	
EFT25567	17/02/2017	COLIN DUNCAN GRANT	NORTHAM SENIORS HALL. WEEKLY CLEANING FROM 16/1/2017 TO 30/01/2017	1		539.00
INV P838	31/01/2017	COLIN DUNCAN GRANT	CLEANING BERNARD PARK PLAY GROUP.	1	77.00	
INV P839	01/01/2017	COLIN DUNCAN GRANT	NORTHAM SENIORS HALL. WEEKLY CLEANING FROM 16/1/2017 TO 30/01/2017	1	462.00	
EFT25568	17/02/2017	CONCRETE BY ROSSI	TO SUPPLY, PLACE & FINISH CONCRETE FOR FOOTPATH AT 100MM THICK. TO SUPPLY 25MPA CONCRETE, EXPANSION JOINTS & CONTROL JOINTS. TO FINISH CONCRETE TO NON-SKID LIGHT BROOM FINISH WITH BULL NOSED EDGES & CONTROL JOINTS AT BERNARD PARK NORTHAM AS PER QUOTE# 1566.	1		3,971.00

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INV 0009	24/01/2017	CONCRETE BY ROSSI	TO SUPPLY, PLACE & FINISH CONCRETE FOR FOOTPATH AT 100MM THICK. TO SUPPLY 25MPA CONCRETE, EXPANSION JOINTS & CONTROL JOINTS. TO FINISH CONCRETE TO NON-SKID LIGHT BROOM FINISH WITH BULL NOSED EDGES & CONTROL JOINTS AT BERNARD PARK NORTHAM AS PER QUOTE# 1566.	1	3,971.00	
EFT25569	17/02/2017	CONVIC PTY LTD	NORTHAM YOUTH PRECINCT FEASIBILITY STUDY	1		13,106.50
INV INV-026231/01/2017		CONVIC PTY LTD	NORTHAM YOUTH PRECINCT FEASIBILITY STUDY	1	13,106.50	
EFT25570	17/02/2017	COUNTRY COPIERS NORTHAM	COLOUR COPIER SERVICE/METER READING FOR DEPOT COPIER IRA-C2230.	1		2,343.73
INV 40175	31/01/2017	COUNTRY COPIERS NORTHAM	INK CARTRIDGES FOR KILLARA.	1	128.60	
INV S5999	03/02/2017	COUNTRY COPIERS NORTHAM	COLOUR COPIER SERVICE/METER READING FOR DEPOT COPIER IRA-C2230.	1	612.78	
INV 40157	31/01/2017	COUNTRY COPIERS NORTHAM	JUPITER 2 A3 LAMINATOR FOR ADMIN.	1	513.60	
INV 40157	31/01/2017	COUNTRY COPIERS NORTHAM	STATIONERY FOR VISITORS CENTRE.	1	30.60	
INV 40157	31/01/2017	COUNTRY COPIERS NORTHAM	STATIONERY FOR LIBRARY.	1	257.80	
INV 40157	31/01/2017	COUNTRY COPIERS NORTHAM	PRINTER CARTRIDGE FOR A BROTHER MFC-L5755DW. TN 3440 (8000 PAGE) BLCAK AND WHITE PRINTER CATRIDGE OLD QUARRY ROAD LANDFILL SITE	1	288.50	
INV 40157	31/01/2017	COUNTRY COPIERS NORTHAM	STATIONERY FOR DEPOT.	1	511.85	
EFT25571	17/02/2017	COURIER AUSTRALIA	FREIGHT CHARGE FOR FIRE SAFETY FOR P/E 03/02/2017.	1		10.32
INV 0289	03/02/2017	COURIER AUSTRALIA	FREIGHT CHARGE FOR FIRE SAFETY FOR P/E 03/02/2017.	1	10.32	
EFT25572	17/02/2017	DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES	UNSPENT GRANT FUNDS - CAT STERILISATION ROUND 2	1		1,082.40
INV 0000048917/01/2017		DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES	UNSPENT GRANT FUNDS - CAT STERILISATION ROUND 2	1	1,082.40	
EFT25573	17/02/2017	DOMINOS NORTHAM	CATERING FOR "E" ACADEMY TRAINING AT INKPEN FIRESHED	1		207.00

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INV 0102201701/02/2017		DOMINOS NORTHAM	CATERING FOR "E" ACADEMY TRAINING AT INKPEN FIRESHED	1	207.00	
EFT25574	17/02/2017	DRACO AIR PTY LTD	REPLACE FAN MOTOR AND FILTER MEDIA AT OLD TOWN COUNCIL HOUSE.	1		1,393.84
INV DA5522	20/10/2016	DRACO AIR PTY LTD	REPLACE FAN MOTOR AND FILTER MEDIA AT OLD TOWN COUNCIL HOUSE.	1	1,393.84	
EFT25575	17/02/2017	DUNCAN GROUP INTERNATIONAL - CLACKLINE VALLEY OLIVES	STOCK PURCHASES FOR VISITORS CENTRE.	1		90.00
INV 0000267510/02/2017		DUNCAN GROUP INTERNATIONAL - CLACKLINE VALLEY OLIVES	STOCK PURCHASES FOR VISITORS CENTRE.	1	90.00	
EFT25576	17/02/2017	DUNNING INVESTMENTS PTY LTD	FUEL CHARGES FOR JANURARY 2017.	1		19,806.47
INV JANUAR17/02/2017		DUNNING INVESTMENTS PTY LTD	FUEL CHARGES FOR JANURARY 2017.		19,806.47	
EFT25577	17/02/2017	EMU ESSENCE	STOCK PURCHASES FOR NORTHAM VISITORS CENTRE.	1		419.10
INV 095063	19/01/2017	EMU ESSENCE	STOCK PURCHASES FOR NORTHAM VISITORS CENTRE.	1	419.10	
EFT25578	17/02/2017	ESSENTIAL PERSONNEL	PROPERTY MAINTENANCE AT WUNDOWIE KURINGAL VILLAGE.	1		792.00
INV 0001466809/02/2017		ESSENTIAL PERSONNEL	PROPERTY MAINTENANCE AT WUNDOWIE KURINGAL VILLAGE.	1	792.00	
EFT25579	17/02/2017	EVENTS INDUSTRY ASSOCIATION	ANNUAL SUBSCRIPTION- - EVENTS INDUSTRY ASSOCIATION - 2017.	1		250.00
INV 0032636	28/11/2016	EVENTS INDUSTRY ASSOCIATION	ANNUAL SUBSCRIPTION- - EVENTS INDUSTRY ASSOCIATION - 2017.	1	250.00	
EFT25580	17/02/2017	FELICITY GILBERT	STATIONERY FOR FACILITATION OF STRATEGIC COMMUNITY PLAN REVIEW WORKSHOP WITH COUNCIL.	1		21.70
INV RR08022/08/02/2017		FELICITY GILBERT	STATIONERY FOR FACILITATION OF STRATEGIC COMMUNITY PLAN REVIEW WORKSHOP WITH COUNCIL.	1	21.70	
EFT25581	17/02/2017	FRAMESWEST	WORKS TO VOLLEYBALL POLES TO CONVERT TO BADMINTON POLES	1		150.00
INV 0001215627/01/2017		FRAMESWEST	WORKS TO VOLLEYBALL POLES TO CONVERT TO BADMINTON POLES	1	150.00	

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EFT25582	17/02/2017	GIDGEGANNUP HORSE & PONY CLUB INC	KIDSPORT FUNDING.	1		200.00
INV KS00578306/02/2017	06/02/2017	GIDGEGANNUP HORSE & PONY CLUB INC	KIDSPORT FUNDING.	1	200.00	
EFT25583	17/02/2017	GLENN STUART BEVERIDGE	NORTHAM OLD STATE SCHOOL. REPLACE JOISTS AND FLOORING ON VERANDAH.	1		8,831.90
INV 23	06/02/2017	GLENN STUART BEVERIDGE	REC CENTRE - REPAIR LEAKS AFTER STORM & REPLACE 100 TEK SCREWS CUT IN INSULATION HANGING INTO BOX GUTTERS.	1	814.00	
INV 11	31/01/2017	GLENN STUART BEVERIDGE	WUNDOWIE HALL - REPLACE LINE MARKING ON HALL FLOOR.	1	537.90	
INV 14	06/02/2017	GLENN STUART BEVERIDGE	NORTHAM SENIORS HALL. TEMPORARY REPAIRS. FASTENING OF THE CEILING IN FOYER TO PREVENT COLLAPSE.	1	660.00	
INV 21	06/02/2017	GLENN STUART BEVERIDGE	NORTHAM SOUND SHELL - REMOVE GRAFITTI FOR AUSTRALIA DAY NORTHAM SOUND SHELL CLEAN WALLS NORTHAM LESSER HALL CLEAN DOWN ROOF & TREAT FOR RUST FOR LEAKIN EVAPORATIVE AIR CON.	1	407.00	
INV 09	31/01/2017	GLENN STUART BEVERIDGE	LESSER HALL - EMERGENCY WORK TO ELIMINATE WATER UNDER KITCHEN DOOR.	1	462.00	
INV 17	06/02/2017	GLENN STUART BEVERIDGE	NORTHAM LIBRARY. CLEAN OUT GUTTERS.	1	132.00	
INV 13	06/02/2017	GLENN STUART BEVERIDGE	CLEAN OUT GUTTERS IN VARIOUS SHIRE BUILDINGS.	1	1,617.00	
INV 18	06/02/2017	GLENN STUART BEVERIDGE	RIVERS EDGE CAFE - SECURE PANTRY SHELVES	1	181.50	
INV 20	06/02/2017	GLENN STUART BEVERIDGE	NORTHAM POOL - REPAIR BREAKIN DAMAGE	1	143.00	
INV 16	06/02/2017	GLENN STUART BEVERIDGE	SHIRE ADMIN - REPLACE LOCKSET & STAPLE ON FLAG POLE.	1	77.00	
INV 10	31/01/2017	GLENN STUART BEVERIDGE	REPAIRS AT BERT HAWKE PAVILLION	1	649.00	
INV 12	06/02/2017	GLENN STUART BEVERIDGE	REPAIRS TO SHIRE ADMIN TO FIX SELF CLOSER TO REAR GATE.	1	159.50	
INV 19	06/02/2017	GLENN STUART BEVERIDGE	NORTHAM OLD STATE SCHOOL. REPLACE JOISTS AND FLOORING ON VERANDAH.	1	2,750.00	
INV 22	06/02/2017	GLENN STUART BEVERIDGE	REC CENTRE - FIX DOOR CLOSER, ADJUST BACK DOOR MAKE LEG FOR DESK.	1	110.00	
INV 15	06/02/2017	GLENN STUART BEVERIDGE	REMOVE GRAFITTI FROM VARIOUS SHIRE BUILDINGS.	1	132.00	

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EFT25584	17/02/2017	GO GO ON HOLD PTY LTD	MESSAGES ON HOLD FOR NORTHAM REC CENTRE.	1		414.00
INV 0001679729/07/2016		GO GO ON HOLD PTY LTD	MESSAGES ON HOLD FOR NORTHAM REC CENTRE.	1	414.00	
EFT25585	17/02/2017	GUEST FINE ART SERVICES	MAINTENANCE WORKS ON VARIOUS ARTWORKS FROM COUNCIL ART COLLECTION	1		1,452.00
INV 13693	27/01/2017	GUEST FINE ART SERVICES	MAINTENANCE WORKS ON VARIOUS ARTWORKS FROM COUNCIL ART COLLECTION	1	1,452.00	
EFT25586	17/02/2017	HILLS ASBESTOS REMOVAL & DEMOLITION	REFUND ACCIDENTLY CHARGED DER LEVY ON ASBESTOS WASTE LOAD AT OLD QUARRY TIP NO LEVY APPLIES TO ASBESTOS.	1		145.20
INV 180480	28/01/2017	HILLS ASBESTOS REMOVAL & DEMOLITION	REFUND ACCIDENTLY CHARGED DER LEVY ON ASBESTOS WASTE LOAD AT OLD QUARRY TIP NO LEVY APPLIES TO ASBESTOS.	1	145.20	
EFT25587	17/02/2017	HOST AUTO REPAIRS	INKPEN 2.4 - PRE SEASON SERVICE	1		4,276.25
INV 59742	20/12/2016	HOST AUTO REPAIRS	IRISHTOWN LT2 - FIT REPLACEMENT INNER TUBE	1	39.25	
INV 59819	30/12/2016	HOST AUTO REPAIRS	INKPEN 2.4 - PRE SEASON SERVICE	1	2,953.75	
INV 59820	03/02/2017	HOST AUTO REPAIRS	REPAIRS TO 1CIG323/CLACKLINE 2.4.	1	60.50	
INV 59824	31/12/2016	HOST AUTO REPAIRS	SOUTHERN BRK 1.4 - TYRE REPAIR OR REPLACE	1	516.70	
INV 59801	02/12/2016	HOST AUTO REPAIRS	REPAIRS TO 1BMR091 I/TOWN 2.4.	1	706.05	
EFT25588	17/02/2017	IMMACU SWEEP	SWEEPING OF TOWN CENTRE FOOTPATHS & SWEEPING & AND GULLY EDUCATION SERVICES FOR 19/12/2016 TO 24/12/2016.	1		15,582.60
INV 3949	31/12/2016	IMMACU SWEEP	SWEEPING OF TOWN CENTRE FOOTPATHS & SWEEPING & AND GULLY EDUCATION SERVICES FOR 19/12/2016 TO 24/12/2016.	1	3,895.65	
INV 3947	31/12/2016	IMMACU SWEEP	SWEEPING TOWN CENTRE FOOTPATHS & GULLY EDUCATION SERVICES 05/12/2016 - 10/12/2016.	1	3,895.65	
INV 3948	31/12/2016	IMMACU SWEEP	SWEEPING OF TOWN CENTRE FOOTPATHS & GULLY EDUCATION SERVICES 12/12/2016 TO 17/12/2016.	1	3,895.65	
INV 3946	31/12/2016	IMMACU SWEEP	SWEEPING OF TOWN CENTRE FOOTPATHS & GULLY EDUCATION SERVICES - 28/11/2016 TO 03/12/2016.	1	3,895.65	

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EFT25589	17/02/2017	IREDALE PEDERSEN HOOK ARCHITECTS	ARCHITECTURAL DESIGN SERVICES FOR ABORIGINAL & ENVIRONMENTAL INTERPRETIVE CENTRE.	1		18,796.25
INV 0000433911	01/01/2017	IREDALE PEDERSEN HOOK ARCHITECTS	ARCHITECTURAL DESIGN SERVICES FOR ABORIGINAL & ENVIRONMENTAL INTERPRETIVE CENTRE.	1	10,560.00	
INV 0000433811	01/01/2017	IREDALE PEDERSEN HOOK ARCHITECTS	ARCHITECTURAL DESIGN SERVICES FOR ABORIGINAL & ENVIRONMENTAL INTERPRETIVE CENTRE.	1	4,716.25	
INV 0000434011	01/01/2017	IREDALE PEDERSEN HOOK ARCHITECTS	ARCHITECTURAL DESIGN SERVICES FOR ABORIGINAL & ENVIRONMENTAL INTERPRETIVE CENTRE.	1	3,520.00	
EFT25590	17/02/2017	IXOM OPERATIONS PTY LTD	CHLORINE SERVICE FEE FOR THE PERIOD 01/01/2017 to 31/01/2017.	1		545.24
INV 5781702	31/01/2017	IXOM OPERATIONS PTY LTD	CHLORINE SERVICE FEE FOR THE PERIOD 01/01/2017 to 31/01/2017.	1	545.24	
EFT25591	17/02/2017	JL PAVING & RENOVATIONS	WUNDOWIE KURINGAL UNITS. REMOVE EXISTING TILES AND REPLACE WITH R10 SLIP RATING TILES IN BATHROOM.	1		2,902.10
INV 133	06/02/2016	JL PAVING & RENOVATIONS	WUNDOWIE KURINGAL UNITS. REMOVE EXISTING TILES AND REPLACE WITH R10 SLIP RATING TILES IN BATHROOM.	1	2,902.10	
EFT25592	17/02/2017	KENNRARDS HIRE PTY LTD	HIRE OF LIGHTING TOWERS FOR AUSTRALIA DAY CELEBRATIONS.	1		1,140.95
INV 1802866730	01/01/2017	KENNRARDS HIRE PTY LTD	HIRE OF LIGHTING TOWERS FOR AUSTRALIA DAY CELEBRATIONS.	1	1,140.95	
EFT25593	17/02/2017	KERBTECH P/L T/A GDR CIVIL CONTRACTING	HOLFRETER ROAD WORKS FOR FOOTPATH CONSTRUCTION PROGRAM 2016/2017.	1		140,433.36
INV 001044	14/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	GRAVEL CARTING TO AUGUSTINI ROAD.	1	17,614.01	
INV 001054	22/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	GRAVEL PICKED UP FROM GDR DEPOT 22 DECEMBER 2016	1	605.00	
INV 001036	09/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	GREGORY STREET WORKS FOR FOOTPATH CONSTRUCTION PROGRAM 2016/2017.	1	26,917.22	
INV 001030	02/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	HOLFRETER ROAD WORKS FOR FOOTPATH CONSTRUCTION PROGRAM 2016/2017.	1	65,069.13	
INV 001057	31/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	WELLINGTON STREET WORKS FOR FOOTPATH CONSTRUCTION PROGRAM 2016/2017.	1	27,505.50	

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INV 001074	18/01/2017	KERBTECH P/L T/A GDR CIVIL CONTRACTING	100T OF SCREENED SAND TO BE DELIVERED TO HENRY STREET OVAL.	1	2,722.50	
EFT25594	17/02/2017	KEVIN JOHN O'NEILL	Rates refund for assessment A433 462 O'NEILL ROAD SOUTHERN BROOK 6401	1		2,723.51
INV A433	17/02/2017	KEVIN JOHN O'NEILL	Rates refund for assessment A433 462 O'NEILL ROAD SOUTHERN BROOK 6401		2,723.51	
EFT25595	17/02/2017	LAURA GRAY	NORTHAM RAILWAY MUSEUM. RAILWAY PLATFORM AND ASSOCIATED BUILDINGS. PROVIDE CONSULTATION AND ADVICE ABOUT PROPOSED WORKS WITH CONSIDERATION TO CONSERVATION PLAN.	1		2,475.00
INV 43451	27/01/2017	LAURA GRAY	NORTHAM RAILWAY MUSEUM. RAILWAY PLATFORM AND ASSOCIATED BUILDINGS. PROVIDE CONSULTATION AND ADVICE ABOUT PROPOSED WORKS WITH CONSIDERATION TO CONSERVATION PLAN.	1	2,475.00	
EFT25596	17/02/2017	LENNYS COMMERCIAL KITCHENS PTY LTD	BERT HAWKE PAVILLION. KITCHEN DESIGN AND PLANS	1		1,705.00
INV 0001254413/12/2016		LENNYS COMMERCIAL KITCHENS PTY LTD	BERT HAWKE PAVILLION. KITCHEN DESIGN AND PLANS	1	1,705.00	
EFT25597	17/02/2017	LIDIA VORONTSOVA	RANGER CHRIS TURKICH UNIFORM SHIRTS - SEW ARM PATCHES & TABS	1		45.00
INV CH0102201/02/2017		LIDIA VORONTSOVA	RANGER CHRIS TURKICH UNIFORM SHIRTS - SEW ARM PATCHES & TABS	1	45.00	
EFT25598	17/02/2017	LIVE EVENT PRODUCTIONS	SOUND/LIGHTING FOR 2017 AUSTRALIA DAY CELEBRATIONS, SUITABLE FOR MURPHY'S LORE PERFORMANCE, ASWELL AS SPEECHES/CEREMONIES	1		4,400.00
INV INV-003108/02/2017		LIVE EVENT PRODUCTIONS	SOUND/LIGHTING FOR 2017 AUSTRALIA DAY CELEBRATIONS, SUITABLE FOR MURPHY'S LORE PERFORMANCE, ASWELL AS SPEECHES/CEREMONIES	1	4,400.00	
EFT25599	17/02/2017	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	Payroll deductions	1		20.50
INV DEDUCT07/02/2017		LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	Payroll deductions		20.50	

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EFT25600	17/02/2017	MALINOWSKI HOLDINGS PTY LTD	LEASE OF 174 FITZGERALD STREET, NORTHAM	1		916.66
INV 02466	27/01/2017	MALINOWSKI HOLDINGS PTY LTD	LEASE OF 174 FITZGERALD STREET, NORTHAM	1	916.66	
EFT25601	17/02/2017	MCKINLEY DEVELOPMENTS	TILING BATHROOM WALLS & FLOORS AT THE NORTHAM PLAYGROUPO FOR WORK COMPLETED ON 12/01, 13/01, 19/01 & 20/01.	1		3,340.00
INV 272	20/01/2017	MCKINLEY DEVELOPMENTS	TILING BATHROOM WALLS & FLOORS AT THE NORTHAM PLAYGROUPO FOR WORK COMPLETED ON 12/01, 13/01, 19/01 & 20/01.	1	3,340.00	
EFT25602	17/02/2017	MIDALIA STEEL	GALVANISED POSTS WITH CAPS FOR SIGNS.	1		95.29
INV 6119863518/01/2017		MIDALIA STEEL	GALVANISED POSTS WITH CAPS FOR SIGNS.	1	95.29	
EFT25603	17/02/2017	MILMAR DISTRIBUTORS	x 100 EFTPOS THERMAL ROLLS WIRELESS MOBILE	1		220.40
INV 0001604331/01/2017		MILMAR DISTRIBUTORS	x 100 EFTPOS THERMAL ROLLS WIRELESS MOBILE	1	220.40	
EFT25604	17/02/2017	MOORE STEPHENS (WA) PTY LTD	ROYALTIES FOR REGIONS - CLGF 2011-12 END OF LIFE ACQUITAL - ROYALTIES FOR REGIONS - DRAINAGE IMPROVEMENTS OROJECT 0115-0103-1-ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2016 & ROADS TO RECOVERY - ANNUAL RETURN FOR THE YEAR ENDED 30 JUNE 2016.	1		7,833.10
INV BDGT17-31/01/2017		MOORE STEPHENS (WA) PTY LTD	BUDGETING WORKSHOP FOR COLIN YOUNG.	1	1,563.10	
INV 205206	27/01/2017	MOORE STEPHENS (WA) PTY LTD	ROYALTIES FOR REGIONS - CLGF 2011-12 END OF LIFE ACQUITAL - ROYALTIES FOR REGIONS - DRAINAGE IMPROVEMENTS OROJECT 0115-0103-1-ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2016 & ROADS TO RECOVERY - ANNUAL RETURN FOR THE YEAR ENDED 30 JUNE 2016.	1	6,270.00	
EFT25605	17/02/2017	NETSIGHT	MYOSH MONTHLY SUBSCRIPTION FOR FEBRUARY 2017.	1		663.30
INV INV-180201/02/2017		NETSIGHT	MYOSH MONTHLY SUBSCRIPTION FOR FEBRUARY 2017.	1	663.30	
EFT25606	17/02/2017	NORTHAM AERO CLUB	SUPPORT TO DELIVER THE 2017 NATIONAL BALLOONING CHAMPIONSHIPS NORTHAM.	1		20,000.00

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INV 001/17	06/02/2017	NORTHAM AERO CLUB	SUPPORT TO DELIVER THE 2017 NATIONAL BALLOONING CHAMPIONSHIPS NORTHAM.	1	20,000.00	
EFT25607	17/02/2017	NORTHAM AUTO ELECTRICS	REPLACEMENT OF 4 NEW REAR TYRES ON PN1218 - SIZE 235/75R17.5 PLEASE RETURN REMOVED TYRES	1		1,020.80
INV Z5853	17/01/2017	NORTHAM AUTO ELECTRICS	REPLACEMENT OF 4 NEW REAR TYRES ON PN1218 - SIZE 235/75R17.5 PLEASE RETURN REMOVED TYRES	1	1,020.80	
EFT25608	17/02/2017	NORTHAM BETTA HOME LIVING	BENQ FULL HD PROJECTOR, BENQ STREAMING DONGLE & CEILING MOUNT FOR REC CENTRE.	1		2,279.85
INV 2957088703/02/2017		NORTHAM BETTA HOME LIVING	USB CORD FOR IXUS 1800 DIGITAL CAMERA	1	14.95	
INV 16420	24/01/2017	NORTHAM BETTA HOME LIVING	BENQ FULL HD PROJECTOR, BENQ STREAMING DONGLE & CEILING MOUNT FOR REC CENTRE.	1	2,117.00	
INV 16422	09/02/2017	NORTHAM BETTA HOME LIVING	COMPUTER CABLES	1	147.90	
EFT25609	17/02/2017	NORTHAM SCOUT GROUP	KIDSPORT FUNDING FOR MATTHEW ABBOTT	1		600.00
INV IV00000430/01/2017		NORTHAM SCOUT GROUP	KIDSPORT FUNDING FOR MATTHEW ABBOTT	1	200.00	
INV IV00000430/01/2017		NORTHAM SCOUT GROUP	KIDSPORT FUNDING.	1	200.00	
INV KS0058107/02/2017		NORTHAM SCOUT GROUP	KIDSPORT FUNDING.	1	200.00	
EFT25610	17/02/2017	NYOONGAR WELLBEING AND SPORTS	QUICK RESPONSE GRANT NWS NORTHAM BEATBALL PROJECT.	1		550.00
INV 443	03/02/2017	NYOONGAR WELLBEING AND SPORTS	QUICK RESPONSE GRANT NWS NORTHAM BEATBALL PROJECT.	1	550.00	
EFT25611	17/02/2017	OXTER SERVICES	SANITARY PRODUCTS FOR VARIOUS SHIRE BUILDINGS.	1		1,095.65
INV 17563	19/01/2017	OXTER SERVICES	SANITARY PRODUCTS FOR VARIOUS SHIRE BUILDINGS.	1	1,095.65	
EFT25612	17/02/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	18/01/2017 SHIRE DC HAD CRYPTO FILES, RECOVER CORRUPTED FROM BACKUP AND REPORT FINDINGS, SCAN THE SUSPECTED MACHINE, FIND THAT THE MACHINE INFECTED APPEARS TO BE THE LIBRARY SERVER, ATTEMPTED TO RESOLVE REMOTELY, REPORT, GO TO SITE TO GET SERVER PHYSICALLY TO BRING BACK TO OFFICE.	1		4,568.50
INV 22011	30/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	HELPING WITH COMPUTOR ISSUES.	1	467.50	

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INV 22030	31/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	MONTHLY FEE FOR DAILY MONITORING MANAGEMENT & REOLUTION OF DISASTER RECOVERY OPTIONS AT SITE.	1	93.50	
INV 22006	30/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	18/01/2017 SHIRE DC HAD CRYPTO FILES, RECOVER CORRUPTED FROM BACKUP AND REPORT FINDINGS, SCAN THE SUSPECTED MACHINE, FIND THAT THE MACHINE INFECTED APPEARS TO BE THE LIBRARY SERVER, ATTEMPTED TO RESOLVE REMOTELY, REPORT, GO TO SITE TO GET SERVER PHYSICALLY TO BRING BACK TO OFFICE.	1	2,572.50	
INV 22069	09/02/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	ATTEND SITE - IMPLEMENTED EDGEROUTER FIX SITE TO SITE ROUTING. LOOK AT BACKUP DRIVES NOT EJECTING - ASSESS WIRELESS AP OPTIONS AT REC CENTRE ASSESS PUBLIC COMPUTERS AT LIBRARY - GIVE NEW BACKUP DRIVES TO VISITORS CENTRE.	1	1,435.00	
EFT25613	17/02/2017	PFD FOOD SERVICES PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1		2,217.00
INV KD9905913	01/2017	PFD FOOD SERVICES PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1	933.15	
INV KE2075016	01/2017	PFD FOOD SERVICES PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1	239.05	
INV KE2801203	01/2017	PFD FOOD SERVICES PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1	1,044.80	
EFT25614	17/02/2017	PHONOGRAPHIC PERFORMANCE COMPANY OF AUSTRALIA LTD	PPCA LICENC'S FOR HOSPITALITY ROOM	1		338.95
INV 3012891	10/01/2017	PHONOGRAPHIC PERFORMANCE COMPANY OF AUSTRALIA LTD	PPCA LICENC'S FOR HOSPITALITY ROOM	1	338.95	
EFT25615	17/02/2017	PLAN 9 DESIGN & DRAFTING	NORTHAM SENIORS HALL. DRAFTING OF BUILDING PLANS FOR EXIT ROUTE.	1		665.00
INV 1615	06/02/2017	PLAN 9 DESIGN & DRAFTING	NORTHAM SENIORS HALL. DRAFTING OF BUILDING PLANS FOR EXIT ROUTE.	1	665.00	
EFT25616	17/02/2017	POWER DESMOND JOHN	NORTHAM SWIMMING POOL. PAINTING WORKS IN PREPARATION OF OPENING POOL.	1		1,600.50
INV 43570	27/01/2017	POWER DESMOND JOHN	NORTHAM SWIMMING POOL. PAINTING WORKS IN PREPARATION OF OPENING POOL.	1	1,600.50	
EFT25617	17/02/2017	PRESTIGE ALARMS	NORTHAM SHIRE ADMIN BUILDING. 24 HOUR	1		115.00

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INV 0008990106/02/2017		PRESTIGE ALARMS	NORTHAM SHIRE ADMIN BUILDING. 24 HOUR	1	115.00	
EFT25618	17/02/2017	REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT INC	COST BENEFIT ANALYSIS WORKSHOP 08/02/2017 - COLIN YOUNG	1		275.00
INV 301175	30/01/2017	REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT INC	COST BENEFIT ANALYSIS WORKSHOP 08/02/2017 - COLIN YOUNG	1	275.00	
EFT25619	17/02/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING.	1		200.00
INV 0002378	08/02/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING.	1	200.00	
EFT25620	17/02/2017	RIVERGUM VALLEY LAVENDER	STOCK PURCHASES FOR VISITORS CENTRE.	1		145.20
INV 0000027923/01/2017		RIVERGUM VALLEY LAVENDER	STOCK PURCHASES FOR VISITORS CENTRE.	1	145.20	
EFT25621	17/02/2017	ROUTE 94 BAKERS HILL	VOUCHER BAKERS HILL COMMUNITY PLAN LAUNCH	1		35.00
INV 429	08/02/2017	ROUTE 94 BAKERS HILL	VOUCHER BAKERS HILL COMMUNITY PLAN LAUNCH	1	35.00	
EFT25622	17/02/2017	ROYAL LIFE SAVING SOCIETY WA	REQUALIFICATION OF POOL LIFEQUARD CERTIFICATE	1		135.00
INV 73892	05/01/2017	ROYAL LIFE SAVING SOCIETY WA	REQUALIFICATION OF POOL LIFEQUARD CERTIFICATE	1	135.00	
EFT25623	17/02/2017	SCHWEPPE PTY LTD	STOCK PURCHASES FOR WUNDOWIE POOL.	1		214.38
INV 0806778313/01/2017		SCHWEPPE PTY LTD	STOCK PURCHASES FOR WUNDOWIE POOL.	1	214.38	
EFT25624	17/02/2017	SKILL HIRE WA PTY LTD	LABOUR HIRE - FOR W/E 14/11/2016 TO 20/11/2016.	1		3,187.81
INV 391808	17/01/2017	SKILL HIRE WA PTY LTD	LABOUR HIRE - RUSSELL DEGRAY - 09/01/2017 TO 15/01/2017.	1	1,160.78	
INV 389496	22/11/2016	SKILL HIRE WA PTY LTD	LABOUR HIRE - FOR W/E 14/11/2016 TO 20/11/2016.	1	2,027.03	
EFT25625	17/02/2017	SLAV'S CLEANING SERVICE	NORTHAM SHIRE ADMIN BUILDING. CLEANING JANUARY 2017	1		8,884.01
INV 1085	30/01/2017	SLAV'S CLEANING SERVICE	NORTHAM SHIRE ADMIN BUILDING. CLEANING JANUARY 2017	1	8,884.01	

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EFT25626	17/02/2017	SOUTHERN BROOK COMMUNITY ASSOCIATION	SOUTHERN BROOK COMMUNITY ASSOCIATION AUSTRALIA DAY BREAKFAST ACTIVITIES EVENT SUPPORT 2017.	1		600.00
INV 2601201726/01/2017		SOUTHERN BROOK COMMUNITY ASSOCIATION	SOUTHERN BROOK COMMUNITY ASSOCIATION AUSTRALIA DAY BREAKFAST ACTIVITIES EVENT SUPPORT 2017.	1	600.00	
EFT25627	17/02/2017	SOUTHERN CROSS AUSTEREO PTY LTD	RADIO ADVERTISING-AUSTRALIA DAY-ADVERTISING COST	1		867.90
INV 7039185631/01/2017		SOUTHERN CROSS AUSTEREO PTY LTD	RADIO ADVERTISING-AUSTRALIA DAY-ADVERTISING COST	1	867.90	
EFT25628	17/02/2017	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISEMENT FOR SHIRE OF NORTHAM CHANGING LAND USE AS APPROVED BY THE MINISTER FOR LOCAL GOVERNMENT - DP408212	1		86.40
INV 159839	31/01/2017	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISEMENT FOR SHIRE OF NORTHAM CHANGING LAND USE AS APPROVED BY THE MINISTER FOR LOCAL GOVERNMENT - DP408212	1	86.40	
EFT25629	17/02/2017	THE RIVERSIDE HOTEL	CATERING FOR ORDINARY COUNCIL MEETING HELD ON 25 JANUARY 2017	1		432.00
INV 1031	25/01/2017	THE RIVERSIDE HOTEL	CATERING FOR ORDINARY COUNCIL MEETING HELD ON 25 JANUARY 2017	1	432.00	
EFT25630	17/02/2017	THE WORKWEAR GROUP	UNIFORM FOR JENNY BECKER.	1		715.56
INV 0119681127/01/2017		THE WORKWEAR GROUP	UNIFORM FOR JENNY BECKER.	1	317.05	
INV 0118010219/01/2017		THE WORKWEAR GROUP	UNIFORM FOR MARIE UNGVARY.	1	230.35	
INV 0118010019/01/2017		THE WORKWEAR GROUP	UNIFORM FOR RHONDA TURNER.	1	50.15	
INV 0120907201/02/2017		THE WORKWEAR GROUP	UNIFORM FOR RHONDA TURNER.	1	118.01	
EFT25631	17/02/2017	VODAFONE	HARVEST BAN LINE AT IRISHTOWN FROM 01/02/2017 TO 28/02/2017.	1		665.59
INV 1115360206/02/2017		VODAFONE	HARVEST BAN LINE AT IRISHTOWN FROM 01/02/2017 TO 28/02/2017.	1	665.59	
EFT25632	17/02/2017	WA CONTRACT RANGER SERVICES	CAT IMPOUND EXPENSES FOR JANUARY 2017.	1		1,079.37
INV 00836	06/02/2017	WA CONTRACT RANGER SERVICES	CAT IMPOUND EXPENSES FOR JANUARY 2017.	1	550.00	

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INV 00837	06/02/2017	WA CONTRACT RANGER SERVICES	RANGER SERVICES PROVIDED AS REQUESTED BY THE SHIRE OF NORTHAM FOR THE 13/01/2017.	1	529.37	
EFT25633	17/02/2017	WRIGGLY TIN BED & BREAKFAST	ACCOMMODATION FOR 8 & 9 FEB, FOR TEMP HEALTH OFFICER, SALINI HERATH	1		260.00
INV 44844	13/02/2017	WRIGGLY TIN BED & BREAKFAST	ACCOMMODATION FOR 8 & 9 FEB, FOR TEMP HEALTH OFFICER, SALINI HERATH	1	260.00	
EFT25634	17/02/2017	WRIGHT EXPRESS AUSTRALIA PTY LTD (PUMA ENERGY)	FUEL FROM PUMA FOR JANUARY 2017.	1		1,780.99
INV 26	31/01/2017	WRIGHT EXPRESS AUSTRALIA PTY LTD (PUMA ENERGY)	FUEL FROM PUMA FOR JANUARY 2017.	1	1,780.99	
EFT25635	17/02/2017	WUNDOWIE PROGRESS ASSOCIATION	EXPENSES FOR AUSTRALIA DAY CELEBRATIONS AT WUNDOWIE OVAL.	1		1,000.00
INV 0000000111/02/2017	17/02/2017	WUNDOWIE PROGRESS ASSOCIATION	EXPENSES FOR AUSTRALIA DAY CELEBRATIONS AT WUNDOWIE OVAL.	1	1,000.00	
EFT25636	17/02/2017	YOUSTOS PHARMACY	VOUCHER FOR LAUNCH OF BAKERS HILL COMMUNITY PLAN	1		35.00
INV RR0602206/02/2017	17/02/2017	YOUSTOS PHARMACY	VOUCHER FOR LAUNCH OF BAKERS HILL COMMUNITY PLAN	1	35.00	
EFT25637	22/02/2017	AUSTRALIAN TAXATION OFFICE	BAS JANUARY 2017 - REF:42826 617380 9160.	1		16,166.00
INV JANUAR21/02/2017	22/02/2017	AUSTRALIAN TAXATION OFFICE	BAS JANUARY 2017 - REF:42826 617380 9160.	1	16,166.00	
EFT25638	24/02/2017	ALAN'S AUTO ELECTRICS	INKPEN BFB STOLEN ITEMS - 2 X AGM 200AH BATTERIES, FLOOD LIGHT, SENSOR, FITTING AND TRAVEL	1		2,913.50
INV 17828	30/01/2017	ALAN'S AUTO ELECTRICS	SUPPLY AND INSTALL NEW BATTERY CHARGER, REPLACE SSB DEEPCYCLE BATTERY, NEW 100W FLEXIBLE SOLAR PANEL AS PER QUOTE 133 TO CESM VEHICLE PN1505 - N11129	1	1,331.00	
INV 17865	31/01/2017	ALAN'S AUTO ELECTRICS	INKPEN BFB STOLEN ITEMS - 2 X AGM 200AH BATTERIES, FLOOD LIGHT, SENSOR, FITTING AND TRAVEL	1	1,582.50	
EFT25639	24/02/2017	ASLAB PTY LTD	BASECOURSE TESTING AT CARLIN ROAD DRAINAGE CULVERT NEAR LOT 286 BAKERS HILL.	1		3,044.14

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INV 0002036401/02/2017		ASLAB PTY LTD	BASECOURSE TESTING AT CARLIN ROAD DRAINAGE CULVERT NEAR LOT 286 BAKERS HILL.	1	1,183.67	
INV 0002036301/02/2017		ASLAB PTY LTD	COMPACTION TEST AT AUGUSTINI ROAD X 4 TESTS.	1	1,183.67	
INV 0002038006/02/2017		ASLAB PTY LTD	TEST GRAVEL FOR DENSITY & COMPACTION FROM PIT.	1	676.80	
EFT25640	24/02/2017	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD APRA	LICENCE YEAR 01/01/2017 - 31/12/2017 FOR BACKGROUND MUSIC TIER 4 UP TO 999M2, LIVE ARTIST PERFORMANCE & MUSIC ON HOLD.	1		467.47
INV 0119090501/02/2017		AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD APRA	LICENCE YEAR 01/01/2017 - 31/12/2017 FOR BACKGROUND MUSIC TIER 4 UP TO 999M2, LIVE ARTIST PERFORMANCE & MUSIC ON HOLD.	1	467.47	
EFT25641	24/02/2017	AUSTRALIA POST	POSTAGE FOR JANUARY 2017 FOR ADMIN & LIBRARY.	1		647.26
INV 1006086403/02/2017		AUSTRALIA POST	POSTAGE FOR JANUARY 2017 FOR ADMIN & LIBRARY.	1	647.26	
EFT25642	24/02/2017	AUSTRALIAN SERVICES UNION	Payroll deductions	1		26.35
INV DEDUCT21/02/2017		AUSTRALIAN SERVICES UNION	Payroll deductions		26.35	
EFT25643	24/02/2017	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 21/2/2017 - \$61,412.00 & INTERIM PAY 14/2/2017 \$318.00.	1		61,730.00
INV PAYG 2121/02/2017		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 21/2/2017 - \$61,412.00 & INTERIM PAY 14/2/2017 \$318.00.	1	61,730.00	
EFT25644	24/02/2017	AUTOPRO NORTHAM	NEW JOCKEYWHEEL FOR PN1413 TRAILER & PN1414.	1		117.19
INV 653055	20/01/2017	AUTOPRO NORTHAM	NEW JOCKEYWHEEL FOR PN1413 TRAILER & PN1414.	1	117.19	
EFT25645	24/02/2017	AVON A PARTY	HIRE OF SLIP ' N' SLIDE FOR AUSTRALIA DAY AT NORTHAM SWIMMING POOL.	1		850.00
INV 1201	27/01/2017	AVON A PARTY	HIRE OF SLIP ' N' SLIDE FOR AUSTRALIA DAY AT NORTHAM SWIMMING POOL.	1	850.00	
EFT25646	24/02/2017	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN ROAD WASTE MANAGEMENT FACILITY	1		1,568.00
INV 0146	12/02/2017	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN ROAD WASTE MANAGEMENT FACILITY	1	1,568.00	

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EFT25647	24/02/2017	AVON SPICE CAFE	CATERING - ORDINARY COUNCIL MEETING HELD ON 15 FEBRUARY 2017	1		374.00
INV 053	15/02/2016	AVON SPICE CAFE	CATERING - ORDINARY COUNCIL MEETING HELD ON 15 FEBRUARY 2017	1	374.00	
EFT25648	24/02/2017	AVON TELECOMS PTY LTD	NORTHAM LIBRARY. SECURITY MONITORING.9.12.2016 TO 31.1.2017	1		847.80
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM LIBRARY. SECURITY MONITORING.9.12.2016 TO 31.1.2017	1	87.80	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM VISITOR CENTRE. SECURITY MONITORING JANUARY 2017.	1	50.00	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM SES BUILDING. SECURITY MONITORING JANUARY 2017.	1	55.00	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM BERT HAWKE PAVILLION. SECURITY MONITORING JANUARY 2017.	1	50.00	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	WUNDOWIE LIBRARY. SECURITY MONITORING FOR JANUARY 2017.	1	50.00	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM RECREATION CENTRE. SECURITY MONITORING FOR JANUARY 2017.	1	50.00	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM REFUSE SITE. SECURITY MONITORING FOR JANUARY 2017.	1	50.00	
INV 0000429603/01/2017		AVON TELECOMS PTY LTD	NORTHAM OLD STATE SCHOOL. SECURITY MONITORING FOR JANUARY 2017.	1	50.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM VISITOR CENTRE. SECURITY MONITORING - FEBRUARY 2017.	1	50.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM SES BUILDING. SECURITY MONITORING FEBRUARY 2017.	1	55.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM BERT HAWKE PAVILLION. SECURITY MONITORING FOR FEBRUARY 2017.	1	50.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	WUNDOWIE LIBRARY. SECURITY MONITORING FOR FEBRUARY 2017.	1	50.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM RECREATION CENTRE. SECURITY MONITORING FOR FEBRUARY 2017.	1	50.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM REFUSE SITE. SECURITY MONITORING FOR FEBRUARY 2017.	1	50.00	
INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM OLD STATE SCHOOL. SECURITY MONITORING FOR FEBRUARY 2017.	1	50.00	

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INV 0000432401/02/2017		AVON TELECOMS PTY LTD	NORTHAM LIBRARY. SECURITY MONITORING FOR FEBRAURY 2017.	1	50.00	
EFT25649	24/02/2017	AVON VALLEY BAKERY	CAKES/SLICES FOR DEVELOPERS EVENT ON 20/12/2016	1		142.00
INV 2407	18/01/2017	AVON VALLEY BAKERY	100 X ROUND ROLLS FOR PRIVATE FUNCTION AT REC CENTRE. PLEASE DELIVER BY MIDDAY, FRIDAY THE 16TH TO THE REC CENTRE	1	70.00	
INV 2407	18/01/2017	AVON VALLEY BAKERY	CAKES/SLICES FOR DEVELOPERS EVENT ON 20/12/2016	1	72.00	
EFT25650	24/02/2017	AVON VALLEY NISSAN	NEW MITSUBISHI OUTLANDER AWD LS DIESEL 7 SEAT C/W TINTING	1		20,550.35
INV 90599	16/12/2016	AVON VALLEY NISSAN	45000KM SERVICES ON MITSUBISHI CHALLENGER PN1505 CESH VEHICLE	1	502.00	
INV 2292146	10/02/2017	AVON VALLEY NISSAN	NEW MITSUBISHI OUTLANDER AWD LS DIESEL 7 SEAT C/W TINTING	1	20,048.35	
EFT25651	24/02/2017	AVON VALLEY PLANT & EQUIPMENT PTY LTD	HIRE OF 3.5T EXCAVATOR FOR 10 DAYS AT WERRIBEE ROAD & 4 DAYS AT CHEDARING ROAD.	1		2,990.00
INV 74	20/10/2016	AVON VALLEY PLANT & EQUIPMENT PTY LTD	HIRE OF 3.5T EXCAVATOR FOR 10 DAYS AT WERRIBEE ROAD & 4 DAYS AT CHEDARING ROAD.	1	2,990.00	
EFT25652	24/02/2017	AVON WASTE	DOMESTIC & COMMERCIAL RUBBISH COLLECTION IN THE SHIRE OF NORTHAM FOR THE FORTNIGHT ENDING 03/02/2017.	1		36,715.62
INV 23619	03/02/2017	AVON WASTE	DOMESTIC & COMMERCIAL RUBBISH COLLECTION IN THE SHIRE OF NORTHAM FOR THE FORTNIGHT ENDING 03/02/2017.	1	36,715.62	
EFT25653	24/02/2017	BAKERS HILL BOARDING CATTERY	MAINTENANCE & REPAIR OF FELINE LIVE TRAPS	1		75.00
INV 000001	02/02/2017	BAKERS HILL BOARDING CATTERY	MAINTENANCE & REPAIR OF FELINE LIVE TRAPS	1	75.00	
EFT25654	24/02/2017	BAUER MEDIA PTY LTD	1/2 PAGE AD IN 2017 ANNUAL YEARBOOK- TOURIST PARK GUIDE	1		847.00
INV 1054078-G0/11/2016		BAUER MEDIA PTY LTD	1/2 PAGE AD IN 2017 ANNUAL YEARBOOK- TOURIST PARK GUIDE	1	847.00	
EFT25655	24/02/2017	BEAUREPARES	REPAIR PUNCTURED TYRE ON VOLVO BACKHOE (PN3555) N.4177.	1		92.99

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INV U524344	13/01/2017	BEAUREPAIRES	PUNCTURE REPAIR TO MAZDA BT50 UTE - PN1516 - N11196	1	26.27	
INV U524344	13/01/2017	BEAUREPAIRES	PUNCTURE REPAIR TO TYRE ON FURNITURE	1	29.47	
INV U524344	24/01/2017	BEAUREPAIRES	REPAIR PUNCTURED TYRE ON VOLVO BACKHOE (PN3555) N.4177.	1	37.25	
EFT25656	24/02/2017	BEE HAPPY APIARIES	STOCK PURCHASES FOR VISITORS CENTRE.	1		80.00
INV INV-047916	02/2017	BEE HAPPY APIARIES	STOCK PURCHASES FOR VISITORS CENTRE.	1	80.00	
EFT25657	24/02/2017	CADD'S FASHIONS	UNIFORMS FOR DEPOT STAFF.	1		8,447.50
INV 16-00008	28/01/2017	CADD'S FASHIONS	UNIFORMS FOR DEPOT STAFF.	1	8,447.50	
EFT25658	24/02/2017	CENTRAL DISTRICTS AIRCONDITIONING PLUMBING & ELECTRICAL	2 X LG B55AWY DUCTED AIRCONDITIONER SUPPLIED & INSTALLED 11/1/2017 INTO SPORTING HALL FUNCTION ROOM AT BAKERS HILL REC CENTRE.	1		20,250.00
INV 14516	12/01/2017	CENTRAL DISTRICTS AIRCONDITIONING PLUMBING & ELECTRICAL	2 X LG B55AWY DUCTED AIRCONDITIONER SUPPLIED & INSTALLED 11/1/2017 INTO SPORTING HALL FUNCTION ROOM AT BAKERS HILL REC CENTRE.	1	20,250.00	
EFT25659	24/02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	PN0908 - REPLACE HAND BRAKE, AIR CON BLOWING HOT AIR, TOP RAM OIL LEAK, BONNET WONT LATCH	1		11,332.32
INV 0000170714	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	1000HR SERVICE ON PN1408 TO BE CONDUCTED 5 DECEMBER 2016	1	871.59	
INV 0000171714	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	8700HR SERVICE OF GRADER PN0806 TO BE DONE ON SITE 19 DECEMBER 2016	1	1,298.61	
INV 0000171814	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	1250HR SERVICE ON WUNDOWIE TRACTOR PN1213 TO BE CONDUCTED AT THE WUNDOWIE DEPOT 16 DECEMBER 2016	1	853.22	
INV 0000170414	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	4000HR SERVICE ON PN0908 CONDUCTED ON 5 DECEMBER 2016	1	747.84	
INV 0000170814	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	CALLOUT TO SITE AT SPENCERS BROOK TO FIX OIL LEAK ON BACKHOE	1	361.57	
INV 0000171214	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	CALLOUT TO SITE AT SPENCERS BROOK TO FIX OIL LEAK ON BACKHOE	1	508.86	
INV 0000170514	02/2017	CENTRAL MOBILE MECHANICAL REPAIRS	9900HR SERVICE ON PN1709 CONDUCTED 5 DECEMBER 2016	1	808.63	

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INV 0000170614/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	2500HR SERVICE ON AMMANN STEEL DRUM ROLLER PN1006 TO BE DONE ON SITE 19TH DECEMBER 2016	1	989.42	
INV 0000170914/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	PN1501 - TRUCK IS OVERHEATING PLEASE INVESTIGATE AND FIX AIR CON NOT WORKING	1	363.00	
INV 0000171014/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	PN3555 REPLACE HEADER TANK ON BACKHOE SUPPLIED	1	346.94	
INV 0000171114/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	P5013 - REPAIR / REPLACE SMALL RADIATOR HOSE OFF THE BLOCK AS IT KEEPS BLOWING OFF (16.1.17)	1	724.24	
INV 0000171314/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	P5017 - FIX HYDRAULIC HOSE LEAK ON DYNAPAC ROLLER	1	631.29	
INV 0000171414/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	PN1214 - FIX TIE DOWN CHAINS AND POINTS AS WELL AS RAMP LOCKS WHICH ARE UNSAFE	1	443.74	
INV 0000171514/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	PN0908 - REPLACE HAND BRAKE, AIR CON BLOWING HOT AIR, TOP RAM OIL LEAK, BONNET WONT LATCH	1	1,955.80	
INV 0000171614/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	PN1207 - SUPPLY AND FIT HOSE TO AIR FILTER WHICH IS BROKEN	1	289.52	
INV 0000171914/02/2017		CENTRAL MOBILE MECHANICAL REPAIRS	REPAIR CHAIN LINK ON 3POINT LINKAGE TRACTOR ATTACHMENT (WUNDOWIE)	1	138.05	
EFT25660	24/02/2017	CHILD SUPPORT AGENCY	Payroll deductions	1		280.96
INV DEDUCT21/02/2017		CHILD SUPPORT AGENCY	Payroll deductions		280.96	
EFT25661	24/02/2017	CJD EQUIPMENT PTY LTD	PART NUMBER V11887983 EXPANSION TANK FOR BL71 (PN3555)	1		1,379.85
INV 1469469	12/01/2017	CJD EQUIPMENT PTY LTD	PART NUMBER V11887983 EXPANSION TANK FOR BL71 (PN3555)	1	687.18	
INV 1475030	27/01/2017	CJD EQUIPMENT PTY LTD	PARTS FOR PN0908.	1	376.35	
INV 1473029	20/01/2017	CJD EQUIPMENT PTY LTD	PARTS FOR PN0908.	1	316.32	

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EFT25662	24/02/2017	CLACKLINE FENCING CONTRACTORS	REMOVE AND DISPOSE OF EXISTING CHAINMESH AND POSTS, CUT DOWN TREE LEANING OVER FENCE, INSTALL NEW POST IN PLACEMENT OF OLD ONES. INSTALL NEW GALVANISED CHAINMESH SECURITY FENCE WITH 3 BARBED WIRES TO MATCH EXITING PROFILE. (CHAINMESH MINUS 1 ROLL AND MG POSTS SUPPLIED BY THE SHIRE OF NORTHAM ALREADY ON SITE AT INKPEN LANDFILL). PRICE INCLUDES POST HOLE BORING AND CEMENT. WORK TO UNDERTAKEN ON OR AROUND 9 FEBUARY 2017.	1		2,815.00
INV 1054	20/02/2017	CLACKLINE FENCING CONTRACTORS	REMOVE AND DISPOSE OF EXISTING CHAINMESH AND POSTS, CUT DOWN TREE LEANING OVER FENCE, INSTALL NEW POST IN PLACEMENT OF OLD ONES. INSTALL NEW GALVANISED CHAINMESH SECURITY FENCE WITH 3 BARBED WIRES TO MATCH EXITING PROFILE. (CHAINMESH MINUS 1 ROLL AND MG POSTS SUPPLIED BY THE SHIRE OF NORTHAM ALREADY ON SITE AT INKPEN LANDFILL). PRICE INCLUDES POST HOLE BORING AND CEMENT. WORK TO UNDERTAKEN ON OR AROUND 9 FEBUARY 2017.	1	2,815.00	
EFT25663	24/02/2017	COUNTRYWIDE LANDSCAPING	REPLACEMENT OF STOLEN TRANSFER PUMP & STIHL CHAINSAW FOR INKPEN BFB.	1		1,986.00
INV 22776	09/02/2017	COUNTRYWIDE LANDSCAPING	REPLACEMENT OF STOLEN TRANSFER PUMP & STIHL CHAINSAW FOR INKPEN BFB.	1	1,986.00	
EFT25664	24/02/2017	COUNTRYWIDE POOLS	EDGER BLADES	1		420.00
INV 22621	10/01/2017	COUNTRYWIDE POOLS	EDGER BLADES	1	40.00	
INV 22723	01/02/2017	COUNTRYWIDE POOLS	EDGER BLADES	1	200.00	
INV 22665	19/01/2017	COUNTRYWIDE POOLS	REPAIR CONCRETE SAW SPARK PLUG AND STARTER MOTOR	1	180.00	
EFT25665	24/02/2017	COURIER AUSTRALIA	FREIGHT CHARGES FOR DEVELOPMENT SERVICES, DEPOT ADMIN ENGINEERING LIBRARY FOR P/E 16/12/2016.	1		364.53

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INV 0283	16/12/2017	COURIER AUSTRALIA	FREIGHT CHARGES FOR DEVELOPMENT SERVICES, DEPOT ADMIN ENGINEERING LIBRARY FOR P/E 16/12/2016.	1	283.84	
INV 0290	10/02/2017	COURIER AUSTRALIA	FREIGHT CHARGES FOR CESM.	1	80.69	
EFT25666	24/02/2017	DANIELS HEALTH SERVICES PTY LTD	BERNARD PARK TOILETS. SERVICING OF SHARPS JANUARY 2017.	1		535.11
INV 1535946	31/01/2017	DANIELS HEALTH SERVICES PTY LTD	BERNARD PARK TOILETS. SERVICING OF SHARPS JANUARY 2017.	1	164.65	
INV 1535947	31/01/2017	DANIELS HEALTH SERVICES PTY LTD	APEX PARK PUBLIC TOILETS. SERVICING OF SHARPS JANUARY 2017.	1	164.65	
INV 1535948	31/01/2017	DANIELS HEALTH SERVICES PTY LTD	WUNDOWIE PUBLIC TOILETS. EMPTY SHARPS CONTAINERS JANUARY 2017.	1	41.16	
INV 1535945	31/01/2017	DANIELS HEALTH SERVICES PTY LTD	BAKERS HILL HOOPER PARK TOILETS. SERVICING OF SHARPS SAFES FOR JANUARY 2017.	1	164.65	
EFT25667	24/02/2017	DOMINOS NORTHAM	CATERING FOR CLACKLINE "E" ACADEMY TRAINING	1		203.30
INV 44890	15/02/2017	DOMINOS NORTHAM	CATERING FOR CLACKLINE "E" ACADEMY TRAINING	1	123.60	
INV 44950	21/02/2017	DOMINOS NORTHAM	CATERING FOR FIRE CONTROL OFFICERS MEETING	1	79.70	
EFT25668	24/02/2017	DRACO AIR PTY LTD	ADMINISTRATION BUILDING - CLEAN OUT - REPAIR DRAIN TO WALL SPLIT AIR CONDITIONER WHICH IS LEAKING WATER FROM THE DRAINAGE.	1		350.63
INV DA5908	04/02/2017	DRACO AIR PTY LTD	ADMINISTRATION BUILDING - CLEAN OUT - REPAIR DRAIN TO WALL SPLIT AIR CONDITIONER WHICH IS LEAKING WATER FROM THE DRAINAGE.	1	218.63	
INV DA5916	04/02/2017	DRACO AIR PTY LTD	NORTHAM TOWN HALL. REPAIR EVAPORATIVE AIR CONDITIONER IN LESSER HALL	1	132.00	
EFT25669	24/02/2017	DUKES INN	ACCOMMODATION FOR SHALINI HERATH FOR 14/2/2017.	1		260.00
INV 16136	15/02/2017	DUKES INN	ACCOMMODATION FOR SHALINI HERATH FOR 14/2/2017.	1	130.00	
INV 5364	22/02/2017	DUKES INN	ACCOMMODATION TUES 14 FEB FOR TEMP HEALTH OFFICER, SHALINI HERATH	1	130.00	

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EFT25670	24/02/2017	E FIRE & SAFETY	OLD RAILWAY STATION - PLEASE RESTORE-REFILL AS REQUIRED THE 3 FIRE EXTINGUISHERS TO THE REAR OF THE BUILDING AND REPAIR THE BROKEN GLASS TO THE SMALL CABINETS. NOTE: THE 3 EXTINGUISHERS ARE ON SITE INSIDE.	1		2,578.95
INV 0018282718/01/2017		E FIRE & SAFETY	OLD RAILWAY STATION - PLEASE RESTORE-REFILL AS REQUIRED THE 3 FIRE EXTINGUISHERS TO THE REAR OF THE BUILDING AND REPAIR THE BROKEN GLASS TO THE SMALL CABINETS. NOTE: THE 3 EXTINGUISHERS ARE ON SITE INSIDE.	1	709.50	
INV 0018275912/01/2017		E FIRE & SAFETY	GIRL GUIDES HALL - TESTING OF THE FIRE EQUIPMENT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS2293.2 (6 MONTHLY TESTING @ \$7.70 PER UNIT BASED ON 5 UNITS).	1	163.90	
INV 0018275912/01/2017		E FIRE & SAFETY	NORTHAM GIRL GUIDES - TESTING OF THE EXIT & EMERGENCY LIGHTS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS2293.2 (6 MONTHLY TESTING)	1	214.50	
INV 0018195712/01/2017		E FIRE & SAFETY	NORTHAM MEMORIAL HALL - TESTING OF THE EXIT & EMERGENCY LIGHTS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS2293.2	1	214.50	
INV 0018195712/01/2017		E FIRE & SAFETY	NORTHAM MEMORIAL HALL - TESTING OF THE FIRE EQUIPMENT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS2293.2 (6 MONTHLY TESTING @ \$7.70 PER UNIT BASED ON 7 UNITS).	1	158.40	
INV 0018378225/01/2017		E FIRE & SAFETY	NORTHAM OLD TOWN BUILDING. SERVICING OF FIRE EQUIPMENT.	1	511.50	
INV 0018355730/01/2017		E FIRE & SAFETY	NORTHAM RECREATION CENTRE - TESTING OF THE FIRE ALARM PANEL FOR JANUARY 2017.	1	226.60	
INV 0018355830/01/2017		E FIRE & SAFETY	KILLARA AGED CARE CENTRE - TESTING OF THE FIRE ALARM PANEL & OWS (FIRE FINDER & MIMIC) IN ACCORDANCE WITH AUSTRALIAN STANDARDS FOR JANUARY 2017.	1	218.90	
INV 0018355930/01/2017		E FIRE & SAFETY	NORTHAM TOWN HALL - TESTING OF THE FIRE EQUIPMENT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS2293.2 (6 MONTHLY TESTING @ \$7.70 PER UNIT BASED ON 8 UNITS).	1	161.15	

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EFT25671	24/02/2017	ELDERS LIMITED	20L DRUMS OF GLYPHOSATE	1		534.60
INV AX 4817-06/02/2017		ELDERS LIMITED	500GM CONTAINER OF METSULFURON	1	39.60	
INV AX 4819116/02/2017		ELDERS LIMITED	20L DRUMS OF GLYPHOSATE	1	495.00	
EFT25672	24/02/2017	FIRE AND SAFETY WA	BAKERS 2.4 - PROTEK 360 BRANCH FOR HOSE REEL	1		1,101.36
INV 29231	25/01/2017	FIRE AND SAFETY WA	PPE FOR FIRE BRIGADES.	1	221.23	
INV 29216	23/01/2017	FIRE AND SAFETY WA	PPE FOR FIRE BRIGADES.	1	221.23	
INV 29301	25/01/2017	FIRE AND SAFETY WA	BAKERS 2.4 - PROTEK 360 BRANCH FOR HOSE REEL	1	658.90	
EFT25673	24/02/2017	FIRE MITIGATION SERVICES	FIREBREAK INFRINGEMENT WORKS - LOT 5 CLACKLINE ROAD, CLACKLINE	1		1,100.00
INV 0000013712/02/2017		FIRE MITIGATION SERVICES	FIREBREAK INFRINGEMENT WORKS - LOT 5 CLACKLINE ROAD, CLACKLINE	1	1,100.00	
EFT25674	24/02/2017	FRONTLINE FIRE & RESCUE EQUIPMENT	SAFETY EQUIPMENT FOR FIRE BRIGADES.	1		6,157.15
INV 55809	12/01/2017	FRONTLINE FIRE & RESCUE EQUIPMENT	PPE EQUIPMENT FOR FIRE BRIGADES.	1	1,894.26	
INV 55856	19/01/2017	FRONTLINE FIRE & RESCUE EQUIPMENT	SAFETY EQUIPMENT FOR FIRE BRIGADES.	1	3,916.39	
INV 55927	31/01/2017	FRONTLINE FIRE & RESCUE EQUIPMENT	CLACKLINE LT- PBX063XJ-BI-DIN-0/25 CEQ FIRE TRUCK GAUGE 63MM FLUSH MOUNT BACK CONNECTION 0/25 BAR LIQUID	1	346.50	
EFT25675	24/02/2017	FULTON HOGAN INDUSTRIES PTY LTD	4 X 1T BULKA BAGS OF COLD MIX	1		2,816.00
INV 1029782202/02/2017		FULTON HOGAN INDUSTRIES PTY LTD	4 X 1T BULKA BAGS OF COLD MIX	1	2,816.00	
EFT25676	24/02/2017	GLENN STUART BEVERIDGE	MORBY COTTAGE - PAINT WINDOW FRAMES, DOORS & FRAMES CRIS CROSS HANDRAIL & POST & REPAIR FRAMES.	1		9,504.00
INV 28	17/02/2017	GLENN STUART BEVERIDGE	REC CENTRE REPLACED DAMAGED CEILING PANNELS IN CRECHE.	1	275.00	
INV 29	17/02/2017	GLENN STUART BEVERIDGE	REC CENTRE - HANG PICTURE FRAMES ON WALL, REPAIR BASKET BALL BACK BOARD, REPAIR DOOR CLOSER.	1	594.00	
INV 03	10/01/2017	GLENN STUART BEVERIDGE	REPLACE CEILING AT NORTHAM SENIORS HALL.	1	1,991.00	

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INV 30	17/02/2017	GLENN STUART BEVERIDGE	NORTHAM RAILWAY MUSEUM. REMOVE RUBBLE FROM PLATFORM AND DISPOSE AT REFUSE SITE.	1	363.00	
INV 25	17/02/2017	GLENN STUART BEVERIDGE	MORBY COTTAGE - PAINT WINDOW FRAMES, DOORS & FRAMES CRIS CROSS HANDRAIL & POST & REPAIR FRAMES.	1	2,046.00	
INV 24	17/02/2017	GLENN STUART BEVERIDGE	LESSER HALL - DRAIN & INSPECT FULL CALLED TO BE PUMPED OUT.	1	66.00	
INV 32	17/02/2017	GLENN STUART BEVERIDGE	LESSER HALL - CLEAN GUTTER TO SIDE BUILDING & REPAIR DOUBLE DOORS TO SIDE OF BUILDING.	1	363.00	
INV 33	17/02/2017	GLENN STUART BEVERIDGE	VARIOUS REPAIRS AT SHIRE DEPOT.	1	1,980.00	
INV 31	17/02/2017	GLENN STUART BEVERIDGE	NORTHAM SWIMMING POOL. REPLACE TILES TO POOL BOWL.	1	638.00	
INV 27	17/02/2017	GLENN STUART BEVERIDGE	REPAIRS AT KURINGAL VILLAGE, NORTHAM RAILWAY MUSEUM & VINTAGE CAR CLUB.	1	858.00	
INV 35	19/02/2017	GLENN STUART BEVERIDGE	WUNDOWIE HALL - REPAIR ROOF LEAKS	1	143.00	
INV 36	19/02/2017	GLENN STUART BEVERIDGE	BAKERS HILL TOILETS. REPLACE TOILETS SEAT AND PAINT GRAFITTI.	1	121.00	
INV 34	19/02/2017	GLENN STUART BEVERIDGE	ADMIN BUILDING REPAIR ROOF LEAKS.	1	66.00	
EFT25677	24/02/2017	GO GO ON HOLD PTY LTD	HOLD MESSAGES SERVICE - 6 MONTHLY (NORTHAM RECREATION CENTRE)	1		414.00
INV 0001958431/01/2017		GO GO ON HOLD PTY LTD	HOLD MESSAGES SERVICE - 6 MONTHLY (NORTHAM RECREATION CENTRE)	1	414.00	
EFT25678	24/02/2017	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LIMITED	LABOUR HIRE SHALINI HERATH FOR W/E 12 FEBRUARY 2017.	1		1,593.28
INV 6390659	15/02/2017	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LIMITED	LABOUR HIRE SHALINI HERATH FOR W/E 12 FEBRUARY 2017.	1	1,593.28	
EFT25679	24/02/2017	JASON SIGNMAKERS	SHIRE LOGO STICKERS FOR VEHICLES.	1		676.50
INV 176061	15/02/2017	JASON SIGNMAKERS	SHIRE LOGO STICKERS FOR VEHICLES.	1	676.50	
EFT25680	24/02/2017	KENNARDS HIRE PTY LTD	HIRE OF GENSETS & LIGHTING TOWERS FOR XMAS ON FITZGERALD.	1		2,306.81
INV 1788573205/12/2016		KENNARDS HIRE PTY LTD	HIRE OF GENSETS & LIGHTING TOWERS FOR XMAS ON FITZGERALD.	1	2,306.81	

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EFT25681	24/02/2017	KERBTECH P/L T/A GDR CIVIL CONTRACTING	LOBELIA AVENUE WORKS FOR FOOTPATH CONSTRUCTION PROGRAM 2016/2017.	1		46,855.33
INV 001058	31/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	LOBELIA AVENUE WORKS FOR FOOTPATH CONSTRUCTION PROGRAM 2016/2017.	1	45,260.33	
INV 001059	31/12/2016	KERBTECH P/L T/A GDR CIVIL CONTRACTING	WELLINGTON STREET - REMOVE THE PATH SECTION OF STEEL, CUT FOOTPATH BACK 300MM ON EITHER SIDE OF DRAIN TO FORM INSITU AND POUR ON SITE INCLUDING MESH	1	1,595.00	
EFT25682	24/02/2017	KLEENWEST DISTRIBUTORS	BIN LINERS & TOILET ROLLS FOR REC CENTRE	1		1,085.98
INV 0002295118/01/2017		KLEENWEST DISTRIBUTORS	POWER WASH 5LTR, TOILET ROLLS, HAND TOWEL FOR KILLARA	1	142.78	
INV 0002287612/01/2017		KLEENWEST DISTRIBUTORS	BIN LINERS & TOILET ROLLS FOR REC CENTRE	1	837.60	
INV 0002315301/02/2017		KLEENWEST DISTRIBUTORS	CLEANING PRODUCTS FOR REC CENTRE.	1	105.60	
EFT25683	24/02/2017	KOMATSU AUSTRALIA PTY LTD	PARTS FOR PN1003 KOMATSU LOADER.	1		791.66
INV 0005051419/12/2016		KOMATSU AUSTRALIA PTY LTD	PARTS FOR PN1003 KOMATSU LOADER.	1	784.88	
INV 0005169628/12/2016		KOMATSU AUSTRALIA PTY LTD	PARTS FOR PN1003 KOMATSHU LOADER.	1	5.93	
INV 0005131722/12/2016		KOMATSU AUSTRALIA PTY LTD	PARTS FOR PN1003 KOMATSU LOADER.	1	0.85	
EFT25684	24/02/2017	LANDGATE	GROSS RENTAL VALUATIONS CHARGEABLE: SCHEDULE NO G:2016/13 DATED 19/11/2016 TO 16/12/2016 & SCHEDULE NO: G2017/1 DATED 17/12/2016 TO 13/01/2017.	1		1,914.02
INV 6062862417/01/2017		LANDGATE	NEW AERIAL PHOTOGRAPHY FOR NORTHAM TOWNSITE.	1	536.80	
INV 327612-1Q3/01/2017		LANDGATE	GROSS RENTAL VALUATIONS CHARGEABLE: SCHEDULE NO G:2016/13 DATED 19/11/2016 TO 16/12/2016 & SCHEDULE NO: G2017/1 DATED 17/12/2016 TO 13/01/2017.	1	1,352.37	
INV 740863	04/01/2017	LANDGATE	LAND ENQUIRY INFORMATION FOR DECEMBER 2016	1	24.85	
EFT25685	24/02/2017	LANDMARK	X 20 1.2 METRES LOGS FOR BERNARD PARK.	1		225.50
INV 9889932524/01/2017		LANDMARK	X 20 1.2 METRES LOGS FOR BERNARD PARK.	1	188.10	
INV 9886351111/01/2017		LANDMARK	2 BAGS OF DYNAMIC LIFTER FOR SWAN ENCLOSURE	1	37.40	

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EFT25686	24/02/2017	LEON DESMOND WREYFORD	THE DEVELOPMENT OF A NORTHAM TOURS & EVENTS MOBILE APPLICATION.	1		2,720.00
INV 2911201629/11/2016		LEON DESMOND WREYFORD	THE DEVELOPMENT OF A NORTHAM TOURS & EVENTS MOBILE APPLICATION.	1	2,720.00	
EFT25687	24/02/2017	LLOYDS EARTHMOVING	SUPPLY AND CONSTRUCT LIMESTONE RETAINING WALL AT WUNDOWIE PLAYGROUNDS AS PER QUOTE NS485 AND ATTACHED DRAWING	1		10,613.48
INV 8301	25/01/2017	LLOYDS EARTHMOVING	2 TRUCK LOADS OF YELLOW SAND FOR BERNARD PARK.	1	640.00	
INV 8300	25/01/2017	LLOYDS EARTHMOVING	PLANTS FOR CITIZENSHIP CEREMONY 26 JANUARY 2017	1	23.00	
INV 8302	03/01/2016	LLOYDS EARTHMOVING	FICINIANODOSA X 60 FOR BERNARD PARK.	1	480.48	
INV 8373	23/02/2017	LLOYDS EARTHMOVING	SUPPLY AND CONSTRUCT LIMESTONE RETAINING WALL AT WUNDOWIE PLAYGROUNDS AS PER QUOTE NS485 AND ATTACHED DRAWING	1	9,470.00	
EFT25688	24/02/2017	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	Payroll deductions	1		20.50
INV DEDUCT21/02/2017		LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	Payroll deductions		20.50	
EFT25689	24/02/2017	MALINOWSKI HOLDINGS PTY LTD	LEASE OF 174 FITZGERALD STREET, NORTHAM - MARCH 2017.	1		916.66
INV 02478	17/02/2017	MALINOWSKI HOLDINGS PTY LTD	LEASE OF 174 FITZGERALD STREET, NORTHAM - MARCH 2017.	1	916.66	
EFT25690	24/02/2017	MARKET CREATIONS PTY LTD	RATES QUERY AND PAYMENT - SYNERGY ONLINE INTEGRATION FOR WEBSITE WILDCARD SSL CERTIFICATE: 1 YEAR TO 30/01/2018.	1		380.00
INV GC21-1	30/01/2017	MARKET CREATIONS PTY LTD	RATES QUERY AND PAYMENT - SYNERGY ONLINE INTEGRATION FOR WEBSITE WILDCARD SSL CERTIFICATE: 1 YEAR TO 30/01/2018.	1	380.00	
EFT25691	24/02/2017	MARKETFORCE	MONTHLY COST COUNCIL NEWSLETTER FOR HILLS GAZETTE FOR JANUARY 2017.	1		5,550.29
INV 12039	31/01/2017	MARKETFORCE	MONTHLY COST COUNCIL NEWSLETTER FOR HILLS GAZETTE FOR JANUARY 2017.	1	1,526.00	
INV 12040	31/01/2017	MARKETFORCE	ADVERTISING ON SEEK FOR SENIOR RANGER.	1	167.54	

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INV 12041	31/01/2017	MARKETFORCE	ADVERTISING ON SEEK FOR PROGRAM DEVELOPMENT OFFICER.	1	167.54	
INV 12042	31/01/2017	MARKETFORCE	ADVERTISEMENT ON SEEK FOR NURSE AT KILLARA.	1	167.54	
INV 12043	31/01/2017	MARKETFORCE	ADVERTISEMENT IN WEST AUSTRALIAN - DISPOSAL OF PROPERTIES BY TENDER.	1	886.90	
INV 12044	31/01/2017	MARKETFORCE	ADVERTISEMENT FOR SENIOR RANGER IN THE WEST AUSTRALIAN	1	1,288.56	
INV 12045	31/01/2017	MARKETFORCE	ADVERTISEMENT IN WEST AUSTRALIAN FOR NURSE	1	1,346.21	
EFT25692	24/02/2017	MATT GIRAUDO	CONCEPT DESIGN - STORMWATER DRAINAGE CARLIN VALLEY SUBDIVISION.	1		25,224.00
INV 10109	09/02/2017	MATT GIRAUDO	CONCEPT DESIGN - STORMWATER DRAINAGE CARLIN VALLEY SUBDIVISION.	1	16,200.00	
INV 10111	09/02/2017	MATT GIRAUDO	STORMWATER DESIGN - GLEESON HILL ROAD.	1	2,019.00	
INV 10112	09/02/2017	MATT GIRAUDO	ASSESSMENT AND RECOMMENDATIONS FOR LEEVER ROAD CULVERT CROSSING	1	2,085.00	
INV 10110	09/02/2017	MATT GIRAUDO	DRAINAGE STUDY AT BAKERS HILL	1	4,920.00	
EFT25693	24/02/2017	MEGA-FIX	TORQUE WRENCH 40-210NM 1/2" DRIVE 30\150FTLB	1		167.23
INV 60186	31/01/2017	MEGA-FIX	MET G8.8 BOLT ONLY BLACK 16X70	1	9.08	
INV 60161	30/01/2017	MEGA-FIX	TORQUE WRENCH 40-210NM 1/2" DRIVE 30\150FTLB	1	158.15	
EFT25694	24/02/2017	METROCOUNT	TRAFFIC CLASSIFIER ACCESSORIES - X2 SETS 30M TUBES, 10 ROAD CLEATS & 1 PACKET ROAD NAILS.	1		592.90
INV INV024725/01/2017		METROCOUNT	TRAFFIC CLASSIFIER ACCESSORIES - X2 SETS 30M TUBES, 10 ROAD CLEATS & 1 PACKET ROAD NAILS.	1	592.90	
EFT25695	24/02/2017	MIDLAND 2015 PTY LTD T/AS MIDLAND TOYOTA	REPAIRS TO COMMUNITY BUS AFTER BREAK DOWN - PN009 - REGO N.009 REPLACE BROKEN DRIVE BELT REPLACED INJECTORS	1		4,409.65
INV 5025327616/02/2017		MIDLAND 2015 PTY LTD T/AS MIDLAND TOYOTA	REPAIRS TO COMMUNITY BUS AFTER BREAK DOWN - PN009 - REGO N.009 REPLACE BROKEN DRIVE BELT REPLACED INJECTORS	1	4,409.65	

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EFT25696	24/02/2017	NAVMAN WIRELESS PTY LTD	MONTHLY SATELLITE SERVICE FEE 15/01/2017 TO 14/02/2017.	1		1,066.40
INV 9087732015/01/2017		NAVMAN WIRELESS PTY LTD	MONTHLY SATELLITE SERVICE FEE 15/01/2017 TO 14/02/2017.	1	648.73	
INV 9087252405/01/2017		NAVMAN WIRELESS PTY LTD	MONTHLY SATELLITE SERVICE FEE 05/01/2017 TO 04/02/2017.	1	417.67	
EFT25697	24/02/2017	NORTHAM & DISTRICTS GLASS SERVICE	REGLAZE HOSPITALITY ROOM AND FRONT ENTRANCE AT REC CENTRE.	1		3,274.50
INV 0000850008/02/2017		NORTHAM & DISTRICTS GLASS SERVICE	BERT HAWKE PARK - SUPPLY AND INSTALL A GLASS WINDOW TO THE TOILETS WHERE IT WAS DAMAGED. BERT HAWKE PARK - SUPPLY AND INSTALL A GLASS WINDOW TO THE TOILETS WHERE IT WAS DAMAGED. BERT HAWKE PARK - SUPPLY AND INSTALL A GLASS WINDOW TO THE TOILETS WHERE IT WAS DAMAGED. BERT HAWKE PARK - SUPPLY AND INSTALL A GLASS WINDOW TO THE TOILETS WHERE IT WAS DAMAGED. BERT HAWKE PARK - SUPPLY AND INSTALL A GLASS WINDOW TO THE TOILETS WHERE IT WAS DAMAGED. BERT HAWKE PARK - SUPPLY AND INSTALL A GLASS WINDOW TO THE TOILETS WHERE IT WAS DAMAGED.	1	267.30	
INV 0000855713/02/2017		NORTHAM & DISTRICTS GLASS SERVICE	NORTHAM BERNARD PARK PLAY GROUP. SUPPLY AND INSTALL MIRROR.	1	165.00	
INV 0000853910/02/2017		NORTHAM & DISTRICTS GLASS SERVICE	REGLAZE HOSPITALITY ROOM AND FRONT ENTRANCE AT REC CENTRE.	1	2,650.80	
INV 0000860221/02/2017		NORTHAM & DISTRICTS GLASS SERVICE	NORTHAM BERT HAWKE PAVILLION. REPLACE BROKEN GLASS IN CHANGE ROOM.	1	191.40	
EFT25698	24/02/2017	NORTHAM BETTA HOME LIVING	REPLACEMENT HEADSET FOR RANGERS.	1		29.00
INV 2957089308/02/2017		NORTHAM BETTA HOME LIVING	REPLACEMENT HEADSET FOR RANGERS.	1	29.00	
EFT25699	24/02/2017	NORTHAM MAZDA	10000KM SERVICE TO MAZDA CX9 PN1601 - N11206 CHECK SEAT BELT SENSOR	1		317.66
INV 114208	16/02/2017	NORTHAM MAZDA	10000KM SERVICE TO MAZDA CX9 PN1601 - N11206 CHECK SEAT BELT SENSOR	1	317.66	
EFT25700	24/02/2017	NORTHAM MITRE 10 SOLUTIONS	MATERIALS FOR BERNARD PARK PLAY GROUP BATHROOM.	1		3,797.73
INV 1014641004/01/2017		NORTHAM MITRE 10 SOLUTIONS	X2 6PACKS OF GARDEN STAKES FOR SNAKE REPELLER INSTALLATION AT NORTHAM SWIMMING POOL.	1	26.01	

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INV 1014828010/01/2017		NORTHAM MITRE 10 SOLUTIONS	SUPPLIES FOR KILLARA	1	132.44	
INV 1014836411/01/2017		NORTHAM MITRE 10 SOLUTIONS	FOAM EXPANDING FLEX 750ML	1	83.60	
INV 1014648104/01/2017		NORTHAM MITRE 10 SOLUTIONS	CONCRETE FOR NORTHAM PLAY GROUP SHOWER BASE & REINFORCING RODS FOR NORTHAM PLAYGROUP.	1	109.66	
INV 1015043617/01/2017		NORTHAM MITRE 10 SOLUTIONS	ADMINISTRATION BUILDING - SUPPLY OF 1 TAPE MEASURE AND A EXTENSION CORD. 10 METERS	1	18.50	
INV 1014809210/01/2017		NORTHAM MITRE 10 SOLUTIONS	PALLET OF RAPID SET TO BE PICKED UP BY SHIRE DEPOT 10 JANUARY 2017	1	387.00	
INV 1014777609/01/2017		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK	1	61.84	
INV 1014822610/01/2017		NORTHAM MITRE 10 SOLUTIONS	WIRE BRUSHES & BROOMS FOR THE DEPOT.	1	20.83	
INV 1014991716/01/2017		NORTHAM MITRE 10 SOLUTIONS	4L OF GREEN AND 2L WHITE PAINT, BRUSH, ROLLERS AND TRAY FOR FOOTPATH PARK LANE	1	136.49	
INV 1015115620/01/2017		NORTHAM MITRE 10 SOLUTIONS	CUTTING DISKS	1	6.60	
INV 1015106219/01/2017		NORTHAM MITRE 10 SOLUTIONS	REPLENISH RANGER VEHICLES WITH MISSING TOOLS AND EQUIPMENT	1	90.60	
INV 1015252224/01/2017		NORTHAM MITRE 10 SOLUTIONS	RETICULATION PARTS FOR BERNARD PARK	1	50.73	
INV 1015300225/01/2017		NORTHAM MITRE 10 SOLUTIONS	SES - 2 DOOR METAL CABINET	1	450.00	
INV 1015278925/01/2017		NORTHAM MITRE 10 SOLUTIONS	SANDER & SANDPAPER FOR WUNDOWIE GRAFFITI REMOVAL.	1	69.90	
INV 1015269125/01/2017		NORTHAM MITRE 10 SOLUTIONS	X2 METRES OF CHAIN & X6 "D" SHACKLES FOR BIN SECURING AT BERNARD PARK.	1	26.89	
INV 1015054518/01/2017		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	-47.03	
INV 1015312426/01/2017		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	66.01	
INV 1014079616/12/2016		NORTHAM MITRE 10 SOLUTIONS	MATERIALS FOR BERNARD PARK PLAY GROUP BATHROOM.	1	1,477.22	
INV 1014319223/12/2016		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION	1	204.13	
INV 1014340623/12/2016		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	3.04	
INV 1014515030/12/2016		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	47.03	

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INV 1015121920/01/2017		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	48.36	
INV 1015121620/01/2017		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	150.10	
INV 1015208323/01/2017		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	179.55	
INV 1015055618/01/2017		NORTHAM MITRE 10 SOLUTIONS	BERNARD PARK PLAY GROUP. BATHROOM MODIFICATION.	1	-47.03	
INV 1013487129/11/2016		NORTHAM MITRE 10 SOLUTIONS	GAS BOTTLE EXCHANGE & CLEANING PACK.	1	45.26	
EFT25701	24/02/2017	NORTHAM TOWING SERVICE	ABANDONED VEHICLE HYUNDAI VAN - BURMA ROAD, WUNDOWIE	1		539.00
INV 205570	09/01/2017	NORTHAM TOWING SERVICE	REMOVE ABANDONED WHITE FORD LASER GL FROM MOKINE ROAD	1	143.00	
INV 205577	10/01/2017	NORTHAM TOWING SERVICE	ABANDONED VEHICLE HYUNDAI VAN - BURMA ROAD, WUNDOWIE	1	220.00	
INV 205576	10/01/2017	NORTHAM TOWING SERVICE	TOWING OF ABANDON VEHICLE ON SUBURBAN RD.	1	88.00	
INV 205575	10/01/2017	NORTHAM TOWING SERVICE	TOWING OF ABANDONED VEHICLE FORD TERRITORY - BURGOYNE STREET, NORTHAM	1	88.00	
EFT25702	24/02/2017	NORTHAM TOY & BIKE WORLD	LEGO FOR SCHOOL EXTENSION PROGRAM AND LEGO CLUB NORTHAM LIBRARY	1		1,200.00
INV 023125	21/09/2016	NORTHAM TOY & BIKE WORLD	LEGO FOR SCHOOL EXTENSION PROGRAM AND LEGO CLUB NORTHAM LIBRARY	1	1,200.00	
EFT25703	24/02/2017	OXTER SERVICES	BURIALS & REOPENING OF GRAVES FROM 20/10/2016 TO 03/02/2017.	1		7,554.52
INV 17614	08/02/2017	OXTER SERVICES	BURIALS & REOPENING OF GRAVES FROM 20/10/2016 TO 03/02/2017.	1	3,835.38	
INV 17614	08/02/2017	OXTER SERVICES	GRAVER CERTIFICATION FOR THE FOLLOWING BURIALS IRIS LUNDY 20/10/2016 EDELTRAUT RINGELBERG 25/10/2016 PEGGY MCMANUS 31/10/2016 PHILIP CHAPMAN 2/11/2016 CHARLES AUBREY 15/11/2016 RILLA IVY ADAMS 12/01/2017 CHARLOTTE JOANNA HASLBERGER 16/01/2017 EMMERICH CIGLER 03/02/2017	1	269.28	

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INV 17144	23/09/2016	OXTER SERVICES	CEMETERY INVOICING FOR THE FORTNIGHT ENDING 23/9/2016.	1	3,170.26	
INV 17193	07/10/2016	OXTER SERVICES	INTERNEMENT OF ASHES IN NEW NICHE WALL FOR FRENCH	1	50.99	
INV 17622	09/02/2017	OXTER SERVICES	TOILET ROLLS - VARIOUS BUILDINGS.	1	228.61	
EFT25704	24/02/2017	PATTON'S PANEL & PAINT	REPAIRS TO DAMAGE ON TOYOTA HILUX UTE PN1411 - N11075,	1		440.00
			REFER INCIDENT REPORT - 000288			
INV 21,534	05/02/2017	PATTON'S PANEL & PAINT	REPAIRS TO DAMAGE ON TOYOTA HILUX UTE PN1411 - N11075,	1	440.00	
			REFER INCIDENT REPORT - 000288			
EFT25705	24/02/2017	PERTH ENERGY PTY LTD	ELECTRICITY CHARGES - 182 FITZGERALD STREET, NORTHAM. STATEMENT NO:2117177 & ACCOUNT NO: 601148.	1		343.00
INV 2117177	15/02/2017	PERTH ENERGY PTY LTD	ELECTRICITY CHARGES - 182 FITZGERALD STREET, NORTHAM. STATEMENT NO:2117177 & ACCOUNT NO: 601148.	1	343.00	
EFT25706	24/02/2017	PRIMARIES OF WA PTY LTD	RETIC FITTINGS FOR BERNARD PARK.	1		314.34
INV 2520010012/12/2016		PRIMARIES OF WA PTY LTD	RETIC FITTINGS FOR BERNARD PARK.	1	266.75	
INV 2520010012/12/2016		PRIMARIES OF WA PTY LTD	RETIC FITTINGS FOR BERNARD PARK.	1	47.59	
EFT25707	24/02/2017	PROFESSIONAL LOCKSERVICE	NORTHAM KILLARA RESPITE CENTRE. REPLACE LOCKS TO BUS SHED AFTER BREAK IN.	1		785.40
INV 0001535930/01/2017		PROFESSIONAL LOCKSERVICE	NORTHAM SWIMMING POOL. RP1 PADLOCKS.	1	155.10	
INV 0001527630/01/2017		PROFESSIONAL LOCKSERVICE	NORTHAM KILLARA RESPITE CENTRE. REPLACE LOCKS TO BUS SHED AFTER BREAK IN.	1	630.30	
EFT25708	24/02/2017	RED DOT STORES	POOL NOODLES FOR SWIMMING POOL.	1		60.00
INV 2902528025/01/2017		RED DOT STORES	POOL NOODLES FOR SWIMMING POOL.	1	60.00	
EFT25709	24/02/2017	REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT INC	COST BENEFIT ANALYSIS WORKSHOP 08/02/2017 - ROSS RAYSON AND MICHELLE BLACKHURST	1		550.00
INV 802171	08/02/2017	REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT INC	COST BENEFIT ANALYSIS WORKSHOP 08/02/2017 - ROSS RAYSON AND MICHELLE BLACKHURST	1	550.00	

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EFT25710	24/02/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING.	1		200.00
INV 0002944	21/02/2017	REGIONAL PHYSIOTHERAPY AND SPORTS INJURY CLINIC	SILVERSPORT FUNDING.	1	200.00	
EFT25711	24/02/2017	RETAIL DECISIONS (COLES)	COLES ACCOUNT FOR JANUARY 2017 - NICOLE HAMPTON, MILTON BROOKS, SUSAN BURLEY, BEV BULL, ALISON ROWLAND, ANGI MCCLUSKEY, CHRISTINE WATERS, VICTORIA JONES, KRISTY ROBINSON, ALYSHA MAXWELL, WENDY SOFOULIS.	1		2,362.21
INV JANUAR31/01/2017		RETAIL DECISIONS (COLES)	COLES ACCOUNT FOR JANUARY 2017 - NICOLE HAMPTON, MILTON BROOKS, SUSAN BURLEY, BEV BULL, ALISON ROWLAND, ANGI MCCLUSKEY, CHRISTINE WATERS, VICTORIA JONES, KRISTY ROBINSON, ALYSHA MAXWELL, WENDY SOFOULIS.	1	2,362.21	
EFT25712	24/02/2017	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	SHIRE FACILITY CHRISTMAS TRADING HOURS ADVERT IN THE AVON VALLEY ADVOCATE ON 14 AND 21 DECEMBER 2016	1		3,848.15
INV 5098339	14/12/2016	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	SHIRE FACILITY CHRISTMAS TRADING HOURS ADVERT IN THE AVON VALLEY ADVOCATE ON 14 AND 21 DECEMBER 2016	1	1,246.96	
INV 5100300	14/12/2016	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	HARVEST BAN ADVERT IN THE AVON VALLEY ADVOCATE ON 14 DECEMBER 2016	1	271.66	
INV 5102397	14/12/2016	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	MERRY XMAS MESSAGE LOCAL PAPER.	1	85.00	
INV 5005368	21/12/2016	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	MONTHLY NEWSLETTER FULL PAGE AD	1	997.57	
INV 5098339	21/12/2016	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	SHIRE FACILITY CHRISTMAS TRADING HOURS ADVERT IN THE AVON VALLEY ADVOCATE ON 14 AND 21 DECEMBER 2016	1	1,246.96	
EFT25713	24/02/2017	SANTALEUCA FORRESTRY	STOCK PURCHASES AT NORTHAM VISITORS CENTRE.	1		114.35
INV 349	19/01/2017	SANTALEUCA FORRESTRY	STOCK PURCHASES AT NORTHAM VISITORS CENTRE.	1	114.35	
EFT25714	24/02/2017	SENIORS RECREATION COUNCIL OF WA INC (LEEDERVILLE)	LIVELIGHTER AGED CARE GAMES - AVON TEAM REGISTRATION	1		45.00

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INV 139/17 B117/02/2017		SENIORS RECREATION COUNCIL OF WA INC (LEEDERVILLE)	LIVELIGHTER AGED CARE GAMES - AVON TEAM REGISTRATION	1	45.00	
EFT25715	24/02/2017	SIGMA CHEMICALS	CHEMICAL PURCHASES FOR NORTHAM POOL.	1		63.69
INV 99780/01	20/02/2017	SIGMA CHEMICALS	CHEMICAL PURCHASES FOR NORTHAM POOL.	1	63.69	
EFT25716	24/02/2017	SKILL HIRE WA PTY LTD	LABOUR HIRE R DE GRAY FROM 16/01/2017 TO 22/01/2017.	1		2,702.70
INV 392058	24/01/2017	SKILL HIRE WA PTY LTD	LABOUR HIRE R DE GRAY FROM 16/01/2017 TO 22/01/2017.	1	1,524.60	
INV 391549	10/01/2017	SKILL HIRE WA PTY LTD	LABOUR HIRE - R DEGRAY FROM 02/01/2017 TO 08/01/2017.	1	1,178.10	
EFT25717	24/02/2017	SOUTHERN CROSS AUSTEREO PTY LTD	XMAS RUSH SPONSORSHIP FEE - ROADWISE CAMPAIGN	1		550.00
INV 7037631931/12/2016		SOUTHERN CROSS AUSTEREO PTY LTD	XMAS RUSH SPONSORSHIP FEE - ROADWISE CAMPAIGN	1	550.00	
EFT25718	24/02/2017	SPECIALE SMASH REPAIRS	REPAIR & PAINT L/H FRT BUMPER CNR ON PN1506.	1		220.00
INV 16426/1	16/02/2017	SPECIALE SMASH REPAIRS	REPAIR & PAINT L/H FRT BUMPER CNR ON PN1506.	1	220.00	
EFT25719	24/02/2017	ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT SERVICING FOR THE NORTHAM AND WUNDOWIE DEPOTS	1		2,337.92
INV CYINV0003/02/2017		ST JOHN AMBULANCE AUSTRALIA	RUNNING OF BBQ AND DRINK STATION FOR 2017 AUSTRALIA DAY CONCERT	1	600.00	
INV CYINV0006/02/2017		ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT SERVICING FOR WUNDOWIE POOL	1	519.43	
INV CYINV0006/02/2017		ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT SERVICING FOR THE NORTHAM AND WUNDOWIE DEPOTS	1	818.45	
INV CYINV0006/02/2017		ST JOHN AMBULANCE AUSTRALIA	SNAKE BITE KIT FOR VARIOUS SHIRE VEHICLES.	1	400.04	
EFT25720	24/02/2017	STEWART & HEATON CLOTHING CO.PTY LTD	BUSH FIRE PPE	1		2,829.91
INV SIN-270225/01/2017		STEWART & HEATON CLOTHING CO.PTY LTD	BUSH FIRE PPE	1	2,743.15	
INV SIN-270120/01/2017		STEWART & HEATON CLOTHING CO.PTY LTD	PPE FOR BUSHFIRES.	1	86.76	
EFT25721	24/02/2017	STREET ARTIST MANAGEMENT	MURPHYS LORE PERFORMANCE FOR 2017 AUSTRALIA DAY FIRST SET FROM 1760-1845 SECOND SET FROM 2000-2100	1		3,520.00

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INV 0170210410/02/2017		STREET ARTIST MANAGEMENT	MURPHYS LORE PERFORMANCE FOR 2017 AUSTRALIA DAY FIRST SET FROM 1760-1845 SECOND SET FROM 2000-2100	1	3,520.00	
EFT25722	24/02/2017	THE GIRLS BRIGADE 3RD GREENWOOD	KIDSPORT FUNDING.	1		220.00
INV KS00580-21/02/2017		THE GIRLS BRIGADE 3RD GREENWOOD	KIDSPORT FUNDING.	1	220.00	
EFT25723	24/02/2017	THE WORKWEAR GROUP	UNIFORM FOR KATHY SCHOLZ.	1		305.16
INV 0123100008/02/2017		THE WORKWEAR GROUP	UNIFORM FOR KATHY SCHOLZ.	1	305.16	
EFT25724	24/02/2017	TRUCK CENTRE (WA) PTY LTD	NEW MITSUBISHI TIP TRUCK 6 X 4 UD CW26380LAL WITH TIPPING BODY.	1		138,181.00
INV R003723	31/01/2017	TRUCK CENTRE (WA) PTY LTD	NEW MITSUBISHI TIP TRUCK 6 X 4 UD CW26380LAL WITH TIPPING BODY.	1	141,181.00	
INV R003786	13/02/2017	TRUCK CENTRE (WA) PTY LTD	REVERSAL OF INVOICE R003723 - MORE TRADE IN WAS GIVEN.	1	-141,181.00	
INV R003791	15/02/2017	TRUCK CENTRE (WA) PTY LTD	NEW 12 SPEED MITSUBISHI TRUCK WITH TIPPING BODY.	1	138,181.00	
EFT25725	24/02/2017	TYRECYCLE PTY LTD	LD QUARRY ROAD LANDFILL COLLECTION OF TYRES FOR RECYCLING	1		2,971.62
INV 604148	13/01/2017	TYRECYCLE PTY LTD	LD QUARRY ROAD LANDFILL COLLECTION OF TYRES FOR RECYCLING	1	2,971.62	
EFT25726	24/02/2017	WA CONTRACT RANGER SERVICES	WACRS RELIEF 10/02/2017 AND 13/02/2017	1		1,028.50
INV 00861	14/02/2017	WA CONTRACT RANGER SERVICES	WACRS RELIEF 10/02/2017 AND 13/02/2017	1	1,028.50	
EFT25727	24/02/2017	WARRICKS NEWSAGENCY	STATIONERY FOR ADMIN	1		516.95
INV 44594	31/01/2017	WARRICKS NEWSAGENCY	STATIONERY FOR ADMIN	1	144.32	
INV SN0001731/01/2017		WARRICKS NEWSAGENCY	NEWSPAPERS FOR NORTHAM LIBRARY FOR JANUARY 2017.	1	125.98	
INV SN0001731/01/2017		WARRICKS NEWSAGENCY	NEWSPAPERS FOR KILLARA - JANUARY 2017.	1	36.30	
INV SN00006131/01/2017		WARRICKS NEWSAGENCY	COPIES OF THE WEST AUSTRALIAN NEWS PAPERS (MON-FRI) FOR OCTOBER 2016.	1	60.90	
INV 44834	13/02/2017	WARRICKS NEWSAGENCY	STATIONERY FOR ADMIN.	1	86.99	

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INV 44594	13/02/2017	WARRICKS NEWSAGENCY	STATIONERY FOR ADMIN.	1	62.46	
EFT25728	24/02/2017	WATERMAN IRRIGATION PTY LTD	"INSURANCE CLAIM" CLACKLINE HYDRANT - DAMAGE TO ELECTRICAL BOX ON THE 1/01/17	1		3,021.92
INV SINV-12707/02/2017	24/02/2017	WATERMAN IRRIGATION PTY LTD	"INSURANCE CLAIM" CLACKLINE HYDRANT - DAMAGE TO ELECTRICAL BOX ON THE 1/01/17	1	3,021.92	
EFT25729	24/02/2017	WATTLEUP TRACTORS	BLADES FOR EH180 HOWARD ROTOSLASHER - 7878KN (NIB BOLT)	1		293.15
INV 1231199	18/01/2017	WATTLEUP TRACTORS	BLADES FOR EH180 HOWARD ROTOSLASHER - 7878KN (NIB BOLT)	1	293.15	
EFT25730	24/02/2017	WESTERN LOCKSERVICE	NORTHAM SHIRE ADMIN BUILDING. KEYS FOR ABBLOY LOCKS. GMK	1		583.50
INV 10,733,1307/12/2016	24/02/2017	WESTERN LOCKSERVICE	NORTHAM SHIRE ADMIN BUILDING. KEYS FOR ABBLOY LOCKS. GMK	1	583.50	
EFT25731	24/02/2017	WHEATBELT SAFETYWEAR	BOOTS ALLOWANCE FOR PHIL UTBER	1		385.00
INV 7186	19/01/2017	WHEATBELT SAFETYWEAR	BOOTS ALLOWANCE FOR PHIL UTBER	1	150.00	
INV 7211	01/02/2017	WHEATBELT SAFETYWEAR	OUT OF SERVICE TAGS FOR VARIOUS DEPARTMENTS.	1	40.00	
INV 7209	31/01/2017	WHEATBELT SAFETYWEAR	2 PAIRS OF STEEL CAP GUM BOOTS.	1	80.00	
INV 7185	19/01/2017	WHEATBELT SAFETYWEAR	3 X HIGH VIZ VESTS	1	45.00	
INV 7244	10/02/2017	WHEATBELT SAFETYWEAR	HIS VIS WATER PROOF JACKET FOR BRETT GRAHAM.	1	70.00	
EFT25732	24/02/2017	WUNDOWIE PROGRESS ASSOCIATION	SPONSORSHIP FOR WUNDOWIE IRON FESTIVAL SPONSORSHIP.	1		21,800.00
INV 0118	01/02/2017	WUNDOWIE PROGRESS ASSOCIATION	SPONSORSHIP FOR WUNDOWIE IRON FESTIVAL SPONSORSHIP.	1	13,000.00	
INV 0117	01/02/2017	WUNDOWIE PROGRESS ASSOCIATION	COMMUNITY GRANT FOR 2016/2017.	1	8,800.00	
EFT25733	24/02/2017	WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	VARIOUS ITEMS FOR CLEANING, PARKS, BBQS AND ICE	1		344.10
INV 0000021710/01/2017	24/02/2017	WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	BBQ CLEANER	1	24.71	
INV 0000021710/01/2017	24/02/2017	WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	BUG SPRAY FOR ROSES	1	16.00	

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INV 0000021710/01/2017		WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	MULTIMIX FERTILIZER & LARGE GRIPPLE.	1	27.00	
INV 0000021710/01/2017		WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	5 X BAGS POTTING MIX	1	25.00	
INV 0000021710/01/2017		WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	PACKET OF GRIPPLES TO REPAIR STORM DAMAGE FENCE ON TAMMA ROAD	1	52.00	
INV 0000021710/01/2017		WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	BBQ CLEANER, 2 STROKE OIL, ICE, SPRINKLER RETIC PARTS	1	76.41	
INV 0000021710/01/2017		WUNDOWIE SPRINGS PTY LTD WUNDOWIE ONE STOP	VARIOUS ITEMS FOR CLEANING, PARKS, BBQS AND ICE	1	122.98	
34680	06/02/2017	PETTY CASH	WUNDOWIE LIBRARY P/C FROM 5/11/2016 TO 03/01/2017.	1		47.95
INV WUNDO03/01/2017		PETTY CASH	WUNDOWIE LIBRARY P/C FROM 5/11/2016 TO 03/01/2017.	1	47.95	
34681	16/02/2017	VALLEY FORD	PURCHASE OF NEW FORD ESCAPE & TRADE IN OF FORD TERRITORY.	1		14,890.70
INV 3915	15/02/2017	VALLEY FORD	PURCHASE OF NEW FORD ESCAPE & TRADE IN OF FORD TERRITORY.	1	14,890.70	
34682	17/02/2017	LUCY'S TEAROOMS	CATERING FOR COUNCIL FORUM MEETING HELD ON 18 JANUARY 2017	1		346.00
INV 1326	24/01/2017	LUCY'S TEAROOMS	CATERING FOR COUNCIL FORUM MEETING HELD ON 18 JANUARY 2017	1	226.00	
INV 1322	24/01/2017	LUCY'S TEAROOMS	PROVISION OF FOOD AND DRINKS - ROGERS ROAD FIRE	1	120.00	
34683	17/02/2017	NORTHAM FEED & HIRE	DOG FOOD & SWAN FOOD.	1		113.50
INV 0000032812/01/2017		NORTHAM FEED & HIRE	DOG FOOD & SWAN FOOD.	1	63.00	
INV 0000029205/12/2016		NORTHAM FEED & HIRE	DOG LEAD	1	10.50	
INV 0000033819/01/2017		NORTHAM FEED & HIRE	HIRE OF SMALL PLATE COMPACTOR FOR 2 DAYS PICK UP 17 JAN 2017	1	40.00	
34684	17/02/2017	PETTY CASH	PETTY CASH REIMBURSEMENT FOR REC CENTRE 26/11/2016 TO 06/02/2017.	1		153.80
INV P/C REC 06/02/2017		PETTY CASH	PETTY CASH REIMBURSEMENT FOR REC CENTRE 26/11/2016 TO 06/02/2017.	1	153.80	
34685	17/02/2017	SHIRE OF NORTHAM	AROC MEMBERSHIP FINANCIAL YEAR 2016/2017.	1		5,500.00

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INV 003	31/01/2017	SHIRE OF NORTHAM	AROC MEMBERSHIP FINANCIAL YEAR 2016/2017.	1	5,500.00	
34686	17/02/2017	SYNERGY	VARIOUS SHIRE BUILDINGS ELECTRICITY ACCOUNT FROM 05/01/2017 TO 03/02/2017.	1		36,693.16
INV 1819945019/01/2017		SYNERGY	KILLARA NEW BUILDING 15/12/2016 TO 19/01/2017		924.40	
INV 9152416424/01/2017		SYNERGY	AUXILLARY LIGHTING CHARGES 02/12/2016 TO 24/01/2017		117.20	
INV 7968413419/01/2017		SYNERGY	SHIRE ADMIN BUILDING 15/12/2016 - 18/01/2017		2,134.20	
INV 9356001424/01/2017		SYNERGY	VISITORS CENTRE CONFERENCE ROOM 22/11/2016 TO 24/01/2017.		479.65	
INV 4581071524/01/2017		SYNERGY	VISITORS CENTRE LIGHTS/TOILETS 19/11/2016 TO 23/01/2017.		30.45	
INV 3355969224/01/2017		SYNERGY	VISITORS CENTRE 22/11/2016 TO 24/01/2017.		1,730.85	
INV 1648520324/01/2017		SYNERGY	OLD GIRLS SCHOOL WELLINGTON STREET - 19/11/2016 TO 23/1/2017.		132.25	
INV 1127695025/01/2017		SYNERGY	OLD NORTHAM FIRE STATION 23/11/2016 TO 25/01/2017.		212.35	
INV 1578225631/01/2017		SYNERGY	IRISHTOWN HALL 30/11/2016 TO 31/01/2017.		64.95	
INV 9152416401/02/2017		SYNERGY	AUXILLARY LIGHTING CHARGES 28/12/2016 TO 31/01/2017.		238.30	
INV 1539025123/01/2017		SYNERGY	OLD SHIRE DEPOT 21/11/2016 TO 23/01/2017.		29.35	
INV 7921766203/02/2017		SYNERGY	VARIOUS SHIRE BUILDINGS ELECTRICITY ACCOUNT FROM 05/01/2017 TO 03/02/2017.	1	30,569.71	
INV 2361098027/01/2017		SYNERGY	RAP PARK - AVON YOUTH 24/11/2016 TO 27/01/2017.		29.50	
34687	17/02/2017	TELSTRA CORPORATION	VARIOUS MOBILE ACCOUNT FROM 25/1/2016 TO 24/02/2017.	1		3,356.07
INV 1342948225/01/2017		TELSTRA CORPORATION	VARIOUS MOBILE ACCOUNT FROM 25/1/2016 TO 24/02/2017.		2,057.17	
INV 6305302927/01/2017		TELSTRA CORPORATION	BAKERS HILL BFB FOR 23/12/2016 TO 22/01/2017.		31.34	
INV 2000490618/01/2017		TELSTRA CORPORATION	SES ACCOUNT 2000049065756 FROM 15/12/2016 TO 14/01/2017.		39.95	
INV 2726008928/01/2017		TELSTRA CORPORATION	VARIOUS MOBILE ACCOUNTS 26/12/2016 TO 27/01/2017.		1,227.61	

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34688	17/02/2017	WATER CORPORATION	NORTHAM SWIMMING POOL MITCHELL AVE 23/11/2016 TO 20/01/2017	1		22,360.76
INV 9021499423/01/2017		WATER CORPORATION	NORTHAM SWIMMING POOL MITCHELL AVE 23/11/2016 TO 20/01/2017		7,446.24	
INV 9019179301/02/2017		WATER CORPORATION	CHITTY RD AVON HILLS 29/11/2016 TO 31/01/2017.	1	38.18	
INV 9007938731/01/2017		WATER CORPORATION	STANDPIPE AT LOCKYER RD 29/11/2016 TO 30/01/2017		2,070.59	
INV 9007927524/01/2017		WATER CORPORATION	RUBBISH DEPOT AT OLD QUARRY RD 24/11/2016 TO 23/01/2017		184.99	
INV 9007925924/01/2017		WATER CORPORATION	ANIMAL POUND AT OLD QUARRY 24/11/2016 TO 23/01/2017	1	22.56	
INV 9007923624/01/2017		WATER CORPORATION	HOUSE AT 55 MITCHELL AV 24/11/2016 TO 20/01/2017		206.43	
INV 9007923418/01/2017		WATER CORPORATION	APEX PARK TOILETS 19/11/2016 TO 17/01/2017		94.95	
INV 9007916617/01/2017		WATER CORPORATION	MORBY COTTAGE 16/11/2016 TO 16/01/2017		345.29	
INV 9007915518/01/2017		WATER CORPORATION	AIRPORT 17/11/2016 TO 17/01/2017		1,398.14	
INV 9007909723/01/2017		WATER CORPORATION	RECREATION CENTRE 11/11/2016 TO 12/01/2017		638.03	
INV 9010596325/01/2017		WATER CORPORATION	GEORGE NUICH PARK FROM 25/11/2016 TO 24/01/2016.		1,408.87	
INV 9022053219/01/2017		WATER CORPORATION	STANDPIPE AT CLARKE ST 25/11/2016 TO 19/01/2017.	1	3,012.65	
INV 9007925920/01/2017		WATER CORPORATION	LOT 28472 RES NEWCASTLE RD 23/11/2016 TO 19/01/2017		953.16	
INV 9007892502/01/2017		WATER CORPORATION	CENTRE AT ST GEORGE ST B/HILL 30/11/2016 TO 01/02/2017		1,463.97	
INV 9007892002/02/2017		WATER CORPORATION	217 GEH BAKERS HILL 30/11/2016 TO 01/02/2017		72.19	
INV 9007891802/02/2017		WATER CORPORATION	STANDPIPE AT KEANE ST B/HILL 30/11/2016 TO 01/02/2017		3,004.52	
34689	24/02/2017	PETTY CASH	PETTY CASH REIMBURSEMENT FOR VISITORS CENTRE - 01/12/2016 TO 16/02/2017.	1		182.95
INV P/C VISIT16/02/2017		PETTY CASH	PETTY CASH REIMBURSEMENT FOR VISITORS CENTRE - 01/12/2016 TO 16/02/2017.	1	182.95	
34690	24/02/2017	SYNERGY	STREET LIGHTS - 24/01/2017 - 07/02/2017	1		70,794.35
INV 7968413416/02/2017		SYNERGY	SHIRE ADMIN BUILDING 19/01/2017 TO 16/02/2017.		1,897.85	
INV 1686149907/12/2016		SYNERGY	STREET LIGHTS FROM 01/11/2016 TO 07/12/2016.		20,885.40	

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INV 9812925717/02/2017		SYNERGY	BAKERS HILL REC CENTRE 15/12/2016 TO 17/02/2017.		748.60	
INV 1686149907/02/2017		SYNERGY	STREET LIGHTS - 24/01/2017 - 07/02/2017	1	22,745.70	
INV 1686149924/01/2017		SYNERGY	STREET LIGHTS - 07/12/2016 TO 24/01/2017.	1	21,785.70	
INV 8110294720/02/2017		SYNERGY	WUNDOWIE SWIMMING POOL - 16/12/2016 TO 20/02/2017.	1	2,731.10	
34691	24/02/2017	TARGET COUNTRY	LINEN & HOMEWARES FOR KILLARA.	1		281.00
INV 3873	16/02/2017	TARGET COUNTRY	LINEN & HOMEWARES FOR KILLARA.	1	281.00	
34692	24/02/2017	TELSTRA CORPORATION	MAINLINE PHONE ACCOUNT 04/02/2017 TO 04/03/2017.	1		5,225.00
INV 2773735012/02/2017		TELSTRA CORPORATION	SES BUILDING 04/02/2017 TO 04/03/2017.		327.24	
INV 9026075012/02/2017		TELSTRA CORPORATION	MAINLINE PHONE ACCOUNT 04/02/2017 TO 04/03/2017.		4,857.81	
INV 2000490619/02/2017		TELSTRA CORPORATION	SES ACCOUNT 200049065756 - 15/1/2017 TO 14/02/2017.		39.95	
34693	24/02/2017	WATER CORPORATION	116 PEEL TCE STANDPIPE 14/11/2016 TO 12/01/2017.	1		2,582.83
INV 9007951115/02/2017		WATER CORPORATION	STANDPIPE AT CHITIBIN RD 08/12/2016 TO 14/02/2017.		38.18	
INV 9007950315/02/2017		WATER CORPORATION	STANDPIPE AT STHN BROOK 08/12/2016 TO 14/02/2017.		56.23	
INV 9007950314/02/2017		WATER CORPORATION	STANDPIPE AT MCMANUS RD 08/12/2016 TO 13/02/2017.		38.18	
INV 9007949711/02/2017		WATER CORPORATION	STANDPIPE AT HUNTER RD 07/12/2016 TO 09/02/2017.		38.18	
INV 9007917017/01/2017		WATER CORPORATION	CEMETERY 16/11/2016 TO 16/01/2017.		394.80	
INV 9012475718/01/2017		WATER CORPORATION	GARDEN AT TAYLOR ST (VACANT LAND) 16/11/2016 TO 16/01/2017.		81.22	
INV 9007913513/01/2017		WATER CORPORATION	116 PEEL TCE STANDPIPE 14/11/2016 TO 12/01/2017.		830.04	
INV 9007869117/02/2017		WATER CORPORATION	HALL AT BANKSIA AV WUNDOWIE 13/12/2016 TO 16/02/2017.		315.02	
INV 9007869117/02/2017		WATER CORPORATION	KINDERGARDEN - WUNDOWIE 13/12/2016 TO 16/02/2017.		623.96	
INV 9007868917/02/2017		WATER CORPORATION	TOILETS AT BANKSIA AV WUNDOWIE 13/12/2016 TO 16/02/2017.		128.84	
INV 9007950011/02/2017		WATER CORPORATION	STANDPIPE AT GRASS VALLEY 06/12/2016 TO 09/02/2017.	1	38.18	

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DD10882.1	07/02/2017	WA SUPER	Payroll deductions	1		25,416.65
INV SUPER	07/02/2017	WA SUPER	Superannuation contributions	1	21,784.19	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	2,830.39	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	140.69	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	43.21	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	25.00	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	419.35	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	43.53	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	30.29	
INV DEDUCT07/02/2017	07/02/2017	WA SUPER	Payroll deductions	1	100.00	
DD10882.2	07/02/2017	SUNSUPER	Superannuation contributions	1		402.40
INV SUPER	07/02/2017	SUNSUPER	Superannuation contributions	1	402.40	
DD10882.3	07/02/2017	AMG UNIVERSAL SUPER	Superannuation contributions	1		354.81
INV SUPER	07/02/2017	AMG UNIVERSAL SUPER	Superannuation contributions	1	354.81	
DD10882.4	07/02/2017	QSUPER	Superannuation contributions	1		183.81
INV SUPER	07/02/2017	QSUPER	Superannuation contributions	1	183.81	
DD10882.5	07/02/2017	CHRISTIAN SUPER	Superannuation contributions	1		91.06
INV SUPER	07/02/2017	CHRISTIAN SUPER	Superannuation contributions	1	91.06	
DD10882.6	07/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1		59.44
INV SUPER	07/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1	59.44	
DD10882.7	07/02/2017	VISION SUPER	Superannuation contributions	1		184.15
INV SUPER	07/02/2017	VISION SUPER	Superannuation contributions	1	184.15	

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DD10882.8	07/02/2017	HOSTPLUS SUPER	Superannuation contributions	1		693.77
INV SUPER	07/02/2017	HOSTPLUS SUPER	Superannuation contributions	1	693.77	
DD10882.9	07/02/2017	HESTA SUPER FUND	Superannuation contributions	1		127.80
INV SUPER	07/02/2017	HESTA SUPER FUND	Superannuation contributions	1	127.80	
DD10883.1	09/02/2017	BANKWEST	ROSS RAYSON MASTERCARD 21/12/16 TO 20/1/17	1		3,817.87
INV C HUNT	09/02/2017	BANKWEST	CHADD HUNT MASTERCARD 21/12/16 TO 20/1/17	1	320.00	
INV D J HENF	09/02/2017	BANKWEST	D J HENDRIKSEN MASTERCARD 21/12/16 TO 20/1/17	1	334.15	
INV D KLEYN	09/02/2017	BANKWEST	CLINTON KLEYNHANS MASTERCARD 21/12/16 TO 20/1/17	1	351.45	
INV C YOUN	09/02/2017	BANKWEST	COLIN YOUNG MASTERCARD 21/12/16 TO 20/1/17	1	655.44	
INV J WHITE	09/02/2017	BANKWEST	JASON WHITEAKER MASTERCARD 21/12/16 TO 20/1/17	1	27.60	
INV R RAYSC	09/02/2017	BANKWEST	ROSS RAYSON MASTERCARD 21/12/16 TO 20/1/17	1	2,129.23	
DD10892.1	07/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1		-59.44
INV REVERS	07/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1	-59.44	
DD10894.1	07/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1		159.65
INV SUPER	14/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1	159.65	
DD10929.1	21/02/2017	WA SUPER	Payroll deductions	1		25,820.32
INV SUPER	21/02/2017	WA SUPER	Superannuation contributions	1	22,281.45	
INV DEDUCT	21/02/2017	WA SUPER	Payroll deductions	1	2,747.10	
INV DEDUCT	21/02/2017	WA SUPER	Payroll deductions	1	137.56	
INV DEDUCT	21/02/2017	WA SUPER	Payroll deductions	1	32.07	
INV DEDUCT	21/02/2017	WA SUPER	Payroll deductions	1	25.00	
INV DEDUCT	21/02/2017	WA SUPER	Payroll deductions	1	418.68	
INV DEDUCT	21/02/2017	WA SUPER	Payroll deductions	1	43.53	

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INV DEDUCT21/02/2017		WA SUPER	Payroll deductions	1	34.93	
INV DEDUCT21/02/2017		WA SUPER	Payroll deductions	1	100.00	
DD10929.2	21/02/2017	SUNSUPER	Superannuation contributions	1		402.36
INV SUPER	21/02/2017	SUNSUPER	Superannuation contributions	1	402.36	
DD10929.3	21/02/2017	AMG UNIVERSAL SUPER	Superannuation contributions	1		355.56
INV SUPER	21/02/2017	AMG UNIVERSAL SUPER	Superannuation contributions	1	355.56	
DD10929.4	21/02/2017	QSUPER	Superannuation contributions	1		182.07
INV SUPER	21/02/2017	QSUPER	Superannuation contributions	1	182.07	
DD10929.5	21/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1		184.39
INV SUPER	21/02/2017	BENDIGO SMART START SUPER	Superannuation contributions	1	184.39	
DD10929.6	21/02/2017	VISION SUPER	Superannuation contributions	1		181.25
INV SUPER	21/02/2017	VISION SUPER	Superannuation contributions	1	181.25	
DD10929.7	21/02/2017	HOSTPLUS SUPER	Superannuation contributions	1		747.30
INV SUPER	21/02/2017	HOSTPLUS SUPER	Superannuation contributions	1	747.30	
DD10929.8	21/02/2017	UNISUPER	Superannuation contributions	1		43.49
INV SUPER	21/02/2017	UNISUPER	Superannuation contributions	1	43.49	
DD10929.9	21/02/2017	HESTA SUPER FUND	Superannuation contributions	1		129.81
INV SUPER	21/02/2017	HESTA SUPER FUND	Superannuation contributions	1	129.81	
DD10882.10	07/02/2017	RECRUITMENT SUPER	Superannuation contributions	1		196.99
INV SUPER	07/02/2017	RECRUITMENT SUPER	Superannuation contributions	1	196.99	
DD10882.11	07/02/2017	AUSTRALIAN SUPER PTY LTD	Superannuation contributions	1		1,927.47

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INV SUPER	07/02/2017	AUSTRALIAN SUPER PTY LTD	Superannuation contributions	1	1,927.47	
DD10882.12	07/02/2017	REST INDUSTRY SUPER	Superannuation contributions	1		468.32
INV SUPER	07/02/2017	REST INDUSTRY SUPER	Superannuation contributions	1	468.32	
DD10882.13	07/02/2017	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	Superannuation contributions	1		194.28
INV SUPER	07/02/2017	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	Superannuation contributions	1	194.28	
DD10882.14	07/02/2017	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1		249.31
INV SUPER	07/02/2017	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1	249.31	
DD10882.15	07/02/2017	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1		125.68
INV SUPER	07/02/2017	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1	125.68	
DD10882.16	07/02/2017	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1		281.35
INV SUPER	07/02/2017	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1	281.35	
DD10882.17	07/02/2017	AMP LIFE LIMITED	Superannuation contributions	1		498.11
INV SUPER	07/02/2017	AMP LIFE LIMITED	Superannuation contributions	1	498.11	
DD10882.18	07/02/2017	EW RAP SUPER	Superannuation contributions	1		135.65
INV SUPER	07/02/2017	EW RAP SUPER	Superannuation contributions	1	135.65	
DD10929.10	21/02/2017	RECRUITMENT SUPER	Superannuation contributions	1		196.99
INV SUPER	21/02/2017	RECRUITMENT SUPER	Superannuation contributions	1	196.99	
DD10929.11	21/02/2017	ESSENTIAL SUPER	Superannuation contributions	1		207.36
INV SUPER	21/02/2017	ESSENTIAL SUPER	Superannuation contributions	1	207.36	

Ordinary Council Meeting Agenda
15 March 2017



Date: 27/02/2017
Time: 8:41:30AM

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
DD10929.12	21/02/2017	AUSTRALIAN SUPER PTY LTD	Superannuation contributions	1		2,077.60
INV SUPER	21/02/2017	AUSTRALIAN SUPER PTY LTD	Superannuation contributions	1	2,077.60	
DD10929.13	21/02/2017	REST INDUSTRY SUPER	Superannuation contributions	1		493.85
INV SUPER	21/02/2017	REST INDUSTRY SUPER	Superannuation contributions	1	493.85	
DD10929.14	21/02/2017	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	Superannuation contributions	1		194.21
INV SUPER	21/02/2017	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	Superannuation contributions	1	194.21	
DD10929.15	21/02/2017	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1		249.31
INV SUPER	21/02/2017	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1	249.31	
DD10929.16	21/02/2017	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1		155.97
INV SUPER	21/02/2017	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1	155.97	
DD10929.17	21/02/2017	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1		281.35
INV SUPER	21/02/2017	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1	281.35	
DD10929.18	21/02/2017	AMP LIFE LIMITED	Superannuation contributions	1		498.11
INV SUPER	21/02/2017	AMP LIFE LIMITED	Superannuation contributions	1	498.11	
DD10929.19	21/02/2017	EW RAP SUPER	Superannuation contributions	1		141.02
INV SUPER	21/02/2017	EW RAP SUPER	Superannuation contributions	1	141.02	

Ordinary Council Meeting Agenda
15 March 2017



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Shire of Northam

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
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REPORT TOTALS

Bank Code	Bank Name	TOTAL
1	MUNI FUND	1,475,313.01
2	TRUST FUND	35,988.03
TOTAL		1,511,301.04

Attachment 2

Payment dates 31st January 2017 to 27th February 2017

- Municipal Fund payment cheque numbers 34680 to 34693 total \$162,528.07.
- Trust Fund payment cheque numbers 1990 to 1992 total \$6,518.33.

Electronic Funds Transfer

- Municipal Fund EFT25272 to EFT25472 total \$1,244,733.49.
- Trust Fund \$29,469.70.

Direct Debits total \$68,051.45

All have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

Month	Cheques 2016/17	EFT Payments 2016/17	Direct Debits 2016/17	Payroll 2016/17	Total Payments 2016/17
July	\$140,303.80	\$ 1,735,888.57	\$59,904.45	\$385,392.90	\$ 2,321,489.72
August	\$136,849.26	\$ 1,446,763.64	\$62,959.52	\$388,948.80	\$ 2,035,521.22
September	\$130,673.61	\$ 1,173,159.47	\$73,153.18	\$409,601.96	\$ 1,786,588.22
October	\$92,486.94	\$ 1,919,410.46	\$62,022.40	\$415,528.34	\$ 2,489,448.14
November	\$87,367.01	\$ 1,829,179.68	\$95,725.27	\$394,750.69	\$ 2,407,022.65
December	\$99,569.96	\$ 1,482,023.73	\$68,860.47	\$618,407.99	\$ 2,268,862.15
January	\$53,632.24	\$ 1,172,265.23	\$67,669.65	\$430,022.95	\$ 1,723,590.07
February	\$169,046.40	\$ 1,274,203.19	\$68,051.45	\$431,919.95	\$ 1,943,220.99
March					\$ -
April					\$ -
May					\$ -
June					\$ -
Total	\$909,929.22	\$12,032,893.97	\$558,346.39	\$3,474,573.58	\$16,975,743.16

The Following table presents all payments made for the month from Council Credit cards paid by Direct Debit 10883.1.

Summary Credit Card Payments	\$	Total
Executive Manager Engineering Services		
CALTEX STAR MART -MUNDARING-27/12/16	79.10	
CALTEX STAR MART -MUNDARING - 6/1/17	15.29	
DRAFTEX CORPORATION - RADIA 311	70.90	
BP THE LAKES 1903 - 11/1/17	73.88	
SHIRE OF NORTHAM PLATE CHANGES	33.20	
WOOLWORTHS PETROL 4204 17/1/17	79.08	351.45
Executive Manager Corporate Services		
SHIRE OF NORTHAM - LICENCING	216.90	
RED ROOSTER CATERING	304.22	
RED ROOSTER CATERING	96.92	
SHIRE OF NORTHAM	37.40	655.44
Community Emergency Services Manager		
AUSSIE NG PTY LTD -DOMINOS PIZZA -NORTHAM/YORK FIRE	82.65	
PUMA ENERGY EL CABALLO - SUSTENANCE	251.50	334.15
Executive Manager Community Services		
SHIRE OF NORTHAM LICENCE	246.05	
SHIRE OF NORTHAM LICENCE	37.40	
BALLANTYNE JEWELLERS STAFF GIFT XMAS BONUS	50.00	
BALLANTYNE JEWELLERS STAFF GIFT XMAS BONUS	200.00	
BALLANTYNE JEWELLERS STAFF GIFT XMAS BONUS	350.00	
BALLANTYNE JEWELLERS STAFF GIFT XMAS BONUS	50.00	
BALLANTYNE JEWELLERS STAFF GIFT XMAS BONUS	100.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	50.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	50.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	50.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	50.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	50.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	450.00	
EVERLASTINGS ON FITZGERALD STAFF GIFT XMAS BONUS	50.00	
DRAFTEX CORPORATION - RADIA 311	65.90	
ADOBE PS CREATIVE CLOUD	76.98	
ASIC - COMMERCIAL HOTEL	9.00	
CITY OF PERTH PARKING	11.82	
HUNGRY JACKS BELMONT	23.15	
FACEBOOK ADVERTISING AUSTRALIA DAY	132.39	
FACEBOOK ADVERTISING CHRISTMAS CARNIVAL	26.54	2129.23
Executive Manager Development Services		
ST JOHN AMULANCE AUST- FIRST AID COURSE	320.00	320.00
Chief Executive Officer		
PRZCHARGE.PREZI.COM - MONTHLY FEE	26.81	
OVERSEAS BANK CHARGES	0.79	27.60
Total Credit Card Expenditure		\$3,817.87

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering vouchers and electronic fund transfer payments as per above and totalling \$1,943,220.99 was submitted to the Ordinary Meeting of Council on Wednesday, 15 March 2017.

_____ CERTIFICATION OF THE PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering vouchers and electronic funds transfer payments as per above and totalling \$1,943,220.99 was submitted to each member of the Council on Wednesday, 15 March 2017, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

_____ CHIEF EXECUTIVE OFFICER



12.4.2 Financial Statement to 31 January 2017

Address:	N/A
Owner:	N/A
File Reference:	2.1.3.4
Reporting Officer:	Zoe Macdonald Accountant
Responsible Officer:	Colin Young Executive Manager Corporate Services
Voting Requirement	Simple Majority

BRIEF

For Council to receive the Financial Statement for the period ending 31 January 2017.

ATTACHMENTS

Attachment 1: Financial Statement.

BACKGROUND / DETAILS

The reporting of monthly financial information is a requirement under section 6.4 of the Local Government Act 1995, and Regulation 34 of the Local Government (Financial Management) Regulations.

The Statement of Financial Activity for the period ending 31 January 2017 is included as Attachment 1 to this Agenda and includes the following reports:

- Statement of Financial Activity;
- Operating Statements;
- Balance Sheet;
- Acquisition of Assets;
- Disposal of Assets;
- Information on Borrowings;
- Reserves; and
- Net Current Assets.

The report includes a summary of the financial position along with comments relating to the statements. If Councillors wish to discuss the report contents or any other matters relating to this please contact Council Finance staff prior to the meeting.

Notes to the Financial Statements (items in bold represent new notes)

Operating Income

1. Health is over budget by \$13,282 due to increased Health Licenses of \$9,609
2. Community Amenities Income is over budget by \$34,621 due to residential bin fees of \$10,643 and additional Old Quarry tipping fees of \$40,865.
3. **Rec and Culture Income is over budget by \$39,644, due to Rec Centre Hire charges of \$15,868 and Grant funding of \$20,886, timing difference.**
4. **Transport is under by \$763,688 primarily due to the timing of Roads to Recovery Grant funding 2016 2017 of \$613,206, Wandrra funding of \$116,662 and MRWA Commodity Route funding of \$37,581.**
5. **Other Property & Services under budget \$28,744 due predominantly to the timing of insurance claims income.**

Operating Expenditure

6. Governance is under budget 19.39% due to the timing of the items represented below;
 - Consultants are under budget by \$82,068.
 - Salaries under budget by \$68,148.
 - Meeting Fees are under budget by \$16,778
7. General purpose funding expenditure is \$8,443 under budget due to valuations relating to the GRV revaluation carried out during 2015/2016 being over budget by \$18,195 offset by **legal costs recoverable of \$24,370 being under budget.**
8. Law, Order and Public Safety is over budget by 13.97% predominantly relating to the items disclosed below;
 - There was a significant Loss on the sale of the Fire Trucks of \$86,113 that was unbudgeted (non-cash)
 - Standpipe expenses over budget \$13,882
9. Education and Welfare are under budget 8.94%, predominantly relating to the timing of Killara Salaries \$38,093, consumables are under budget by \$14,385, depreciation is \$8,424 lower than budget, **Seniors Memorial Hall expenditure is \$16,659 lower than budget.**
10. Community Amenities is under budget \$396,449 due to the following items
 - Street bin maintenance \$16,103
 - Septage pond maintenance of \$36,578
 - Town Planning Salaries \$30,679
 - Refuse collection contract costs \$47,647
 - Rubbish Site Maintenance has a timing shortfall of \$195,499
 - Regional verge bins expense of \$34,679, lower than budgeted uptake of new service.
 - **Green Waste Management \$11,178**
11. Recreation and Culture expenditure is 4.3% lower than budget. This is

- **Wundowie Pool salaries of \$19,171**
 - **Wundowie Pool Operating Expenses of \$34,583**
 - **Northam Pool Operating Expenses of \$26,944**
 - **Northam Pool water of \$13,858**
 - **Wundowie Pool Building Maintenance of \$23,455**
 - **Parks and gardens of \$57,261**
 - **Recreation Control is \$27,540**
 - **Jubilee Pavillion Maintenance of \$25,078**
 - **Depreciation is over budget by \$151,628**
12. Transport expenditure is under budget by \$209,114 due predominantly to lower than anticipated depreciation charges following the Fair Valuation adjustment, non-cash
- **Roadworks maintenance is over budget by \$200,066**
 - **Street lighting is under budget by \$90,372 due to a Synergy billing issue which is rectified in February**
 - **Aerodromes maintenance is over budget by \$33,937 due to the supply of power and water to the hangars**
13. Other Economic Services is under budget \$211,882 represented by the items presented below;
- Festivals and events are under budget by \$28,200
 - **Australia Day celebrations are under budget by \$22,720**
 - Reticulation system maintenance under budget by \$19,932
 - Council Property Maintenance \$15,280
 - Salaries Building Services \$15,265
 - Main street heritage by \$14,214.
 - Salaries Visitor Centre \$29,615
 - Other Property and Services is over budget \$12.89% due to the items presented below
 - Fuels and Oils are under budget by \$28,139

Operating Income by Nature and Type

14. Other revenue is under budget by \$140,694 predominantly due to timing differences with legal fee recovery \$34,240, DFES overspend budget recovery \$57,899, Town Planning Fines \$17,254, Insurance Claims \$66,157

Operating Expenditure by Nature and Type

15. Employee costs are under budget by \$197,641 primarily for Administration, Killara, Town Planning, and Verge maintenance
16. Materials and contracts are under budget by 28%, due predominantly to the timing of expenditure relating to, the Avon Waste and site maintenance for the operation of Councils waste facility by \$351,402
- Consultants \$82,068
 - Northam and Wundowie Pool Operating and building expenses of \$98,840

- Jubilee Pavillion \$25,078.
 - Festivals and Events \$28,200
17. Utility charges are under budget by \$100,309, relating to the timing of the Northam Pool Water and Street Lighting expenditure.
18. Depreciation expenditure is under budget \$66,904, (non-cash)
- 19. Insurance expenses is over budget by \$22,487 predominantly due to the budget timing differences.**
20. Interest expenditure is under budget \$21,680 (timing).
21. Other expenditure is over budget \$172,644, community sponsorship \$16,245 Landgate valuations \$81,374, aged accommodation expenses \$5,322, timing of Chamber of Commerce Area Promotion \$25,000.

Non-Operating Expenditure

22. Capital purchases are under budget by \$675,955, this relates to timing of expenditure \$613,206 of Roads to Recovery Grant, with the exception of the items disclosed below. At this stage it is not expected to affect the end of year position. Projects will be monitored as the year progresses to access budget expenditure.

Capital Expenditure Item reporting

ACQUISITION OF ASSETS	16/17 Budget \$	Ytd Actual \$
The following assets have been acquired during the period under review and are currently identified as exceeding budget		
The budgets for these items will be adjusted during the Budget Review		
<u>By Program</u>		
Law & Order		
Brigade Appliance 3.4 Grass Valley	335,000	365,333

CONSIDERATIONS

Strategic Community / Corporate Business Plan

- Objective G2: Improve organisational capability and capacity.
- Strategy G2.3: Operate / manage organisation in a financially sustainable manner.

Financial / Resource Implications

The Statement of Accounts have been prepared in accordance with Council's 2016/17 Budget.

Legislative Compliance

Section 6.4 and 6.26(2)(g) of the Local Government Act.
Local Government (Financial Management) Regulations 1996

Policy Implications

Nil.

Stakeholder Engagement / Consultation

N/A.

Risk Implications

Nil.

OFFICER'S COMMENT

Nil.

RECOMMENDATION

That Council receive the Financial Statements, prepared in accordance with the Local Government (Financial Management) Regulations, for the period ended 31 January 2017.

Attachment 1

SHIRE OF NORTHAM STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 31 JANUARY 2017						
NOTE	16/17 Revised Budget \$	Ytd Budget \$	Ytd Actual \$	Variances Actuals to Budget \$	Variances Actuals to Budget %	
Operating						
Revenues						
Governance	95,992	58,931	64,423	5,492	9.32%	
General Purpose Funding Other	3,824,263	1,930,064	1,893,974	(36,090)	(1.87%)	
General Purpose Funding Rates	8,945,651	8,908,790	8,955,958	47,168	0.53%	
Law, Order, Public Safety	1,304,615	1,022,984	1,022,885	(99)	(0.01%)	
Health	75,000	39,162	52,444	13,282	33.92%	
Education and Welfare	1,585,637	1,217,664	1,229,446	11,782	0.97%	
Housing	44,978	26,222	23,089	(3,153)	(12.03%)	
Community Amenities	2,594,125	2,066,936	2,101,557	34,621	1.68%	
Recreation and Culture	5,542,044	759,141	798,785	39,644	5.22%	
Transport	2,680,616	1,329,325	565,637	(763,688)	(57.45%)	
Economic Services	516,543	303,937	302,504	(1,433)	(0.47%)	
Other Property and Services	113,200	84,767	66,023	(28,744)	(30.33%)	
Total Operating Revenue	27,322,665	17,757,923	17,076,705	(681,218)	(3.84%)	
Expenses						
Governance	(1,297,588)	(789,636)	(636,548)	153,088	19.39%	
General Purpose Funding	(301,469)	(136,262)	(127,839)	8,443	6.20%	
Law, Order, Public Safety	(1,174,917)	(706,284)	(804,958)	(98,674)	(13.97%)	
Health	(343,092)	(192,568)	(184,649)	7,919	4.11%	
Education and Welfare	(1,422,368)	(838,490)	(763,508)	74,983	8.94%	
Housing	(90,621)	(54,033)	(48,233)	5,800	10.73%	
Community Amenities	(3,568,391)	(1,916,426)	(1,519,977)	396,449	20.69%	
Recreation & Culture	(4,469,491)	(2,689,544)	(2,573,853)	115,691	4.30%	
Transport	(5,156,429)	(3,017,005)	(2,807,891)	209,114	6.93%	
Economic Services	(2,009,102)	(1,241,752)	(1,029,870)	211,882	17.06%	
Other Property and Services	(86,683)	(136,426)	(118,844)	17,582	12.89%	
Total Operating Expenses	(19,930,150)	(11,718,448)	(10,616,168)	1,102,278	9.41%	
Removal of Non-Cash Items						
(Profit)/Loss on Asset Disposals	(67,036)	(134,686)	(55,246)	79,440	58.98%	
Movement in Employee Benefit Provisions	(34,000)	0	(101,935)	(101,935)		
Depreciation on Assets	4,157,607	0	2,358,297	2,358,297		
Non Operating Items						
Purchase Land Held for Resale	22	0	0	0	0.00%	
Purchase Land and Buildings	22	(6,871,667)	(1,465,605)	777,520	53.05%	
Purchase Plant and Equipment	22	(1,301,485)	(890,671)	(486,710)	403,961	45.35%
Purchase Furniture and Equipment	22	(57,989)	(46,539)	(9,706)	36,833	79.14%
Purchase Bush Fire Equipment	22	(460,000)	0	(480,159)	(480,159)	
Purchase Infrastructure Assets - Roads	22	(4,050,626)	(2,310,988)	(1,198,692)	1,112,296	48.13%
Purchase Infrastructure Assets - Bridge	22	0	0	0	0	
Purchase Infrastructure Assets - Footpa	22	(402,939)	(203,855)	(7,540)	196,315	96.30%
Purchase Infrastructure Assets - Draina	22	(2,301,894)	(1,154,579)	(714,172)	440,407	38.14%
Purchase Infrastructure Assets - Parks	22	(1,211,715)	(175,273)	(71,281)	103,992	59.33%
Purchase Infrastructure Assets - Streets	22	(175,000)	(88,331)	(148,588)	(60,257)	(68.22%)
Purchase Infrastructure Assets - Other	22	(2,249,187)	(225,535)	(160,005)	65,530	29.06%
Proceeds from Disposal of Assets		605,429	319,979	365,767	45,788	(14.31%)
Repayment of Debentures		(223,416)	(130,305)	(165,173)	(34,868)	(26.76%)
Proceeds from New Debentures		1,684,000	0	150,000	150,000	
Advances to Community Groups		(150,000)	0	0	0	
Self-Supporting Loan Principal Income		31,979	18,654	15,748	(2,906)	15.58%
Transfers to Restricted Assets (Reserves)		(1,439,788)	0	(297,370)	(297,370)	
Transfers from Restricted Asset (Reserves)		3,083,881	0	0	0	
Transfers from Restricted Asset (Other)		0	0	0	0	0.00%
ADD Net Current Assets July 1 B/Fwd	4,067,761	4,067,761	5,906,402	1,838,641		
LESS Year End Adjustment - Killara	-	0	0	0		
LESS Net Current Assets Year to Date	0	0	8,833,589	8,833,589		
Surplus	26,629	3,619,504	1,757,225	(1,862,279)		

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

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

1. OPERATING STATEMENT

	Note	16/17 Budget \$	Ytd Budget	Ytd Actual \$	Variances Actuals to Budget \$	Variances Actual to Budget %
OPERATING REVENUES						
Rates		9,016,965	8,986,245	9,014,809	28,564	0%
Operating Grants Subsidies and Contributions		5,253,542	3,103,154	3,164,895	61,741	2%
Fees and Charges		3,748,012	2,804,073	2,834,707	30,634	1%
Proceeds from Sale of Assets						
Service Charges			0	0	0	
Interest Earnings		340,000	198,324	174,089	(24,235)	-12%
Other Revenue	14	851,245	429,313	288,619	(140,694)	-33%
TOTAL OPERATING REVENUE		19,209,765	15,521,109	15,477,118	(43,991)	0%
OPERATING EXPENSES						
Employee Costs	17	(7,757,067)	(4,533,753)	(4,336,113)	197,641	4%
Materials and Contracts	16	(6,310,220)	(3,640,654)	(2,825,105)	1,015,549	28%
Utility Charges	17	(812,191)	(473,277)	(372,968)	100,309	21%
Depreciation of Non Current Assets	18	(4,157,607)	(2,425,201)	(2,358,297)	66,904	3%
Interest Expenses	20	(143,380)	(83,622)	(61,942)	21,680	26%
Insurance Expenses	19	(438,444)	(438,401)	(460,888)	(22,487)	-5%
Other Expenditure	21	(224,879)	(132,501)	(305,145)	(172,644)	-130%
TOTAL OPERATING EXPENSE		(19,843,788)	(11,727,409)	(10,520,458)	1,206,952	-10%
Non Operating Grants Subsidies and Contribution:	22	7,959,501	2,122,361	1,446,406	(675,955)	32%
Profit on Asset Disposals		212,712	208,375	212,494	4,119	-2%
Loss on Asset Disposals		(145,676)	(84,959)	(155,024)	(70,065)	-82%
RESULTING FROM OPERATIONS		7,392,514	6,039,477	6,460,537	421,060	7%

SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 31 JANUARY 2017

2. BALANCE SHEET

	Ytd Actual \$	2015/2016 Actual \$
CURRENT ASSETS		
Cash Assets	11,882,471	10,169,233
Receivables	3,429,518	2,223,094
Inventories	0	35,885
TOTAL CURRENT ASSETS	15,311,989	12,428,212
NON-CURRENT ASSETS		
Receivables	560,285	410,285
Inventories	0	0
Land and Buildings	52,298,131	52,041,703
Property, Plant and Equipment	6,098,603	5,130,117
Infrastructure	144,510,790	144,424,083
TOTAL NON-CURRENT ASSETS	203,467,809	202,006,188
TOTAL ASSETS	218,779,798	214,434,400
CURRENT LIABILITIES		
Payables	217,283	2,216,031
Interest-bearing Liabilities	44,706	209,878
Provisions	905,384	1,007,320
TOTAL CURRENT LIABILITIES	1,167,373	3,433,229
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	2,241,881	2,091,882
Provisions	190,732	190,732
TOTAL NON-CURRENT LIABILITIES	2,432,613	2,282,614
TOTAL LIABILITIES	3,599,986	5,715,843
NET ASSETS	215,179,812	208,718,557
EQUITY		
Retained Surplus	84,426,112	78,255,231
Reserves - Cash Backed	5,924,443	5,634,070
Reserves - Asset Revaluation	124,829,257	124,829,256
TOTAL EQUITY	215,179,812	208,718,557



SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

3. ACQUISITION OF ASSETS	16/17 Budget \$	Ytd Actual \$
The following assets have been acquired during the period under review:		
By Program		
Governance		
CEO Vehicle	58,000	55,909
Executive Manager Corporate Services	40,000	40,841
Admin Building	337,500	0
Intramaps GIS	30,523	0
Law, Order & Public Safety		
Toyota Hilux Dual Cab	26,363	26,364
Brigade Appliance -3.4 Grass Valley	335,000	365,333
Brigade Appliance - Light Tanker Irishtown BFE	125,000	114,826
Inkpen Fireshed	114,589	105,227
Electronic Conversion of Standpipe	12,500	11,815
CCTV - Fitzgerald St & Peel Tce	235,000	1,169
Health		
Health Officer Vehicle	25,000	0
Education & Welfare		
Bernard Park Play Group modify toilet & disabled access	19,500	7,105
Kuringal Village Unit Upgrade	54,890	7,410
Community Amenities		
Gate House - Inkpen Landfill	9,500	3,800
Recycling Area - Inkpen Landfill	20,000	7,426
Infrastructure Septage Ponds	150,000	74,827
Bernard Park Drainage	690,167	618,126
Other Drainage	297,012	31,849
Northam Town Centre Drainage	43,423	1,769
King Creek Drainage	552,189	15,840
CLGF Drainage 2012 2013	200,756	0
Town Pool Reserve Supertowns CF	75,000	0
Fencing Inkpen	55,000	48,179
Fencing Old Refuse Site Grass Valley	20,000	0
Inkpen Site Drainage	100,000	2,243
Upgrade River Bank Fencing	30,318	0
Snr Planners Vehicle	35,000	0
Hoopers Park Toilets Bakers Hill	4,050	0
Avon Mall Upgrade & Streetscaping	165,000	148,588
Cemetery New Rest Room	53,972	0
Cemetery Drainage	2,769	2,273
Cemetery Car Parking	40,000	0
Cemetery Lot Development	28,600	0

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

3. ACQUISITION OF ASSETS (Continued)	16/17 Budget \$	2017 Actual \$
<u>By Program (Continued)</u>		
Recreation and Culture		
Town Hall Balcony & Render	313,990	3,633
Quellington Hall Windows & Doors	23,880	0
Swimming Pool Redevelopment	1,500,000	19,500
Rec Centre Air floor reseal & linemarking	157,000	107,637
Rec Centre Additional Exit Doors	31,519	0
Rec Centre Hardstand	3,350	0
Bert Hawk Pavillion Upgrade	40,000	0
Bakers Hill Golf & Tennis Kitchen Refurb	60,365	0
Bakers Hill Pavillion Air Conditioning	22,136	0
	-	0
Ceiling Mounted Projector Hospitality Room	3,000	0
George Nuich Park	46,607 *	43,419
Play Equip Wundowie Retaining Wall	9,796	0
Broome Terrace Fitness Equipment	34,243	21,439
BMX Lighting	20,000	646
Bert Hawke Drainage	40,000	0
Bert Hawke Lighting	20,000	0
Hooper Park upgrade lighting	10,000	0
Long Jump Pit	17,580	295
Upgrade Bernard Park Reticulation	44,078	0
Bridge Crossing Fixings	10,000	0
POS Playground Equipment	100,000	5,481
Northam Youth Space	859,411	0
Replace Sewer Line Wundowie	14,300	0
Library Server Cabinet	3,500	0
Old Railway Station	50,000	217
AVVVA - Building	117,365	62,714
Aboriginal & Environmental Building	5,108,686	382,916

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

3. ACQUISITION OF ASSETS (Continued)	16/17 Budget \$	2017 Actual \$
<u>By Program (Continued)</u>		
Transport		
Northam Depot Redesign	10,000	0
Footpath Construction	373,939	7,540
Footpath Renewal	29,000	0
Rural Drainage	493,147	46,588
Roads RRG	880,471	780,751
Roadworks - General Construction	612,294	17,885
Bridge Construction	-	0
Roadworks - Roads to Recovery	1,487,115	64,447
Roadworks - Supplementary Funding	328,601	324
Laneway Land Acquisition	57,000	0
Roadworks - Blackspot Funding	181,165	129,823
Infra Development - Super Towns	-	0
Roadworks - Gravel Sheeting	414,980	161,889
Kerb Renewal	96,000	43,574
Culvert Renewal	50,000	0
Plant & Equipment - Road Plant Purchases	915,941	363,596
Economic Services		
Visitors Centre Audio	20,966	9,706
Soil Drains	12,000	0
Signs Tower - GEH	10,000	0
Waste Water Pump Station	201,181	0
Bakers Hill & Wundowie Water Project	25,000	0
	19,082,302	3,964,938

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

3. ACQUISITION OF ASSETS (Continued)	16/17 Budget \$	2017 Actual \$
<u>By Class</u>		
Land Held for Resale	0	0
Land and Buildings	6,871,667	688,085
Plant and Equipment	1,301,485	486,710
Furniture and Equipment	57,989	9,706
Bush Fire Equipment	460,000	480,159
Playground Equipment	0	0
Infrastructure Assets - Roads	4,050,626	1,198,692
Infrastructure Assets - Footpaths	402,939	7,540
Infrastructure Assets - Bridges & Culverts	0	0
Infrastructure Assets - Drainage	2,301,694	714,172
Infrastructure Assets - Parks & Ovals	1,211,715	71,281
Infrastructure Assets - Airfields	0	0
Infrastructure Assets - Streetscape	175000.00	148,588
Infrastructure Assets - Other	2,249,187	160,005
	19,082,302	3,964,938



SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 31 JANUARY 2017

4. DISPOSALS OF ASSETS

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

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	16/17 Budget \$	Ytd Actual \$	16/17 Budget \$	Ytd Actual \$	16/17 Budget \$	Ytd Actual \$
Governance						
PN1315 CEO Vehicle (N4082) MV1315	35,742	41,929	35,000	35,000	(742)	(6,929)
PN1313 EMCS Vehicle (N10931) MV1313	27,832	31,866	25,000	22,727	(2,832)	(9,139)
Law, Order, Public Safety						
PN1223 N.4021Holden Colorado Snr Ranger		21,462.77		22,234		771
1DAB 318 2002 Landcruiser Inshtown BFB		114,465		28,362	0	(86,113)
Health						
PN1402 Mgr Planning Vehicle (N.3333) MV1402	29,015		23,500		(5,515)	
Community Amenities						
PN1403 Toyota Rav4 2wd Petrol	20,048		16,900		(3,148)	
Recreation & Culture						
Sale of Land Tfr to community recreation & Facilities Reserve	15,500	15,500	217,806	225,000	202,306	209,500
Transport						
PN0917 N003 Fuso Canter Dual Cab 4T 9251	45,297	41,500	28,000	20,454	(17,297)	(21,046)
PN0914 N007 Fuso Fighter 9T 9247	76,000		50,000		(26,000)	
Caterpillar Skid Steer	24,000		5,500		(18,500)	
PN1709 N1709 Multi Roller S589	43,748	43,798	5,000	12,000	(38,748)	(31,798)
PN0819 N5413 Afcon Cherry Picker Trailer 9220	1,250		9,580		8,330	
PN5066 Road Broom 2003 S133	12,323		1,500		(10,823)	
No Asset No PN2123 Husqvarna ride on reel mower	0		1,000		1,000	
PN2482 Trailer Bobcat 4.5T S98	1,424		2,500		1,076	
Papas Box Top Trailer Dynapac Roller 211 PN590	1,100		500		(600)	
PN542 P542 Howard Procut Mower 210 2008 9113	4,049		1,500		(2,549)	
PN1004 N5461 Bobcat Trailer 4.5T RP0001	7,997		5,000		(2,997)	
PN1404 N10721 suzu Stsdn 2014 Exec Mgr Works Serv M	34,860		32,000		(2,860)	
PN1308 N4099 Toyota Hilux 2.7l Petrol Ute MV1308	13,422		9,000		(4,422)	
PN1401 N10938 Mazda BT50 T Top Ute MV1401	17,314		10,000		(7,314)	
PN1409 N11069 Mitsubishi ASX 2.5l Premium MV1408	23,729		22,400		(1,329)	
	434,650	310,521	501,686	366,767	67,036	55,246



SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

5 INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-16	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		16/17 Budget \$	Ytd Actual \$	16/17 Budget \$	Ytd Actual \$	16/17 Budget \$	Ytd Actual \$	16/17 Budget \$	Ytd Actual \$
Recreation & Culture									
Loan 208 - Northam Country Club **	20,351	0	0	5,292	2,598	15,059	17,753	1,402	485
Loan 219 - Northam Bowling Club **	69,743	150,000	150,000	26,687	13,150	193,056	206,593	3,664	1,500
Loan 223 - Recreation Facilities	476,699	0	0	108,724	108,724	367,975	367,975	27,265	16,808
Loan 224 - Recreation Facilities	940,058	0	0	38,622	19,003	901,436	921,055	60,300	23,304
Loan New - Swimming Pool		1,000,000	0		0	1,000,000	0		
Loan New - Youth Space		500,000	0		0	500,000	0		
Transport									
Loan 221 - Airstrip Upgrade	25,770	0	0	12,491	6,150	13,279	19,620	1,412	777
Economic Services									
Loan 225 - Victoria Oval Purchase	769,138	0	0	31,600	15,548	737,538	753,590	49,336	19,067
	2,301,759	1,650,000	150,000	223,416	165,173	3,728,343	2,286,586	143,379	61,941

Note: ** indicates self - supporting loans

All other debenture repayments are to be financed by general purpose revenue.

Loan 221 - No longer a self supporting loan to Northam Aero Club now financed by general purpose revenue.



SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

	16/17 Budget				Ytd Actual					
	Opening Bal	Interest	Tfr To Reserve	Tfr From Reserve	Total	Opening Bal	Interest	Tfr To Reserve	Tfr From Reserve	Total
6. RESERVES - CASH BACKED										
Aged Accomodation Reserve	215,019	4,606	5,000	(13,500)	211,125	216,266	3,679	-	-	218,944
Employee Liability Reserve	467,474	10,010	-	(25,000)	452,484	469,890	5,820	-	-	475,710
Housing Reserve	246,892	6,287	-	-	252,179	248,079	3,073	-	-	251,152
Reticulation Scheme Reserve	89,575	1,916	10,000	(44,078)	57,415	89,816	1,112	-	-	90,928
Office Equipment Reserve	124,531	2,667	-	(30,523)	96,675	125,130	1,550	-	-	126,680
Plant & Equipment Reserve	521,676	11,171	230,000	(480,252)	282,595	524,607	6,498	-	-	531,105
Recreation Reserve	-	-	-	-	-	-	-	-	-	-
Road & Bridgeworks Reserve	97,028	2,076	-	-	99,106	99,675	1,235	-	-	100,910
Refuse Site Reserve	362,732	7,767	56,340	(75,000)	352,439	363,859	4,507	-	-	368,366
Regional Development Reserve	888,434	19,024	-	(480,981)	426,477	892,704	11,057	-	-	903,761
Speedway Reserve	137,252	2,939	-	-	140,191	137,911	1,708	-	-	139,619
Community Bus Replacement Reserve	31,665	678	20,000	-	52,343	31,817	394	-	-	32,211
Septage Pond Reserve	355,905	7,621	54,848	(186,000)	232,374	357,491	4,428	-	-	361,919
Killara Reserve	148,474	3,179	7,000	-	158,653	149,297	1,849	-	-	151,146
Stormwater Drainage Projects Reserve	27,906	598	-	-	28,504	28,040	347	-	-	28,387
Recreation and Community Facilities Reserve	768,243	16,446	831,000	(1,120,447)	495,242	772,149	12,150	225,000	-	1,009,299
Administration Office Reserve	658,978	14,111	-	(337,500)	335,589	662,257	8,203	-	-	670,460
Council Buildings & Amenities Reserve	32,406	694	-	(27,000)	6,102	33,036	409	-	-	33,447
River Town Pool Dredging Reserve	288,488	6,177	-	(223,600)	71,065	289,875	3,590	-	-	293,465
Parking Facilities Construction Reserve	119,884	2,567	70,000	(40,000)	152,451	120,488	1,492	-	-	121,980
Art Collection Reserve	21,578	462	-	-	22,040	21,662	269	-	-	21,931
Election Reserve	-	-	15,000	-	15,000	-	-	-	-	-
Revaluation Reserve	-	-	20,000	-	20,000	-	-	-	-	-
Total Cash Backed Reserves	5,604,142	120,000	1,319,788	(3,083,881)	3,960,049	5,634,070	72,372	225,000	-	5,931,442
Total Interest							72,372			

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



SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 31 JANUARY 2017

	16/17 Budget	Ytd Actual	2015/2016 Financial Report
	\$	\$	\$
7. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	200,000	4,268,032	2,346,221
Cash - Restricted Unspent Grants	0	1,662,996	0
Cash - Restricted Reserves	3,960,049	5,931,443	7,823,012
Self Supporting Loan		2,695	0
Sundry Debtors	1,601,337	353,571	2,223,095
Rates - Current	0	3,097,187	0
Pensioners Rates Rebate	0	26,099	0
Provision for Doubtful Debts	0	(99,088)	0
Accrued Income/Prepayments	0	49,055	0
Inventories	10,000	0	35,885
	<u>5,771,386</u>	<u>15,311,990</u>	<u>12,428,212</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(2,612,237)	(272,493)	(2,216,031)
Rates Income in Advance	0	71,136	0
Accrued Interest on Debentures	0	240	0
Payg Payable	0	(16,167)	0
Loan Liability	0	(44,706)	(209,878)
Provision for Annual Leave	0	(507,904)	(602,378)
Provision for Long Service Leave	0	(397,480)	(404,942)
	<u>(2,612,237)</u>	<u>(1,167,374)</u>	<u>(3,433,229)</u>
NET CURRENT ASSET POSITION	3,159,149	14,144,615	8,994,983
Less: Cash - Reserves - Restricted	(3,960,049)	(5,931,443)	(5,634,070)
Less: Cash - Unspent Grants - Restricted	0	0	0
Less: Land for resale - Cost of acquisition			(15,500)
Less: Loans receivable - clubs/institutions			(18,442)
Add: Current Loan Liability	223,416	44,706	209,878
Add: Leave Liability Reserve	477,484	475,710	469,890
Add: Budgeted Leave	100,000	100,000	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	0	8,833,589	4,006,739

12.4.3 Long Term Financial Plan 2017 - 2029

Address:	NA
Owner:	Shire of Northam
File Reference:	8.2.7.4
Reporting Officer:	Colin Young Executive Manager Corporate Services
Responsible Officer:	Colin Young Executive Manager Corporate Services
Voting Requirement	Simple Majority

BRIEF

That Council adopt the Long Term Financial Plan (LTFP) developed under the Integrated Planning and Reporting Framework.

ATTACHMENTS

Attachment 1: Long Term Financial Plan 2017 – 2029.

BACKGROUND / DETAILS

The Integrated Planning and Reporting Framework and Guidelines were introduced in Western Australia as part of the State Government's Local Government Reform Program. Integrated Planning is the development and delivery of a Strategic Community Plan and a Corporate Business plan that includes underpinning documents including the LTFP.

All local governments in Western Australia have been required to produce a 'Plan for the Future' for their district under S5.56(1) of the Local Government Act 1995. Local Government (Administration) Regulations 1996 now prescribe the requirement to prepare a Strategic Community Plan and Corporate Business Plan as part of the 'Plan for the Future'.

The Framework is supported by Integrated Planning and Reporting Guidelines. The Guidelines outline how to fully develop each component of the Framework and explains its purpose, and the roles of community, Council and local government administration.

The Framework and its Guidelines outline the minimum planning and reporting methodology to achieve the outcome prescribed in the legislation. They are not intended to restrict the range of processes that may be undertaken within a local government to achieve those outcomes.

Council adopted the current Long term Financial Plan on the, 26th June 2013 as per the recommendation below;

Minute No C.2072

MOVED: Cr D Hughes

SECONDED: Cr D Beresford

That Council endorse the Long Term Financial Plan 2013/14 to 2022/23, Asset Management Plan 2013 and Integrated Workforce Plan 2013-2017.

CARRIED 9/0

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective G2: Improve organisational capability and capacity.

Strategy G2.3: Operate in a financially sustainable manner.

Financial / Resource Implications

Nil.

Legislative Compliance

Local Government Act 1995 Section 5.56 Planning for the Future

- (1) A local government is to plan for the future of the district.
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Local Government (Administration) Regulations 1996

19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.
- (3) A corporate business plan for a district is to —
 - (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and
 - (b) govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and

- (c) *develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.*
- (4) *A local government is to review the current corporate business plan for its district every year.*
- (5) *A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government's strategic community plan.*
- (6) *A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.*
**Absolute majority required.*
- (7) *If a corporate business plan is, or modifications of a corporate business plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.*

Policy Implications

Nil.

Stakeholder Engagement / Consultation

Executive Managers and Councillors.

Risk Implications

The Long Term Financial Plan is carried out to ensure that the Council has sufficient funds available to meet estimated expenditure for the life of the plan.

OFFICER'S COMMENT

Staff have developed the 12 year Long Term Financial Plan over several months including a workshop held on the 6th of February 2017 with elected members. The Long Term Financial Plan has been developed to include key projects identified within the Corporate Business Plan.

RECOMMENDATION

That Council endorse the Long Term financial Plan 2017 to 2029 as presented.

Attachment 1



Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Long Term Financial Plan

2017 - 2029

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Shire of Northam
Long Term Financial Plan 2016 - 2026



Purpose of the Plan

The Shire of Northam's Long Term Financial Plan (LTFP) details what the Council proposes to do over the next twelve years as a means of ensuring the Communities financial sustainability. It is aligned to other core planning documents by which Council is accountable to the community including the Strategic Community Plan, various individual Community Plans and the Shire's Corporate Business Plan. Information contained in other strategic plans including the Asset Management Plan and Workforce Plan have informed the LTFP which will be the basis for preparation of the Shire's Annual Budgets.

The LTFP is a tool which analyses financial trends over a twelve year period on a range of assumptions and provides the Shire with information to assess resourcing requirements to achieve its strategic objectives and to assists the Shire ensure its future financial sustainability.

The LTFP covers the period 2017-18 to 2028-29. There is a high level of accuracy and detail in the first 3 years of the LTFP, however this is underpinned by a number of assumptions. The remaining nine years of the LTFP are shown as an overview with reasonable estimates only. The Shire undertakes a broad review of its Strategic Community Plan every two years and a full review is planned every four years. The next full review of the Shire of Northam Strategic Community Plan will be undertaken in 2017. This LTFP will be reviewed in conjunction with Strategic Community Plan reviews. As Annual Budgets are developed from the LTFP there may be annual variations, these variations will be detailed in the Annual Budget.

Key Statistics

The following table provides a snapshot of the Shire of Northam at 2016-17:

Distance from Perth	96Kms
Area (Sq kms)	1,443 Km2
Population (est)	11,555
Number of Electors	6,881
Number of Dwellings	4,390
Total Rates Levied	\$8,945,651
Total Revenue	\$18,990,556
Number of Employees	98

Shire of Northam
Long Term Financial Plan 2016 - 2026



About the Shire of Northam

The Shire of Northam is located within the picturesque Avon Valley and comprises some 1,400 square kilometres. The western Shire boundary commences 60 kilometres east of Perth, with the townsite of Northam situated a further 35 kilometres to the east.

The Shire has a diverse cultural history which is valued by its community. The Avon River is strongly linked to the Aboriginal heritage and this continues to be acknowledged. European settlement commenced in the mid 1830s, and a diverse migration over time has resulted in a vibrant community base.

Whilst the Shire of Northam has historically been considered to have a mono economy based on agriculture, its economic base has been diversifying to include tourism, retail, manufacturing, light industrial and mineral resources, as well as an expanding service industry. The Shire of Northam maintains a significant local road network, which link to the Great Eastern Highway that joins Perth with the eastern states. The town of Northam is serviced by both freight and passenger train services, as well as a bus service link to Perth.

Our Vision

Shire of Northam is a vibrant growing community that is safe, caring and inclusive. We are recognised as a community that values our heritage, preserves our environment and promotes our commerce.

In order to achieve this Vision, the Council will commit to display;

- **LEADERSHIP**
To recognise the community's expectations to provide leadership
- **RESPECT**
To respect differences in age, culture, values and opinion
- **TEAMWORK**
To achieve through the efforts of the team
- **EXCELLENCE**
To aspire to one standard
- **OPENNESS**
To engender trust through openness

Shire of Northam
Long Term Financial Plan 2016 - 2026



Our Mission

To deliver responsive, sustainable services in a manner that preserves and enhances our environment and lifestyle whilst respecting our heritage and facilitating economic growth.

In order to achieve this Mission, the Organisation will commit to being;

- **SAFE**
Focus on importance of safety in the organisation
- **OPEN**
Engage in two way communication, with transparency and trust
- **ACCOUNTABLE**
Know what you are responsible for, take ownership and deliver accordingly
- **RESPECTFUL**
Demonstrate respect for other's skills, knowledge and differing value systems

In order to deliver on our vision and mission the Shire has developed a Strategic Community plan which has five key focus areas being;

- **Governance** – To lead our community with openness, efficiency and proficiency
- **Community** – For the residents to enjoy living in a safe, caring and healthy community
- **Economy** – A prosperous community supported by diverse and sustainable industry and commerce
- **Natural Environment** – An environmentally aware and pro-active community
- **Infrastructure and Resources** – To provide an effective and efficient road network.

Service Delivery

Over the past three years there has been a significant focus on improving service standards within the Shire of Northam. This has resulted in a range of initiatives, supported by an increase in staffing levels. Staff increases over this time have focused in and around the Engineering Services area, with the addition of an asset manager, operations manager, rural verge crew, additional parks & gardens staff and a dedicated traffic management team. In the draft infrastructure asset management plan a range of service levels have also been established to guide our operations.

Asset Management

The Shire of Northam has developed asset management plans based on the total life cycle of assets. The Asset Management Plans will assist the Council in predicting infrastructure consumption and asset renewal needs and identifies the cost required to renew or preserve the asset (renewal gap). This renewal gap is being addressed in the LTFP and will be the focus of future annual budgets.

Funding for the renewal of assets is currently considered adequate to ensure sustainability in the longer term. However Council does need to remain mindful of it's renewal commitment when considering the creation or expansion of its existing asset network. This is particularly pertinent when it comes to the footpath asset class, where there has historically been a focus on expansion. The asset management plan is recommending that while a level of expansion can be accommodated it should only be considered once Council has met its renewal targets.

The continued allocation of funding towards the renewal of assets and funding for maintenance and upgrades will result in a positive investment for the community in future. Asset acquisitions and capital works projects are funded from either rate revenue, specific cash reserves, sales of existing land assets, government grants or external borrowings.

Financial Strategies and Principles

Rates

The Shire of Northam is aware of financial pressures which are currently being experienced within the community. This is being reflected by a significant increase in outstanding rates at the end of financial years. The following table summarises the trend and subsequent challenge facing the Shire.

Outstanding Rates Previous 5 Years					
Year	2011/12	2012/13	2013/14	2014/15	2015/16
Rates Outstanding	\$795,301	\$781,322	\$979,404	\$1,152,338	\$1,440,123
Increase/decrease per annum		(\$13,979)	\$198,082	\$172,934	\$287,785
Total Increase 2011/12 to 2015/16					\$644,822

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High levels of outstanding rate debt can indicate a range of issues, including affordability and historically poor debt recovery processes. As such it is the priority of Council to ensure that the current increasing trend is reversed through a review of the current debt recovery process ensuring that all possible avenues are used to receive the debt including;

- The promotion of payment plans for those residents in financial hardship
- Legal action where necessary

A review of the rating structure is also to be undertaken to ensure that the current methodology of raising rates is the most fair and equitable across all rate classes.

It is projected that the Shire of Northam population growth will present opportunities as well as a range of challenges. With growth being experienced in the western 'rural residential' areas, expectations for services and facilities in areas such as Wundowie are projected to increase. This does have the potential to impact the Shire financially.

The recently developed Wundowie Community Plan and the to be developed community plans for Bakers Hill and Grass Valley will be reflected in the current and future long term financial plans of the Council. This will ensure that service and infrastructure delivery in these growing areas will be recognised.

The Shire of Northam also has an extensive Growth Plan for the town site of Northam. This growth plan recognises Northam as the Regional Centre for the Avon Valley and highlights the growth potential of Northam. This plan has been and will continue to be accommodated in the Council's financial planning.

Levying rate increases at, or below, CPI is considered unsustainable in the long term. The recommended LTFP model developed by the Council indicates rate increases based on 3.5% for the life of the plan. In addition to the quoted rate increase, the rate base is estimated to grow by 1% each year through until 2029 as new development occurs. Known new developments have also been factored in over years 2017/18 to 2018/19 which gives an increase of 7.3% and 7.8% respectfully. With the rate base increase and estimated growth the following represents the projected increase in gross rates levied for the Shire of Northam;

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
7.30%	7.85%	4.51%	4.51%	4.50%	4.44%
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
4.36%	4.36%	4.36%	4.36%	4.36%	4.37%

Budget surpluses

The Council is aiming to adopt a 'balanced budget' each year, however this does include funds being set aside into reserves for future requirements. Of particular note is the commitment to increase the waste reserve to ensure the Council is positioned to provide for ongoing rehabilitation of the site, whilst also having funds for future site development.

Whilst the overall budget is focused on being 'balanced' it is the intention of Council to promote operating surpluses of between 0% and 10%.

Achieving small operating surplus highlights that Council will generate funds which are approximately sufficient to offset consumption (i.e. depreciation) and providing opportunities for expansion of existing assets. On average and over time it should therefore also have sufficient capacity to accommodate asset renewal requirements without the need to raise additional borrowings. Without generating larger ongoing operating surpluses over time, Council still needs to raise additional borrowings as a consequence of the purchase of additional assets or the replacement of assets with ones that deliver a higher level of service (such as swimming pool redevelopments).

If Council were to generate large ongoing operating surpluses this may indicate an inter-generational inequity in its rating, pricing and service level decisions. Effectively, this would indicate that ratepayers and service recipients during times of 'large' surpluses have paid more than the costs associated with current service provision.

Cost recovery of services

Discretionary fees and charges are planned to also be increased approximately by the forecast CPI (2.5%) to match estimated additional costs in service delivery. The Shire does not recover the full cost of providing services, except in the areas of waste management.

Application fees for building licences, planning and development approvals are limited by regulations preventing full cost recovery of these services.

Use of debt finance

The Shire currently has manageable levels of debt and proposes to use debt funding in the future for large non-recurrent capital works projects that will deliver social and economic benefits to future generations. Additional debt is proposed to be used for a number of significant capital projects.

The construction of the new Northam Swimming Pool is projected to require \$2,251,933 in debt finance, while an amount of \$2,033,000 of debt finance is proposed in 2020/21 for the Northam depot redevelopment, although land sale opportunities associated with depot redevelopment will also be assessed

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at the time which could minimise the requirement for additional debt. With this additional borrowing, the Shire will remain well within what is considered an acceptable level of debt.

The impact of taking on additional debt has been modelled in the scenario/sensitivity analysis undertaken in a later section of this report.

Cash reserves

Cash Reserves are maintained by the Shire to manage the impact of future capital expenditures in any one year. The principal capital purpose and current level of cash reserves are:

RESERVES - CASH BACKED Budget 2016/17	Total
Aged Accommodation Reserve	212,237
Housing Reserve	253,457
Reticulation Scheme Reserve	57,879
Office Equipment Reserve	97,319
Plant & Equipment Reserve	285,296
Road & Bridgeworks Reserve	99,608
Refuse Site Reserve	354,317
Regional Development Reserve	431,077
Community Bus Replacement Reserve	52,507
Septage Pond Reserve	420,217
Recreation and Community Facilities Reserve	582,979
Administration Office Reserve	339,001
Council Buildings & Amenities Reserve	33,270
Parking Facilities Construction Reserve	153,072
Total Cash Backed Capital Reserves	3,372,236

In addition Council has operational reserves of \$909,713 which are utilized by Council to ensure consistency, levelling impact on rates, in expenditure from year to year in certain areas such as Council elections.

Over the life of the LTFP cash reserves are projected to increase from \$4,281,949m to \$4,904,284. The Shire will continue to pursue grant funding for strategic capital works from the State and Federal Government.

The Council is also mindful of having a 'capital structure' which is efficient and delivering on the needs of the organisation and community. Hence the level of reserves will be monitored on an ongoing basis to ensure they are at 'effective' levels.

Workforce Planning Strategies

The Workforce Plan proposes that net staff levels will remain relatively stable in line with current service provision levels. Staff numbers will increase over time

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to maintain service provision levels as new developments and additional growth occurs.

Projected additional Employees are shown in the following table:

Year	Additional Employees			
	2017/18	2018/19	2023/24	2028/29
Drainage Crew	173,000			
Corporate Communication		66,000		
Human Resources		31,000		
Compliance		65,000		
Estimated additional requirements from growth			200,000	200,000

The workforce plan is due for review in 2017. Once this review is completed the LTFP will be adjusted accordingly.

Scenario Modelling and Sensitivity Analysis

In developing this LTFP it is recognised that there are a range of variables which could impact the baseline projections. In order to understand these variables and their impacts a number of scenarios have been developed. It is important to recognise that the scenario modelling does not purport to cover every possible scenario or event, it is merely an attempt to highlight the financial exposure Council may have in a range of areas. The results of the modelling are highlighted in the context of the financial sustainability of the Shire of Northam.

The most significant variables identified and modelled are:

- Rate increase
- Population (growth options modelled)
- Service levels for infrastructure delivery (increasing and decreasing)
- Inability to secure external funding for major projects



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SCENARIO 1 (5 years provided, full 12 year assessment appended)

Variable adjusted:

3.5% rate increase annually

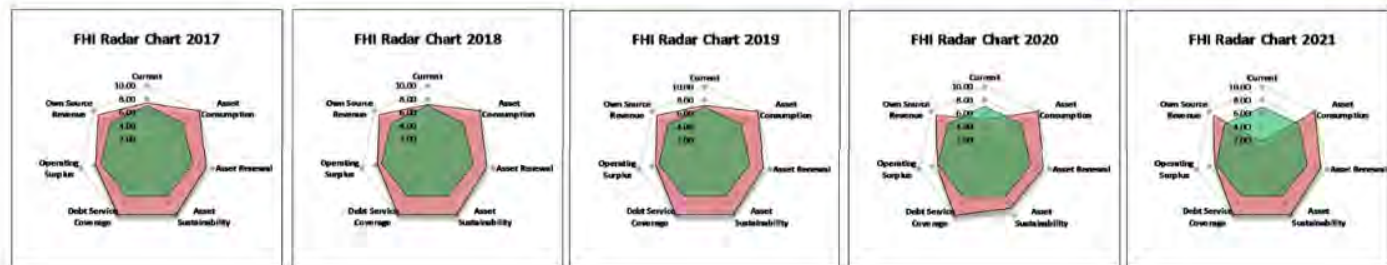
No assumed growth in rate base after year 2 other than known developments.

Ratio Names	2017 Raw Ratios	2018 Raw Ratios	2019 Raw Ratios	2020 Raw Ratios	2021 Raw Ratios
Current	1.00	1.00	1.04	0.93	0.81
Asset Consumption	0.95	0.93	0.62	0.90	0.89
Asset Renewal	0.98	0.98	0.98	0.98	0.98
Asset Sustainability	2.07	2.62	1.39	1.06	1.21
Debt Service Coverage	9.51	10.64	8.38	8.51	8.84
Operating Surplus	0.05	0.04	0.03	0.02	0.02
Own Source Revenue	0.76	0.76	0.76	0.75	0.76

Standardised Scores (0 to 10)

Ratio Names	2017 Standardised Ratios	2018 Standardised Ratios	2019 Standardised Ratios	2020 Standardised Ratios	2021 Standardised Ratios
Current	7.36	7.12	7.24	5.04	1.68
Asset Consumption	10.00	10.00	10.00	10.00	10.00
Asset Renewal	8.97	8.97	8.97	8.97	8.97
Asset Sustainability	10.00	10.00	10.00	8.00	10.00
Debt Service Coverage	10.00	10.00	10.00	10.00	10.00
Operating Surplus	7.79	7.56	7.45	7.21	7.21
Own Source Revenue	9.16	9.16	9.16	9.10	9.16

Financial Health Indicator	2017	2018	2019	2020	2021
	87	86	86	79	72





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Scenario 2 (5 years provided, full 12 year assessment appended)

Variables adjusted

CPI rate increase annually with no additional growth other than known developments.

Ratio Names	2017 Raw Ratios	2018 Raw Ratios	2019 Raw Ratios	2020 Raw Ratios	2021 Raw Ratios
Current	0.99	0.81	0.61	0.27	(0.15)
Asset Consumption	0.95	0.93	0.92	0.90	0.89
Asset Renewal	0.99	0.98	0.98	0.98	0.98
Asset Sustainability	2.07	2.62	1.38	1.08	1.21
Debt Service Coverage	0.26	9.93	7.64	7.60	7.74
Operating Surplus	0.04	0.01	-	(0.02)	(0.02)
Own Source Revenue	0.75	0.74	0.73	0.73	0.73

Standardised Scores (0 to 10)

Ratio Names	2017 Standardised Ratios	2018 Standardised Ratios	2019 Standardised Ratios	2020 Standardised Ratios	2021 Standardised Ratios
Current	6.72	1.68	-	-	-
Asset Consumption	10.00	10.00	10.00	10.00	10.00
Asset Renewal	8.97	8.97	8.97	8.97	8.97
Asset Sustainability	10.00	10.00	10.00	8.90	10.00
Debt Service Coverage	10.00	10.00	10.00	10.00	10.00
Operating Surplus	7.64	7.00	-	-	-
Own Source Revenue	9.10	9.04	8.98	8.98	8.98

Financial Health Indicator	85	72	62	51	62
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Scenario 3 (5 years provided, full 12 year assessment appended)

No external funding for swimming pool project, funded with mix of debt, reserves and other internal funding.

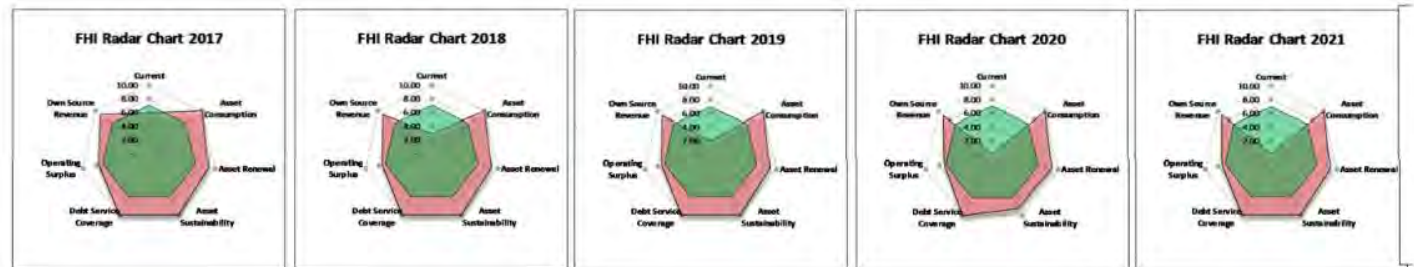
Ratio Names	2017 Raw Ratios	2018 Raw Ratios	2019 Raw Ratios	2020 Raw Ratios	2021 Raw Ratios
Current	0.98	0.85	0.82	0.72	0.64
Asset Consumption	0.95	0.93	0.92	0.90	0.89
Asset Renewal	0.98	0.98	0.98	0.98	0.98
Asset Sustainability	2.07	2.62	1.38	1.08	1.21
Debt Service Coverage	7.23	7.91	6.72	6.96	7.34
Operating Surplus	0.04	0.03	0.03	0.02	0.03
Own Source Revenue	0.75	0.76	0.76	0.76	0.77

Standardised Scores (0 to 10)

Ratio Names	2017 Standardised Ratios	2018 Standardised Ratios	2019 Standardised Ratios	2020 Standardised Ratios	2021 Standardised Ratios
Current	5.88	2.80	1.96	-	-
Asset Consumption	10.00	10.00	10.00	10.00	10.00
Asset Renewal	8.97	8.97	8.97	8.97	8.97
Asset Sustainability	10.00	10.00	10.00	10.00	10.00
Debt Service Coverage	10.00	10.00	10.00	10.00	10.00
Operating Surplus	7.94	7.43	7.43	7.21	7.43
Own Source Revenue	9.10	9.16	9.16	9.16	9.22

Financial Health Indicator

2017	2018	2019	2020	2021
83	75	73	67	69



Risk Management

The following are the major risks identified as associated with this LTFP;

- Rates
 - Inability of Council to recover
 - Becoming unaffordable
 - Insufficient to cover financial requirements
- Projects
 - The Shire is undertaking a range of projects, which it will be required to underwrite. As a consequence there is an intrinsic risk associated with this. While each project will have its own risk management plan Council needs to be aware that delivery of each project has the potential of impacting the LTFP
- Funding
 - The Council has a reliance on external funding in both the delivery of special projects and the delivery of its annual programs. The risks associated with the special projects has been explored in the previous section, however the risk of reduced government funding for roads has the potential to impact Council significantly.
- Interest Rates
 - Debt
Future interest rate movements up or down (particularly over the medium and longer-term) are always uncertain and a council's exposure to interest rate risks cannot be eliminated. However, interest rate risk can be, and should be, managed.

Council is exposed to interest rate risk whenever it borrows, or lends money, regardless of whether the interest rates are fixed or variable.

Locking into a long-term fixed interest rate borrowing, for example, effectively means that a council is taking a gamble that variable interest rates over the period of the borrowing will be higher than the fixed rate negotiated. If a council takes out a fixed interest rate loan and interest rates on average fall over the duration of the loan, then the council will be worse off than it would have been if it had taken out a variable interest rate loan. Such a council might not have been intending to gamble on interest rate movements, or it may not realise that it is doing so, but choosing a fixed interest rate borrowing does not obviate risk. It removes only one risk – the risk from higher average variable interest rates for the term of the loan.

- Alignment
 - An important premise of 'success' for the Shire is to ensure there is a strong alignment between the strategy of the Council and the organisational and financial structure. Whilst the current alignment is relatively strong, there are perceived gaps in the areas of economic development and environmental management.

Key Assumptions Underpinning the Long Term Financial Plan

The estimates in the LTFP are based on a number of assumptions and Council strategies. The base point for the modelling is the adopted 2016-17 budget and assumptions have been applied to the model. The assumptions are:

- Existing service levels will be maintained with a view to improvement in the longer term
- Annual operating surpluses will be achieved each year for the life of this plan
- Net staff levels will increase in years 2017/18, 2018/19, 2023/24 and 2028/29. These increase over time are aimed at meeting the needs of an increasing population and growth in development within the Shire and increasing statutory compliance, a full review of the Workforce plan will be carried out during the 2017/18 financial year, once this review is complete the LTFP will be updated accordingly.
- CPI will be approximately 2.5% per annum over the life of the LTFP and is based on the current State budget estimates, link below;

<http://static.ourstatebudget.wa.gov.au/16-17/factsheets/wa-economy.pdf>

- Annual rate increases of 3.5% plus growth per annum are planned for the life of the plan, ensuring that Councils own source revenue remains strong.
- The rate base will increase by an average 1% per annum through new development and growth plus addition known growth over for the years 2017/18 and 2018/19 of approximately 3%
- Discretionary fees and charges will increase by CPI .
- Full cost recovery for provision of waste and recycling services is achieved
- Interest rates for new borrowings will be in line with indicative prices issued by WATC September 2016, 3.5%.
- Interest rates for invested funds will be 2.5% over the life of the LTFP
- Roads to Recovery funding is expected to continue.
- Other government grants will increase by up to CPI
- Materials and contracts will increase by CPI per annum

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- Utility costs will increase by State Budget future estimates to reflect a continuation of recent increases in energy and water costs
- The Shire's expenditure on renewal of road infrastructure from its own sources is in line with the Council adopted Infrastructure Asset Management Plan



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Measuring Sustainability

Several statutory key performance indicators (KPIs) have been prescribed in the Local Government (Financial Management) Regulations 1995 to measure the financial sustainability of local governments. The LTFP has been assessed against these KPIs and will be compared with KPIs measured from the Annual Budgets and Annual Financial Statements to provide clear targets for the Town to report its progress to the community each year.

The KPIs, target rates and results measured from the LTFP are tabled below:

Ratio Names	2017 Raw Ratios	2018 Raw Ratios	2019 Raw Ratios	2020 Raw Ratios	2021 Raw Ratios
Current	1.05	1.02	1.05	1.05	1.04
Asset Consumption	0.95	0.93	0.92	0.90	0.89
Asset Renewal	0.99	0.98	0.98	0.98	0.98
Asset Sustainability	2.07	2.22	1.38	1.38	1.21
Debt Service Coverage	9.97	10.54	8.51	8.90	9.29
Operating Surplus	0.05	0.04	0.02	0.05	0.04
Own Source Revenue	0.75	0.76	0.76	0.76	0.77

Standardised Scores (0 to 10)

Ratio Names	2017 Standardised Ratios	2018 Standardised Ratios	2019 Standardised Ratios	2020 Standardised Ratios	2021 Standardised Ratios
Current	7.36	7.12	7.48	7.30	7.24
Asset Consumption	10.00	10.00	10.00	10.00	10.00
Asset Renewal	8.97	8.97	8.97	8.97	8.97
Asset Sustainability	10.00	10.00	10.00	8.90	10.00
Debt Service Coverage	10.00	10.00	10.00	10.00	10.00
Operating Surplus	7.79	7.56	7.45	7.41	7.38
Own Source Revenue	9.16	9.16	9.16	9.16	9.22

Financial Health Indicator

	97	86	87	85	97
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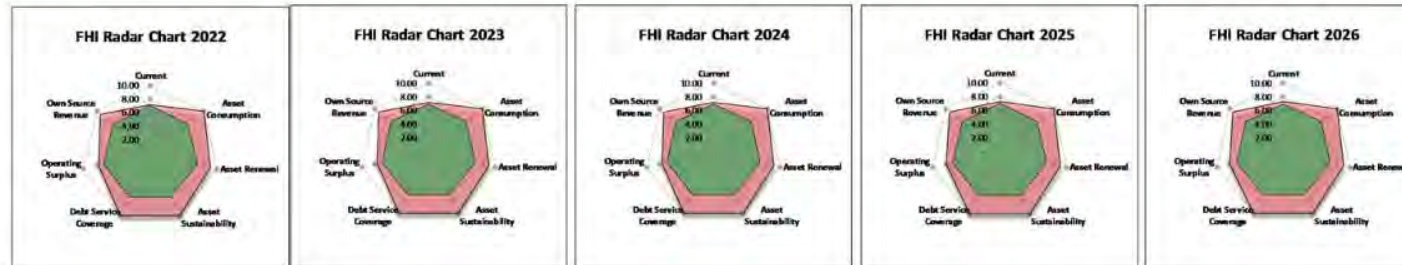
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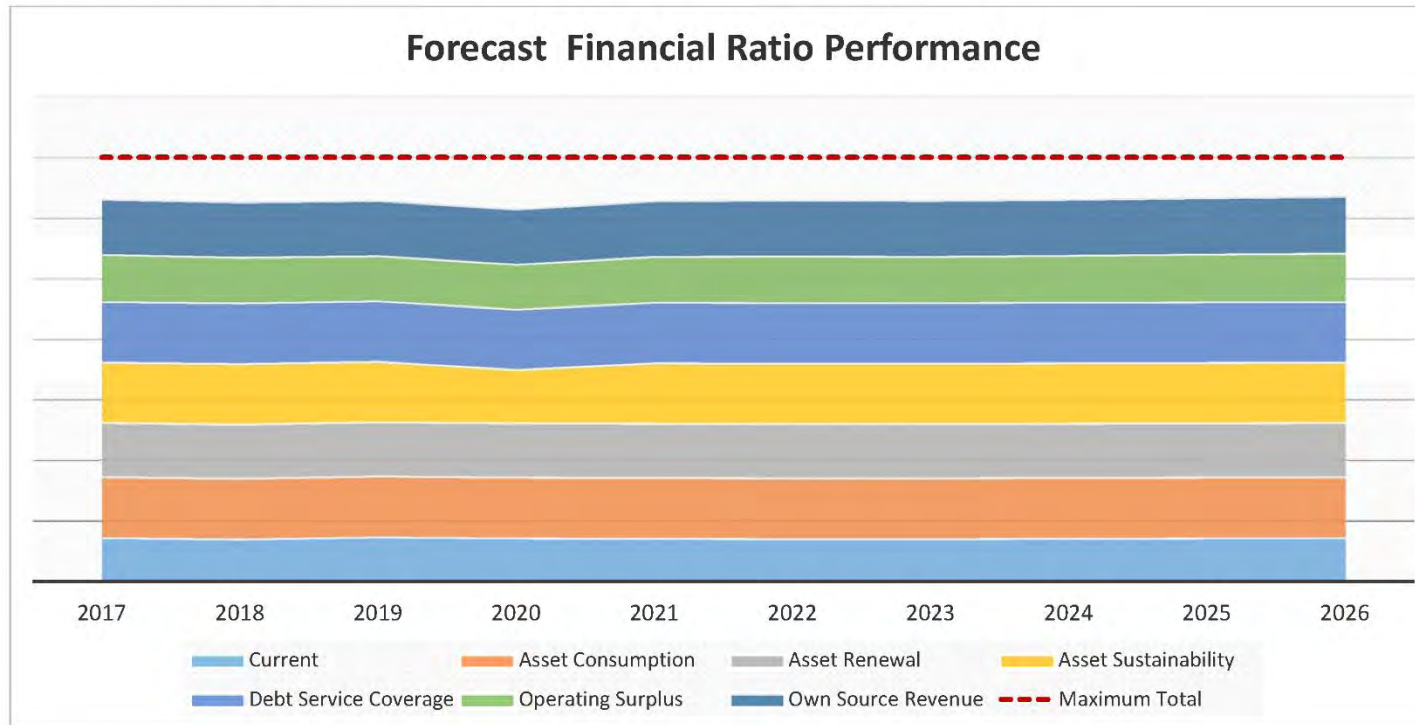
2022	2023	2024	2025	2026
Raw Ratios	Raw Ratios	Raw Ratios	Raw Ratios	Raw Ratios
1.03	1.03	1.04	1.05	1.06
0.87	0.86	0.84	0.82	0.81
0.98	0.98	0.98	0.98	0.98
1.25	1.23	1.26	1.25	1.28
9.74	9.96	10.43	11.00	11.53
0.04	0.04	0.05	0.05	0.06
0.75	0.78	0.78	0.79	0.80

2022	2023	2024	2025	2026
Standardised Ratios	Standardised Ratios	Standardised Ratios	Standardised Ratios	Standardised Ratios
7.18	7.18	7.24	7.30	7.36
10.00	10.00	10.00	10.00	10.00
8.97	8.97	8.97	8.97	8.97
10.00	10.00	10.00	10.00	10.00
10.00	10.00	10.00	10.00	10.00
7.71	7.64	7.75	7.92	8.03
9.28	9.28	9.28	9.34	9.40

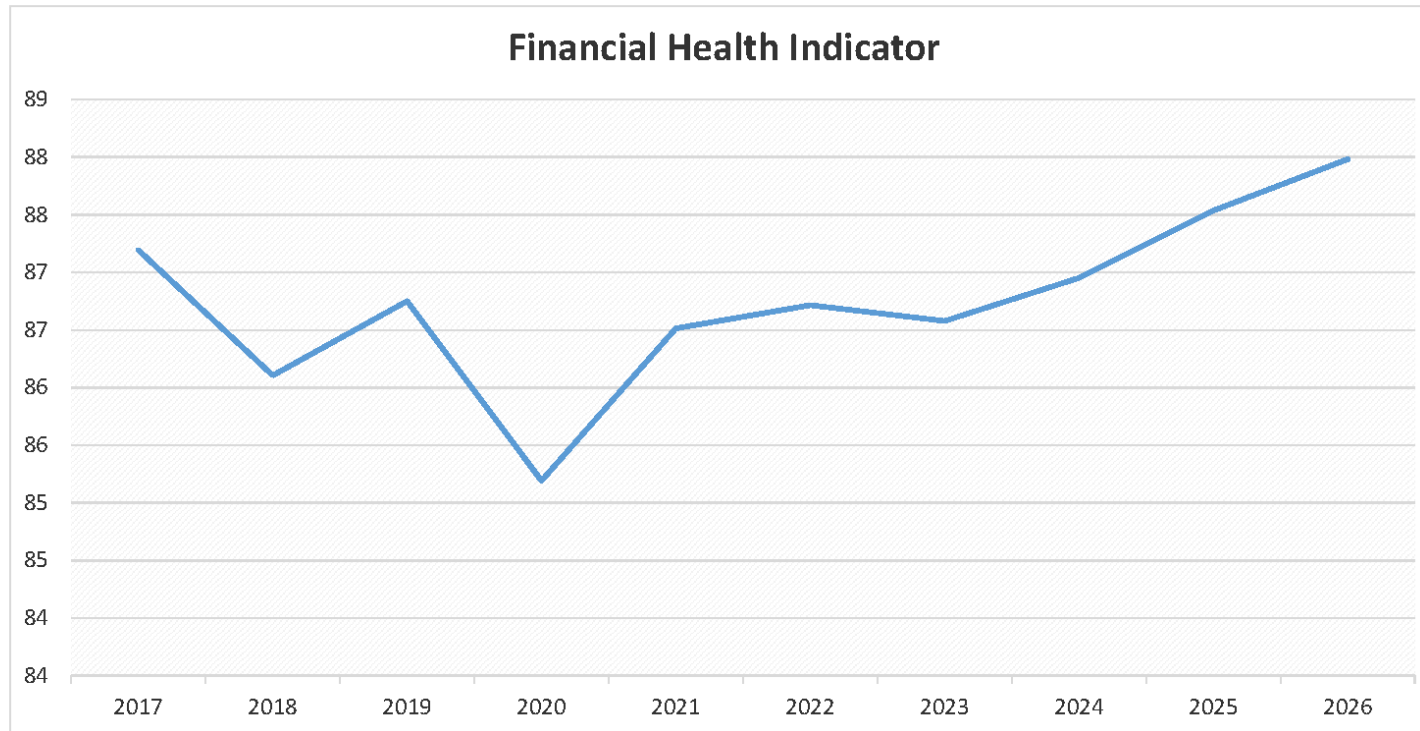
87	87	87	88	88
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Shire of Northam
Forecast Statement of Funding
For the period 2017 - 2029

	2014-15	2015-16	Base	1	2	3	4	5	6	7	8	9	10	11	12	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
OPERATING																
Revenues																
Taxes	8,281,186	8,666,545	8,945,651	9,598,361	10,351,371	10,818,424	11,305,883	11,814,642	12,359,138	12,877,557	13,439,501	14,026,006	14,638,150	15,277,061	15,943,016	
Operating grants, subsidies and contributions	6,940,731	3,729,395	5,223,542	5,344,729	5,434,308	5,541,930	5,651,648	5,763,508	5,877,794	5,994,315	6,113,195	6,234,405	6,358,234	6,484,490	6,613,306	
Profit on Asset Disposal	19,433	8,493	212,712	-	-	-	-	-	-	-	-	-	-	-	-	
Fees and charges	3,772,076	3,717,347	3,759,512	3,841,941	3,929,701	4,019,498	4,111,377	4,205,388	4,301,579	4,400,004	4,500,711	4,603,757	4,709,195	4,817,081	4,927,472	
Service charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest earnings - General	237,813	121,606	220,000	204,376	199,990	205,421	200,431	205,441	205,451	205,461	205,471	205,481	205,491	205,501	205,511	
Interest earnings - Reserves	184,322	245,815	120,000	107,050	111,170	81,917	88,226	86,047	92,768	97,312	102,232	104,899	112,134	117,275	124,983	
Other revenue	1,056,695	610,899	721,053	717,734	753,964	770,551	707,503	804,820	822,534	840,630	859,124	878,025	897,344	917,084	937,260	
	20,494,168	17,108,101	19,203,270	19,034,191	20,280,304	21,437,741	22,145,068	22,879,934	23,639,464	24,415,279	25,202,234	26,002,853	26,920,548	27,733,492	28,667,448	
Expenses																
Employment costs	(7,016,774)	(7,552,624)	(7,730,063)	(8,076,989)	(8,661,106)	(9,136,092)	(9,698,175)	(9,266,129)	(9,546,160)	(10,032,549)	(10,333,525)	(10,643,531)	(10,962,017)	(11,291,722)	(11,630,474)	
Materials and contracts	(5,353,675)	(5,160,216)	(6,041,965)	(5,357,670)	(5,631,612)	(5,772,402)	(5,916,713)	(6,024,828)	(6,175,243)	(6,279,624)	(6,436,615)	(6,547,531)	(6,711,220)	(6,879,000)	(7,050,975)	
Utility charges (electricity, gas, water etc.)	(710,325)	(860,216)	(812,191)	(841,997)	(880,016)	(908,723)	(935,179)	(962,439)	(989,527)	(1,019,470)	(1,049,295)	(1,080,024)	(1,111,691)	(1,144,322)	(1,177,940)	
Depreciation on non-current assets	(3,540,043)	(3,884,126)	(5,157,617)	(4,096,016)	(4,382,686)	(4,660,246)	(4,871,136)	(5,047,193)	(5,230,299)	(5,417,069)	(5,611,184)	(5,809,529)	(6,013,544)	(6,226,419)	(6,445,215)	
Loss on Asset Disposal	(2,580,954)	(95,892)	(145,675)	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Expense	(188,977)	(156,612)	(143,300)	(191,987)	(173,886)	(246,095)	(308,381)	(292,744)	(276,334)	(259,104)	(241,015)	(222,322)	(202,075)	(181,831)	(162,695)	
Insurance expense	(542,796)	(438,535)	(438,444)	(445,021)	(451,696)	(460,270)	(469,023)	(477,353)	(485,015)	(492,268)	(500,092)	(507,505)	(515,505)	(523,096)	(530,230)	
Other expenditure	(775,790)	(340,607)	(140,566)	(143,729)	(147,323)	(151,095)	(154,790)	(158,659)	(162,616)	(166,681)	(170,848)	(175,119)	(179,497)	(183,984)	(188,584)	
	(20,737,336)	(18,486,828)	(19,609,892)	(19,155,423)	(20,228,354)	(20,934,801)	(21,653,385)	(22,231,208)	(22,868,198)	(23,670,765)	(24,348,172)	(24,993,561)	(25,707,960)	(26,442,351)	(27,401,130)	
NET OPERATIONS	(238,170)	(1,378,727)	(406,622)	678,768	552,230	502,940	491,683	648,226	771,066	744,514	872,057	1,059,292	1,212,586	1,291,143	1,266,318	
Funding Position Adjustments																
Depreciation on non-current assets	3,540,043	3,864,126	4,157,607	4,096,036	4,482,686	4,660,246	4,871,136	5,047,193	5,230,299	5,417,069	5,611,184	5,809,529	6,013,544	6,226,419	6,445,215	
Net profit and losses on Disposal	2,569,521	87,399	(67,036)	-	-	-	-	-	-	-	-	-	-	-	-	
Movement in Accruals	(385,606)	(205,284)	61,021	-	-	-	-	-	-	-	-	-	-	-	-	
Movement in Deferred Pensioner Rates (Non-Current)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Movement in Employee Benefit Provisions	144,521	194,130	-	-	-	-	-	-	-	-	-	-	-	-	-	
Write-off of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
FUNDING FROM GENERAL OPERATIONS	5,645,300	2,551,644	3,744,070	4,774,804	5,034,916	5,163,186	5,362,819	5,695,419	6,001,365	6,161,583	6,483,241	6,868,821	7,228,130	7,517,560	7,711,533	
CAPITAL																
Asset Acquisitions and Construction																
Purchase of land held for resale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Purchase of Property Plant and Equipment	(818,653)	(1,426,606)	(8,114,860)	(1,855,000)	(1,310,000)	(1,410,000)	(6,149,681)	(1,495,000)	(1,505,000)	(1,520,000)	(1,530,000)	(1,540,000)	(1,550,000)	(1,560,000)	(1,570,000)	
Infrastructure	(4,281,870)	(5,251,220)	(9,462,525)	(7,437,750)	(20,916,790)	(5,525,297)	(4,311,630)	(5,125,350)	(5,510,410)	(5,650,002)	(6,053,374)	(6,447,104)	(6,679,084)	(6,925,163)	(7,177,409)	
Proceeds on Disposal	438,946	232,262	501,686	450,000	300,000	300,000	1,300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	
Non-Operating grants, subsidies and contributions	3,383,030	1,746,295	7,093,233	4,695,564	13,767,746	2,096,732	2,002,044	1,230,907	1,248,561	1,275,237	1,293,676	1,312,520	1,331,729	1,360,287	1,380,402	
NET FUNDING BEFORE FINANCING	(1,270,547)	(3,782,269)	(10,382,465)	(4,142,186)	(11,990,052)	(4,538,565)	(7,161,267)	(5,009,413)	(5,466,049)	(5,595,565)	(5,989,690)	(6,174,581)	(6,598,105)	(6,824,876)	(7,261,002)	
Financing																
Inflows																
Transfer from Reserves	689,759	1,562,271	2,761,981	665,000	1,883,127	247,871	528,404	237,871	284,871	322,027	348,371	237,871	285,871	237,871	437,871	
New Borrowings	-	-	1,650,000	-	2,251,933	-	2,033,000	-	-	-	-	-	-	-	-	
Self Supporting Loan	214,570	30,098	31,980	46,850	33,873	16,734	14,044	14,611	15,201	15,816	16,458	17,119	17,812	-	-	
Outflows																
Transfer to Reserves	(2,091,103)	(1,036,818)	(1,439,788)	(829,932)	(712,927)	(500,288)	(441,097)	(506,918)	(466,639)	(518,683)	(455,193)	(527,270)	(491,505)	(546,146)	(480,854)	
Advances to Community Groups	-	-	(150,000)	-	-	-	-	-	-	-	-	-	-	-	-	
Repayment of Past Borrowings	(1,570,756)	(210,152)	(223,416)	(325,990)	(315,016)	(309,938)	(335,993)	(351,540)	(367,949)	(385,178)	(403,266)	(421,957)	(442,203)	(394,409)	(403,543)	
NET FINANCING	(2,675,530)	345,398	2,630,757	(444,472)	3,140,990	(524,621)	1,796,448	(606,975)	(534,510)	(566,018)	(493,543)	(694,237)	(630,025)	(692,694)	(446,516)	
ACCOUNTING PERIOD BALANCES																
Opening Balance	4,120,734	5,811,956	4,905,739	-	183,146	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	
Closing Balance	5,811,956	4,905,739	-	183,146	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	

Shire of Northam
Forecast Statement of Comprehensive Income
For the period 2017 - 2029

INCOME STATEMENT	Notes	2014-15	2015-16	Base	1	2	3	4	5	6	7	8	9	10	11	12
		\$	\$	\$	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Revenues																
Rates		8,281,186	8,666,545	8,945,651	9,598,361	10,351,371	10,818,424	11,305,683	11,814,642	12,339,138	12,877,557	13,439,501	14,026,006	14,638,150	15,277,061	15,943,916
Operating grants, subsidies and contributions		6,940,731	3,729,396	5,223,542	5,344,729	5,434,388	5,541,930	5,651,648	5,763,588	5,877,794	5,994,315	6,113,195	6,234,485	6,358,234	6,484,490	6,613,306
Fees and charges		3,772,076	3,717,347	3,759,512	3,841,941	3,929,701	4,019,498	4,111,377	4,205,388	4,301,579	4,400,004	4,500,711	4,603,757	4,709,195	4,817,001	4,927,472
Service charges		237,813	121,606	220,000	204,376	199,990	205,421	200,431	205,441	205,451	205,461	205,471	205,481	205,491	205,501	205,511
Interest earnings General		184,322	245,815	120,000	107,050	111,170	81,917	88,226	86,047	92,768	97,312	102,232	104,899	112,134	117,275	124,983
Interest earnings Reserves		1,058,605	618,899	721,853	737,734	753,964	770,551	787,503	804,828	822,534	840,630	859,124	879,025	897,342	917,004	937,260
Other revenue		20,474,733	17,099,600	18,990,558	19,034,191	20,700,584	21,437,741	22,145,060	22,879,934	23,639,264	24,415,279	25,220,234	26,052,653	26,920,546	27,733,492	28,667,448
Expenses																
Employee costs		(7,016,776)	(7,552,624)	(7,730,063)	(8,076,909)	(8,461,106)	(8,736,092)	(8,998,175)	(9,268,120)	(9,546,164)	(10,032,549)	(10,333,525)	(10,643,531)	(10,962,037)	(11,291,722)	(11,830,474)
Materials and contracts		(5,353,675)	(5,160,216)	(6,041,965)	(5,357,670)	(5,631,612)	(5,772,402)	(5,916,711)	(6,024,628)	(6,175,243)	(6,279,624)	(6,436,615)	(6,547,531)	(6,711,220)	(6,879,000)	(7,050,975)
Utility charges (electricity, gas, water etc.)		(730,325)	(868,216)	(812,191)	(843,991)	(880,046)	(908,723)	(935,179)	(962,439)	(990,527)	(1,019,470)	(1,049,293)	(1,080,024)	(1,111,691)	(1,144,322)	(1,177,948)
Depreciation on non-current assets		(3,540,043)	(3,894,126)	(4,157,607)	(4,096,036)	(4,482,686)	(4,660,246)	(4,871,136)	(5,047,193)	(5,230,299)	(5,417,069)	(5,611,194)	(5,809,529)	(6,015,544)	(6,236,419)	(6,445,215)
Interest expense		(1,388,977)	(156,612)	(143,380)	(1,911,987)	(1,733,886)	(2,461,055)	(3,083,381)	(2,921,744)	(2,781,334)	(2,591,104)	(2,411,015)	(2,221,322)	(2,021,075)	(1,811,831)	(1,621,695)
Insurance expense		(542,796)	(448,535)	(438,444)	(445,021)	(451,696)	(460,278)	(469,023)	(477,934)	(487,015)	(496,268)	(505,697)	(515,305)	(525,096)	(535,073)	(545,239)
Other expenditure		(775,790)	(340,607)	(140,566)	(1,437,729)	(1,147,322)	(1,511,005)	(1,541,780)	(1,586,501)	(1,626,616)	(1,668,681)	(1,708,848)	(1,751,119)	(1,794,977)	(1,838,984)	(1,885,881)
		(18,148,382)	(18,390,936)	(19,464,216)	(19,558,423)	(20,228,354)	(20,934,801)	(21,653,385)	(22,231,708)	(22,868,198)	(23,670,765)	(24,348,177)	(24,993,361)	(25,707,960)	(26,442,351)	(27,401,130)
OPERATING RESULT		2,326,351	(1,291,328)	(473,658)	678,769	552,230	502,940	491,683	648,226	771,066	744,514	872,057	1,059,292	1,212,586	1,291,141	1,266,318
Revenue (Asset related)																
Non-Operating grants, subsidies and contributions		3,383,030	1,746,295	7,093,233	4,695,564	13,767,746	2,096,732	2,002,044	1,230,907	1,248,561	1,275,237	1,293,676	1,312,520	1,331,779	1,360,287	1,380,402
Profit on disposal of assets		19,433	8,493	212,712	-	-	-	-	-	-	-	-	-	-	-	-
Loss on asset disposal		(2,588,954)	(95,892)	(145,676)	-	-	-	-	-	-	-	-	-	-	-	-
NET RESULT		3,119,860	367,568	6,686,611	5,374,332	14,319,976	2,599,672	2,493,727	1,879,133	2,019,627	2,019,751	2,165,733	2,371,812	2,544,365	2,651,428	2,646,720
Other Comprehensive Income		94,718,041	618,484	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Comprehensive Income		97,857,901	986,052	6,686,611	5,374,332	14,319,976	2,599,672	2,493,727	1,879,133	2,019,627	2,019,751	2,165,733	2,371,812	2,544,365	2,651,428	2,646,720

Shire of Northam
Forecast Statement of Cashflows
For the period 2017 - 2029

	2014-15	2015-16	Variance	1 2017-18	2 2018-19	3 2019-20	4 2020-21	5 2021-22	6 2022-23	7 2023-24	8 2024-25	9 2025-26	10 2026-27	11 2027-28	12 2028-29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash Flows From Operating Activities															
Receipts															
Rates	8,201,166	8,666,545	8,945,651	9,598,361	10,351,377	10,818,424	11,305,883	11,814,642	12,339,138	12,877,557	13,439,501	14,026,006	14,638,150	15,277,067	15,943,916
Operating grants, subsidies and contributions	6,940,731	7,229,396	5,223,542	5,491,729	5,439,388	5,541,930	5,651,648	5,763,500	5,877,794	5,994,315	6,113,195	6,234,405	6,358,244	6,484,490	6,613,306
Fees and Charges	8,376,308	8,016,501	4,376,554	3,891,941	3,929,701	4,019,498	4,111,377	4,205,388	4,301,579	4,400,004	4,500,711	4,603,757	4,709,195	4,817,081	4,927,672
Service Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	422,135	367,421	340,000	311,428	311,100	287,338	288,657	291,488	298,219	302,773	307,703	313,880	317,625	327,776	345,494
Other Revenue	1,098,889	628,736	732,230	737,734	753,964	770,151	787,503	804,028	822,534	840,638	859,124	878,025	897,342	917,088	937,260
Payments	20,010,749	17,408,569	9,667,905	19,814,151	20,780,584	21,437,741	22,145,068	22,879,934	23,639,264	24,415,279	25,220,234	26,052,053	26,920,546	27,731,492	28,667,448
Employee Costs	(6,872,255)	(7,368,494)	(7,730,603)	(8,076,989)	(8,461,196)	(8,736,092)	(8,998,175)	(9,268,120)	(9,546,164)	(9,832,549)	(10,133,525)	(10,449,151)	(10,780,837)	(11,128,722)	(11,494,474)
Materials and Contracts	(6,103,892)	(4,560,012)	(6,001,619)	(5,357,670)	(5,631,612)	(5,772,402)	(5,916,711)	(6,024,628)	(6,175,243)	(6,279,624)	(6,436,615)	(6,547,531)	(6,711,220)	(6,879,008)	(7,050,975)
Utility Charges	(730,325)	(868,216)	(812,191)	(843,991)	(880,046)	(908,723)	(935,179)	(962,439)	(990,527)	(1,019,470)	(1,049,293)	(1,080,024)	(1,111,697)	(1,144,321)	(1,177,948)
Insurance Expenses	(188,977)	(156,612)	(143,388)	(191,907)	(173,886)	(246,055)	(388,381)	(292,744)	(276,438)	(259,194)	(241,015)	(222,322)	(202,073)	(181,311)	(162,695)
Interest Expenses	(542,796)	(448,515)	(438,444)	(445,021)	(451,696)	(460,291)	(468,021)	(477,934)	(487,015)	(496,268)	(505,697)	(515,305)	(525,096)	(535,074)	(545,239)
Other Expenditure	(775,790)	(846,607)	(1,495,566)	(143,729)	(147,322)	(151,005)	(154,288)	(158,680)	(163,216)	(168,881)	(170,880)	(173,112)	(179,497)	(183,954)	(189,584)
Net Cash Provided By (Used In) Operating Activities	4,004,713	3,666,123	4,357,722	4,774,884	5,034,916	5,163,186	5,362,819	5,695,419	6,001,365	6,367,503	6,483,241	6,868,021	7,220,130	7,517,560	7,711,533
Cash Flows from Investing Activities															
Payments for Development of Land Held for Resale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments for Purchase of Property, Plant & Equipment	(8,865,313)	(1,426,606)	(8,114,860)	(7,855,000)	(1,310,000)	(1,400,000)	(6,496,681)	(1,495,000)	(1,505,000)	(1,520,000)	(1,530,000)	(1,540,000)	(1,550,000)	(1,560,000)	(1,570,000)
Payments for Construction of Infrastructure	(4,281,870)	(5,254,220)	(9,862,515)	(7,487,750)	(20,916,795)	(5,525,297)	(4,213,630)	(5,125,350)	(5,510,410)	(5,650,802)	(6,053,374)	(6,247,104)	(6,679,884)	(6,925,163)	(7,373,409)
Advances to Community Groups	(150,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-Operating Grants, Subsidies and Contributions	3,303,030	1,796,295	7,093,233	6,695,561	12,767,748	2,096,732	2,002,044	1,230,907	1,498,561	1,275,237	1,293,676	1,352,520	1,331,779	1,360,287	1,380,402
Proceeds from Sale of Plant & Equipment	430,946	232,262	50,606	950,000	300,000	300,000	1,300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Proceeds from Sale of Land Held for Resale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers (to)/from Investments	-	-	(965,104)	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Provided By (Used In) Investing Activities	(2,278,547)	(4,702,269)	(11,497,570)	(4,147,186)	(8,159,652)	(4,538,565)	(7,161,267)	(5,089,443)	(5,466,849)	(5,595,565)	(5,989,698)	(6,174,584)	(6,598,105)	(6,824,876)	(7,263,007)
Cash Flows from Financing Activities															
Repayment of Debentures	(1,578,756)	(218,153)	(223,416)	(325,990)	(313,916)	(308,930)	(335,983)	(351,540)	(367,939)	(388,178)	(403,266)	(421,957)	(442,203)	(464,909)	(493,543)
Proceeds from Self Supporting Loans	214,570	30,098	31,980	46,450	23,873	16,734	14,044	14,611	15,201	15,816	16,455	17,119	17,812	18,542	19,319
Proceeds from New Debentures	-	-	1,650,000	-	2,251,933	2,033,000	-	-	-	-	-	-	-	-	-
Net Cash Provided By (Used In) Financing Activities	(1,364,186)	(188,055)	1,458,564	(279,540)	(970,790)	(372,204)	(1,751,143)	(136,929)	(352,738)	(369,362)	(386,811)	(404,818)	(424,391)	(444,469)	(463,543)
Net Increase (Decrease) in Cash Held	2,161,980	(1,216,201)	(5,687,294)	348,078	(1,153,346)	252,417	(87,307)	269,047	381,768	196,566	166,732	289,209	205,634	308,275	44,993
Cash at Beginning of Year	9,223,454	11,395,334	10,607,233	4,912,593	4,265,671	4,112,326	4,364,742	4,277,834	4,546,481	4,720,249	4,924,986	5,091,638	5,321,037	5,626,672	5,834,917
Cash and Cash Equivalents at the End of the Year	11,385,434	10,179,133	4,920,949	5,260,671	3,112,325	4,364,743	4,277,434	4,546,481	4,928,249	4,921,515	5,091,638	5,321,037	5,526,672	5,934,947	5,879,910
Reconciliation of Net Cash Provided By Operating Activities to Net Result															
Net Result	3,139,860	367,568	6,086,611	5,374,332	14,319,996	2,899,672	2,493,727	1,879,133	2,819,627	2,019,751	2,165,733	2,371,812	2,594,365	2,651,428	2,666,720
Depreciation	8,540,043	3,864,126	4,157,607	4,096,036	4,482,086	4,660,266	4,871,116	5,047,103	5,230,299	5,417,069	5,611,184	5,809,529	6,015,544	6,226,450	6,445,215
Write off of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(Profit)/Loss on Sale of Asset	2,591,521	87,399	(67,816)	-	-	-	-	-	-	-	-	-	-	-	-
(Increase)/Decrease in Receivables	(495,769)	299,154	(67,042)	-	-	-	-	-	-	-	-	-	-	-	-
(Increase)/Decrease in Inventories	89,784	9,827	(10,985)	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) in Payables	(750,210)	606,204	40,346	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) in Employee Provisions	144,521	184,130	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants/Contributions for the Development of Assets	(3,383,030)	(1,746,295)	(7,093,233)	(4,695,564)	(1,376,746)	(2,096,732)	(2,002,044)	(1,230,907)	(1,241,561)	(1,275,237)	(1,293,676)	(1,312,520)	(1,331,779)	(1,360,287)	(1,380,402)
Net Cash from Operating Activities	4,004,713	3,666,123	4,357,722	4,774,884	5,034,916	5,163,186	5,362,819	5,695,419	6,001,365	6,367,503	6,483,241	6,868,021	7,220,130	7,517,560	7,711,533

Shire of Northam
Forecast Statement of Financial Position
For the period 2017 - 2029

BALANCE SHEET	2014-15	2015-16	Base	1	2	3	4	5	6	7	8	9	10	11	12
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
CURRENT ASSETS															
Unrestricted Cash and Equivalents	2,032,665	2,346,221	635,644	838,790	855,643	855,643	875,643	875,643	875,643	875,644	925,644	975,644	975,645	975,645	975,644
Restricted Cash and Cash Equivalent	9,352,769	7,823,012	4,281,949	4,426,881	3,256,681	3,509,098	3,401,791	3,670,838	3,852,606	4,049,262	4,105,994	4,345,393	4,551,027	4,859,302	4,904,285
Non-Cash Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade and Other Receivables	2,522,248	2,223,094	1,601,337	1,588,760	1,571,621	1,568,931	1,569,498	1,570,088	1,570,703	1,571,342	1,572,006	1,572,699	1,554,887	1,554,887	1,554,887
Inventories	45,722	35,885	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500
TOTAL CURRENT ASSETS	13,953,404	12,428,212	6,544,430	6,879,931	5,709,445	5,959,172	5,872,432	6,142,069	6,324,452	6,521,748	6,629,144	6,919,236	7,107,059	7,415,334	7,460,316
NON-CURRENT ASSETS															
Other Receivables	400,037	410,285	415,000	381,127	364,393	350,349	335,738	320,537	304,721	288,266	271,147	253,335	253,335	253,335	253,335
Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Plant and Equipment	56,526,174	57,171,820	64,495,074	64,331,874	63,939,993	63,589,705	66,871,493	66,438,872	65,956,391	65,428,646	64,850,506	64,221,840	63,542,517	62,812,406	62,031,376
Infrastructure	141,954,206	144,424,083	151,144,023	155,830,521	173,666,514	175,991,853	177,002,240	178,708,018	180,675,610	182,657,087	184,907,417	187,213,658	189,807,321	192,496,176	195,475,401
TOTAL NON-CURRENT ASSETS	198,880,417	202,006,188	216,054,097	220,543,522	237,970,900	239,931,907	244,209,471	245,467,427	246,936,722	248,373,999	250,029,070	251,688,833	253,603,173	255,561,917	257,760,112
TOTAL ASSETS	212,833,821	214,434,400	222,598,527	227,423,453	243,680,345	245,891,079	250,081,903	251,609,496	253,261,174	254,895,747	256,658,214	258,608,069	260,710,232	262,977,251	265,220,428
CURRENT LIABILITIES															
Trade and Other Payables	1,575,491	2,175,685	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031	2,216,031
Current Portion of Long-term Liabilities	210,153	209,878	223,416	281,143	372,204	253,870	336,929	352,748	369,362	386,811	404,838	424,391	384,409	403,543	423,687
Provisions	855,438	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320	1,007,320
TOTAL CURRENT LIABILITIES	2,641,072	3,392,883	3,446,767	3,504,494	3,595,555	3,477,221	3,560,280	3,576,099	3,592,713	3,610,162	3,628,189	3,647,742	3,607,760	3,626,894	3,647,038
NON-CURRENT LIABILITIES															
Long-term Borrowings	2,301,760	2,091,882	3,728,343	3,121,210	4,967,065	4,696,461	6,310,499	5,943,141	5,558,578	5,155,951	4,734,658	4,293,147	3,890,925	3,487,382	3,063,695
Provisions	158,484	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732	190,732
TOTAL NON-CURRENT LIABILITIES	2,460,244	2,282,614	3,919,075	3,311,942	5,157,797	4,887,193	6,501,231	6,133,873	5,749,310	5,346,683	4,925,390	4,483,879	4,081,657	3,678,114	3,254,427
TOTAL LIABILITIES	5,101,316	5,675,497	7,365,842	6,816,436	8,753,352	8,364,414	10,061,511	9,709,972	9,342,023	8,956,845	8,553,579	8,131,621	7,689,417	7,305,008	6,901,465
NET ASSETS	207,732,505	208,758,903	215,232,685	220,607,017	234,926,993	237,526,665	240,020,392	241,899,524	243,919,151	245,938,902	248,104,635	250,476,448	253,020,815	255,672,243	258,318,963
EQUITY															
Retained Surplus	77,362,210	78,255,231	86,121,480	91,330,880	106,821,056	109,168,311	111,749,345	113,359,431	115,197,290	117,020,385	119,079,386	121,161,799	123,500,530	125,843,683	128,445,420
Reserves - Cash Backed	6,159,523	5,634,070	4,281,949	4,446,881	3,276,681	3,529,098	3,441,791	3,710,838	3,892,606	4,089,262	4,195,994	4,405,393	4,691,027	4,999,302	5,044,285
Reserves - Revaluation	124,210,772	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256	124,829,256
TOTAL EQUITY	207,732,505	208,718,557	215,232,685	220,607,017	234,926,993	237,526,665	240,020,392	241,899,525	243,919,152	245,938,903	248,104,636	250,476,448	253,020,813	255,672,241	258,318,961

Playground/Open Space Improvements												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	75,000	75,000	75,000	75,000	75,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Funded From	Total Expected Expenditure											655,000
General Funding	75,000	75,000	75,000	75,000	75,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other												

Buildings												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	500,000	500,000	600,000	650,000	680,000	690,000	700,000	710,000	720,000	730,000	740,000	750,000
Funded From	Total Expected Expenditure											7,970,000
General Funding												
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other	500,000	500,000	600,000	650,000	680,000	690,000	700,000	710,000	720,000	730,000	740,000	750,000

Wundowie Sports Pavilion												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure				1,651,681								
Funded From	Total Expected Expenditure											1,651,681
General Funding				863,270								
Reserve												
Debt												
State				550,560	CSRFF							
WDC (CLGF)				237,851								
NSRF												
Federal												
Other												

Wundowie Swimming Pool Refurbishments												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure						700,000						
Funded From	Total Expected Expenditure											700,000
General Funding						700,000						
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other												

Northam Swimming Pool Redevelopment												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	2,300,000	4,200,000										
Funded From	Total Expected Expenditure											6,500,000
General Funding		500,000										
Reserve		1,448,067	Recreation and Community Facilities Reserve and Regional Development Reserve									
Debt		2,251,933										
State	2,000,000	CSRFF										
WDC	300,000	WDC										
NSRF												
Federal												
Other												

Other Infrastructure												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure		52,648	385,198	-	759,320	147,577	949,477	1,301,830	1,453,576	1,792,568	1,942,717	2,281,827
Funded From	Total Expected Expenditure											11,066,738
General Funding		52,648	385,198	-	759,320	147,577	949,477	1,301,830	1,453,576	1,792,568	1,942,717	2,281,827
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other												

Northam Town Pool Dredging												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	1,200,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Funded From	Total Expected Expenditure											1,750,000
General Funding	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Reserve												
Debt												
State	1,150,000											
WDC (CLGF)												
NSRF												
Federal												
Other												

Drainage Improvements General												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	472,750	472,750	472,750	472,750	450,000	400,000	350,000	300,000	250,000	250,000	255,500	261,121
Funded From	Total Expected Expenditure											4,407,621
General Funding	472,750	472,750	472,750	472,750	450,000	400,000	350,000	300,000	250,000	250,000	255,500	261,121
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other												

Administration Building Redevelopment												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure												
Funded From	Total Expected Expenditure											-
General Funding												
Reserve	345,000		Administration reserve									
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other	(345,000)											

Northam Works Depot												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure					3,033,000							
Funded From	Total Expected Expenditure											3,033,000
General Funding												
Reserve												
Debt					2,033,000							
State												
WDC (CLGF)												
NSRF												
Federal												
Other					1,000,000	Land Sales						

CBD Street Scaping												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	50,000	50,000	50,000	50,000	50,000	50,000	25,000	25,000	25,000	15,000	10,000	5,000
Funded From	Total Expected Expenditure											355,000
General Funding	50,000	50,000	50,000	50,000	50,000	25,000	25,000	25,000	15,000	10,000	5,000	50,000
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other												(50,000)

Avon Bridge (gifted Mainroads)												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure		10,000,000										
Funded From	Total Expected Expenditure											10,000,000
General Funding												
Reserve												
Debt												
State												
WDC (CLGF)												
NSRF												
Federal												
Other		10,000,000										

Total Capital Projects Expenditure/Funding Source												
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Expenditure	4,597,750	15,400,398	1,632,948	2,949,431	5,097,320	2,052,577	2,114,477	2,426,830	2,528,576	2,872,568	3,033,217	3,382,948
Funded From	Total Expected Expenditure											48,089,040
General Funding	647,750	1,200,398	1,032,948	1,511,020	1,384,320	1,362,577	1,414,477	1,716,830	1,808,576	2,142,568	2,293,217	2,682,948
Reserve	345,000	1,448,067	-	-	-	-	-	-	-	-	-	-
Debt	-	2,251,933	-	-	2,033,000	-	-	-	-	-	-	-
State	3,150,000	-	-	550,560	-	-	-	-	-	-	-	-
WDC (CLGF)	300,000	-	-	237,851	-	-	-	-	-	-	-	-
NSRF	-	-	-	-	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-	-	-	-	-
Other	155,000	10,500,000	600,000	650,000	1,680,000	690,000	700,000	710,000	720,000	730,000	740,000	700,000

Summary Funding	
General Funding	19,197,629
Reserve	1,793,067
Debt	4,284,933
State	3,700,560
WDC (CLGF)	537,851
NSRF	-
Federal	-
Other	18,575,000
Total	48,089,040

Line	Reserve Name/Purpose	Interest Reinvested (Y,N)	Opening Balance \$	1	2	3	4	5	6	7	8	9	10	11	12
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
				Base	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
				Closing Reserve Balances											
1	Aged Accommodation Reserve	Y	211,123	321,401	231,936	242,734	253,802	265,147	276,776	288,695	300,912	313,435	326,271	339,428	352,914
2	Employee Liability Reserve	Y	477,484	469,421	461,157	452,686	454,003	455,353	456,737	458,155	459,609	461,099	462,626	464,192	465,797
3	Housing Reserve	Y	252,179	256,483	264,945	271,569	278,358	285,317	292,450	299,761	307,255	314,936	322,809	330,879	339,151
4	Reticulation Scheme Reserve	Y	57,415	66,850	80,571	92,585	104,900	117,523	130,461	143,723	157,316	171,249	185,530	200,168	215,172
5	Office Equipment Reserve	Y	96,675	99,092	101,569	104,106	106,711	109,379	112,113	114,916	117,789	120,734	123,752	126,846	130,017
6	Plant & Equipment Reserve	Y	262,595	217,531	150,840	154,611	156,476	162,438	166,499	170,661	174,920	179,301	183,794	188,379	193,068
7	Election Reserve	Y	15,000	30,375	16,134	32,037	17,338	33,771	18,615	35,580	19,970	37,469	21,406	39,441	32,927
8	Road & Bridgeworks Reserve	Y	99,106	111,584	124,374	137,493	150,920	164,693	178,810	193,260	208,112	223,315	238,898	254,870	271,242
9	Refuse Sites Reserve	Y	352,439	411,250	471,531	538,319	596,652	661,568	728,107	796,310	866,218	937,873	1,011,320	1,086,603	1,163,768
10	Regional Development Reserve	Y	426,477	437,139											
11	Speedway Reserve	Y	140,191	143,696	147,288	150,970	154,744	158,613	162,578	166,642	170,808	175,078	179,455	183,941	188,540
12	Community Bus Replacement Reserve	Y	52,343	63,652	5,163	20,313	35,821	51,717	68,010	554	15,568	30,957	51,731	73,024	88,550
13	Septage Ponds Reserve	Y	418,374	458,833	440,304	481,312	463,345	505,929	467,577	530,766	513,035	556,061	539,783	585,278	567,910
14	Killara Reserve	Y	158,653	172,619	186,934	201,607	31,614	42,404	53,464	64,001	76,421	88,332	100,540	113,054	125,880
15	Stormwater Drainage Projects Reserve	Y	28,504	29,217	29,947	30,696	31,463	32,250	33,056	33,862	34,729	35,597	36,487	37,399	38,334
16	Recreation and Community Facilities Reserve	Y	577,144	667,959	143,544	167,133	191,311	216,094	241,496	267,533	294,221	321,577	349,616	378,356	407,815
17	Administration Office Reserve	Y	337,589	1,029	1,055	1,081	1,108	1,136	1,164	1,193	1,223	1,254	1,285	1,317	1,350
18	Council Buildings & Amenities Reserve	Y	33,102	36,930	44,903	51,026	57,302	63,735	70,320	77,066	84,013	91,113	98,391	105,851	113,497
19	River Town Pool Dredging Reserve		17,065	72,842	74,663	76,530	78,443	80,404	82,414	84,474	86,586	88,751	90,970	93,244	95,575
20	Parking Facilities Construction Reserve		152,451	209,887	215,134	220,512	226,025	231,676	237,468	243,405	249,490	255,727	262,120	268,673	275,390
21	Art Collection Reserve		22,040	22,591	23,156	23,735	24,328	24,936	25,559	26,198	26,853	27,524	28,212	28,917	29,640
22	Re-valuation Reserve		20,000	40,500	61,513	83,051	25,127	46,755	68,924	91,647	30,938	53,211	76,041	99,442	37,428
23	Swimming Pool Reserve		-	-	-	-	-	-	-	-	-	-	-	-	-
24			-	-	-	-	-	-	-	-	-	-	-	-	-
25			-	-	-	-	-	-	-	-	-	-	-	-	-
26			-	-	-	-	-	-	-	-	-	-	-	-	-
27			-	-	-	-	-	-	-	-	-	-	-	-	-
28			-	-	-	-	-	-	-	-	-	-	-	-	-
29			-	-	-	-	-	-	-	-	-	-	-	-	-
30			-	-	-	-	-	-	-	-	-	-	-	-	-
	Total		4,281,949	4,446,881	3,276,681	3,520,098	3,441,791	3,710,838	3,892,606	4,089,262	4,195,094	4,485,393	4,691,027	4,999,302	5,044,385
	<i>Transfers to/(from) Reserves</i>			57,882	(1,281,370)	170,500	(175,533)	189,000	89,000	99,344	4,500	184,500	93,500	191,000	(60,000)
	<i>Reserve Interest Reinvested</i>			107,050	131,170	81,917	88,226	86,047	92,768	97,312	102,232	104,899	112,134	117,275	124,983

		Base	1	2	3	4	5	6	7	8	9	10	11	12
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Line	Loan Balance Outstanding	External Support (Y/N)	Opening Balance	Principal Outstanding (End of Year)										
1	Loan 208	Y	15,059	9,364	3,236	-	-	-	-	-	-	-	-	-
2	Loan 219	Y	43,056	14,771	-	-	-	-	-	-	-	-	-	-
3	Loan 223	N	367,975	252,562	150,049	-	-	-	-	-	-	-	-	-
4	Loan 224	N	901,436	860,271	816,395	769,630	719,786	666,660	610,035	549,681	485,353	416,789	343,710	265,819
5	Loan 221	N	13,279	-	-	-	-	-	-	-	-	-	-	-
6	Loan 225	N	737,538	763,058	667,960	629,491	588,916	545,449	499,128	449,740	397,100	341,310	281,510	217,709
7	(New) Northam Youth Space	N	500,600	457,440	413,377	367,758	320,529	271,632	221,009	168,593	114,337	59,160	-	-
9	Northam Swimming Pool Development	N	1,000,600	966,557	931,763	895,564	857,902	818,719	777,953	735,540	691,413	645,503	597,739	548,045
12	(New) Northam Works Depot	N	-	-	-	-	1,965,011	1,894,275	1,820,682	1,744,116	1,664,656	1,591,579	1,495,352	1,405,642
14	(New) Northam Swimming Pool Development	N	-	-	2,251,933	2,176,623	2,090,270	2,016,751	1,931,939	1,843,701	1,751,890	1,656,306	1,557,015	1,453,630
15	Northam Bowling Club	Y	150,000	137,530	124,556	111,058	97,014	82,303	67,202	51,386	34,931	17,812	-	-
40	Council Funded Loans		3,520,228	3,240,688	3,011,477	2,839,273	2,650,414	2,463,486	2,280,738	2,101,376	1,924,565	1,751,726	1,584,925	1,423,382
	Externally Supported Loans (ESL)		208,115	161,665	127,792	111,058	97,014	82,303	67,202	51,386	34,931	17,812	-	-
	Total		3,728,343	3,402,353	3,139,269	2,950,331	2,747,428	2,545,789	2,347,940	2,152,762	1,959,496	1,769,538	1,619,925	1,446,764
Treasury Maximum Criteria Ratios														
	Debt Service to Available Operating	10%	2.61%	2.35%	2.96%	2.91%	2.02%	2.73%	2.64%	2.55%	2.47%	2.39%	2.04%	1.96%
	Gross Debt to Total Revenue	60%	21.8%	15.3%	21.0%	27.5%	26.1%	23.8%	23.6%	19.4%	17.3%	15.3%	13.4%	11.6%
	Debt Service to Rate Revenue	15%	5.40%	4.72%	5.87%	5.70%	5.45%	5.22%	5.00%	4.79%	4.59%	4.40%	3.71%	3.55%
	Current Loan Liability		301,143	372,204	233,070	236,999	372,768	369,362	306,811	408,038	424,391	389,409	403,543	425,687
	Non Current Loan Liability		3,221,210	4,967,065	4,696,461	6,310,499	5,843,141	5,358,578	5,155,951	4,734,638	4,293,137	3,890,925	3,487,382	3,063,695
	Current Self Supporting Loan Liability		23,873	20,704	17,399	14,611	15,701	15,816	16,455	17,119	17,013	-	-	-
	Non Current Self Supporting Loan Liability		127,792	107,538	93,659	82,403	67,202	51,386	34,931	17,812	-	-	-	-
	Supported Loans Payments Received during year		55,925	40,253	21,702	18,347	18,347	13,547	13,347	13,347	13,347	13,347	13,347	13,347
	Current Externally Supported Loans (ESL)		96,850	33,873	16,734	16,053	14,611	15,701	15,816	16,455	17,119	17,013	-	-
	Non-Current Externally Supported Loans (ESL)		161,665	127,792	111,058	97,013	82,303	67,202	51,386	34,931	17,812	-	-	-
	Externally Supported Loans (ESL)		268,515	261,665	278,116	273,066	273,066	273,066	273,066	273,066	273,066	273,066	273,066	273,066

Summary
Financial Health Indicator Calculator

Starting Year of Analysis: 2017

Input Raw Ratios

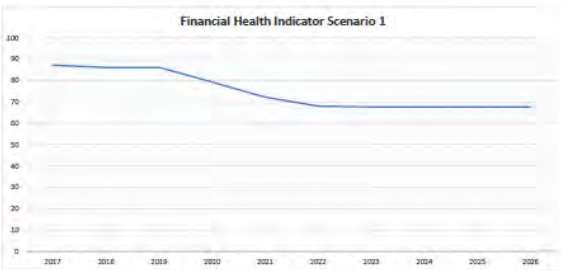
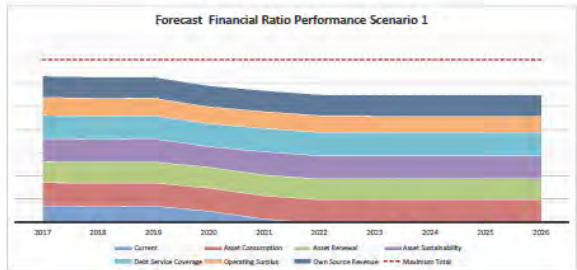
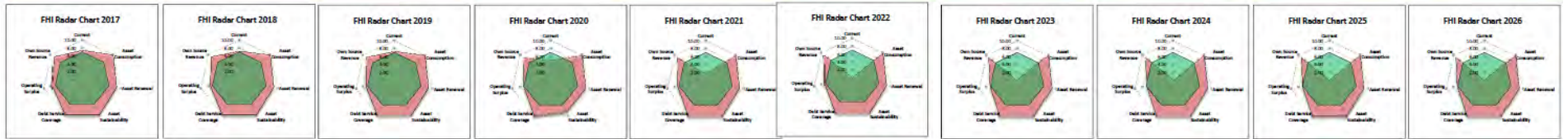
Ratio Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Current	1.13	1.13	1.14	1.14	1.13	1.13	1.13	1.13	1.13	1.13	1.13
Asset Consumption	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Asset Renewal	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Asset Sustainability	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Debt Service Coverage	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Operating Surplus	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Own Source Revenue	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96

Standardised Scores (0 to 10)

Ratio Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Current	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24
Asset Consumption	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Asset Renewal	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Asset Sustainability	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Debt Service Coverage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Operating Surplus	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24
Own Source Revenue	9.18	9.18	9.18	9.18	9.18	9.18	9.18	9.18	9.18	9.18	9.18

Financial Health Indicator

2017	87	86	86	79	72	68	64	61	61	61	61
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Summary
Financial Health Indicator Calculator

Starting Year of Analysis: 2017

Input Raw Ratios

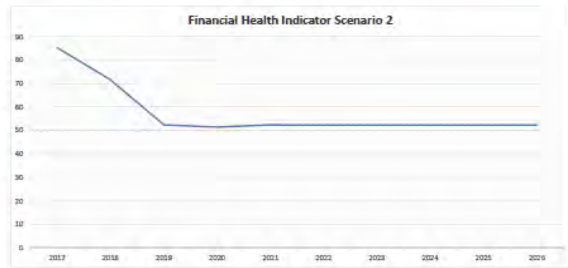
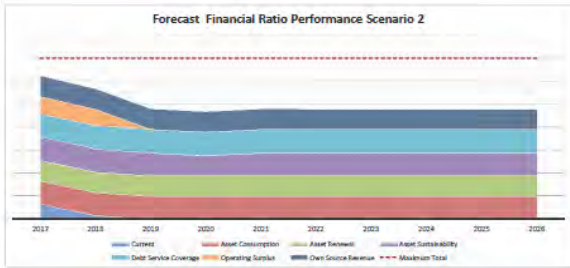
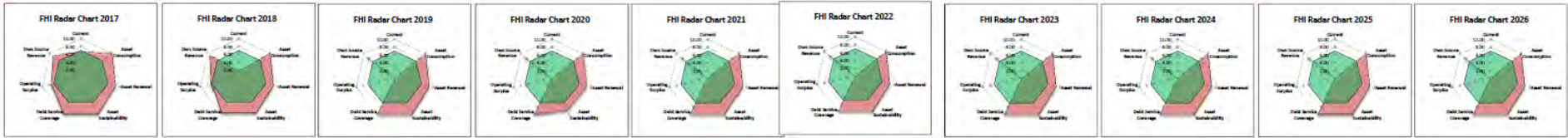
Ratio Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Current	0.50	0.51	0.51	0.52	0.52	0.52	0.52	0.52	0.52	0.52
Asset Consumption	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Asset Revenue	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Asset Sustainability	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Debt Service Coverage	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Operating Surplus	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Own Source Revenue	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

Standardised Scores (0 to 10)

Ratio Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Current	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Asset Consumption	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Asset Revenue	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Asset Sustainability	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Debt Service Coverage	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Operating Surplus	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Own Source Revenue	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

Financial Health Indicator

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Indicator Value	68	72	82	81	81	82	82	82	82	82





12.5 COMMUNITY SERVICES

12.5.1 Northam Aquatic Centre Funding

Address:	Northam Aquatic Centre
Owner:	Shire of Northam
File Reference:	1.3.8.4
Reporting Officer:	Ross Rayson Executive Manager Community Services
Responsible Officer:	Jason Whiteaker Chief Executive Officer
Voting Requirement	Simple Majority

BRIEF

To advise Council on the status of Applications for external funding towards construction of the new Northam Aquatic Centre adjacent to Northam Recreation Centre.

ATTACHMENTS

Nil.

BACKGROUND / DETAILS

Council at its meeting of 29 June 2016, resolved the following:

MOTION / COUNCIL DECISION

Minute No: C.2740

Moved: Cr Beresford

Seconded: Cr Tinetti

That Council;

- 1. Supports the development of an outdoor Heated 50m Swimming Pool and associated leisure facilities at the Northam Recreation Centre Precinct, subject to:**
 - a. Preliminary design including parking to a level of detail which allows for costings to be confirmed by a qualified quantity surveyor and to be signed off by Council prior to any grant application being submitted; and**
 - b. Ability to attract external funding of not less than 25%.**
- 2. Will reconsider its position in the event that items 1(a) and / or (b) are not achieved by March 2017.**

CARRIED 10/0

Subsequently, Council engaged Cooper & Oxley to prepare detailed concept plans and associated costings to enable a grant to be submitted to the Department of Sport and Recreation **Community Sport & Recreation Facilities Fund (CSRFF)**.

Council, at its meeting of 17 August, considered the following table as a proposed funding model for the swimming pool. As is shown in the table, \$2,300,000 in external funding has been included as part of the funding model for the proposed \$8,000,000 cost.

Swimming Pool Funding	\$
Budgeted Loan 2016/17	\$ 1,000,000
Budgeted Transfer RCFR 20106/17	\$ 500,000
CSRFF Grant 2017/18	\$ 2,000,000
WDC Grant 2017/18	\$ 300,000
Council/Other Funding	\$ 1,500,000
Additional Loan	\$ 2,700,000
Estimated Cost	\$ 8,000,000

An application for \$2,000,000 (the maximum available) via the CSRFF Forward Planning Grant was lodged in September 2016.

Council received notification in January 2017 that it had been successful in securing CSRFF funding of \$1,500,000 for this project, giving a total of \$1,800,000 in confirmed external funding.

Officers are currently still sourcing additional external funds for the facility, and have recently completed an application to the Building Better Regions Fund (BBRF) grant through RDA Wheatbelt. For \$3,200,000

However, as this funding application has just closed, the outcomes of this project will not be known until approximately July 2017.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective C3: Provide active and passive recreation services and facilities

Strategy C3.1: Develop, maintain and support appropriate recreation facilities throughout the Shire.

Action: Review the Recreation Centre (aquatic facilities) concept plan and develop funding strategy.

Financial / Resource Implications

As previously indicated, financial modelling for this project has shown that Council has the financial capacity to proceed. A revised table, showing the current proposed funding model is below.

Source of Funding	\$ Amount (ex GST)	Details
Local Government/Applicant cash	1,995,000	\$500,000 Budgeted 2016/17
Department of Sport and Recreation	1,500,000	Confirmed
Shire of Northam budgeted loan 2016/17	1,000,000	Budgeted 2016/17
Australia Border Security	5,000	Confirmed
BBRF Requested funds	3,200,000	Requested
WDC	\$300,000	To be Requested
Total	8,000,000	

As indicated above, the submissions for BBRF grant have only just closed, and the outcome will not be known until Approximately July 2017. The quality of the grant application submitted was extremely high, which gives Officers a level of confidence, however many factors which will come into the success or otherwise of the application. Consequently Council is not in a position to make provision for any BBR funding.

Legislative Compliance

N/A.

Policy Implications

N/A.

Stakeholder Engagement / Consultation

As part of the grant application process, officers engaged with a wide range of community and sporting organisations, as well as government agencies, to ascertain support for the project, and potential usage opportunities.

Risk Implications

As part of the grant application for the BBRF, a full risk analysis was undertaken. The Shire of Northam has a vested interest in maintaining good stakeholder relationships and indeed protecting the stakeholders from risks associated with the Northam Aquatic Facility, ensuring the ongoing viability and success of future projects. With this in mind, where possible risks to stakeholders have been identified and risk controls implemented.

RISK ITEM DESCRIPTION	IMPACT	PROBABILITY OCCURANCE WITHOUT MITIGATION					EXISTING CONTROLS	ADDITIONAL CONTROLS
		A. Almost Certain	B. Likely	C. Possible	D. Unlikely	E. Rare		
1. Financial Inability to secure external funding due to poor funding applications	↓						<ul style="list-style-type: none"> Internal reviews by Exec Management 	<ul style="list-style-type: none"> Use of external consultant
	5. EXTREME				✓			
	4. MAJOR							
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								
2. Financial Inability to secure external funding due no funding opportunities	↓						<ul style="list-style-type: none"> Internal reviews by Exec Management 	<ul style="list-style-type: none"> Use of external consultant
	5. EXTREME			✓				
	4. MAJOR							
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								
3. Financial Inability to afford ongoing operations due to decision made on unsuitable option	↓						<ul style="list-style-type: none"> Feasibility report provided to Council 	<ul style="list-style-type: none"> External review
	5. EXTREME							
	4. MAJOR			✓				
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								
4. Financial Inability to afford ongoing operations due to financial modelling inaccurate	↓						<ul style="list-style-type: none"> Modelling undertaken internally and compared with other like facilities 	<ul style="list-style-type: none"> External review Undertake sensitivity analysis
	5. EXTREME							
	4. MAJOR			✓				
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								
5. Financial Increase in cost of borrowing due to Reserve Bank increases Interest rate	↓							<ul style="list-style-type: none"> Fix interest rates for term of loan
	5. EXTREME							
	4. MAJOR							
	3. MEDIUM			✓				
	2. MINOR							
1. INSIGNIFICANT								

RISK ITEM DESCRIPTION	IMPACT	PROBABILITY OCCURANCE WITHOUT MITIGATION					EXISTING CONTROLS	ADDITIONAL CONTROLS
		A. Almost Certain	B. Likely	C. Possible	D. Unlikely	E. Rare		
6. Financial Capital cost increase due to inadequate cost projections	↓						<ul style="list-style-type: none"> Have had external cost indications developed Comparison made with other similar projects recently completed have been done 	<ul style="list-style-type: none"> Potent to engage quantity surveyor Add hold point to Gantt once detailed design has been completed for final sign off by Council.
	5. EXTREME							
	4. MAJOR			✓				
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								
7. Financial Opportunity Cost due to debt requirement to fund project results in risk to other planned projects	↓						<ul style="list-style-type: none"> Assessment / Modelling within Long Term Financial Plan 	
	5. EXTREME							
	4. MAJOR			✓				
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								
8. Reputation Final decision of Council not supported by the Community	↓						<ul style="list-style-type: none"> All information, including consultation outcomes provided by Council 	<ul style="list-style-type: none"> Proactive & detailed information to be provided on reasons for decision
	5. EXTREME							
	4. MAJOR							
	3. MEDIUM			✓				
	2. MINOR							
1. INSIGNIFICANT								
9. Reputation Project goes over time due to unforeseen construction issues	↓						<ul style="list-style-type: none"> Development and adherence to Project Management Plan 	
	5. EXTREME							
	4. MAJOR							
	3. MEDIUM			✓				
	2. MINOR							
1. INSIGNIFICANT								
10. Service Interruption should project not go ahead Pool not available for use over one or more seasons while existing Pool is refurbished	↓						<ul style="list-style-type: none"> Council has all information to make informed decision Public Communication 	<ul style="list-style-type: none"> Potential bus service to other nearby facilities Develop Project Communication Plan
	5. EXTREME		✓					
	4. MAJOR							
	3. MEDIUM							
	2. MINOR							
1. INSIGNIFICANT								

RISK ITEM DESCRIPTION	IMPACT	PROBABILITY OCCURANCE WITHOUT MITIGATION					EXISTING CONTROLS	ADDITIONAL CONTROLS
		A. Almost Certain	B. Likely	C. Possible	D. Unlikely	E. Rare		
11. Compliance Tender becomes complex and does not comply with legislative requirements	↓						<ul style="list-style-type: none"> Use WALGA Tendering Service to manage process 	
	5. EXTREME							
	4. MAJOR							
	3. MEDIUM			✓				
	2. MINOR							
1. INSIGNIFICANT								

OFFICER'S COMMENT

A requirement of the council resolution of 29 June 2016 was for a report to come back to Council in March 2017 outlining the progress of items 1a and 1b, namely signing off of concept drawings, and the ability to attract 25% of external funding for the project.

Council has been successful in receiving \$1,500,000 grant from CSRFF towards the project, which represents 18.75% of the estimated project cost.

However, having assessed the risks and Council's current financial position, officers believe that Council is in a strong financial position to be able to fund the project, even in the event that additional external grants are not received.

Given that a condition of the **BBRF** is that work is unable to commence prior to the outcomes of the application, there is no value or advantage in Council making a final decision at this time. This is particularly applicable given the intent at this point in the project is to offer and award a tender based on a design and construct package.

RECOMMENDATION

That Council notes the update provided in relation to the Swimming Pool development project and requests the Chief Executive Officer to provide a further report when the outcome of the **BBRF is known.**

12.5.2 Support for CSRFF Grant Application for BMX Lighting

Address:	Insert if applicable
Owner:	Insert if applicable
File Reference:	Insert File No.
Reporting Officer:	Milton Brooks Recreation Services Manager
Responsible Officer:	Ross Rayson Executive Manager Community Services
Voting Requirement	Simple Majority

BRIEF

For council to approve an application to the Department of Sport and Recreation's CSRFF small grants for the installation of lighting at the BMX track.

ATTACHMENTS

- Attachment 1: Letter from BMX Club requesting support.
Attachment 2: BMX Sports Lighting Policy.

BACKGROUND / DETAILS

With the current lighting reaching the end of its useful life, the BMX club erected light poles, installed conduits and upgraded the power panel to accommodate the new lighting. However, the uncertainty around the future of the BMX track's location put a pause on the completion of the lighting project. Whilst, the relocation of the track was recommended as part of the Recreation Facilities Development Plan, council resolved, as part of the consideration of the plan, that the BMX track would remain in its present location. With certainty that the BMX track will remain at its present location, and funds allocated in the 2016-17 budget, the completion of the project has become a priority.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Objective C3: Provide active and passive recreation services and facilities.

Strategy C3.1: Develop, maintain and support appropriate recreation facilities throughout the Shire.

Action: Assist local sporting clubs to develop their governance and expand their participation levels.

Financial / Resource Implications

\$20,000 has been allocated in the 2016/17 budget under 11349404 Infrastructure Parks account. This has been specifically identified for BMX Lighting. Based on 2013/14 financial year pricing the remainder is projected to cost an additional \$30,000. The intent is to apply for a Community Sport and Recreation Facilities Fund (CSRFF) Small Grant for the remaining \$10,000.

Legislative Compliance

N/A.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

Council Officers have been liaising with the BMX club for a number of years about the project and the club has expressed a strong desire for the project to be completed.

Attached is a letter requesting support from the BMX club.

Risk Implications

The risk of putting it off further is the price escalation. The funding the Shire has allocated for this project has been rolled over for the past two years, meaning there is a growing risk that the prices achieved in 2013 are becoming more and more obsolete. Also, further delays expose the project to the risk that the requirements for lighting are enhanced, exposing Council to risk of installing lighting with limited lux and thereby risking liability should an accident occur due to lack of light. Attached is the current WA BMX Lighting policy.

OFFICER'S COMMENT

The lighting of the BMX track has been identified as being of benefit to the club year around. During the hotter months, it enables the Club run later into the cooler evenings when heat is an issue. During the cooler months when daylight is restricted, it enables the Club to continue its program unhindered.

Continually rolling the project over does not demonstrate support to the Club's efforts to increase participation levels in the Shire.

RECOMMENDATION

That council approve an application to the Department of Sport and Recreation's CSRFF small grants for the completion of the lighting at the Northam BMX track.

Attachment 1

Northam BMX Club

Hello Megan,

As per our get together and walk around at the track on Friday the 13th of February, Northam BMX would like to formally request assistance for completion of the lighting project at the Northam BMX Track located next to Jubilee oval. The current lights have reached life end and need to be replaced with modern, to standard lighting. Not only will this assist the club on its regular Thursday night competition but also promote and allow the club to hold State and even National events should BMX Australia wish to make use of our facilities. Currently we are only able to hold a round of the super series event given this is a day time event. This event and others can have well over 350 riders competing and would benefit local businesses due to the influx of people coming to see the action.

To date we have been able to erect the light poles, installed the conduit and upgraded the power panel to accommodate the new lighting. The remaining works to complete the lighting upgrade are new light heads and associated wiring, these remaining tasks are a considerable amount and unfortunately well outside of our ability to fund from Club fundraising events.

Any assistance you are able to provide will be greatly appreciated.

Regards,

Regan Colville
(Committee Member)
Northam BMX



PO Box 829
Northam
Western Australia
6401

PHONE
EMAIL northambmx@outlook.com
WEB SITE www.bmxsportswa.com.au

Attachment 2



BMX SPORTS WESTERN AUSTRALIA

LIGHTING POLICY

This policy is designed to help clubs understand the lighting requirement for all State Super Series events.

The required standard is designed to give a safe racing environment for all levels of competitors at non daylight events.

1. For all Super Series events an average of 100 lux is required.
2. No reading shall be less than 50 lux.
3. Lighting should be designed so as to provide an even spread over the surface of the track so as to avoid definite pools of light.
4. Readings shall be taken from the start gate to the finish line.
5. Readings shall be taken at 10 meter intervals along the centre line of the track.
6. Readings to be recorded on the appropriate BMX WA form.
7. Readings to be carried out using an appropriate lux meter.
8. Readings to be carried out by suitably competent persons.
9. Requests for non daylight events to be submitted 3 months prior to event.
10. All lighting to be in place prior to approval.
11. Final readings to be carried out by BMX WA official.

This policy forms the first step in the upgrading of lighting at BMX clubs and facilities in Western Australia. Whilst the lighting requirements under this policy are quite low, this standard is the minimum required for Super Series events.

Moving forward BMX WA require this standard to increase to a level of 200 lux with a 100 lux minimum measured along the centre line of the track at 5 meter intervals by June 2016.

13. MATTERS BEHIND CLOSED DOORS

13.1 RECEIPT OF MINUTES FROM THE CHIEF EXECUTIVE OFFICER REVIEW COMMITTEE MEETING HELD ON 22 FEBRUARY 2017

The minutes have been provided to Councillors as a separate confidential attachment to this agenda/minutes.

Receipt of Minutes:

RECOMMENDATION

That Council receive the minutes from the Chief Executive Officer Review Committee meeting held on 22 February 2017.

Adoption of Recommendations:

RECOMMENDATION

That Council;

- 1. Accept the 2016/17 performance criteria progress report up to January 31, 2017 provided by the Chief Executive Officer.**
- 2. Makes no submission to the Salaries & Allowances Tribunal in relation to Elected Member and/or Chief Executive Officer Remuneration as the Committee believes band 2 to currently be the appropriate band for the Shire of Northam.**

14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

14.1 2017/18 BUDGET CONSIDERATION – UPGRADE OF CARAVAN DUMP POINT

MOTION

Moved: Cr Hughes

That Council request the Chief Executive Officer to investigate the cost to upgrade the caravan dump point and include on the 2017/18 budget consideration list.

Background:

This matter was raised and discussed at the Strategic Council meeting held on 22 February 2017 where the CEO advised Cr Hughes that a notice of motion would be required in order to progress this matter.

15. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION

16. DECLARATION OF CLOSURE