



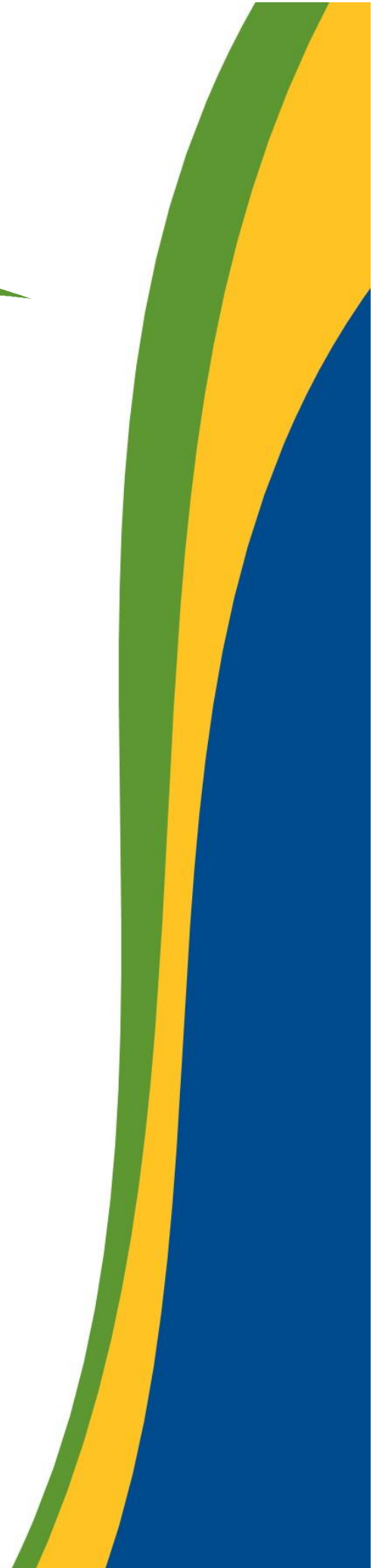
Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Minutes

Ordinary Council Meeting

21 August 2024



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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.

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1 DECLARATION OF OPENING

The Shire President, C R Antonio, declared the meeting open at 5:30 pm.

2 OPENING PROCEDURES

2.1 ACKNOWLEDGEMENT OF COUNTRY

The Shire President, C R Antonio, acknowledged the Traditional Owners of the land on which we meet, the Ballardong and Whadjuk people of the Nyoongar nation and paid our respects to Elders, past present and emerging.

2.2 RECORDING OF COUNCIL MEETINGS

Members of Council and members of the gallery are advised that this meeting will be livestreamed and audio-recorded and made available on the Shire of Northam's YouTube channel. If members of the public want to access the recording of this meeting, they can do so via the Shire of Northam website.

3 ATTENDANCE

3.1 ATTENDEES

Council:

Shire President

Deputy Shire President

Councillors

C R Antonio

A J Mencshelyi

J E G Williams

M P Ryan

L C Biglin

D A Hughes

C M Poulton

H J Appleton

Staff:

Chief Executive Officer

Executive Manager Engineering Services

Executive Manager Development Services

Executive Manager Corporate Services

Acting Executive Manager Community Services

Governance Coordinator

Governance Officer

D Terelinck

P Devcic

C B Hunt

C J Young

J R Byers

A C McCall

T P Van Beek

Gallery:

Public Gallery

L Turvey
I Townsend
S Butler
H Diener
S Hart

3.2 APOLOGIES

Council:

Councillors

M I Girak

3.3 APPROVED LEAVE OF ABSENCE

Nil.

3.4 ABSENT

Nil.

4 DISCLOSURE OF INTERESTS

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

As defined in section 5.60A of the Local Government Act 1995, a **financial interest** occurs where a Councillor / Committee Member, or a person with whom the Councillor / Committee Member is closely associated, has a direct or indirect financial interest in the matter. That is, the person stands to make a financial gain or loss from the decision, either now or at some time in the future.

As defined in section 5.61 of the Local Government Act 1995, an **indirect financial interest** includes a reference to a financial relationship between that person and another person who requires a Local Government decision in relation to the matter.

As defined in section 5.60B of the Local Government Act 1995, a person has a **proximity interest** in a matter if the matter concerns a proposed change to a planning scheme affecting land that adjoins the person's land; or a proposed change to the zoning or use of land that adjoins the person's land; or a proposed development (as defined in section 5.63(5)) of land that adjoins the person's land.

As defined in clause 22 of the Local Government (Model Code of Conduct) Regulations 2021, an **impartiality interest** means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.

Item Name	Item No.	Name	Type of Interest	Nature of Interest
Northam Airfield Rules of Operation	13.1.2	Cr J E G Williams	Impartiality	One of Cr Williams' brothers-in-law has a hangar at the airfield. Hangar owners are mentioned in the report.
Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie.	13.3.2	President C R Antonio	Impartiality	The applicants for this submission are well known to President Antonio, with one of the applicants being a fellow Councillor on the Shire of Northam.
		Cr H J Appleton	Impartiality	Lisa Biglin is a fellow Councillor.
		Cr L C Biglin	Financial	Cr Biglin is part owner in 50 Boronia Avenue that is owned by their

				Self-Managed Superannuation Fund.
		Cr M I Girak	Impartiality	The landowner of the proposed scheme amendment is a fellow Councillor. Cr Girak's interest is minor and it will not impact her decision in this matter.
		Cr D A Hughes	Impartiality	The owners of the lots to be rezoned are known to Cr Hughes.
		Cr A J Mencshelyi	Impartiality	The proponents are known to Cr Mencshelyi.
		Cr C M Poulton	Impartiality	Lisa (Landowner) is known to Cr Poulton. With regard to the matter in item 13.3.2, Cr Poulton discloses that he has an association with the Landowner mentioned in the report. This association is impartial.
		Cr J E G Williams	Impartiality	One of the owners of the subject property is known to Cr Williams and is a fellow Councillor. Cr Williams husband has previously done work for another owner (over 12 months ago).
		Cr M P Ryan	Impartiality	The land holder is known to Cr Ryan and is a fellow Councillor.
Proposed Scheme Amendment No. 22 – 51 Jocosso Rise, Wundowie	13.3.3	Cr L C Biglin	Impartiality	Residents and some staff at Jocosso Rise are known to Cr Biglin.
Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam	13.3.4	President C R Antonio	Impartiality	The applicants of this submission are well known to President Antonio.
		Cr D A Hughes	Impartiality	The owner of 190 Hotel is known to Cr Hughes.
		Cr A J Mencshelyi	Impartiality	The owner of 190 Fitzgerald Street is known to Cr Mencshelyi.

Governance Coordinator left the meeting at 5:33 pm and returned to the meeting at 5:34 pm.

5 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Visitations and Consultations	
18/07/2024	Online Meeting with owners of Sierra Lifestyle Village (Wundowie)
22/07/2024	AROC Governance Meeting – Toodyay (Cr Mencshelyi attended)
23/07/2024	Local Government Small Business Alliance Agreement Promotion
24/07/2024	Wheatbelt Regional Drought Resilience Plan Steering Committee Meeting
25/07/2024	Triple M radio interview on Avon Descent and Bilya Parade and Festival
25/07/2024	Farm Weekly interview on Avon Descent and Bilya Parade and Festival
26/07/2024	Bringing Dowerin Downtown Launch - Perth
26/07/2024	Citizenship Ceremony - Northam
29/07/2024	Meeting with Bakers Hill RSL
30/07/2024	Northam Chamber of Commerce Business Breakfast
31/07/2024	Directions Career Expo - Northam
31/07/2024	Northam Specialist Disability Accommodation Official Launch Event
02/08/2024	Mayors and Presidents Forum - Perth
02/08/2024	WALGA Local Government Awards 2024 - Perth
03/08/2024	Lions Community Markets - Northam
06/08/2024	Wheatbelt District Leadership Group Meeting - Northam
06/08/2024	Meeting with New franchisees of McDonald's Northam
09/08/2024	Avon Descent Bilya Festival - Northam
09/08/2024	Bilya VIP event – Northam at Bilya Koort Boodja
10/08/2024	Avon Descent Official Start and events – Northam and Toodyay
11/08/2024	Avon Descent Closing Events - Bayswater
18/08/2024	Northam RSL Vietnam Veterans Memorial event
20/08/2024	Northam Chamber of Commerce and Shire of Northam Meeting
Upcoming Events	
22/08/2024	Regional Capitals Alliance Online Meeting
22/08/2024	Wheatbelt Public Health & Local Government Collaborative Series Meeting
23/08/2024	Avon-Midland Country Zone Meeting - Northam
23/08/2024	Wheatbelt Zone Forum - Northam
23/08/2024	Northam Lions Club Change Over Night - Northam
25/08/2024	Kennedy Cup Official Opening - Northam

28/08/2024	Dowerin Machinery Field Days
02/09/2024	AROC Governance Group Meeting - Toodyay
04/09/2024	Meeting with Minister for Water, Hon Simone McGurk
07/09/2024	Lions Community Markets - Northam
13/09/2024	Town Teams Conference – Northam and official opening
14/09/2024	Northam Agricultural Show and official opening

Operational Matters:

Welcome to the season of Djilba. In our traditional Nyoongar calendar, this time of rain filling lakes and waterholes. It is usually the coldest part of the year, with clear cold days and nights, then getting warmer with rain and wind.

If you see anything out of order, you can use the Shire's "App", Snap Send Solve, which looks like this - This might be things like - a damaged footpath, damage to roads, or even a missing road sign.

This allows you to photograph what you see, and then report it directly to the Shire of Northam. You are issued with a tracking number and what will happen going forward to repair or fix what you have reported. If you want to check on the progress, you can follow your tracking number. Any photo you take will have a GPS reference, so the location point is clearly identified.

Events Calendar:

The big event recently held has been the 2024 Northam Bilya River Festival. The annual street party includes the community-led street parade, free family-friendly sideshow games, roving performances and amusement rides. The festival ends with the ever-popular fireworks.

Whilst perusing our calendar of events, just over the next few weeks, there are community-led events in Northam, Grass Valley, and Bakers Hill, with many events all over the shire coming up later in the year.

Strategic Matters:

Northam's Electric Vehicle (EV) Charging Station is being completed during August 2024.

The EV charging station allows the Shire of Northam to be a part of WA's EV Network. This gives EV drivers the opportunity and confidence to be able to explore our fantastic area. Local businesses should also be able to benefit, provided goods and services to those drivers and passengers whilst their vehicle is being charged.

As part of the Shire's focus on the environment and sustainability, the Northam Re-Store recently celebrated its second birthday. Over the past couple of years, the store has assisted the Shire in reducing landfill waste and education of our local population.

6 PUBLIC QUESTIONS

Name: S Butler

Item Name (If applicable): N/A

Summary of Question 1: Can the Council please provide an official answer on the outcome of the State Parliamentary debate from 19 October 2023, regarding 15 Minute Cities in relation to Northam?

Summary of Response 1: This question was taken on notice.

Name: I Townsend

Item Name (If applicable): N/A

Summary of Question 1: Can the Shire provide evidence of its authority to monitor the movements of the people in Northam townsite? Where does this official authority come from?

Summary of Response 1: This question was taken on notice.

Name: L Turvey

Item Name (If applicable): N/A

Summary of Question 1: Does the Shire of Northam have a copy of the original 1901 Commonwealth Constitution in the building?

Summary of Response 1: This question was taken on notice.

Summary of Question 2: What are the Council's thoughts regarding 15 Minute Cities for the future? Is this something that Northam is considering and why?

Summary of Response 2: This question was taken on notice.

Name: H Diener

Item Name (If applicable): N/A

Summary of Question 1: If the Shire are considering a position on 15 Minute Cities will the public be consulted?

Summary of Response 1: The Presiding Member confirmed that if the Shire did consider a position on 15 Minute Cities in the future, it is anticipated there would be community consultation.

Summary of Question 2: Does the Council know what the "Dieu*" is? The lion and unicorn Commonwealth Coat of Arms? And why does the Shire not have a copy hanging in the Council Chambers?

(* spelling unknown)

Summary of Response 2: This question was taken on notice.

7 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Name: Amy Jacob – Northam Swan Guardians

Meeting Taken on Notice: Ordinary Council Meeting – 17 July 2024

Summary of Question 1: Are the Shire of Northam aware that in the last 24 months roughly 8 White Swans have died on the river and what will the Shire do to assist with protecting the Swans?

Response 1: Shire staff are aware that over the last 4 years there has been 5 swans deceased. These were caused by a variety of reasons and unfortunately affected several cygnets.

The Shire Rangers monitor the swan population, and with any signs of injury or sickness swans are caught and taken for medical examinations/ treatment. During and leading up to mating seasons, male swans become very territorial and aggressive towards other males and during this time other males are moved to the swan enclosure for their safety if needed.

Depending on the breeding of the Western Long Neck Turtles, Rangers will trap and relocate turtles down the river for the protection of the cygnets and young waterfowl as the turtles can eat the young cygnets and waterfowl).

Signage regarding correct feeding has been erected. Rangers complementary feed swan's dependent on river health and food supply.

**Summary of
Question 2:**

The Northam Swan Guardians have received some funds that were raised by a community member from the sale of Swan Calendars. Can the group use this money to install security cameras around the river to monitor the breeding program? What can the Swan Guardians do with the Shire of Northam through an MOU to better maintain the swans environment?

Response 2:

Shire staff are happy to work with the Swan Guardians in assisting with the ongoing management of the swans and the environment. This has recently occurred with the Guardians undertaking work with the swan enclosure/drainage area to assist with the improvement to the area. In reference to the proposed erection of CCTV in or around the River, this is supported, subject to the cameras being compatible and linked to the existing CCTV systems.

8 RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

8.1 PETITIONS

Nil.

8.2 PRESENTATIONS

Nil.

8.3 DEPUTATIONS

Name: H Diener

Item Name (If applicable): N/A

Summary of Deputation: Ms H Diener provided Council with a statement regarding 15 Minute Cities.

9 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

10 CONFIRMATION OF MINUTES

10.1 CONFIRMATION OF MINUTES FROM THE ORDINARY COUNCIL MEETING HELD 17 JULY 2024

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5095

Moved: Cr A J Mencshelyi

Seconded: Cr D A Hughes

That the minutes of the Ordinary Council meeting held on Wednesday, 17 July 2024 be CONFIRMED as a true and correct record of that meeting.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

10.2 CONFIRMATION OF MINUTES FROM THE SPECIAL COUNCIL MEETING HELD 14 AUGUST 2024

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5096

Moved: Cr L C Biglin

Seconded: Cr J E G Williams

That the minutes of the Special Council meeting held on Wednesday, 14 August 2024 be **CONFIRMED** as a true and correct record of that meeting.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

10.3 NOTES FROM THE COUNCIL FORUM MEETING HELD 14 AUGUST 2024

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5097

Moved: Cr M P Ryan

Seconded: Cr C M Poulton

That Council **RECEIVES** the notes from the Council Forum meeting held on Wednesday, 14 August 2024.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil



Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Notes

Council Forum Meeting

14 August 2024

Council Forum Meeting Notes
14 August 2024



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Council Forum Meeting Notes
14 August 2024



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 16 August 2024.

DEBBIE TERELINCK
CHIEF EXECUTIVE OFFICER

Received Notes

These notes were received at an Ordinary Meeting of Council held on 21 August 2024.

Signed: 

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

Council Forum Meeting Notes
14 August 2024



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Council Forum Meeting Notes
14 August 2024



1 DECLARATION OF OPENING

The Shire President, C R Antonio, declared the meeting open at 5:30 pm.

2 ACKNOWLEDGEMENT OF COUNTRY

2.1 ACKNOWLEDGEMENT OF COUNTRY

The Shire of Northam would like to acknowledge the Traditional Owners of the land on which we meet, the Ballardong and Whadjuk people of the Nyoongar nation and pay our respects to Elders, past present and emerging.

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3.1 ATTENDEES

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Shire President
Deputy Shire President
Councillors

C R Antonio
A J Mencshelyi
J E G Williams
M I Girak
L C Biglin
D A Hughes
C M Poulton
H J Appleton

Staff:

Chief Executive Officer
Executive Manager Engineering Services
Acting Executive Manager Development Services
Executive Manager Corporate Services
Acting Executive Manager Community Services
Governance Coordinator
Governance Officer

D Terelinck
P D Devcic
J Jurmann

C J Young
J R Byers

A C McCall
T P Van Beek

Gallery:

Public Gallery

N Hampton

**Council Forum Meeting Notes
14 August 2024**



3.2 APOLOGIES

Nil.

3.3 APPROVED LEAVE OF ABSENCE

Nil.

3.4 ABSENT

Council:
Councillor

M P Ryan

Council Forum Meeting Notes
14 August 2024



4 DISCLOSURE OF INTEREST

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

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		Cr H J Appleton	Impartiality	Lisa Biglin is a fellow Councillor.
		Cr L C Biglin	Financial	Cr Biglin is part owner in 50 Boronia Avenue

Council Forum Meeting Notes
14 August 2024



				that is owned by their Self-Managed Superannuation Fund.
		Cr M I Girak	Impartiality	The landowner of the proposed scheme amendment is a fellow Councillor. Cr Girak's interest is minor and it will not impact her decision in this matter.
		Cr D A Hughes	Impartiality	The owners of the lots to be rezoned are known to Cr Hughes.
		Cr A J Mencshelyi	Impartiality	The proponents are known to Cr Mencshelyi.
		Cr C M Poulton	Impartiality	Lisa (Landowner) is known to Cr Poulton. With regard to the matter in item 13.3.2, Cr Poulton discloses that he has an association with the Landowner mentioned in the report. This association is impartial.
		Cr J E G Williams	Impartiality	One of the owners of the subject property is known to Cr Williams and is a fellow Councillor. Cr Williams husband has previously done work for another owner (over 12 months ago).
Proposed Scheme Amendment No. 22 – 51 Jocoso Rise, Wundowie	13.3.3	Cr L C Biglin	Impartiality	Residents and some staff at Jocoso Rise are known to Cr Biglin.
Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam	13.3.4	President C R Antonio	Impartiality	The applicants of this submission are well known to President Antonio.
		Cr D A Hughes	Impartiality	The owner of 190 Hotel is known to Cr Hughes.
		Cr A J Mencshelyi	Impartiality	The owner of 190 Fitzgerald Street is known to Cr Mencshelyi.

The Governance Officer left the meeting at 5:33 pm and returned to the meeting at 5:34 pm.

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5 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

6 PUBLIC QUESTIONS

Nil.

7 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

8 RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

8.1 PETITIONS

Nil.

8.2 PRESENTATIONS

Nil.

8.3 DEPUTATIONS

Nil.

9 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

10 CONFIRMATION OF MINUTES

**10.1 CONFIRMATION OF MINUTES FROM THE ORDINARY COUNCIL MEETING
HELD 17 JULY 2024**

Nil.

**10.2 CONFIRMATION OF MINUTES FROM THE SPECIAL COUNCIL MEETING HELD
14 AUGUST 2024**

Nil.

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10.3 NOTES FROM THE COUNCIL FORUM MEETING HELD 14 AUGUST 2024

Nil.

11 ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

Nil.

12 REPORTS OF COMMITTEE MEETINGS

Nil.

13 OFFICERS REPORTS

13.1 CEO'S OFFICE

13.1.1 Western Australian Local Government Association (WALGA) - Annual General Meeting

Nil.

Cr J E G Williams declared an "Impartiality" interest in agenda item 13.1.2 Northam Airfield Rules of Operation, as one of Cr Williams' brothers-in-law has a hangar at the airfield. Hangar owners are mentioned in the report.

13.1.2 Northam Airfield Rules of Operation

Clarification was sought in relation to:

- On page 20 of the agenda, it mentions a speed limit of 20km per hour. Is it proposed that we install signage at the airfield for this?

The Governance Coordinator advised that there is an existing "20km" sign at the entrance to the airfield. The update to the rules will align with the existing signage.

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13.1.3 Shire of Northam Bush Fire Brigade Local Law 2024

Clarification was sought in relation to:

- Has this already been presented to a Council Meeting?

The Governance Coordinator confirmed that this is correct. However, feedback was received on the Local Law when it was previously out for public comment and as a result, changes have been made to the document. As the changes have been determined to be substantial, the making of a Local Law process needs to start again.

13.1.4 Delegated Authority 3.1.11 Prosecution of Offences

Nil.

13.2 ENGINEERING SERVICES

Nil.

13.3 DEVELOPMENT SERVICES

13.3.1 Proposed Scheme Amendment No. 20 - 185 Wellington St, Northam

Clarification was sought in relation to:

- Will there be sufficient parking for the number of proposed units and facilities?

The Executive Manager Development Services advised that the plans attached to the agenda item are concept only. If the amendment is approved, the proponent will be required to go through a development application process where details such as parking can be looked at further.

- On the corner lot, there is a strip between the boundary fence and the adjoining property, is that an easement or the fence around the tennis court?

The Executive Manager Development Services confirmed that this would be the fence around the tennis court.

- There is a house between the old church and The Rec hotel. Will this house be demolished?

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The Executive Manager Development Services advised that this house is not part of the proposed development site.

- The Rec hotel accommodation had been zoned as commercial, is there a reason that this is residential?

The Executive Manager Development Services advised that the applicants have applied for the zoning to be residential, and this provides more flexibility.

- Is the land currently rateable?

The Executive Manager Corporate Services advised that the land became rateable when it was purchased by the current owners.

- Would the rates increase if this proposal was approved?

The Executive Manager Corporate Services confirmed that this is correct based on the potential for the Gross Rental Value to increase.

- Is the church on the Shire's heritage register and does that mean that the church is protected, and they cannot modify or demolish it?

The Executive Manager Development Services confirmed that the church is on the Shire's heritage register and noted that while the church can still be modified, there would be a requirement for approval to be submitted to Council as a report for decision.

- By rezoning the lots, would it substantially increase the value of the land and if so are we able to place a caveat on the land stating that the zoning will only apply to the land provided that they develop it?

The Executive Manager Development Services advised that it is not possible to place a caveat on the land relating to the rezoning, however, once development approval is granted, it is generally with the condition that development occurs within 2 years.

- Just to confirm, if the land is re-zoned the rates will increase?

The Executive Manager Corporate Services confirmed that if the development progresses, the Gross Rental Value is likely to increase as will the rates.

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Cr L C Biglin declared a "**Financial**" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as Cr Biglin is part owner in 50 Boronia Avenue that is owned by their Self-Managed Superannuation Fund.

President C R Antonio declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the applicants for this submission are well known to President Antonio, with one of the applicants being a fellow Councillor on the Shire of Northam.

Cr H J Appleton declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as Lisa Biglin is a fellow Councillor.

Cr M I Girak declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the landowner of the proposed scheme amendment is a fellow Councillor. Cr Girak's interest is minor, and it will not impact her decision in this matter.

Cr D A Hughes declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the owners of the lots to be rezoned are known to Cr Hughes.

Cr A J Mencshelyi declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the proponents are known to Cr Mencshelyi.

Cr C M Poulton declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as Lisa (Landowner) is known to Cr Poulton. With regard to the matter in item 13.3.2, Cr Poulton discloses that he has an association with the Landowner mentioned in the report. This association is impartial.

Cr J E G Williams declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as one of the owners of the subject property is known to Cr Williams and is a fellow Councillor. Cr Williams' husband has previously done work for another owner (over 12 months ago).

Cr L C Biglin left the meeting at 5:51 pm due to a Financial Interest.

The Governance Officer left the meeting at 5:53 pm and returned to the meeting at 5:54 pm.

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13.3.2 Proposed Scheme Amendment No. 21 - 50 Boronia Ave, Wundowie

Clarification was sought in relation to:

- In regard to the new Local Planning Strategy that was just completed, will the change to the zoning automatically occur when and if the new strategy is approved?

The Executive Manager Development Services advised that when the Local Planning Strategy is adopted, the Local Government will undertake a series of scheme amendments to reflect what the Strategy is trying to achieve. In this case, the landowner does not want to wait for this process as there is no set timeframe for completion. Ultimately the aim of the scheme amendment process is to reflect what is in the Local Planning Strategy.

- Will this change how the rates are calculated for the affected properties?

The Executive Manager Corporate Services advised that rates are based on the Gross Rental Value of the property.

- Some of the figures mentioned in the attachment from the consultant are incorrect, will this be corrected?

The Executive Manager Development Services confirmed that the information will be reviewed.

- Just to confirm, does the amendment being proposed in this item align with what will be in the Local Planning Strategy?

The Executive Manager Development Services confirmed that this proposal would align with the intention of the Local Planning Strategy.

The Acting Executive Manager Community Services left the meeting at 5:58 pm.

Cr L C Biglin and the Acting Executive Manager Community Services returned to the meeting at 5:59 pm.

Cr L C Biglin declared an "Impartiality" interest in agenda item 13.3.3 Proposed Scheme Amendment No. 22 – 51 Jocoso Rise, Wundowie, as residents and some staff at Jocoso Rise are known to Cr Biglin.

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13.3.3 Proposed Scheme Amendment No. 22 - 51 Jocoso Rise, Wundowie

Clarification was sought in relation to:

- The owners of the property are seeking an R40 zoning due to limitations with the current zoning, does their current zoning no longer cover what they require?

The Executive Manager Development Services confirmed that the R codes have changed, and their current zone no longer suits their needs.

- Was there a reason for the initial differences in their requirements?

The Executive Manager Development Services advised that the initial intent was to have different owners on the individual lots.

- Do the current people residing at this location currently have the ability to take their houses with them when they move?

The Executive Manager Development Services confirmed that it is our understanding that the people currently living in this location own their own mobile homes and can move them if they leave. The changes in this proposal should not affect these residents.

- How can we protect these residents to ensure that they are not forced to comply with the changes in this proposal?

The Executive Manager Development Services advised that the owners of the property would have to go through a process that includes bringing a report back to Council for approval should they wish to change the circumstances of the current residents.

- Can we request that a full map of the title areas be included in the application rather than just the Certificate of Title numbers?

The Executive Manager Development Services confirmed that this is something that can be requested.

President C R Antonio declared an "Impartiality" interest in agenda item 13.3.4 Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam, as the applicants of this submission are well known to President Antonio.

Cr D A Hughes declared an "Impartiality" interest in agenda item 13.3.4 Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam, as the owner of 190 Hotel is known to Cr Hughes.

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Cr A J Mencshelyi declared an "Impartiality" interest in agenda item 13.3.4 Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam, as the owner of 190 Fitzgerald Street is known to Cr Mencshelyi.

13.3.4 Variation to Alfresco Dining Permit - 190 Fitzgerald Street, Northam

Clarification was sought in relation to:

- Is there a charge for use of this land?

The Executive Manager Development Services advised that there is no additional charge for the use of the land. The only associated charge is for an alfresco permit which is \$1.00 per annum.

- Will there be any change to how the land is currently used?

The Executive Manager Development Services advised that there will be no change to the way that the area is currently used. This proposal will formalise an agreement to conform with the current policy.

- So this variation will only close the area between 8:00 pm and midnight on Friday nights?

The Executive Manager Development Services confirmed that this is correct.

- Are there any potential issues regarding parking and safety with this area being so close to the road?

The Executive Manager Development Services advised that to our knowledge there have not been any major issues reported to the Shire regarding parking or safety concerns.

- Is there a way for us to request that the path is not closed during special events i.e. Bilya River Festival?

The Executive Manager Development Services advised that Council can vary the recommendation to add conditions such as not closing the footpath during special events.

13.3.5 Proposed Dwelling - 71 Higgs Place, Bakers Hill

Clarification was sought in relation to:

- What is the reason that the applicant cannot use the site further away from the fence that was included in the original building envelope?

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The Executive Manager Development Services advised that the applicant has indicated that the area that was previously outlined as the building envelope is unstable, and they would have issues building on that location irrespective of what type of footings are used.

- In regards to the incline of the roof only being 7 degrees on one side and 3 degrees on the other, is this acceptable?

The Executive Manager Development Services advised that in terms of the aesthetics of the building, officers have determined that this is acceptable. In terms of the engineering considerations, this is not something that the Shire can comment on.

- Can we please get a map showing where the neighbours' house is in relation to the proposed location?

The Executive Manager Development Services confirmed that this can be provided.

13.4 CORPORATE SERVICES

13.4.1 Accounts & Statement of Accounts - July 2024

Nil.

13.4.2 Budget Amendment 2023/24

Clarification was sought in relation to:

- Do we normally title this report as "Budget Amendment"?

The Executive Manager Corporate Services advised that these amendments would usually be incorporated into the financial report however this report is not being presented to the Council meeting this month.

13.5 COMMUNITY SERVICES

Nil.

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14 MATTERS BEHIND CLOSED DOORS

RECOMMENDATION/COUNCIL DECISION

Minute No: C.5093

Moved: M I Girak

Seconded: A J Mencshelyi

That Council, in accordance with section 11.1(i) of the Shire of Northam Standing Orders Local Law 2018 and Section 5.23 (2)(c) of the Local Government Act 1995, MEETS behind closed doors to consider agenda item/s:

- 14.1 - Lease of a Portion of 44 Peel Terrace, Northam.
- 14.2 - Lease of Hangar 24 & 25 Northam Airfields.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr J E G Williams, Cr M I Girak, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton and Cr H J Appleton.

Against: Nil.

The members of the public gallery left the meeting at 6:13 pm.

14.1 Lease of a Portion of 44 Peel Terrace, Northam

See Confidential Addendum.

14.2 Lease of Hangar 24 & 25 Northam Airfields

See Confidential Addendum.

The Governance Officer left the meeting at 6:15 pm and returned to the meeting at 6:16 pm.

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RECOMMENDATION/COUNCIL DECISION

Minute No: C.5094

Moved: A J Mencshelyi

Seconded: J E G Williams

That Council move out from behind closed doors.

CARRIED 8/0

For: *President C R Antonio, Cr A J Mencshelyi, Cr J E G Williams, Cr M I Girak, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton and Cr H J Appleton.*

Against: *Nil.*

The Public Gallery returned to the meeting at 6:17 pm.

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

16 URGENT BUSINESS APPROVED BY DECISION

Nil.

17 DECLARATION OF CLOSURE

There being no further business, the Shire President, C R Antonio, declared the meeting closed at 6:17 pm.

11 ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

Nil.

12 REPORTS OF COMMITTEE MEETINGS

Nil.

13 OFFICER REPORTS

13.1 CEO'S OFFICE

13.1.1 Western Australian Local Government Association (WALGA) - Annual General Meeting

File Reference:	1.6.5.5
Reporting Officer:	Tamika Van Beek (Governance Officer)
Responsible Officer:	Debbie Terelinck (Chief Executive Officer)
Officer Declaration of Interest:	Nil.
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to nominate voting delegates to attend the 2024 Western Australian Local Government Association (WALGA) Annual General Meeting.

ATTACHMENTS

Nil

A. BACKGROUND / DETAILS

The Western Australian Local Government Association (WALGA) will be holding the annual Local Government Convention from 8 October to 10 October 2024. The Annual General Meeting (AGM) is held alongside the convention on 9 October 2024 and is an opportunity for WALGA to share its annual report and discuss issues raised by its Local Government members.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Performance. Outcome 12: Excellence in organisational performance and customer service.
Objective 12.1: Maintain a high standard of corporate governance and financial management.
Priority Action: Nil.

B.2 Financial / Resource Implications

Nil.

B.3 Legislative Compliance

Nil.

B.4 Policy Implications

Nil.

B.5 Stakeholder Engagement / Consultation

Nil.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	N/A		
Health & Safety	N/A		
Reputation	N/A		
Service Interruption	N/A		
Compliance	N/A		
Property	N/A		
Environment	N/A		

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

WALGA has advised that the agenda for the Annual General Meeting will be available no later than 9 September 2024. Once the AGM agenda is provided and the motions are known, relevant information will be provided to Council Members to assist with voting.

The Shire President and Deputy Shire President have both indicated their intention to attend the 2024 WALGA Local Government Convention and are recommended to be the Shire of Northam's voting delegates to the WALGA Annual General Meeting.

It is suggested that Council nominate two proxy voting delegates in the event that the Shire President or Deputy President are unable to attend. At the time of writing this report the below Council Members have indicated their intention to attend the 2024 WALGA Local Government Convention:

- Cr J E G Williams
- Cr H J Appleton

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5098

Moved: Cr M P Ryan

Seconded: Cr A J Mencshelyi

That Council:

1. **NOMINATES** the Shire President and Deputy Shire President as voting delegates at the 2024 Western Australian Local Government Association Annual General Meeting;
2. **NOMINATES** Cr J E G Williams and Cr H J Appleton as proxy voting delegates at the 2024 Western Australian Local Government Association Annual General Meeting.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

Four members of the Public Gallery left the meeting at 5:50 pm.

Cr J E G Williams declared an "Impartiality" interest in agenda item 13.1.2 Northam Airfield Rules of Operation, as one of Cr Williams' brothers-in-law has a hangar at the airfield. Hangar owners are mentioned in the report.

13.1.2 Northam Airfield Rules of Operation

File Reference:	A12838
Reporting Officer:	Alysha Mccall (Governance Coordinator)
Responsible Officer:	Debbie Terelinck (Chief Executive Officer)
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to adopt the updated Rules of Operation for the Northam Airfield.

ATTACHMENTS

1. Northam Airfield Rules of Operation - Proposed 2024 - CLEAN VERSION [13.1.2.1 - 2 pages]
2. Northam Airfield Rules of Operation - Proposed 2024 - TRACKED CHANGES [13.1.2.2 - 2 pages]

A. BACKGROUND / DETAILS

At the Ordinary Council Meeting held on 13 August 2008, Council endorsed the Rules of Operation for the Northam Airfield:

Minute No C.526

Moved Cr R W Tinetti, Seconded Cr G N Beazley

- 8) ***That in recognition of the work undertaken by the NAC in developing the Northam Airport, Council grant it rent free status for the proposed lease of their clubroom and adjoining hanger on site 21 for the term of 15 years, commencing 1 July 2008 subject to the site not being used for any commercially based activity.***
- 9) ***That Council present to the NAC, at a suitable function in the NAC clubrooms, a plaque that recognises the contribution made by the NAC to the development of the Northam Airport.***

10. ***That Council adopt the 'Northam Airport Rules of Operation' listed in Schedule 12.***
11. ***That Council grant FESA rent free status and a rate concession for site 20 due to its use as an emergency water supply for fire fighting.***

**CARRIED 8/0
BY ABSOLUTE MAJORITY VOTE**

SCHEDULE 12

NORTHAM AIRPORT RULES OF OPERATION

The Shire of Northam has appointed the Northam Aero Club Inc as the Managing Body for the Northam Airport.

The Northam Aero Club has appointed a person, approved by Council, who is the designated Airport Manager.

The Airport Manager has the responsibility for making those decisions necessary to manage the day to day operations of the airport.

Every person who enters the Airport site must comply with the following rules.

RULES

1. *Any person using or entering the Northam Airport site must at all times comply with any lawful request or direction of the Airport Manager.*
2. *All aircraft using/operating from the Northam Airport shall do so in accordance with Civil Aviation Safety Regulations.*
3. *Night circuits by any aircraft are not permitted after 2100 hrs Western Standard Time (1300 UTC). This rule does not apply to aircraft terminating or originating a night flight in Northam.*
4. *In order that aircraft noise levels over the town are minimised, left hand circuits are applied to Runway 14. Right hand circuits are applied to Runway 32.*
5. *The following types of aircraft are not permitted to operate from the Northam Airport unless the express permission of the Northam Shire Council has been granted.*
 - a) *Gyroplanes CAO 95.12 and CAO 95.12.1*
 - b) *Weight shift Control aircraft and Powered Parachutes. CAO 95.32*
 - c) *Parasails and Gyroglides CAO 95.14.*
6. *All aircraft not contained within an approved hangar must be parked in the designated aircraft parking area.*
7. *Security of any aircraft is at all times the responsibility of the individual owner or operator or Pilot in Command (PIC).*

8. Motor vehicle entry to the Airport site must be through the approved entry gate off Withers Street.
9. Motor vehicles (including tugs) entering the Northam Airport site must not proceed beyond the nominated general vehicle parking area unless specific approval has been granted by the Airport Manager.
10. Application for vehicle access to the airport beyond the General Parking area should in the first instance be made to the Airport Manager and may be granted subject to conditions.
Any Vehicle access approval granted is subject to the approved vehicle meeting the safety and licensing regulations applicable to all general road usage.
Where the vehicle is an aircraft tug it shall be certified as safe to use for that purpose by a person competent to do so.
11. Notwithstanding any vehicle access approval granted under Rule 10, vehicles shall not be permitted on the airport runway unless specifically approved to do so by the Airport Manager. Such vehicles must be equipped with suitable flashing warning lights preferably a working air-band radio and driven by a driver who is trained in or aware of airport safety requirements or be accompanied by a person approved by the Airport Manager.
12. The maximum speed for any motor vehicle on the Northam Airport site is 40 km per hour.
13. Access to the Airport especially airside by persons.
 - 13.1 No person may enter the Northam Airport site other than through the approved entry gate off Withers Street and may not move beyond the General Vehicle Parking area unless accompanied by:
 - (a) A representative of the Shire of Northam; or
 - (b) A representative of the Airport Manager; or
 - (c) A Lessee or the appointed representative of a Lessee of any hangar site at the Airport; or
 - (d) Has been specifically authorised to do so by virtue of being an employee of any Lessee operating a business from a hangar site.
 - 13.2
 - (a) Notwithstanding sub clause 13.1 where an aircraft lands at the Northam Airport to either pick up or drop off passengers then the Pilot in Command (PIC) of that aircraft will be responsible for the safety of his passengers.
 - (b) The PIC will escort incoming passengers from his aircraft to the general vehicle parking area or into the care of one of those persons authorised in sub clause 13.1(a) to (c) inclusive.
 - (c) The PIC will escort outgoing passengers either from the general vehicle parking area to his aircraft or where these passengers are already in the care of a person authorised

by sub clause 13.1(a) to (c) inclusive from the care of those persons to his aircraft.

14. *Only persons authorised by the Airport Manager may enter onto the Northam Airport runway.*
15. *With authority from the Airport Manager access to the Northam airport site is permitted at any time by Emergency Service vehicles or personnel attending to any emergency. Care must be taken not to conflict with aircraft that may be using the Airport.*

An additional rule was approved by Council at its meeting held on 15 March 2023 which was identified as part of a gyrocopter application. This rule related to mandating the carriage and use of air-band radios for all users of the Northam Airfield. Where airports are CASA 'Certified', aircraft must be equipped with radios. As Northam is CASA 'Non-Certified', aircraft radios are not mandatory and therefore it was recommended to implement this through the Rules of Operation to improve aircraft safety.

The following table provides a summary of the proposed changes to the Rules of Operation:

Change proposed	Reason for change
1. Updating the reference from "Airport" to "Airfield"	The term "Airport" is a generic term used to describe what is perceived to be a larger aerodrome with substantial facilities. Officers believe the term "Airfield" is more appropriate for the size of the Northam Airfield.
2. Reducing the motor vehicle speed from "40km per hour" to "20km per hour".	This is considered to be an appropriate speed for motor vehicles and is recommended to reduce risks relating to aircraft and motor vehicle collision.
3. New rule "Aircraft can be parked on the apron for a maximum of three (3) months before alternate storage arrangements must be made."	There are currently several non-operational aircraft located at the airfield, which is considered unsightly. These aircraft have been parked for more than three years. It is proposed to retain the fees and charges that allow for blocks of parking greater than three months to be purchased, however the aircraft cannot stay at the airfield for a period longer than three months consecutively.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Prosperity.

Outcome 10: An attractive destination for investors, business and visitors; helping to grow the economy and local jobs.

Objective 10.4: Identify develop and promote tourism experiences and supporting services.

Priority Action: Nil.

B.2 Financial / Resource Implications

Council has adopted the following fees and charges with respect to aircraft parking:

Aircraft parking per plane per week	\$16.00
Aircraft parking per plane 3 months	\$165.00
Aircraft parking per plane 6 months	\$275.00
Aircraft parking per plane 12 months	\$440.00

Over the 2023/24 financial year, Council received \$1,508.18 in revenue from aircraft parking. This is predominantly made up from two aircrafts that have been parked since December 2017 and December 2020. There are two additional aircraft owners who utilise aircraft parking on a casual basis.

Work associated with updating the signage has been estimated at \$2,730 which has been included in the proposed 2024/25 budget.

B.3 Legislative Compliance

The *Civil Aviation Regulations 1988* (CAR) and *Civil Aviation Safety Regulations 1998* (CASR) are the regulatory controls for aviation safety in Australia. They contain the detailed safety standards that people and organisations must comply with. The CASR are typically grouped around a foundation, such as flight operations.

The *Local Government Act 1995* provides the provision for removing and impounding goods should the aircraft owners breach the Rules of Operation with respect to aircraft parking, noting the relevant sections listed below:

- s. 3.39. Power to remove and impound
- s. 3.41. Impounded perishable goods, notice to collect
- s.3.46 Goods May be withheld until costs paid
- s.3.47 Confiscated or uncollected goods, disposal of
- s.3.48 Impounding expenses, recovery of

B.4 Policy Implications

Airport Masterplan

The Shire of Northam Airport Masterplan was adopted in 2015 and is due for review.

Delegated Authority Register – Delegation 1.2.6, Confiscated or Uncollected Goods

<p>Function: <i>This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.</i></p>	<ol style="list-style-type: none"> 1. Authority to refuse to allow goods impounded under s.3.39 or 3.40A to be collected until the costs of removing, impounding and keeping them have been paid to the local government. [s.3.46] 2. Authority to sell or otherwise dispose of confiscated or uncollected goods or vehicles that have been ordered to be confiscated under s.3.43 [s.3.47]. 3. Authority to recover expenses incurred for removing, impounding, and disposing of confiscated or uncollected goods [s.3.48].
<p>Council Conditions on this Delegation:</p>	<ol style="list-style-type: none"> a. Disposal of confiscated or uncollected goods, including abandoned vehicles, with a market value less than \$20,000 may, in accordance with Functions and General Regulation 30, be disposed of by any means considered to provide best value, provided the process is transparent and accountable. Pre-auction estimates and tenders for amounts considered to exceed \$20,000 shall be referred to Council for consideration prior to sale. b. NOTE – declared abandoned vehicle wreck may only be removed and impounded by a person duly authorised under s.3.40A(1). Authority to appoint authorised person for this purpose may be delegated - refer Delegated Authority 1.2.1 Authorise Persons to Perform Specified Functions.

B.5 Stakeholder Engagement / Consultation

Consultation has been undertaken with the Northam Aero Club and Northam Air Services. No comments have been received from the Northam Aero Club.

Officers recommend that consultation be undertaken with existing hangar owners and aircraft owners who regularly park at the Airfield prior to implementation of the proposed updated Rules.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Loss of revenue from parking.	Insignificant (1) x Likely (4) = Low (4)	
Health & Safety	Mid-air collision.	Rare (1) x Extreme (5) = Moderate (5)	Mandate the carriage and use of air-band radios to reduce the potential of mid-air collision.
	Motor vehicle and aircraft collision		Reduce motor vehicle speed at the Northam Airfield.
Reputation	Complaints from users of the Northam Airfield.	Possible (3) x Minor (2) = Moderate (6)	Undertake consultation for the proposed Rules of Operation.
Service Interruption	Nil.		
Compliance	Nil.		
Property	Nil.		
Environment	Nil.		

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

Officers believe the proposed rules will provide greater safety to the Airfield users and assist in managing the number of aircrafts which have been parked at the airfield for an extended period of time.

Once Council has reviewed the proposed updated Rules of Operation for the Northam Airfield, it is proposed to consult with existing aircraft hangar owners and owners of aircraft that regularly park at the Airfield. If there are

objections received to the updated Rules, consideration will be given to providing a further report to Council.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5099

Moved: Cr D A Hughes

Seconded: Cr H J Appleton

That Council:

- 1. REQUESTS the Chief Executive Officer to undertake consultation with existing hangar owners and aircraft owners who regularly utilise parking at the Northam Airfield on the proposed updated Rules of Operation for the Northam Airfield (Attachment 13.1.2.1).**
- 2. Subject to there being no significant objections to the proposed updated rules, APPROVES the Rules of Operation for the Northam Airfield as provided in Attachment 13.1.2.1.**

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil



Northam Airfield Rules of Operation

The Shire of Northam has appointed The Northam Aero Club Inc. Managing Body for The Northam AIRFIELD

EVERY PERSON WHO ENTERS THE AIRFIELD MUST COMPLY WITH THE FOLLOWING RULES

1. Any person using or entering the Northam Airfield site must at all times comply with any lawful request or direction of the Airfield Manager.
2. All aircraft using/operating from the Northam Airfield shall do so in accordance with Civil Aviation Safety Regulations.
3. Night circuits by any aircraft are not permitted after 2100 hrs Western Standard time (1300 UTC). This rule does not apply to aircraft terminating or originating a night flight in Northam.
4. In order that aircraft noise levels over town are minimised, left hand circuits are applied to Runway 14. Right hand circuits are applied to Runway 32.
5. The following types of aircraft are not permitted to operate from the Northam Airfield unless the express permission of the Northam Shire Council has been granted:
 - a) Gyroplanes CAO95.12 and CAO 95.12.1
 - b) Weight shift Control aircraft and Powered Parachutes. CAO 95.32
6. All aircraft not contained within an approved hangar must be parked in the designated aircraft parking area.
7. Security of any aircraft is at all times the responsibility of the individual owner or operator or Pilot in Command (PIC).
8. Motor vehicle entry to the Airfield site must be through the approved entry gate off Withers Street.
9. Motor vehicles (including tags) entering the Northam Airfield site must not proceed beyond the nominated general vehicle parking area unless specific approval has been granted by the Airfield Manager.
10. Application for vehicle access to the Airfield beyond the General Parking area should in the first instance be made to the Airfield Manager and may be granted subject to conditions.
Any Vehicle access approval granted is subject to the approved vehicle meeting the safety and licensing regulations applicable to all general road usage.
Where the vehicle is an aircraft tug it shall be certified as safe to use for that purpose by a person competent to do so.
11. Notwithstanding any vehicle access approval granted under Rule 10, vehicles shall not be permitted on the airfield runway unless specifically approved to do so by the Airfield Manager.
Such vehicles must be equipped with suitable flashing warning lights, preferably a working air-band radio, and driven by a driver who is trained in or aware of airfield safety requirements or be accompanied by a person approved by the Airfield Manager.
12. The maximum speed for any motor vehicle on the Northam Airfield site is 20km per hour.
13. Access to the Airfield especially airside by persons requires that:

- 13.1 No person may enter the Northam Airfield site other than through the approved entry gate off Withers Street and may not move beyond the General Vehicle Parking area unless accompanied by:
- a) A representative of the Shire of Northam; or
 - b) A representative of the Airfield Manager; or
 - c) A Lessee or the appointed representative of a Lessee of any hangar site at the Airfield; or
 - d) Has been specifically authorised to do so by virtue of being an employee of any Lessee operating a business from a hangar site.
- 13.2
- a) Notwithstanding sub clause 13.1 where an aircraft lands at the Northam Airfield to either pick up or drop off passengers then the Pilot in Command (PIC) of that aircraft will be responsible for the safety of his passengers.
 - b) The PIC will escort incoming passengers from his aircraft to the general vehicle parking area or into the care of one of those persons authorised in sub clause 13.1(a) to (c) inclusive.
 - c) The PIC will escort outgoing passengers either from the general vehicle parking area to his aircraft or where these passengers are already in the care of a person authorised by sub clause 13.1(a) to (c) inclusive from the care of those persons to his aircraft.
14. Only persons authorised by the Airfield Manager may enter on to the Northam Airfield runway.
15. With authority from the Airfield Manager access to the Northam Airfield site is permitted at any time by Emergency Service vehicles or personnel attending to any emergency. Care must be taken not to conflict with aircraft that may be using the Airfield.
16. Carriage and use of radio is required by Aerodrome Operator (AD OPR).
17. Aircraft can be parked on the apron for a maximum of three (3) months before alternate storage arrangement must be made.



Northam ~~Airport~~Airfield Rules of Operation

The Shire of Northam has appointed The Northam Aero Club Inc. Managing Body for The Northam ~~Airport~~AIRFIELD

EVERY PERSON WHO ENTERS THE ~~AIRPORT~~AIRFIELD MUST COMPLY WITH THE FOLLOWING RULES

1. Any person using or entering the Northam ~~Airport~~Airfield site must at all times comply with any lawful request or direction of the ~~Airport~~Airfield Manager.
2. All aircraft using/operating from the Northam ~~Airport~~Airfield shall do so in accordance with Civil Aviation Safety Regulations.
3. Night circuits by any aircraft are not permitted after 2100 hrs Western Standard time (1300 UTC). This rule does not apply to aircraft terminating or originating a night flight in Northam.
4. In order that aircraft noise levels over town are minimised, left hand circuits are applied to Runway 14. Right hand circuits are applied to Runway 32.
5. The following types of aircraft are not permitted to operate from the Northam ~~Airport~~Airfield unless the express permission of the Northam Shire Council has been granted:
 - a) Gyroplanes CA095.12 and CAO 95.12.1
 - b) Weight shift Control aircraft and Powered Parachutes. CAO 95.32
6. All aircraft not contained within an approved hangar must be parked in the designated aircraft parking area.
7. Security of any aircraft is at all times the responsibility of the individual owner or operator or Pilot in Command (PIC).
8. Motor vehicle entry to the ~~Airport~~Airfield site must be through the approved entry gate off Withers Street.
9. Motor vehicles (including tags) entering the Northam ~~Airport~~Airfield site must not proceed beyond the nominated general vehicle parking area unless specific approval has been granted by the ~~Airport~~Airfield Manager.
10. Application for vehicle access to the ~~Airport~~Airfield beyond the General Parking area should in the first instance be made to the ~~Airport~~Airfield Manager and may be granted subject to conditions.

Any Vehicle access approval granted is subject to the approved vehicle meeting the safety and licensing regulations applicable to all general road usage.

Where the vehicle is an aircraft tug it shall be certified as safe to use for that purpose by a person competent to do so.
11. Notwithstanding any vehicle access approval granted under Rule 10, vehicles shall not be permitted on the ~~airport~~airfield runway unless specifically approved to do so by the ~~Airport~~Airfield Manager. Such vehicles must be equipped with suitable flashing warning lights, preferably a working air-band radio, and driven by a driver who is trained in or aware of ~~airport~~airfield safety requirements or be accompanied by a person approved by the ~~Airport~~Airfield Manager.

12. The maximum speed for any motor vehicle on the Northam ~~Airport~~Airfield site is ~~40km-20km~~ per hour.
13. Access to the ~~Airport~~Airfield especially airside by persons requires that:
- 13.1 No person may enter the Northam ~~Airport~~Airfield site other than through the approved entry gate off Withers Street and may not move beyond the General Vehicle Parking area unless accompanied by:
- a) A representative of the Shire of Northam; or
 - b) A representative of the ~~Airport~~Airfield Manager; or
 - c) A Lessee or the appointed representative of a Lessee of any hangar site at the ~~Airport~~Airfield; or
 - d) Has been specifically authorised to do so by virtue of being an employee of any Lessee operating a business from a hangar site.
- 13.2
- a) Notwithstanding subclause 13.1 where an aircraft lands at the Northam ~~Airport~~Airfield to either pick up or drop off passengers then the Pilot in Command (PIC) of that aircraft will be responsible for the safety of his passengers.
 - b) The PIC will escort incoming passengers from his aircraft to the general vehicle parking area or into the care of one of those persons authorised in subclause 13.1 (a) to (c) inclusive.
 - c) The PIC will escort outgoing passengers either from the general vehicle parking area to his aircraft or where these passengers are already in the care of a person authorised by subclause 13.1(a) to (c) inclusive from the care of these persons to his aircraft.
14. Only persons authorised by the ~~Airport~~Airfield Manager may enter on to the Northam ~~Airport~~Airfield runway.
15. With authority from the ~~Airport~~Airfield Manager access to the Northam ~~Airport~~Airfield site is permitted at any time by Emergency Service vehicles or personnel attending to any emergency. Care must be taken not to conflict with aircraft that may be using the ~~Airport~~Airfield.
- ~~16.~~ Carriage and use of radio is required by AD OPR.
- ~~16-17.~~ Aircraft can be parked on the apron for a maximum of three (3) months before alternate storage arrangement must be made.

13.1.3 Shire of Northam Bush Fire Brigade Local Law 2024

File Reference:	2.3.2.5
Reporting Officer:	Alysha Mccall (Governance Coordinator)
Responsible Officer:	Debbie Terelinck (Chief Executive Officer)
Officer Declaration of Interest:	Nil
Voting Requirement:	Absolute Majority
Press release to be issued:	Public Notice

BRIEF

Following the statutory period for providing local public notice, Council is requested to consider the submissions made and make the Bush Fire Brigades Local Law 2024.

This process encompasses repealing the current Shire of Northam By-Law relating to the Establishment, Maintenance and Equipment of Bush Fire Brigades.

ATTACHMENTS

1. DFES Comments on Proposed Bush Fire Local Law 2024 [**13.1.3.1** - 2 pages]
2. DLGSC Comments on Proposed Bush Fire Local Law 2024 [**13.1.3.2** - 2 pages]
3. Bush Fire Brigades Local Law 2024 CLEAN VERSION [**13.1.3.3** - 8 pages]
4. Bush Fire Brigades Local Law 2024 V 5 TRACKED CHANGES [**13.1.3.4** - 9 pages]

A. BACKGROUND / DETAILS

Council considered the Shire of Northam Bush Fire Brigade Local Law 2024 at its meeting held on 15 May 2024 where it resolved to give local public notice of its intent to make the local law. The Shire commenced giving local public notice on 25 May 2024 with submissions closing on 8 July 2024. A range of adjustments to the local law are required following this consultation period which are detailed in B.5 below.

The Shire of Northam has been operating under the By-Law relating to the Establishment, Maintenance and Equipment of Bush Fire Brigades which was gazetted on 21 May 1982.

There is currently an operational document in place, referred to as the Bush Fire Manual, that covers the management, policies and procedures of bush fire brigades and volunteers. Sections 4 and 5 of this Manual were updated and adopted by Council on 20 December 2023.

The understanding was that the Bush Fire Manual was sufficient for the management of bush fire brigades and that the associated By-Law had been repealed.

The matter was brought to the attention of the Shire after receiving advice from the Commissioner of Fire and Emergency Services that the Bush Fire Manual was not sufficient for the management of bush fire brigades under the *Bush Fires Act 1954* and a Local Law is required.

Investigations subsequently took place that involved reviewing Government Gazettes and internal records, which concluded that the Shire's By-law had not been repealed, nor had it been reviewed since 1982.

The Bush Fire Manual will become an internal guidance document for the management and facilitation of bush fire brigades and associated Committees, equipment, training and volunteers, however the Local Law will need to cover the legislated requirements under section 62(1) of the *Bush Fires Act 1954*, that are:

- s.43 *A local government which establishes a bush fire brigade shall by its Local Laws provide for the appointment or election of a captain, a first lieutenant, a second lieutenant, and such additional lieutenants as may be necessary as officers of the bush fire brigade and prescribe their respective duties.*
- s.62 1. *A local government may make Local Laws in accordance with subdivision 2 of Division 2 of Part 3 of the Local Government Act 1995 for and in relation to —*
- a. *the appointment, employment, payment, dismissal and duties of bush fire control officers; and*
 - b. *the organisation, establishment, maintenance and equipment with appliances and apparatus of bush fire brigades to be established and maintained by the local government; and*
 - c. *any other matters affecting the exercise of any powers or authorities conferred and the performance of any duties imposed upon the local government by this Act.*

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Planet.

Outcome 5: A resilient community.

Objective 5.1: Build community resilience to cope with natural disasters and emergencies, including pandemics, storms, flooding and fire.

Priority Action 5.1.7: Provide a review of the Local Laws and Bushfire Brigades Manual.

B.2 Financial / Resource Implications

The cost of giving public notice, advertising and gazettal is met through the Shire's annual budget.

B.3 Legislative Compliance

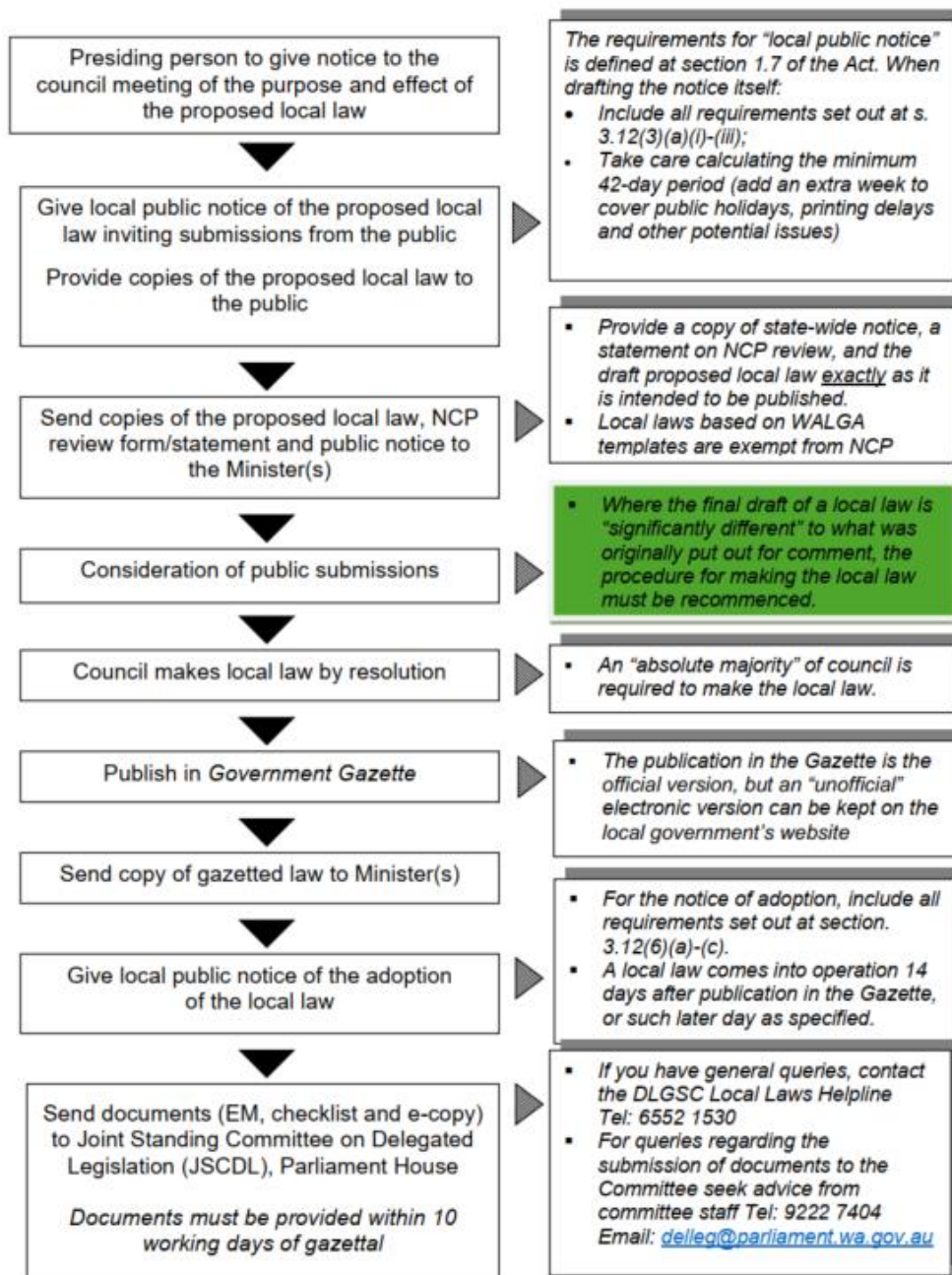
Bushfires Act 1954 s.43 & 62

Local Government Act 1995 - 3.12. Procedure for making Local Laws

Local Government (Functions and General) Regulations 1996 - Part 1A - Local Laws

Local Laws are required to be reviewed every 8 years.

The legislative process for making local laws, and the current stage with respect to the Shire of Northam Bush Fire Local Law 2024 is highlighted below:



B.4 Policy Implications

Shire of Northam Bush Fire Manual and Standard Operating Procedures.

B.5 Stakeholder Engagement / Consultation

Local public notice was given in accordance with s.3.12 of the *Local Government Act 1995*. This was posted on the Shire of Northam website and social media channels.

Consultation was also undertaken with bush fire brigade members at a workshop on 2 July 2024. The adjustments which arose from the workshop are detailed below:

- Removing 'Bush Fire Control Officers' from section 2.2(1)(c) as these are not appointed as part of a brigade but in their own right under clause 5.1(1).
- The number of brigade ordinary meetings being reduced from 3 to 2 under clause 5.3(2).

The proposed local law was also provided to the Department of Local Government, Sport and Cultural Industries (DLGSC) (Attachment 13.1.3.2) and Department of Fire and Emergency Services (DFES) (Attachment 13.1.3.1). The adjustments which arose from these responses are detailed below:

- Inclusion of a managerial role and duties of the Chief Bush Fire Control Officer to ensure compliance with s.62(1)(a) of the *Bush Fire Act 1954*.
- Including transitional provisions dealing with the bush fire brigades already established.
- Including a minimum age for brigade members.
- Various minor typographical and formatting adjustments.

The following matters raised by DLGSC were considered and not included in the proposed local law:

- Including a schedule setting out how brigade meetings should be carried out. Officers believe the clauses included sufficiently govern brigade meetings.

Additional adjustments which were identified by Shire officers following the public notice period include:

- Ensuring clearer terminology is used with respect to who determines the application to become a member of a Bush Fire Brigade [clause 6.2(2)(a)].
- Removing reference to the 'Community Emergency Services Manager' which is undefined in the local law and changing this to 'Local Government' [clause 6.2(2)(b)].

The response from DFES referred to JSC decisions made on other local government bush fire brigade local laws. The key issues which resulted in these local laws being disallowed relate to:

- Non-compliance with mandatory requirements in the *Local Government Act 1995* by failing to recommence the procedure for making a local law where this was significantly different to the proposed local law.
- Purporting to authorise the Chief Executive Officer to establish and implement the Procedures which is an unauthorised sub-delegation of legislative making power. The Bush Fires Act does not authorise or contemplate a chief executive officer to make Procedures. If it was intended for chief executive officers to

make Procedures, it would have provided for that in the Bush Fires Act.

- Inconsistency with the *Bush Fire Act 1954* by not including clauses which are covered by section 62(1)(a) of the *Bush Fires Act*, such as:
 - a. The role and duties of the Chief Bush Fire Control Officer.
 - b. Holding an annual general meeting.
 - c. Nomination and election of Bush Fire Control Officers.
 - d. Appointment of brigade officers, officer duties and equipping of the brigade.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	N/A		
Health & Safety	N/A		
Reputation	Non-consultation with relevant Committees and Ministers.	Unlikely (2) x Medium (3) = Moderate (6)	Consult the LG Act
Service Interruption	N/A		
Compliance	Non-compliance with the Local Law process.	Unlikely (2) x Medium (3) = Moderate (6)	Consult the LG Act & Function & General Regs. If required, consult WALGA on process to ensure compliance.
Property	N/A		
Environment	N/A		

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

In relation to the process for making a local law as shown in the table in section B.3 above, "where the final draft of a local law is significantly different to what was originally put out for comment, the procedure for making the local law must recommence".

The *Local Government Act 1995* does not define 'significantly different' and there is limited legislative guidance on the meaning of 'significantly different'. Officers have reviewed examples of where the Joint Standing Committee on Delegated Legislation (JSC) has found a local law to be 'significantly different' and are of the view that the proposed additional or varied clauses (outlined in section B.5 above) are a material aspect of the proposed Bush Fire Brigades Local Law 2024. As such, under the process, it is recommended that the procedure for making the Shire of Northam Bush Fires Brigades Local Law 2024 must recommence.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5100

Moved: Cr M P Ryan

Seconded: Cr A J Mencshelyi

That Council:

1. In accordance with Section 3.12(3)(a) of the *Local Government Act 1995*, GIVES local public notice stating that the Shire of Northam proposes to make a *Bush Fire Brigades Local Law 2024* (Attachment 13.1.3.3), a summary of its purpose and effect being:

Purpose

To make provisions about the establishment and organisation of bush fire brigades.

Effect

To align the Shire of Northam Bushfire Brigades Local Law with legislative requirements under the *Bush Fires Act 1954* and operational practice.

2. NOTES that:

- a. Copies of the proposed *Bush Fire Brigades Local Law 2024* may be inspected at the Shire's offices and will be made available on the Shire's website.
- b. Submissions regarding the proposed *Bush Fire Brigades Local Law 2024* may be made to the Shire within a period of 6 weeks after the public notice is given.
- c. In accordance with Section 3.12(3)(b) of the *Local Government Act 1995*, as soon as the notice is given, a copy of the proposed *Bush Fire Brigades Local Law 2024* will be provided to the Minister for Emergency Services and the Minister for Local Government; and
- d. In accordance with Section 3.12(3)(c) of the *Local Government Act 1995*, a copy of the proposed Bush Fire Brigades Local Law 2024 will be supplied to any person requesting it.

3. NOTES that all submissions received will be presented to Council for consideration.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil



Government of Western Australia
Department of Fire & Emergency Services



Our Ref: D27965; 24/159602
Your Ref: HPECM:O86383

Britt Hadlow
Governance Coordinator
Shire of Northam
PO Box 613
NORTHAM WA 6401

By email: britt.hadlow@northam.wa.gov.au

Dear Ms Hadlow

SHIRE OF NORTHAM BUSH FIRE BRIGADES LOCAL LAW 2024

I refer to your correspondence dated 27 May 2024 to the Minister for Emergency Services regarding the Shire's proposed *Bush Fire Brigades Local Law 2024*. The Minister has referred a copy of the proposed local law to the Department of Fire and Emergency Services (DFES) for review and to provide direct comment.

The Shire's minutes from the Ordinary Council Meeting on 15 May 2024 are noted.

While DFES is unable to provide legal advice, DFES can make the following general comments and recommendations for the Shire's consideration, with the Shire to consider obtaining its own independent legal advice as it determines necessary:

- The Western Australian Local Government Association (WALGA) has developed a comprehensive "model" local law for use by local authorities that has been consistently approved by Joint Standing Committee on Delegated Legislation. The Shire may wish to consider the WALGA model local law.
- The Shire may also wish to consider the decisions of the Joint Standing Committee of Delegated Legislation in:
 - *Report 4: City of Gosnells Bush Fire Brigade Local Law 2023* (published November 2023); and
 - *Report 16: City of Rockingham Bush Fire Control and Bush Fire Brigades Amendment Local Law 2018* (published June 2019).
- The Shire may wish to seek legal advice on transitional provisions dealing with bush fire brigades already established, such as the transitional provisions in the WALGA model local law.
- The *Fire Brigades Regulations 1943* (WA) stipulate eligibility criteria for volunteer brigades formed under the *Fire Brigades Act 1954* (WA). Regulation 159C

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Tel (08) 9395 9300 | Fax (08) 9395 9384 | dfes@dfes.wa.gov.au | www.dfes.wa.gov.au

ABN 39 563 851 304

provides for eligibility of probationary members from 16 years if they have parental/guardian consent and the brigade's captain is satisfied that the prospective member can perform the requisite duties. As a matter of policy, the Shire may wish to consider adding these protective mechanisms within a clause more specified to Bush Fire Brigade membership.

- DFES recommends editing the document. For example:
 - There are two references to 'Bush Fire Brigade' that do not have capital letters in 2.1.
 - CESM is referred to in 5.2(2) but the acronym is not used in its full form in the preceding document.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Darren Klemm', with a stylized, flowing script.

**DARREN KLEMM AFSM
COMMISSIONER**

/ July 2024

Alysha McCall

From: Legislation <legislation@dlgsc.wa.gov.au>
Sent: Friday, 12 July 2024 11:58 AM
To: Britt Hadlow
Subject: I129322 - RE: Shire of Northam - Bushfire Brigades Local Law 2024

Good morning,

My apologies, my prior email should've stated that the review was complete and that final comments were being drafted.

The Department's comments are provided below.

Bushfire Brigade Local Law 2024

1. Local law partially made under other legislation – Bush Fires Act

The Department notes that this local law is made under the Bush Fires Act 1954, in addition to the Local Government Act 1995.

The Shire should ensure that it has sent a draft of the local law to the Minister for Emergency Services. If the Minister has not received a copy, the local law's validity may be affected.

The Shire may also potentially receive suggestions from the Minister or DFES regarding the content of the local law. Any suggestions should be considered seriously, as they are the subject experts regarding emergency services legislation.

2. Rules for Bush Fire Brigades

The majority of bush fire brigade local laws will usually contain a schedule setting out how brigade meetings should be carried out.

The Shire may wish to look at examples of these Rules in other local government local laws and determine whether the Shire wants similar Rules in its own local law.

3. Minor edits

The following minor edits are suggested:

- Clause 3.2: Reformat the clause for consistency.
- The Shire should ensure that all references and cross references are checked for accuracy.

Minister's Directions – pursuant to s 3.12(7) of the Local Government Act 1995

Please note: once the Shire has published a local law in the *Government Gazette*, the Shire must comply with the requirements of the Minister's *Local Laws Explanatory Memoranda Directions 2010*. The Shire must, within 10 working days of the Gazettal publication date, forward the signed Explanatory Memoranda material to the Committee at the current address:

Committee Clerk
Joint Standing Committee on Delegated Legislation

Legislative Council Committee Office
GPO Box A11
PERTH WA 6837
Email: delleg@parliament.wa.gov.au
Tel: 9222 7404
Fax: 9222 7805

A copy of the Explanatory Memoranda forms can be downloaded from the Department of Local Government, Sport and Cultural Industries website at www.dlgsc.wa.gov.au. A copy of the Directions is also available at the Committee's webpage at the Parliament WA website. Failure to comply with the Directions may render the local law inoperable.

Please note that my comments:

- have been provided to assist the Shire with drafting matters in relation to the local law;
- do not constitute legal advice;
- have been provided in good faith for the Shire's consideration; and
- should not be taken as an approval of content.

The Shire should ensure that a detailed editorial analysis of the proposed local law has been undertaken and that the content of the local law is in accordance with the Shire's policies and objectives.

Regards,

legislation



Department of
**Local Government, Sport
and Cultural Industries**



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SHIRE OF NORTHAM
BUSH FIRE BRIGADES LOCAL LAW 2024

BUSH FIRES ACT 1954

BUSH FIRE BRIGADES LOCAL LAW 2024

PART 1 - PRELIMINARY

- 1.1 Citation and application
- 1.2 Commencement
- 1.3 Repeal provisions
- 1.4 Interpretation

PART 2 - BUSH FIRE BRIGADES

- 2.1 Establishment of Bush Fire Brigades
- 2.2 Name and officers of Bush Fire Brigades

PART 3 – TRANSITIONAL

- 3.1 Existing Bush Fire Brigades

PART 4 - DISSOLUTION OF BUSH FIRE BRIGADES

- 4.1 Cancellation of registration
- 4.2 New arrangement after dissolution

PART 5 - ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

- 5.1 Local Government responsible for structure
- 5.2 Managerial role of Chief Bush Fire Control Officer
- 5.3 Duties of Chief Bush Fire Control Officer
- 5.4 Payment to Chief Bush Fire Control Officer and Deputy Chief Bush Fire Control Officer/s
- 5.5 Equipment and maintenance of Bush Fire Brigades
- 5.6 Functions of Captain and other Elected Officers

PART 6 - ADMINISTRATION OF BUSH FIRE BRIGADES

- 6.1 Local Government appointments
- 6.2 Membership of a Bush Fire Brigade
- 6.3 Meetings of Bush Fire Brigades

PART 7 - GENERAL

- 7.1 Consideration in the Local Government budget

BUSH FIRES ACT 1954

SHIRE OF NORTHAM

BUSH FIRE BRIGADES LOCAL LAW 2024

Under the powers conferred by the *Bush Fires Act 1954* and under all other powers enabling it, the Council of the Shire of Northam resolved on [Date] to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation and application

This local law may be cited as the *Shire of Northam Bush Fire Brigades Local Law 2024* and applies throughout the district. It is made in accordance with Subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.

1.2 Commencement

This local law will come into operation 14 days after the day on which it is published in the *Government Gazette*.

1.3 Repeal provisions

The *Shire of Northam Bush Fire By-Laws relating to the Establishment, Maintenance and Equipment of Bush Fire Brigades*, published in the *Government Gazette*, Number 35 dated 21 May 1982, is repealed.

1.4 Interpretation

(1) In this local law, unless the context otherwise requires –

Act means the *Bush Fires Act 1954*;

brigade area means the area described in clause 2.2(1)(b);

Bush Fire Brigade, or **Brigade**, means a bush fire brigade established by the Local Government under clause 2.1 and registered in a register kept pursuant to section 41 of the Act;

Bush Fire Control Officer, means a bush fire control officer appointed by the Local Government under clause 6.1(1);

Bush Fire Brigade Member, or **Brigade Member**, in relation to a Brigade, means a member of the Bush Fire Brigade, who may be –

- (a) an Elected Officer of the Brigade;
- (b) a Bush Fire Control Officer of the Brigade; or
- (c) another member of the Brigade being at least 16 years of age;

Chief Bush Fire Control Officer means the Chief Bush Fire Control Officer appointed by the Local Government;

Chief Executive Officer means the Chief Executive Officer of the Local Government;

Deputy Chief Bush Fire Control Officer means the Deputy Chief Bush Fire Control Officer/s appointed by the Local Government;

district means the district of the Local Government;

Elected Officer, in relation to a Brigade, means each of the Captain, First Lieutenant, Second Lieutenant and any other Lieutenant –

(a) appointed by the Local Government under clause 2.2(1)(c); or

(b) elected by the Brigade Members under clause 2.2(4);

Local Government means the Shire of Northam;

normal brigade activities is defined in section 35A of the Act; and

Regulations means regulations made under the Act.

(2) In this local law, unless the context otherwise requires, a reference to –

(a) a Captain;

(b) a First Lieutenant;

(c) a Second Lieutenant; or

(d) any additional Lieutenant;

means a person holding that position in a Bush Fire Brigade.

PART 2 - BUSH FIRE BRIGADES

2.1 Establishment of Bush Fire Brigades

(1) The Local Government may establish a Bush Fire Brigade for the purpose of carrying out normal brigade activities.

(2) A Bush Fire Brigade is established on the date of the Local Government's decision under clause 2.1(1).

2.2 Name and officers of Bush Fire Brigades

(1) On establishing a Bush Fire Brigade under clause 2.1(1), the Local Government is to—

(a) give a name to the Bush Fire Brigade;

(b) specify the brigade area in which the Bush Fire Brigade is primarily responsible for carrying out the normal brigade activities; and

(c) appoint, in relation to the Bush Fire Brigade —

(i) a Captain;

(ii) a First Lieutenant;

(iii) a Second Lieutenant; and

- (iv) additional Lieutenants if the Local Government considers it necessary.
- (2) A person appointed to a position under clause 2.2(1)(c) is taken to be a Brigade Member.
- (3) The term of office of a person appointed to an Elected Officer position under clause 2.2(1)(c) ends –
 - (a) at the completion of the first annual general meeting of the Bush Fire Brigade;
 - (b) when the person resigns from that position; or
 - (c) when the appointment, or the person's Bush Fire Brigade membership, is terminated under this local law,whichever occurs first.
- (4) At the first and each subsequent annual general meeting of a Brigade, the Brigade Members are to elect, from among the Brigade Members, persons to fill each of the Elected Officer positions of the Brigade.
- (5) If the position of an Elected Officer of a Bush Fire Brigade becomes vacant at any time other than at the completion of an annual general meeting of the Brigade, then a special meeting of the Brigade may be held at which the Brigade Members may vote for a replacement Brigade Member to fill the position until the next annual general meeting of the Bush Fire Brigade.

PART 3 – TRANSITIONAL

3.1 Existing Bush Fire Brigades

- (1) Where a local government has established a bush fire brigade prior to the commencement date, then on and from the commencement day –
 - (a) the bush fire brigade is to be taken to be a bush fire brigade established under and in accordance with this local law;
 - (b) the provisions of this local law apply to the bush fire brigade save for clause 2.2; and
 - (c) any rules governing the operation of the bush fire brigade are to be taken to have been repealed and substituted with the Rules.
- (2) In this clause –

“**commencement day**” means the day on which this local law comes into operation.

PART 4 - DISSOLUTION OF BUSH FIRE BRIGADES

4.1 Cancellation of registration

- (1) In accordance with section 41(3) of the Act, the Local Government may cancel the registration of a Bush Fire Brigade if it is of the opinion that the Bush Fire Brigade is not complying with the Act or this local law or is not achieving the objectives for which it was established.
- (2) Upon a Bush Fire Brigade's dissolution, the equipment, assets and funds of the Brigade must be placed under the control of the Local Government and dealt with in accordance

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with the *Local Government Act 1995*.

4.2 New arrangement after dissolution

If the Local Government cancels the registration of a Bush Fire Brigade the Local Government is to make alternative arrangements in respect of the brigade area.

PART 5 - ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

5.1 Local Government responsible for structure

The Local Government is to ensure that there is an appropriate structure through which the organisation of Bush Fire Brigades is maintained.

5.2 Managerial role of Chief Bush Fire Control Officer

Subject to any directions by the Local Government the Chief Bush Fire Control Officer has primary managerial responsibility for the organisation and maintenance of bush fire brigades.

5.3 Duties of Chief Bush Fire Control Officer

The duties of the Chief Bush Fire Control Officer include –

- (a) provide leadership to volunteer Bush Fire Brigades;
- (b) monitor Bush Fire Brigades' resourcing, equipment (including protective clothing) and training levels and report thereon with recommendations at least once a year to the Local Government;
- (c) liaise with the Local Government concerning fire prevention / suppression matters generally and directions to be issued by the local government to Bush Fire Control Officers (including those who issue permits to burn) Bush Fire Brigades or Bush Fire Brigade Officers;
- (d) ensure that Bush Fire Brigades are registered with the Local Government and that lists of Brigade Members are maintained.

5.4 Payment to Chief Bush Fire Control Officer and Deputy Chief Bush Fire Control Officer/s

The Local Government may, make a payment to the persons appointed in the positions of the Chief Bush Fire Control Officer or Deputy Chief Bush Fire Control Officer/s.

5.5 Equipment and maintenance of Bush Fire Brigades

The organisation, establishment, maintenance, replacement and upkeep of all Bush Fire Brigade protective clothing, equipment and appliances is to be the responsibility of the Local Government.

5.6 Functions of Captain and other Elected Officers

(1) The functions of the Captain of a Bush Fire Brigade are to —

- (a) provide leadership to the Bush Fire Brigade;
- (b) monitor the Bush Fire Brigade's resourcing, equipment and training levels;
- (c) liaise with the Local Government concerning —

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- (i) fire prevention or fire suppression matters generally;
 - (ii) directions to be issued by the Local Government to the Brigade's Bush Fire Control Officers, including those who issue permits to burn; and
 - (iii) the Brigade's Bush Fire Brigade Officers;
 - (d) ensure that a list of the Bush Fire Brigade's Members is maintained;
 - (e) report annually to the Chief Bush Fire Control Officer the office bearers of the Bush Fire Brigade in accordance with the Regulations; and
 - (f) arrange for normal brigade activities as authorised by the Act or by the Local Government.
- (2) The functions of other Bush Fire Brigade Officers of a Brigade are to support the Captain of the Brigade in their role.

PART 6 - ADMINISTRATION OF BUSH FIRE BRIGADES

6.1 Local Government appointments

- (1) The Local Government may appoint, and may suspend or terminate the appointment of, persons to the positions of the Chief Bush Fire Control Officer, the Deputy Chief Bush Fire Control Officer and Bush Fire Control Officers.
- (2) A decision to suspend or terminate a person's appointment to a position under clause 5.1(1) must be made in accordance with the principles of procedural fairness.
- (3) A person's appointment to a position under clause 5.1(1) ends -
 - (a) if the appointment is for a fixed term – on the expiry of that term;
 - (b) if the person dies – on the date of their death;
 - (c) if a person gives written notice of resignation – on the date, as specified in the written notice, that the resignation is to take effect or, if no date is specified, on the date that the written notice is given to the Chief Executive Officer; or
 - (d) if the appointment is terminated by the Local Government – on the date that written notice of the termination is given to the person,

whichever occurs first.

6.2 Membership of a Bush Fire Brigade

- (1) A person wishing to be a Bush Fire Brigade Member may make an application for membership to the Captain of the Bush Fire Brigade.
- (2) An application for membership of a Bush Fire Brigade –
 - (a) is to be determined by the Captain of the Bush Fire Brigade.
 - (b) if the Captain of the Bush Fire Brigade approves the appointment, the application should be provided within 14 days to the Local Government for registration.
 - (c) if the appointment is refused, the Captain is to provide written reason for the refusal as soon as practicable.

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- (3) A person whose membership application is accepted is to be appointed as a Brigade Member of a Bush Fire Brigade.
- (4) A person's membership of a Bush Fire Brigade under this clause 5.2 ends –
 - (a) if the person dies – on the date of their death;
 - (b) if a person gives the Captain of the Bush Fire Brigade written notice of resignation – on the date, as specified in the written notice, that the resignation is to take effect or, if no date is specified, on the date that the written notice is given to the Captain; or
 - (c) if the appointment is terminated by the Chief Bush Fire Control Officer - on the date that the written notice of the termination is given to the person;whichever occurs first.
- (5) Subject to clause 6.2(7), the Chief Bush Fire Control Officer may suspend or terminate the membership of a Brigade Member appointed under clause 6.2(3) (other than a Brigade Member appointed by the Local Government to a position described in clause 6.1(1)) if, in the opinion of the Chief Bush Fire Control Officer, the Brigade Member is unfit to serve as a member of the Bush Fire Brigade.
- (6) A decision to suspend or terminate a person's membership of a Bush Fire Brigade under clause 6.2(5) must be made in accordance with the principles of procedural fairness.
- (7) If the Chief Bush Fire Control Officer has a conflict of interest in considering and determining whether a person's membership should be suspended or terminated –
 - (a) the Chief Bush Fire Control Officer must refer the matter to the Chief Executive Officer; and
 - (b) the Chief Executive Officer is to consider and determine the matter.
- (8) At the end of the period of suspension imposed under clause 6.2(5) or 6.2(7), the Chief Bush Fire Control Officer (or, if clause 6.2(7) applies, the Chief Executive Officer) must –
 - (a) extend the period of suspension;
 - (b) terminate the membership; or
 - (c) confirm the continuation of the membership.
- (9) The ending of a person's membership under clause 6.2(4) does not affect any liability that the Brigade Member may have had before their membership ended.

6.3 Meetings of Bush Fire Brigades

- (1) A Brigade may hold ordinary meetings on such days and at such times and places, as the Brigade considers appropriate.
- (2) A Brigade should hold at least 2 ordinary meetings each year.
- (3) A Brigade must hold 1 annual general meeting each financial year.
- (4) At the annual general meeting, the Brigade is to -
 - (a) elect Bush Fire Brigade Officers;

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- (b) receive the Captain's annual report;
 - (c) receive the Elected Officers' annual report; and
 - (d) adopt the annual financial statements of the Brigade.
- (5) Notice of the annual general meeting and any ordinary meeting must be given to all Brigade Members at least 7 days before the commencement of the meeting.
- (6) A Brigade may hold a special meeting to allow the membership to deal with a specific motion or business.
- (7) A notice of a special meeting must be given at least 48 hours before the commencement of the meeting.
- (8) The purpose of the special meeting must be included in the notice of the meeting.

PART 7 - GENERAL

7.1 Consideration in the Local Government budget

In addition to funding made available through emergency services grants, the Local Government may provide further funding depending on the assessment of budget priorities for the year in question in accordance with Part 6 of the *Local Government Act 1995*.

Dated _____

THE COMMON SEAL OF The Shire of Northam was hereto affixed in the presence of:

Christopher Antonio
Shire President

Deborah Terelinck
Chief Executive Officer

SHIRE OF NORTHAM
BUSH FIRE BRIGADES LOCAL LAW 2024

BUSH FIRES ACT 1954

BUSH FIRE BRIGADES LOCAL LAW 2024

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- 1.4 Interpretation

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- 2.2 Name and officers of Bush Fire Brigades

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PART ~~4~~3 - DISSOLUTION OF BUSH FIRE BRIGADES

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PART ~~5~~4 - ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

- ~~5.1~~ Local Government responsible for structure
- ~~5.2~~ Managerial role of Chief Bush Fire Control Officer
- ~~5.3~~ Duties of Chief Bush Fire Control Officer
- ~~5.4~~ ~~5.4~~ Payment to Chief Bush Fire Control Officer and Deputy Chief Bush Fire Control Officer/s
- ~~5.5~~ Equipment and maintenance of Bush Fire Brigades
- ~~5.6~~ Functions of Captain and other Elected Officers

PART ~~6~~5 - ADMINISTRATION OF BUSH FIRE BRIGADES

- ~~6.1~~ Local Government appointments
- ~~6.1~~
- 6.2 Membership of a Bush Fire Brigade
- 6.3 Meetings of Bush Fire Brigades

PART ~~7~~6 - GENERAL

| 76.1 Consideration in the Local Government budget

BUSH FIRES ACT 1954

SHIRE OF NORTHAM

BUSH FIRE BRIGADES LOCAL LAW 2024

Under the powers conferred by the *Bush Fires Act 1954* and under all other powers enabling it, the Council of the Shire of Northam resolved on [Date] to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation and application

This local law may be cited as the *Shire of Northam Bush Fire Brigades Local Law 2024* and applies throughout the district. It is made in accordance with Subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.

1.2 Commencement

This local law will come into operation 14 days after the day on which it is published in the *Government Gazette*.

1.3 Repeal provisions

The *Shire of Northam Bush Fire By-Laws relating to the Establishment, Maintenance and Equipment of Bush Fire Brigades*, published in the *Government Gazette*, Number 35 dated 21 May 1982, is repealed.

1.4 Interpretation

(1) In this local law, unless the context otherwise requires –

Act means the *Bush Fires Act 1954*;

brigade area means the area described in clause 2.2(1)(b);

Bush Fire Brigade, or **Brigade**, means a bush fire brigade established by the Local Government under clause 2.1 and registered in a register kept pursuant to section 41 of the Act;

Bush Fire Control Officer, ~~in relation to a Brigade,~~ means a bush fire control officer appointed by the Local Government under clause ~~2.2(1)(e) or clause 56.1(1)~~;

Bush Fire Brigade Member, or **Brigade Member**, in relation to a Brigade, means a member of the Bush Fire Brigade, who may be –

- (a) an Elected Officer of the Brigade;
- (b) a Bush Fire Control Officer of the Brigade; or
- (c) another member of the Brigade being at least 16 years of age;

Chief Bush Fire Control Officer means the Chief Bush Fire Control Officer appointed by the Local Government;

Chief Executive Officer means the Chief Executive Officer of the Local Government;

Deputy Chief Bush Fire Control Officer means the Deputy Chief Bush Fire Control Officer/s appointed by the Local Government;

district means the district of the Local Government;

Elected Officer, in relation to a Brigade, means each of the Captain, First Lieutenant, Second Lieutenant and any other Lieutenant –

(a) appointed by the Local Government under clause 2.2(1)(c); or

(b) elected by the Brigade Members under clause 2.2(4);

Local Government means the Shire of Northam;

normal brigade activities is defined in section 35A of the Act; and

Regulations means regulations made under the Act.

(2) In this local law, unless the context otherwise requires, a reference to –

(a) a Captain;

(b) a First Lieutenant;

(c) a Second Lieutenant; or

(d) any additional Lieutenant;

means a person holding that position in a Bush Fire Brigade.

PART 2 - BUSH FIRE BRIGADES

2.1 Establishment of Bush Fire Brigades

(1) The Local Government may establish a Bush Fire Brigade for the purpose of carrying out normal brigade activities.

(2) A Bush Fire Brigade is established on the date of the Local Government's decision under clause 2.1(1).

2.2 Name and officers of Bush Fire Brigades

(1) On establishing a Bush Fire Brigade under clause 2.1(1), the Local Government is to—

(a) give a name to the Bush Fire Brigade;

(b) specify the brigade area in which the Bush Fire Brigade is primarily responsible for carrying out the normal brigade activities; and

(c) appoint, in relation to the Bush Fire Brigade —

(i) a Captain;

(i)

(iii) Bush Fire Control Officers;

- (iv)(ii) a First Lieutenant;
- (v)(iii) a Second Lieutenant; and
- (vi)(iv) additional Lieutenants if the Local Government considers it necessary.
- (2) A person appointed to a position under clause 2.2(1)(c) ~~(except to a position of Bush Fire Control Officer)~~ is taken to be a Brigade Member.
- (3) The term of office of a person appointed to an Elected Officer position under clause 2.2(1)(c) ends –
- (a) at the completion of the first annual general meeting of the Bush Fire Brigade;
 - (b) when the person resigns from that position; or
 - (c) when the appointment, or the person's Bush Fire Brigade membership, is terminated under this local law,
- whichever occurs first.
- (4) At the first and each subsequent annual general meeting of a Brigade, the Brigade Members are to elect, from among the Brigade Members, persons to fill each of the Elected Officer positions of the Brigade.
- (5) If the position of an Elected Officer of a Bush Fire Brigade becomes vacant at any time other than at the completion of an annual general meeting of the Brigade, then a special meeting of the Brigade may be held at which the Brigade Members may vote for a replacement Brigade Member to fill the position until the next annual general meeting of the Bush Fire Brigade.

PART 3 – TRANSITIONAL

3.1

Existing Bush Fire Brigades

- (1) Where a local government has established a bush fire brigade prior to the commencement date, then on and from the commencement day –
- (a) the bush fire brigade is to be taken to be a bush fire brigade established under and in accordance with this local law;
 - (b) the provisions of this local law apply to the bush fire brigade save for clause 2.2; and
 - (c) any rules governing the operation of the bush fire brigade are to be taken to have been repealed and substituted with the Rules.
- (2) In this clause –

“commencement day” means the day on which this local law comes into operation.

PART 3-4 - DISSOLUTION OF BUSH FIRE BRIGADES

3-24.1 Cancellation of registration

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- (1) In accordance with section 41(3) of the Act, the Local Government may cancel the registration of a Bush Fire Brigade if it is of the opinion that the Bush Fire Brigade is not complying with the Act or this local law or is not achieving the objectives for which it was established.
- (2) Upon a Bush Fire Brigade's dissolution, the equipment, assets and funds of the Brigade must be placed under the control of the Local Government and dealt with in accordance with the *Local Government Act 1995*.

4.2 New arrangement after dissolution

If the Local Government cancels the registration of a Bush Fire Brigade the Local Government is to make alternative arrangements in respect of the brigade area.

If the Local Government cancels the registration of a Bush Fire Brigade, the Local Government is to make alternative arrangements in respect of the Brigade Area.

PART 4-5 - ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

5.1 Local Government responsible for structure

The Local Government is to ensure that there is an appropriate structure through which the organisation of Bush Fire Brigades is maintained.

5.2 Managerial role of Chief Bush Fire Control Officer

Subject to any directions by the Local Government the Chief Bush Fire Control Officer has primary managerial responsibility for the organisation and maintenance of bush fire brigades.

5.3 Duties of Chief Bush Fire Control Officer

The duties of the Chief Bush Fire Control Officer include –

- (a) provide leadership to volunteer Bush Fire Brigades;
- (b) monitor Bush Fire Brigades' resourcing, equipment (including protective clothing) and training levels and report thereon with recommendations at least once a year to the Local Government;
- (c) liaise with the Local Government concerning fire prevention / suppression matters generally and directions to be issued by the local government to Bush Fire Control Officers (including those who issue permits to burn) Bush Fire Brigades or Bush Fire Brigade Officers;
- (d) ensure that Bush Fire Brigades are registered with the Local Government and that lists of Brigade Members are maintained.

5.4 Payment to Chief Bush Fire Control Officer and Deputy Chief Bush Fire Control Officer/s

The Local Government may, make a payment to the persons appointed in the positions of the Chief Bush Fire Control Officer or Deputy Chief Bush Fire Control Officer/s.

5-25.5 Equipment and maintenance of Bush Fire Brigades

The organisation, establishment, maintenance, replacement and upkeep of all Bush Fire Brigade protective clothing, equipment and appliances is to be the responsibility of the Local Government.

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5-35.6 Functions of Captain and other Elected Officers

- (1) The functions of the Captain of a Bush Fire Brigade are to —
 - (a) provide leadership to the Bush Fire Brigade;
 - (b) monitor the Bush Fire Brigade's resourcing, equipment and training levels;
 - (c) liaise with the Local Government concerning —
 - (i) fire prevention or fire suppression matters generally;
 - (ii) directions to be issued by the Local Government to the Brigade's Bush Fire Control Officers, including those who issue permits to burn; and
 - (iii) the Brigade's Bush Fire Brigade Officers;
 - (d) ensure that a list of the Bush Fire Brigade's Members is maintained;
 - (e) report annually to the Chief Bush Fire Control Officer the office bearers of the Bush Fire Brigade in accordance with the Regulations; and
 - (f) arrange for normal brigade activities as authorised by the Act or by the Local Government.
- (2) The functions of other Bush Fire Brigade Officers of a Brigade are to support the Captain of the Brigade in their role.

PART 5-6 - ADMINISTRATION OF BUSH FIRE BRIGADES

5-16.1 Local Government appointments

- (1) The Local Government may appoint, and may suspend or terminate the appointment of, persons to the positions of the Chief Bush Fire Control Officer, the Deputy Chief Bush Fire Control Officer~~(s)~~ and Bush Fire Control Officers.
- (2) A decision to suspend or terminate a person's appointment to a position under clause 5.1(1) must be made in accordance with the principles of procedural fairness.
- (3) A person's appointment to a position under clause 5.1(1) ends -
 - (a) if the appointment is for a fixed term – on the expiry of that term;
 - (b) if the person dies – on the date of their death;
 - (c) if a person gives written notice of resignation – on the date, as specified in the written notice, that the resignation is to take effect or, if no date is specified, on the date that the written notice is given to the Chief Executive Officer; or
 - (d) if the appointment is terminated by the Local Government – on the date that written notice of the termination is given to the person,whichever occurs first.

5-26.2 Membership of a Bush Fire Brigade

- (1) A person wishing to be a Bush Fire Brigade Member may make an application for membership to the Captain of the Bush Fire Brigade.

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- (2) An application for membership of a Bush Fire Brigade –
- (a) is to be ~~assessed~~determined by the Captain of the Bush Fire Brigade.
 - (b) if the Captain of the Bush Fire Brigade approves the appointment, the application should be provided within 14 days to the L-to-the-Community Emergency Services Managerocal Government for registration ~~within 14 days~~.
 - (c) if the appointment is refused, the Captain is to provide written reason for the refusal as soon as practicable.
- (3) A person whose membership application is accepted is to be appointed as a Brigade Member of a Bush Fire Brigade.
- (4) A person's membership of a Bush Fire Brigade under this clause 5.2 ends –
- (a) if the person dies – on the date of their death;
 - (b) if a person gives the Captain of the Bush Fire Brigade written notice of resignation – on the date, as specified in the written notice, that the resignation is to take effect or, if no date is specified, on the date that the written notice is given to the Captain; or
 - (c) if the appointment is terminated by the Chief Bush Fire Control Officer - on the date that the written notice of the termination is given to the person;
- whichever occurs first.
- (5) Subject to clause ~~56.2~~(7), the Chief Bush Fire Control Officer may suspend or terminate the membership of a Brigade Member appointed under clause ~~56.2~~(3) (other than a Brigade Member appointed by the Local Government to a position described in clause ~~56.1~~(1)) if, in the opinion of the Chief Bush Fire Control Officer, the Brigade Member is unfit to serve as a member of the Bush Fire Brigade.
- (6) A decision to suspend or terminate a person's membership of a Bush Fire Brigade under clause ~~56.2~~(5) must be made in accordance with the principles of procedural fairness.
- (7) If the Chief Bush Fire Control Officer has a conflict of interest in considering and determining whether a person's membership should be suspended or terminated –
- (a) the Chief Bush Fire Control Officer must refer the matter to the Chief Executive Officer; and
 - (b) the Chief Executive Officer is to consider and determine the matter.
- (8) At the end of the period of suspension imposed under clause ~~56.2~~(5) or ~~56.2~~(7), the Chief Bush Fire Control Officer (or, if clause ~~56.2~~(7) applies, the Chief Executive Officer) must –
- (a) extend the period of suspension;
 - (b) terminate the membership; or
 - (c) confirm the continuation of the membership.
- (9) The ending of a person's membership under clause ~~56.2~~(4) does not affect any liability that the Brigade Member may have had before their membership ended.

5-36.3 Meetings of Bush Fire Brigades

- (1) A Brigade may hold ordinary meetings on such days and at such times and places, as the Brigade considers appropriate.
- (2) A Brigade should hold at least 23 ordinary meetings each year.
- (3) A Brigade must hold ~~one~~1 annual general meeting each financial year.
- (4) At the annual general meeting, the Brigade is to -
 - (a) elect Bush Fire Brigade Officers;
 - (b) receive the Captain's annual report;
 - (c) receive the Elected Officers' annual report; and
 - (d) adopt the annual financial statements of the Brigade.
- (5) Notice of the annual general meeting and any ordinary meeting must be given to all Brigade Members at least 7 days before the commencement of the meeting.
- (6) A Brigade may hold a special meeting to allow the membership to deal with a specific motion or business.
- (7) A notice of a special meeting must be given at least 48 hours before the commencement of the meeting.
- (8) The purpose of the special meeting must be included in the notice of the meeting.

PART ~~6-7~~ - GENERAL

76.1 Consideration in the Local Government budget

In addition to funding made available through emergency services grants, the Local Government may provide further funding depending on the assessment of budget priorities for the year in question in accordance with Part 6 of the *Local Government Act 1995*.

Dated _____

THE COMMON SEAL OF The Shire of Northam was hereto affixed in the presence of:

Christopher Antonio
Shire President

Deborah Terelinck
Chief Executive Officer

13.1.4 Delegated Authority 3.1.11 Prosecution of Offences

File Reference:	2.3.1.6
Reporting Officer:	Alysha Mccall (Governance Coordinator)
Responsible Officer:	Debbie Terelinck (Chief Executive Officer)
Officer Declaration of Interest:	Nil.
Voting Requirement:	Absolute Majority
Press release to be issued:	No

BRIEF

For Council to Delegate Authority to perform the function of prosecution of offences under the *Bush Fires Act 1954* to the Executive Manager Development Services, Senior Ranger, Ranger/s and Community Emergency Services Manager.

Delegation 3.1.11 Prosecution of Offences is currently delegated to the Chief Executive Officer. Section 48(3) of the *Bush Fires Act 1954* prohibits sub-delegation from the Chief Executive Officer to other officers of the Shire of Northam.

ATTACHMENTS

1. Delegated Authority 3.1.11 Prosecution of Offences [**13.1.4.1** - 1 page]

A. BACKGROUND / DETAILS

Council at its Ordinary Council Meeting held on 17 July 2024 adopted its Delegated Authority Register for 2024/25. Within this, there are a range of delegations which relate to various functions performed under the *Bush Fires Act 1954*.

Undertaking prosecution offences forms a regular part of the duties performed by Shire officers who undertake property inspections to ensure compliance with the Shire of Northam Firebreak and Fuel Load Notice. The current delegation only allows for the Chief Executive Officer to issue infringements.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Planet.

Outcome 5: A resilient community.

Objective 5.1: Build community resilience to cope with natural disasters and emergencies, including pandemics, storms, flooding and fire.
Priority Action: Nil.

Performance Area: Performance. Outcome 12: Excellence in organisational performance and customer service.
Objective 12.1: Maintain a high standard of corporate governance and financial management.
Priority Action: Nil.

B.2 Financial / Resource Implications

Nil.

B.3 Legislative Compliance

Bush Fires Act 1954, s.59 Prosecution of offences

(3) *A local government may, by written instrument of delegation, delegate authority generally, or in any class of case, or in any particular case, to its bush fire control officer, **or other officer**, to consider allegations of offences alleged to have been committed against this Act in the district of the local government and, if the delegate thinks fit, to institute and carry on proceedings in the name of the local government against any person alleged to have committed any of those offences in the district, and may pay out of its funds any costs and expenses incurred in or about the proceedings.*

B.4 Policy Implications

Firebreak and Fuel Load Notice 2024/25.

B.5 Stakeholder Engagement / Consultation

Nil.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Nil.		
Health & Safety	Nil.		
Reputation	Lack of appropriate Delegated Authority means decisions are unable to be made in a timely manner.	Possible (3) x Medium (3) = Moderate (9)	Council adopts the Officer's Recommendation.

Service Interruption	Officers are unable to carry out operational duties due to lack of delegated authority.	Possible (3) x Medium (3) = Moderate (9)	Council adopts the Officer's Recommendation.
Compliance	Non-compliance with the Local Government Act 1995 or Bush Fires Act 1954.	Possible (3) x Medium (3) = Moderate (9)	Council adopts the Officer's Recommendation.
Property	Nil.		
Environment	Nil.		

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

Delegating authority to additional Shire officers for prosecution offences under the *Bush Fires Act 1954* will create a more efficient process and ensure that there is an appropriate appeal process where infringements may be challenged.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5101

Moved: Cr A J Mencshelyi

Seconded: Cr J E G Williams

That Council, BY ABSOLUTE MAJORITY:

1. DELEGATES Authority to the Executive Manager Development Services, Senior Ranger, Ranger/s and Community Emergency Services Manager to perform the functions listed under delegated authority reference 3.1.11 Prosecution of Offences in the Shire of Northam Delegated Authority Register 2024/25.
2. AUTHORISES the Chief Executive Officer to make necessary adjustments to the Delegated Authority Register 2024/25.

**CARRIED 8/0
BY ABSOLUTE MAJORITY**

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

Delegation Register

Shire of Northam



3. Bush Fires Act 1954 Delegations

3.1.11 Prosecution of Offences

Delegator: <i>Power / Duty assigned in legislation to:</i>	Local Government
Express Power to Delegate: <i>Power that enables a delegation to be made</i>	Bush Fires Act 1954: s.59(3) Prosecution of offences
Express Power or Duty Delegated:	Bush Fires Act 1954: s.59 Prosecution of offences s.59A(2) Alternative procedure – infringement notices
Delegate:	Chief Executive Officer
Function: <i>This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.</i>	<ol style="list-style-type: none"> 1. Authority to institute and carry on proceedings against a person for an offence alleged to be committed against this Act [s.59]. 2. Authority to serve an infringement notice for an offence against this Act [s.59A(2)].
Council Conditions on this Delegation:	Nil.
Express Power to Sub-Delegate:	NIL – Sub-delegation is prohibited by s.48(3)

Compliance Links:	Bush Fires Act 1954: s.65 Proof of certain matters s.66 Proof of ownership or occupancy
Record Keeping:	Details pertaining to this delegation must be recorded and maintained in accordance with the <i>Local Government Act 1995</i> s.5.18 & s.5.46 the <i>State Records Act 2000</i> , Record Keeping Policy & relevant processes.

Version Control:

1	Adoption of Model Delegation Register
2	
3	

13.2 ENGINEERING SERVICES

Nil.

13.3 DEVELOPMENT SERVICES

13.3.1 Proposed Scheme Amendment No. 20 - 185 Wellington St, Northam

Address:	Lot 600 (No. 185) Wellington Street, Northam
Owner:	Phaps Pty Ltd
Applicant:	Michael & Elizabeth Roszak (Phaps Pty Ltd)
File Reference:	3.1.10.20 / A16856
Reporting Officer:	Jacky Jurmann (Manager Planning & Environment)
Responsible Officer:	Chadd Hunt (Executive Manager Development Services)
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	Public Notice

BRIEF

A request to initiate a scheme amendment to rezone a portion of Lot 600 (No. 185) Wellington Street, Northam from 'Public Purposes – Church' to 'Residential R30' and to add the following additional uses to the whole property - 'Tourist Accommodation – A' and 'Restaurant - A'.

The rezoning of the subject property will facilitate future development of the site for tourism purposes, which would include accommodation and a restaurant as described in the Scheme Amendment document attached to this Report (Attachment 13.3.1.1).

ATTACHMENTS

1. Shire of Northam Scheme Amendment No 20 - Full Document Revised [13.3.1.1 - 32 pages]
2. Complex and Standard Scheme Amendment Flowchart [13.3.1.2 - 1 page]

A. BACKGROUND / DETAILS

The subject property is located on the corners of Wellington and Morrell Streets and Croke Avenue in the Northam townsite. It has an area of 3,691m²

and currently contains the former St James Anglican Church building, a residential dwelling and outbuilding.

The former church building is listed on the Shire's Heritage List and is proposed to be retained and repurposed as part of the future development of the site for tourism purposes, with the other buildings to be demolished.

Draft concept plans have been included in the Scheme Amendment document in Annexure 3 (Attachment 13.3.2.1).

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Place.

Outcome 7: Urban and rural communities are sensibly planned and developed.

Objective 7.1: Provide sufficient land and development opportunities to enable local communities to grow.

Priority Action 7.1.1: Provide a review of the Local Planning Scheme 6, including a comprehensive evaluation of the success of the current Local Planning Strategy.

Performance Area: Place.

Outcome 7: Urban and rural communities are sensibly planned and developed.

Objective 7.3: Showcase Northam's unique history and heritage.

Priority Action: Nil.

Performance Area: Prosperity.

Outcome 10: An attractive destination for investors, business and visitors; helping to grow the economy and local jobs.

Objective 10.1: Pursue economic growth, innovation and diversification.

Priority Action: Nil.

Performance Area: Prosperity.

Outcome 10: An attractive destination for investors, business and visitors; helping to grow the economy and local jobs.

Objective 10.4: Identify develop and promote tourism experiences and supporting services.

Priority Action: Nil.

B.2 Financial / Resource Implications

The costs associated with the rezoning will be borne by the Applicant in accordance with the Shire's adopted Fees and Charges.

B.3 Legislative Compliance

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). The process is shown in the flow chart attached to this Report (Attachment 13.3.1.2).

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

As the amendment is consistent with the objectives of the revised Local Planning Strategy, is unlikely to impact on surrounding land and will have no significant environmental, economic or governance impacts on land in the scheme area. The amendment is considered a standard amendment in accordance with Regulation 34 'Standard Amendment' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

If initiated, the Shire is 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*. The EPA can determine to assess or not assess the proposal.

The Western Australian Planning Commission (WAPC) also needs to be notified following initiation of the amendment (Reg. 47(1)).

The amendment is then advertised in accordance with Reg. 47(3) and Reg. 76A as outlined in Consultation section. Following advertisement, submissions are considered, and the amendment is presented to Council for final adoption with or without modifications. Any significant modifications may require re-advertising.

B.4 Policy Implications

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

B.5 Stakeholder Engagement / Consultation

The Shire will consult with relevant stakeholders and the community in accordance with Reg. 47(3) and Reg. 76A the *Planning and Development (Local Planning Schemes) Regulations 2015* as a standard amendment.

Reg. 47(3) requires advertising to the public for a minimum of 42 days or longer period approved by the WAPC.

Reg. 76A requires the amendment to be made available for viewing on the Shire's website, in the Shire offices and the notice to be published in a newspaper circulating in the area.

If significant modifications are made following advertising, this amendment including modifications made, are required to be re-advertised in accordance with the above process.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Nil	Nil	Nil
Health & Safety	Nil	Nil	Nil
Reputation	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Not following due process.	Minor (2) x Low (4) = Unlikely (2)	Ensure process is correctly followed.
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

B.7 Natural Environment Considerations

There are no natural environment considerations associated with this proposal.

C. OFFICER'S COMMENT

In relation to tourism, the draft revised Local Planning Strategy aims for:

"Development of 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 through activity and marketing efforts."

There are a number of directions in section 1.4.2.3 of the Strategy that relate to this proposal, including:

- Make investment in tourism an attractive and simple proposition by increasing opportunities for it in the planning framework and ability to apply for tourist uses.

- Tourist uses to be located and planned to limit conflict with residential and rural land uses, the environment and heritage places.

The rezoning of the subject property to Residential R30 is consistent with the surrounding land and the additional uses will facilitate the proposed development for tourism and short-term accommodation, which will also provide for a long-term use for a heritage listed building.

Any future development will be the subject of the development approval process and as an 'A' use, advertising will form part of the assessment process, which will enable assessment of the actual development proposed and any potential impacts, such as noise and parking, on the locality.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5102

Moved: Cr J E G Williams

Seconded: Cr D A Hughes

That Council:

1. **RESOLVES**, in pursuance of Section 75 of the *Planning and Development Act 2005*, to initiate an amendment to the Shire of Northam Local Planning Scheme No.6 by:
 - a. Rezoning a portion of Lot 600 (No. 185) Wellington Street, Northam from 'Public Purposes – Church' to 'Residential R30';
 - b. Inserting into Schedule 2 – Additional Uses, the following text:

No.	Description of Land	Additional Use	Conditions
12	Lot 600 (No. 185) Wellington Street, Northam	Tourist Accommodation ('A') Restaurant ('A')	<ol style="list-style-type: none">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.
<p>c. Amending the scheme map accordingly;</p> <p>2. NUMBERS the proposed local planning scheme amendment 'Amendment No. 20' to Shire of Northam Local Planning Scheme No. 6;</p> <p>3. RESOLVES, pursuant to the Regulation 35(2) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (Regulations), that proposed Scheme Amendment No. 20 is a standard amendment pursuant to Regulation 34 of the Regulations as it is:</p> <p>a. generally consistent with the objectives of the Local Planning Strategy;</p> <p>b. is anticipated to have minimal impact on surrounding land; and</p> <p>c. is anticipated to have no significant environmental, social, economic or governance impacts on land in the scheme area.</p> <p>4. Pursuant to Section 81 of the <i>Planning and Development Act 2005</i>, REFERS proposed Amendment No. 20 to the Environmental Protection Authority prior to advertising in accordance with Regulation 47(2)(a) up to and including (e) of the Regulations;</p> <p>5. Pursuant to Regulation 47(1) of the Regulations, PROVIDES Notice of Amendment No. 20 to the Western Australian Planning Commission;</p> <p>6. ADVERTISES Amendment No. 20 in accordance with Regulation 47(3) and Regulation 76A of the Regulations; and</p> <p>7. COMPILES any resulting comments or modifications to be further considered by Council prior to final adoption.</p> <p style="text-align: right;">CARRIED 8/0</p>				

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil



Shire of Northam

Local Planning Scheme No. 6

Amendment No. 20

***To reclassify Part Lot 600 on Deposited Plan 427356 from “Public Purposes: Church” to
“Residential” zone R30 and to include ‘tourist accommodation’ and ‘restaurant’ as
additional uses***

FORM 2A

Planning and Development Act 2005
RESOLUTION TO PREPARE OR ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME

Shire of Northam Local Planning Scheme No. 6
Amendment No. 20

Resolved that the Local Government pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Reclassifying Part Lot 600 on Deposited Plan 427356 from "Public Purposes: Church" to "Residential" R30.
2. Inserting into Schedule 2 (Additional Uses) the following text:

No.	Description of Land	Additional Use	Conditions
12	Lot 600 on Deposited Plan 427356	Tourist Accommodation ('A') Restaurant ('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.

3. Amending the Scheme Map, accordingly.

Dated this..... day of 2024

.....
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

LOT 600 on Deposited Plan 427356 (185 Wellington Street West), Northam

SCHEME AMENDMENT No. 20

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6 AMENDMENT REQUEST REPORT

Prepared by:

Phaps Pty Ltd
PO Box 93
MOUNT LAWLEY WA 6050
Mobile: 0448 227 971
Email: Michael.roszak@bigpond.com

JULY 2024

CONTENTS

- 1.0 EXECUTIVE SUMMARY**
- 2.0 INTRODUCTION**
- 3.0 LOCATION & SITE DETAILS**
- 4.0 SCHEME AMENDMENT PROPOSAL**
 - 4.1 Amendment specifications
 - 4.2 Rationale in support of amendment
- 5.0 STRATEGIC & STATUTORY FRAMEWORK**
 - 5.1 Local Planning Context
 - 5.1.1 Local Planning Scheme No. 6
 - 5.1.2 Shire of Northam Local Planning Strategy
 - 5.2 Other Planning Considerations
 - 5.2.1 Utility Services
 - 5.2.2 Roads
- 6.0 CONCLUSION**

Annexures

- Annexure 1:** Certificate of Title
- Annexure 2:** Deposited Plan
- Annexure 3:** Artist Impression – future development

Figures

- Figure 1** Location Plan

Shire of NORTHAM Scheme Amendment No. 20 – LOT 600 ON DP 427356, Wellington Street West

1.0 EXECUTIVE SUMMARY

The purpose of this Scheme Amendment to the Shire of Northam Local Planning Scheme No. 6 (LPS6) is to reclassify Part Lot 600 on Deposited Plan 427356 (185 Wellington Street West) in Northam from “Public Purposes: Church” local scheme reserve to “Residential” local scheme zone R30 with ‘tourist accommodation’ and ‘restaurant’ as additional uses in Schedule 2 of LPS6.

The proponents’ justification in support of the Scheme Amendment is summarised as follows:

- The proposal would be consistent with the orderly and proper planning of the locality;
- The proposal would benefit from existing road services, physical service infrastructure and urban facilities in Northam townsite;
- The proposal would provide for much needed tourism development and associated uses in Northam townsite such as short stay tourist accommodation, and preserve and integrate as part of the future tourist development of the site, a Category 2 Heritage Item listed in the Shire’s Municipal Heritage Inventory; and
- The use of the site for tourist-related land uses and a restaurant would not have any undue adverse effect on –
 - the occupiers and users of the development;
 - the properties in, or the inhabitants of the locality; or
 - the likely future development of the locality.

The proponents therefore seek the Council of the Shire of Northam’s favourable consideration of the proposed Scheme Amendment.

For the purposes of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed Scheme Amendment, Shire of Northam Scheme Amendment No. 20, is a ‘Standard’ Scheme Amendment.

2.0 INTRODUCTION

The proponents, Phaps Pty Ltd, own Lot 600 on Deposited Plan 427356 (the subject site) and lodges this request, seeking the Council of the Shire of Northam's support to amend *Shire of Northam Local Planning Scheme No. 6* (LPS6) by reclassifying that part of the subject site currently classified "Public Purposes: Church" local scheme reserve to "Residential" zone R30, and by amending the Scheme map accordingly.

Existing development on the site comprises the former St James Anglican Church building, constructed in 1911 and listed on the Shire's Municipal Heritage Inventory with a Category 2 level of significance (i.e., 'considerable significance'), including a residential dwelling and associated outbuilding (zoned Residential R30). The St James parish, however, amalgamated with the St John Anglican parish located at 11 Wellington Street East as a larger church was needed. Since that time, and despite the premises being identified as a local reserve for "church" purposes on the Shire's local planning scheme map, the church building has not been utilised as a place of worship.

The proponents acquired the property with the intention of redeveloping it for tourism and related purposes (a restaurant), while also aiming to preserve and incorporate the existing church building within the new development's design.

The purpose of this report is to provide the Shire with sufficient information to initiate an amendment to LPS6 in order to reclassify Part Lot 600 from "Public Purposes: Church", to "Residential" zone R30, to insert into Schedule 2 of the Scheme 'tourist accommodation' and 'restaurant' as additional uses, and to amend the Scheme Map accordingly.

The Shire Administration's assessment of this proposal is sought and following a supportive report to the Council of the Shire of Northam for initiation, the formal Scheme Amendment documents and further information (if required) will be provided.

3.0 LOCATION & SITE DETAILS

The subject land is described as Lot 600 on Deposited Plan 427356. A copy of the Deposited Plan is attached.

The land is described as follows (refer **Annexure 1**):

Land Description	Registered Proprietor	Volume	Folio	Size
Lot 600 on Deposited Plan 427356	Phaps Pty Ltd of PO Box 93 Mount Lawley WA 6050	4051	991	3,691m ²

The lot is located on the southwestern corner of Wellington Street West and Morrell Street in the series of properties bounded by Wellington Street West (north), Morrell Street (east), Croke Avenue (south), and Habgood Street (west). Refer **Figure 1 – Location Plan**.



Figure 1 – Location Plan (Source: DPLH – PlanWA)

The site gradually slopes from south to north.

Existing development on the subject land comprises the former St James Anglican Church building built in 1911, denoted on the Shire's Municipal Heritage Inventory with Category 2

Shire of NORTHAM Scheme Amendment No. 20 – LOT 600 ON DP 427356, Wellington Street West

level of significance (i.e., 'considerable significance'), disused tennis court, and an existing residential dwelling and associated outbuilding. As part of the redevelopment of the site, the former church building will be retained, renovated and adapted for use as a boutique restaurant and to craft small-batch artisanal spirits. The existing dwelling and outbuilding will be demolished to make way for a variety of 22 purpose-built short-term accommodation units (this will be the predominant use of the land) and associated parking. 15 units will be motel-style accommodation, 5 X one-bedroom self-contained units, and 2 X 2-bedroom self-contained accommodation units.

The subject site has the following locational attributes:

- The land is located in close proximity of 'The Rec Northam' (formerly known as the Dukes Inn) on Duke Street and zoned 'Commercial';
- The site has access to all urban infrastructure services; and
- The site is conveniently located, highly accessible and is approximately one minutes' drive from shopping and other commercial facilities in Northam townsite;

4.0 SCHEME AMENDMENT PROPOSAL

4.1 AMENDMENT SPECIFICATIONS

Proposed Scheme Amendment No. 20 seeks to amend *Shire of Northam Local Planning Scheme No. 6* (LPS6) by reclassifying Part Lot 600 on Deposited Plan 427356 (#185 Wellington Street, Northam) from “Public Purposes: Church” local scheme reserve to “Residential” zone R30 with ‘tourist accommodation’ and ‘restaurant’ as additional uses in Schedule 2, and by amending the Scheme map accordingly.

4.2 RATIONALE IN SUPPORT OF AMENDMENT

The proposed reclassification of the site from “Public Purposes: Church” to “Residential” zone R30 zoning, with additional use classes ‘tourist accommodation’ and ‘restaurant’ is consistent with the objectives outlined in the Shire’s Local Planning Scheme No. 6. The subject site is strategically located within close proximity to existing tourism-related developments, shopping centres, and urban facilities, making it ideal for a tourism-focused land use. The adaptive reuse of the heritage-listed church building for a boutique restaurant and small-batch artisanal spirits production aligns with the preservation and enhancement of the Shire’s historical and cultural assets, thereby enriching the local tourism experience.

The rezoning, configured to also accommodate *inter alia* tourist accommodation as an additional use, will allow for the development of purpose-built short-term accommodation units, catering to the increasing demand for diverse lodging options in the Northam region. By providing 15 motel-style units, 5 one-bedroom self-contained units, and 2 two-bedroom self-contained units, the proposal addresses various accommodation preferences, enhancing the Shire's attractiveness to a broader range of visitors. This diversification of accommodation options is in line with the objective of promoting tourism opportunities that complement the existing natural and man-made features of the Shire.

Moreover, the proposed development supports the Shire’s goals of encouraging tourism activities that benefit from existing infrastructure and services. The site’s accessibility to the existing road network and urban amenities ensures that the development can leverage existing physical service infrastructure efficiently. This not only maximises the site's potential but also aligns with sustainable development principles by utilising already established urban facilities and reducing the need for additional infrastructural investments.

Shire of NORTHAM Scheme Amendment No. 20 – LOT 600 ON DP 427356, Wellington Street West

The inclusion of ancillary services, such as the boutique restaurant, within the development enhances the overall tourism offering and provides value-added services to visitors. This holistic approach to tourism development ensures that the site will not only serve as a place of accommodation but also as a destination in itself, fostering longer visitor stays and increased economic activity in the local area.

5.0 STRATEGIC & STATUTORY FRAMEWORK

5.1 LOCAL PLANNING CONTEXT

5.1.1 Local Planning Scheme No. 6 (LPS 6)

The subject land is classified “Public Purposes: Church” Local Scheme Reserve and zoned “Residential” R30 by LPS 6.

The provisions of Part 2 (Reserves) and Part 4 (General Development Requirements), clause 4.2 (Residential Design Codes) in LPS 6 apply to the land.

Scheme Amendment No. 20 proposes to amend LPS 6 by reclassifying that part of Lot 600 on Deposited Plan 427356 (#185 Wellington Street, Northam) currently classified “Public Purposes: Church” local scheme reserve to “Residential” zone R30, adding ‘tourist accommodation’ and ‘restaurant’ as additional uses in Schedule 2, and by amending the Scheme map accordingly.

The objectives of the Tourist zone in the Scheme are to –

- *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.*

Tourist accommodation is defined in the Scheme as ...accommodation specifically catering for tourists such as chalets, farm stay, guesthouses and similar but does not include a hotel, motel or caravan park, and which is not to be occupied by a person for more than 3 months in a 12 month period.

Restaurant in the Scheme is defined as ...premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the Liquor Control Act, 1988;

5.1.2 Shire of Northam Local Planning Strategy

The Shire's Local Planning Strategy (LPS) 2013 acknowledges that tourism is a growing contributor to the Shire's local economy due to its close proximity to the Perth Metropolitan Region and has significant potential to play an important role in the future economic development and growth of the Shire, further noting that Northam is being promoted as a '*Heritage, Commerce and Lifestyle*' centre with tourism focused on three key areas and their associated attractions:

- Adventure tourism;
- Events tourism; and
- Heritage tourism.

Key strategies under the tourism umbrella in the LPS are to –

- 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 recognising tourism as a legitimate land use compatible with a range of existing land uses. [emphasis added]
- 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. [Emphasis added]

5.2 Other Planning Considerations

5.2.1 Utility Services

The subject land is connected to telecommunications, reticulated power, scheme water and sewer services.

5.2.2 Roads

The site has frontage to Wellington Street West (north), Morrell Street (east), and Croke Avenue (south). These roads are under the maintenance, care, and control of the Shire of Northam.

6.0 CONCLUSION

The information and justification provided in this report is submitted to support the amendment of Shire of Northam Local Planning Scheme No. 6 to:

- Reclassify Part Lot 600 on Deposited Plan 427356 (185 Wellington Street West) in Northam from “Public Purposes: Church” local scheme reserve to “Residential” local scheme zone R30;
- Insert into Schedule 2 (Additional Uses) the use classes ‘tourist accommodation’ and ‘restaurant’; and
- Amend the Scheme Map accordingly.

It is considered the proposed Scheme Amendment is a forward-thinking and strategically sound initiative that aligns with the Shire of Northam’s Local Planning Strategy and broader planning objectives. The adaptation and preservation of the heritage-listed church for a boutique restaurant and artisanal spirits production, alongside the development of short-term accommodation units, will significantly enhance the Shire’s tourism infrastructure. This proposal supports the Shire’s vision of promoting tourism opportunities that complement its unique natural and cultural assets, thereby fostering economic growth and community development.

Given the site's strategic location, existing heritage value, and the comprehensive nature of the proposed development, Scheme Amendment No. 20 presents a significant opportunity to boost local tourism, preserve cultural heritage, and provide high-quality, diverse accommodation options. The Shire of Northam and the Western Australian Planning Commission are urged to support this rezoning proposal, recognizing its potential to contribute positively to the region’s economic vitality and cultural richness.

Based on the information and justification provided in this report the proponents respectfully request that the Council of the Shire of Northam initiates, and the Western Australian Planning Commission supports Scheme Amendment No. 20 to Shire of Northam Local Planning Scheme No. 6 to reclassify Part Lot 600 on Deposited Plan 427356 from “Public Purposes: Church” local scheme reserve to “Residential” local scheme zone R30, inserting into Schedule 2 (Additional Uses) ‘tourist accommodation’ and ‘restaurant’, and by amending the Scheme map accordingly.

ANNEXURES

ANNEXURE 1
CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

4051

991

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 600 ON DEPOSITED PLAN 427356

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PHAPS PTY LTD OF PO BOX 93 MOUNT LAWLEY WA 6050

(AF P968468) REGISTERED 29/4/2024

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.
Lot as described in the land description may be a lot or location.

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




STATEMENTS:

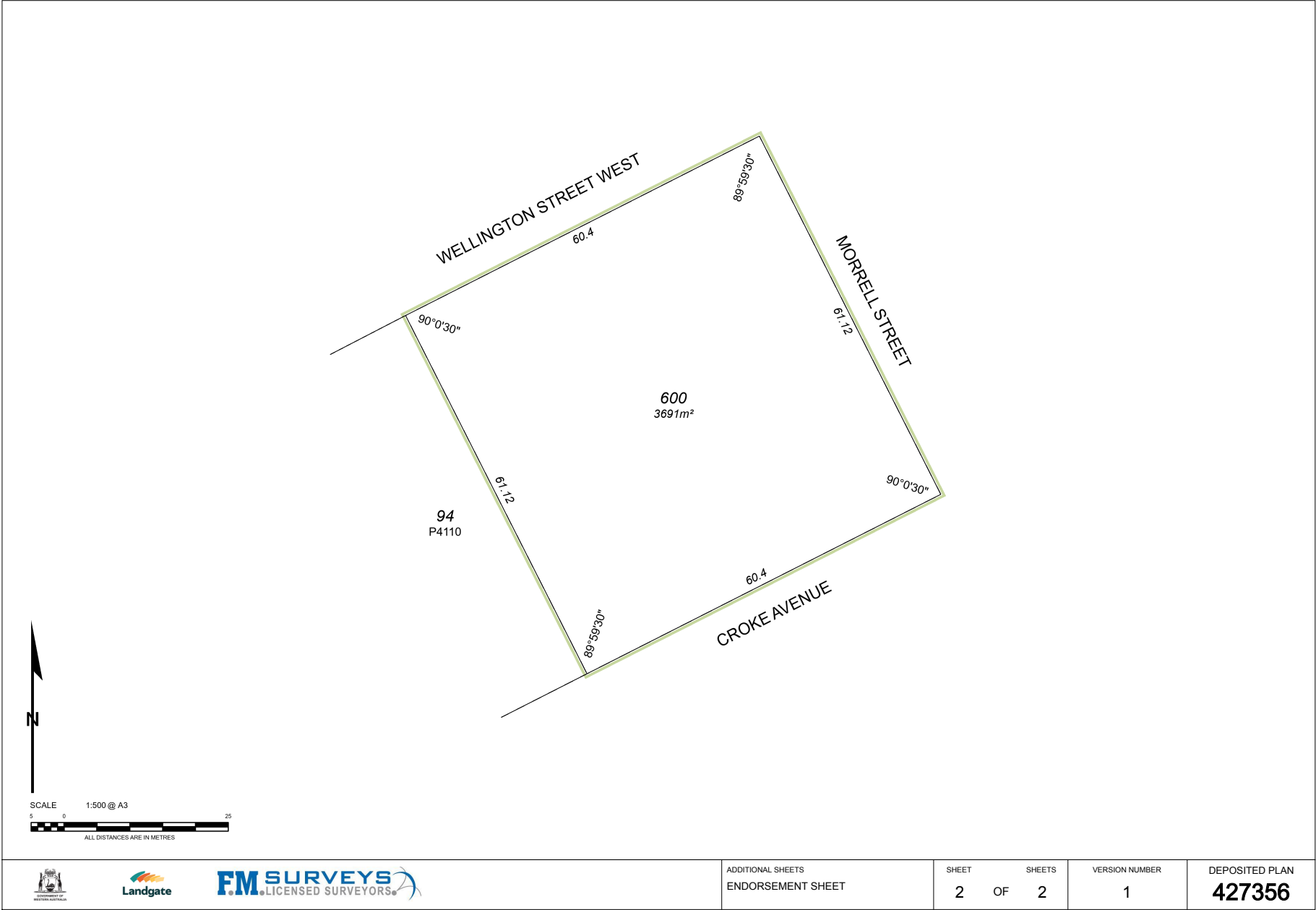
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP427356
PREVIOUS TITLE: 317-20, 1363-869
PROPERTY STREET ADDRESS: 185 WELLINGTON ST WEST, NORTHAM.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF NORTHAM

ANNEXURE 2
DEPOSITED PLAN

Plan Information	Survey Details	Former Tenure																																				
<table><tr><td>Tenure Type</td><td>Freehold</td></tr><tr><td>Plan Type</td><td>Deposited Plan</td></tr><tr><td>Plan Purpose</td><td>Subdivision</td></tr></table>	Tenure Type	Freehold	Plan Type	Deposited Plan	Plan Purpose	Subdivision	<table><tr><td>Survey Method</td><td>Compiled</td></tr><tr><td>Compiled From Field Records</td><td></td></tr><tr><td>Compiled From Plans</td><td>P4110</td></tr><tr><td>Compiled From Titles</td><td></td></tr><tr><td>Declared as Special Survey Area</td><td>No</td></tr></table>	Survey Method	Compiled	Compiled From Field Records		Compiled From Plans	P4110	Compiled From Titles		Declared as Special Survey Area	No	<table><tr><th>New Lot / Land</th><th>Parent Plan Number</th><th>Parent Lot Number</th><th>Title Reference</th><th>Parent Subject Land Description</th></tr><tr><td>600</td><td>P4110</td><td>LOT 95</td><td>1363-869</td><td></td></tr><tr><td></td><td>P4110</td><td>LOT 96</td><td>317-20</td><td></td></tr><tr><td></td><td>P4110</td><td>LOT 97</td><td>317-20</td><td></td></tr></table>	New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description	600	P4110	LOT 95	1363-869			P4110	LOT 96	317-20			P4110	LOT 97	317-20	
Tenure Type	Freehold																																					
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Plan Purpose	Subdivision																																					
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Compiled From Plans	P4110																																					
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600	P4110	LOT 95	1363-869																																			
	P4110	LOT 96	317-20																																			
	P4110	LOT 97	317-20																																			
Plan Heading	Survey Certificate - Regulation 4 Compiled Plan																																					
LOTS 600	I hereby certify that this compiled plan - (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.																																					
Locality and Local Government	<table><tr><td>MARK CAMERON SPENCER Licensed Surveyor</td><td>Date</td></tr></table>	MARK CAMERON SPENCER Licensed Surveyor	Date																																			
MARK CAMERON SPENCER Licensed Surveyor	Date																																					
Locality NORTHAM	Survey Organisation																																					
Local Government SHIRE OF NORTHAM	<table><tr><td>Name</td><td>F.M. SURVEYS</td></tr><tr><td>Address</td><td>DUNCRAIG 6023</td></tr><tr><td>Phone</td><td>0400 781 694</td></tr><tr><td>Fax</td><td></td></tr><tr><td>Email</td><td>mark@fmsurveys.com.au</td></tr><tr><td>Reference</td><td>1933</td></tr></table>	Name	F.M. SURVEYS	Address	DUNCRAIG 6023	Phone	0400 781 694	Fax		Email	mark@fmsurveys.com.au	Reference	1933																									
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Reference	1933																																					
Planning Approval																																						
Planning Authority Western Australian Planning Commission																																						
Reference 163642																																						

  	ADDITIONAL SHEETS ENDORSEMENT SHEET	SHEET 1	OF 2	SHEETS VERSION NUMBER 1	DEPOSITED PLAN 427356
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**ANNEXURE 3 PERSPECTIVE
DRAWINGS DEPICTING
FUTURE DEVELOPMENT**

Perspective Drawings of future development – Lot 600 on DP 427356: Drawing 1 –aerial view from Wellington Street West



Perspective Drawings of future development – Lot 600 on DP 427356: Drawing 2 – aerial view from Wellington Street West (NW)



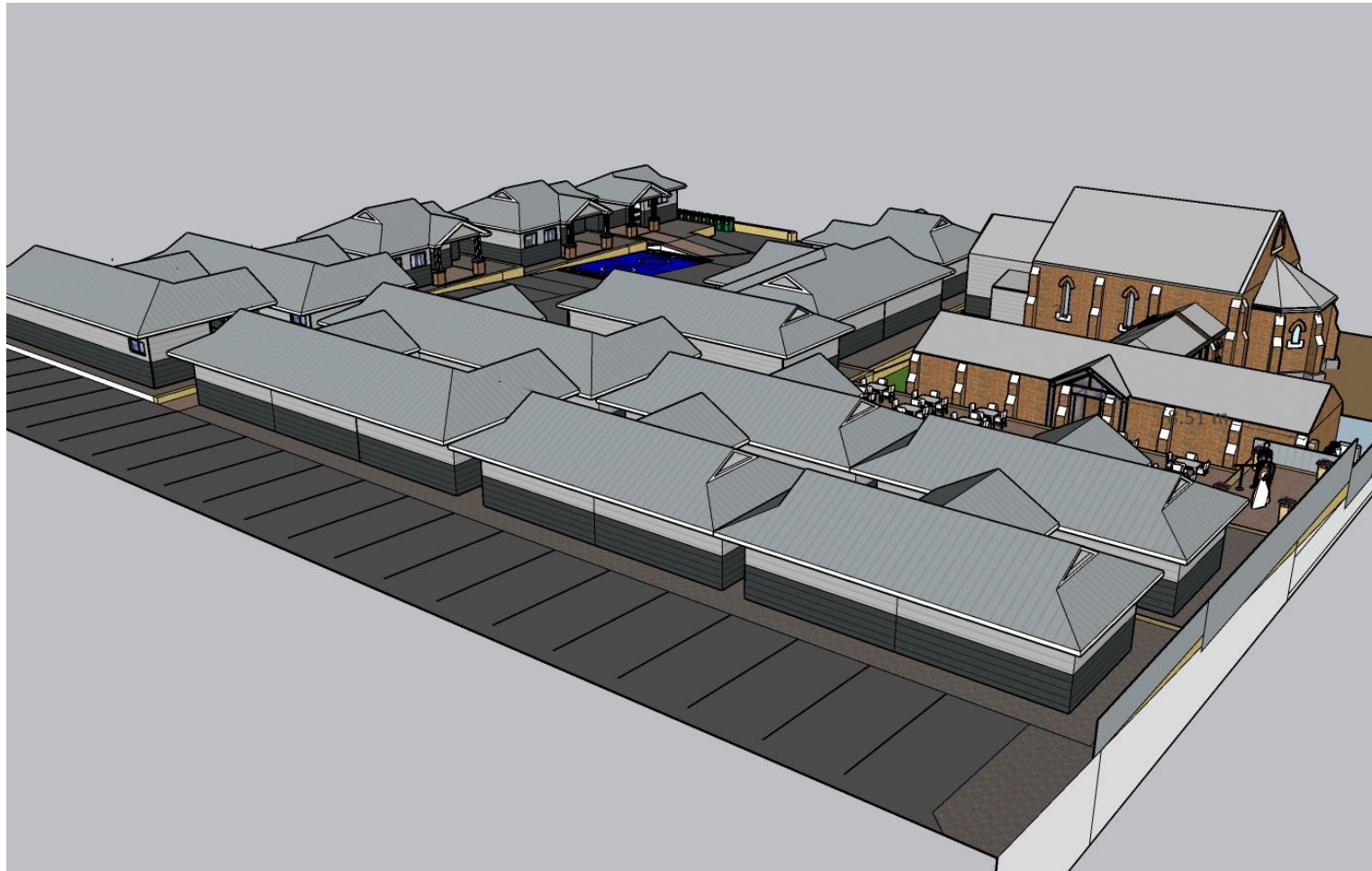
Perspective Drawings of future development – Lot 600 on DP 427356: Drawing 3 – aerial view from Croke Avenue (SW)



Perspective Drawings of future development – Lot 600 on DP 427356: Drawing 4 – aerial view from c/r Wellington Street & Morrell Street (NE)



Perspective Drawings of future development – Lot 600 on DP 427356: Drawing 5 – aerial view c/r Morrell Street & Croke Avenue (SE)



Perspective Drawings of future development – Lot 600 on DP 427356: Drawing 6 – street view from Wellington Street West



SCHEME AMENDMENT DOCUMENTS

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6

SCHEME MAP

PROPOSED SCHEME AMENDMENT NO. 20



LEGEND

LOCAL SCHEME RESERVES

- Parks and Recreation: Parks
- Public Purposes: Church
- Public Purposes: Museum

LOCAL SCHEME ZONES

- Commercial
- Mixed Use
- Residential

OTHER CATEGORIES
(see scheme text for additional information)

- R20 R Codes
- A1 Additional Uses
- Avon and Mortlock Rivers Special Control Area
- No Zone

Planning And Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire Of Northam Local Planning Scheme No. 6

Amendment No. 20

RESOLVED that the Local Government pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Reclassifying Part Lot 600 on Deposited Plan 427356 from “Public Purposes: Church” to “Residential” R30.
2. Inserting into Schedule 2 (Additional Uses) the following text:

No.	Description of Land	Additional Use	Conditions
12	Lot 600 on Deposited Plan 427356	Tourist Accommodation ('A') Restaurant ('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.

3. Amending the Scheme Map, accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- (a) It is generally consistent with the objectives of the Local Planning Strategy;
- (b) is anticipated to have minimal impact on surrounding land; and
- (c) is anticipated to have no significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this day of 2024

.....
CHIEF EXECUTIVE OFFICER

FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the ____ day of _____, 20____.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the ____ day of _____, 20____, proceed to advertise this Amendment.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Northam at the Ordinary Meeting of the Council held on the _____ day of _____, 20____ and the Common Seal of the Shire of Northam was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

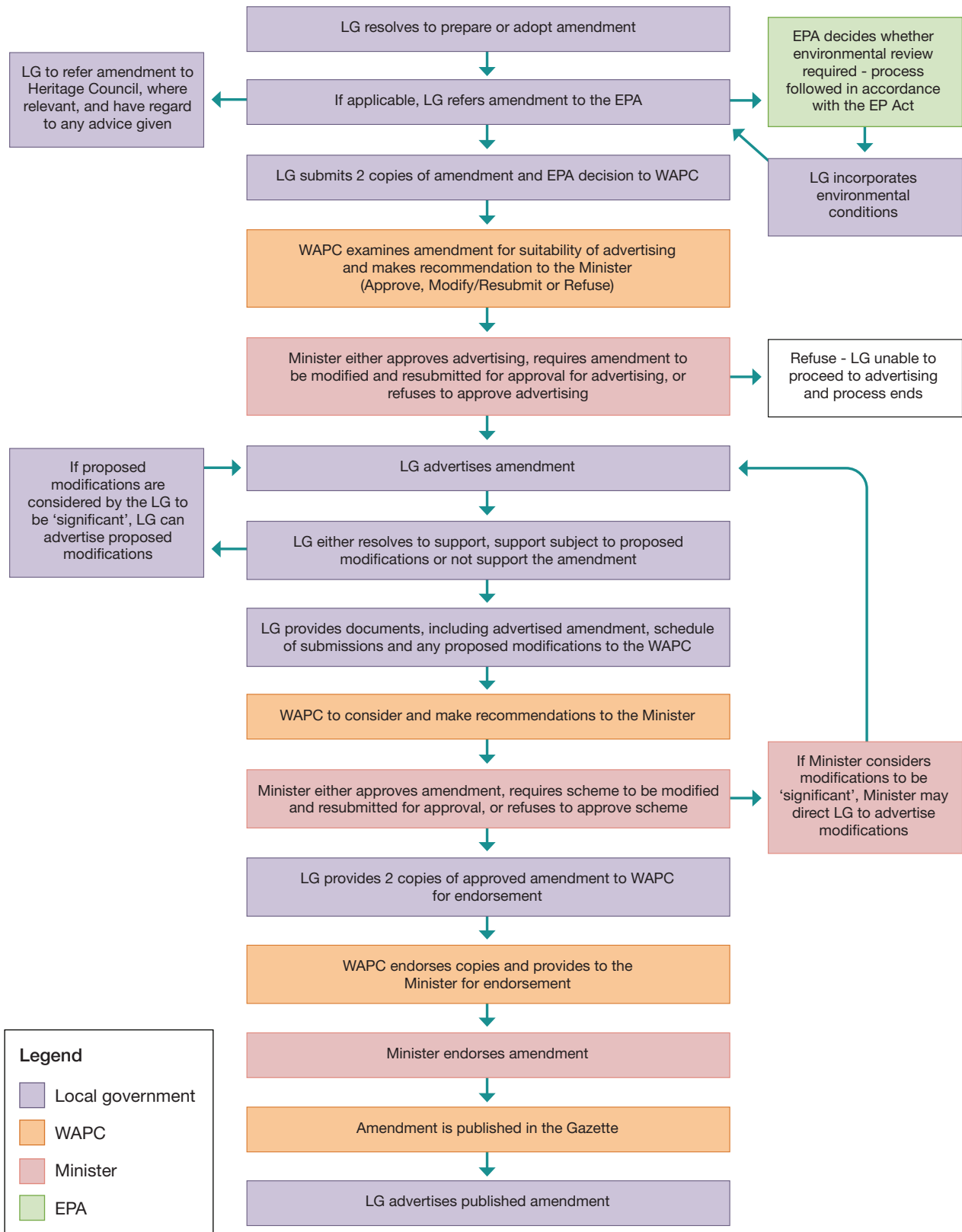
DATE

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE

Simplified process for **complex and standard amendments** to local planning schemes flowchart



Cr L C Biglin declared a **"Financial"** interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as Cr Biglin is part owner in 50 Boronia Avenue that is owned by their Self-Managed Superannuation Fund.

President C R Antonio declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the applicants for this submission are well known to President Antonio, with one of the applicants being a fellow Councillor on the Shire of Northam.

Cr H J Appleton declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as Lisa Biglin is a fellow Councillor.

Cr M I Girak declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the landowner of the proposed scheme amendment is a fellow Councillor. Cr Girak's interest is minor, and it will not impact her decision in this matter.

Cr D A Hughes declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the owners of the lots to be rezoned are known to Cr Hughes.

Cr A J Mencshelyi declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the proponents are known to Cr Mencshelyi.

Cr C M Poulton declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as Lisa (Landowner) is known to Cr Poulton. With regard to the matter in item 13.3.2, Cr Poulton discloses that he has an association with the Landowner mentioned in the report. This association is impartial.

Cr J E G Williams declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as one of the owners of the subject property is known to Cr Williams and is a fellow Councillor. Cr Williams husband has previously done work for another owner (over 12 months ago).

Cr M P Ryan declared an "Impartiality" interest in agenda item 13.3.2 Proposed Scheme Amendment No. 21 – 50 Boronia Ave, Wundowie, as the land owner is known to Cr Ryan and is a fellow Councillor.

Due to a “**Financial**” interest Cr L C Biglin left the meeting at 5:55 pm.

Executive Manager Corporate Services left the meeting at 5:55 pm.

13.3.2 Proposed Scheme Amendment No. 21 - 50 Boronia Ave, Wundowie

Address:	Lots 279 & 280 (No. 50) Boronia Ave, Wundowie
Owner:	DP & LC Biglin
Applicant:	Hex Design & Planning
File Reference:	3.1.10.21 / A5
Reporting Officer:	Jacky Jurmann (Manager Planning & Environment)
Responsible Officer:	Chadd Hunt (Executive Manager Development Services)
Officer Declaration of Interest:	Landowner is a Councillor
Voting Requirement:	Simple Majority
Press release to be issued:	Public Notice

BRIEF

A request to initiate a scheme amendment to rezone Lots 279 and 280 (No. 50) Boronia Ave, Wundowie from Commercial to Rural Townsite has been received on behalf of the current landowner.

The amendment will also introduce the Rural Townsite zone into the Shire of Northam Local Planning Scheme No. 6.

The rezoning of the property is consistent with the strategic objectives for the Wundowie townsite in accordance with the revised Shire of Northam Local Planning Strategy (2023), which is in the final stages of approval by the Western Australian Planning Commission.

ATTACHMENTS

1. S A 21 Scheme Amendment Document [**13.3.2.1** - 43 pages]

A. BACKGROUND / DETAILS

The subject property is currently zoned Commercial under the provisions of the Shire of Northam Local Planning Scheme No. 6 and is located in the Wundowie townsite.

The property has an area of 1,856m² and currently contains a commercial building, which is used for retail purposes selling hardware, stockfeed and gardening products.

As part of the review of the Shire of Northam Local Planning Strategy, it was identified that the Shire's commercial areas required increased flexibility in permissible land uses to ensure that they meet the needs of the community and are sustainable into the future.

The introduction of the Rural Townsite zone will achieve the objectives of section 1.4.6 - Settlements of the revised Local Planning Strategy by ensuring that the local planning framework is sufficiently flexible and can accommodate a wide range of urban land uses in settlements subject to the preservation of local amenities, character, safety and heritage values.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Place.

Outcome 7: Urban and rural communities are sensibly planned and developed.

Objective 7.1: Provide sufficient land and development opportunities to enable local communities to grow.

Priority Action 7.1.1: Provide a review of the Local Planning Scheme 6, including a comprehensive evaluation of the success of the current Local Planning Strategy.

B.2 Financial / Resource Implications

The costs associated with the rezoning will be borne by the Applicant in accordance with the Shire's adopted Fees and Charges.

B.3 Legislative Compliance

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). The process is shown in the flow chart attached to this Report (Attachment 13.3.2.1).

Should Council resolve to initiate the amendment (Reg. 35(1)), it must specify whether, in its opinion, the amendment is a complex, standard or 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)), which is discussed in Officer's Comments below.

If initiated, the Shire is 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*. The EPA can determine to assess or not assess the proposal.

The Western Australian Planning Commission (WAPC) also needs to be notified following initiation of the amendment (Reg. 47(1)).

The amendment is then advertised in accordance with Reg. 47(3) and Reg. 76A as outlined in Consultation section. Following advertisement, submissions are considered, and the amendment is presented to Council for final adoption with or without modifications. Any significant modifications may require re-advertising.

B.4 Policy Implications

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

B.5 Stakeholder Engagement / Consultation

The Shire will consult with relevant stakeholders and the community in accordance with Reg. 47(3) and Reg. 76A the Planning and Development (Local Planning Schemes) Regulations 2015 as a standard amendment.

Reg. 47(3) requires advertising to the public for a minimum of 42 days or longer period approved by the WAPC.

Reg. 76A requires the amendment to be made available for viewing on the Shire's website, in the Shire offices and the notice to be published in a newspaper circulating in the area.

If significant modifications are made following advertising, this amendment including modifications made, are required to be re-advertised in accordance with the above process.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Nil	Nil	Nil
Health & Safety	Nil	Nil	Nil
Reputation	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil

Compliance	Not following due process.	Minor (2) x Low (4) = Unlikely (2)	Ensure process is correctly followed.
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

B.7 Natural Environment Considerations

There are no natural environment considerations associated with this proposal.

C. OFFICER'S COMMENT

The scheme amendment is being progressed on the basis that the revised Local Planning Strategy is considered a 'seriously entertained planning document' and its approval by the WA Planning Commission is imminent.

If the scheme amendment is approved, then any change of use or development of the property will require further approval in accordance with the draft zoning table included in the amendment document, which was prepared by Officers based on a combination of commercial, mixed use and service commercial type existing land uses.

As the amendment is consistent with the objectives of the revised Local Planning Strategy, is unlikely to impact on surrounding land and will have no significant environmental, economic or governance impacts on land in the scheme area. The amendment is considered a standard amendment in accordance with Regulation 34 'Standard Amendment' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5103

Moved: Cr A J Mencshelyi

Seconded: Cr J E G Williams

That Council:

- 1. RESOLVES, in pursuance of Section 75 of the *Planning and Development Act 2005*, to initiate an amendment to the Shire of Northam Local Planning Scheme No.6 by:**

- a. Inserting new clause 3.2.13 – 'Rural Townsite Zone' to read as follows:**

Rural Townsite Zone

- i. To provide for a range of land uses that would typically be found in a small country town;**

- ii. To encourage the growth of tourism businesses and experiences in the rural townsites of Northam which are compatible with the rural character of the locality.

b. Amending clause 3.3 – 'Table 1: Zoning Table' as follows:

LANDUSE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X
Caretaker's Dwelling	I
Carpark	X
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A

	Family Day Care	D	
	Fast Food Outlet	A	
	Fuel Depot	X	
	Funeral Parlour	A	
	Garden Centre	D	
	Health Studio	D	
	Holiday Accommodation	D	
	Home Business	P	
	Home Occupation	P	
	Home Office	P	
	Home Store	D	
	Hospital	A	
	Hotel	A	
	Industry – Cottage	D	
	Industry – Extractive	X	
	Industry – General	X	
	Industry – Light	A	
	Industry – Mining	X	
	Industry – Primary Production	X	
	Industry – Rural	X	
	Industry – Service	A	
	Landscape Supplies	X	
	Laundromat	D	
	Liquor Store – Large	X	
	Liquor Store – Small	D	
	Lunch Bar	D	
	Market	X	
	Medical Centre	A	
	Motel	A	
	Motor Vehicle, Boat or Caravan Sales	D	
	Motor Vehicle Repair	A	
	Motor Vehicle Wash	D	
	Motor Vehicle Wrecking	X	
	Museum	D	

Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential	
• Aged & Dependent Persons Dwelling	D
• Ancillary Dwelling	I
• Grouped Dwelling	P
• Holiday Home	D
• Multiple Dwelling	D
• Single House	P
Residential Building	D
Restaurant	D
Restricted Premises	X
Roadhouse	X
Rural Home Business	X
Rural Pursuit	X
Salvage Yard	X
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D

Transport Depot	X
Tree Farm	X
Vehicle Recovery & Towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

c. Rezoning Lots 279 and 280 (No. 50) Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite';

d. Amending the scheme maps accordingly.

2. **NUMBERS** the proposed local planning scheme amendment 'Amendment No. 21' 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* (Regulations), that proposed Scheme Amendment No. 21 is a standard amendment pursuant to Regulation 34 of the Regulations as it is:
 - a. generally consistent with the objectives of the Local Planning Strategy;
 - b. is anticipated to have minimal impact on surrounding land; and
 - c. is anticipated to have no significant environmental, social, economic or governance impacts on land in the scheme area.
4. Pursuant to Section 81 of the *Planning and Development Act 2005*, **REFERS** proposed Amendment No. 21 to the Environmental Protection Authority prior to advertising in accordance with Regulation 47(2)(a) up to and including (e) of the Regulations;
5. Pursuant to Regulation 47(1) of the Regulations, **PROVIDES** Notice of Amendment No. 21 to the Western Australian Planning Commission;
6. **ADVERTISES** Amendment No. 21 in accordance with Regulation 47(3) and Regulation 76A of the Regulations; and
7. **COMPILES** any resulting comments or modifications to be further considered by Council prior to final adoption.

CARRIED 7/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

Cr L C Biglin & the Executive Manager Corporate Services returned to the meeting at 6:00 pm.



Shire of Northam

Local Planning Scheme No. 6

Amendment No. 21

*Standard amendment to rezone
Lots 279 & 280 (No. 50) Boronia Ave, Wundowie
from Commercial to Rural Townsite*

FORM 2A

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Northam Local Planning Scheme No. 6 Amendment No. 21

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting new clause 3.2.13 – 'Rural Townsite Zone' to read as follows –

Rural Townsite Zone

- To provide for a range of land uses that would typically be found in a small country town.
- To encourage the growth of tourism businesses and experiences in the rural townsites of Northam which are compatible with the rural character of the locality.

2. Amending clause 3.3 – 'Table 1: Zoning Table' as follows –

LANDUSE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X
Caretaker's Dwelling	I
Carpark	X

LANDUSE	RURAL TOWNSITE
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A
Family Day Care	D
Fast Food Outlet	A
Fuel Depot	X
Funeral Parlour	A
Garden Centre	D
Health Studio	D
Holiday Accommodation	D
Home Business	P
Home Occupation	P
Home Office	P
Home Store	D
Hospital	A
Hotel	A
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	A
Industry – Mining	X
Industry – Primary Production	X
Industry – Rural	X
Industry – Service	A
Landscape Supplies	X

LANDUSE	RURAL TOWNSITE
Laundromat	D
Liquor Store – Large	X
Liquor Store – Small	D
Lunch Bar	D
Market	X
Medical Centre	A
Motel	A
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	A
Motor Vehicle Wash	D
Motor Vehicle Wrecking	X
Museum	D
Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential	
- Aged & Dependent Persons Dwelling	D
- Ancillary Dwelling	I
- Grouped Dwelling	P
- Holiday Home	D
- Multiple Dwelling	D
- Single House	P
Residential Building	D
Restaurant	D
Restricted Premises	X
Roadhouse	X
Rural Home Business	X
Rural Pursuit	X
Salvage Yard	X

LANDUSE	RURAL TOWNSITE
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D
Transport Depot	X
Tree Farm	X
Vehicle Recovery & Towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

3. Rezoning Lots 279 and 280 (No. 50) Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite'.
4. Amending the scheme maps accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. It is consistent with the objectives of the revised draft Local Planning Strategy;
2. It is anticipated to have minimal impact on surrounding land; and
3. It is anticipated to have no significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this _____ day of _____ 20__

(Chief Executive Officer)

LOT 279 AND 280 BORONIA AVENUE, WUNDOWIE

SCHEME AMENDMENT NO. 21

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6 AMENDMENT REQUEST REPORT



Prepared by:

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Prepared for:

Wundowie Springs Pty Ltd

July 2024

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Version	Comment	Prepared By	Reviewed By	Review Date	Approved By	Issue Date
Version 1	Draft	JPA	SD	03.05.24	SD	

Revision 1	<i>Draft</i>	<i>SYD</i>	<i>SD</i>	<i>08.05.24</i>	<i>SD</i>	
Revision 2	<i>Final</i>	<i>SD</i>	<i>SD</i>	<i>09.05.24</i>	<i>SD</i>	<i>09.05.24</i>
Revision 3	<i>Final v2</i>	<i>JPA</i>	<i>SD</i>	<i>17.07.24</i>	<i>SD</i>	<i>17.07.24</i>

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APPENDICES

APPENDIX A – CERTIFICATES OF TITLE

APPENDIX B– REZONING REQUEST

APPENDIX C – DRAFT 'RURAL TOWNSITE' ZONING TABLE

1. INTRODUCTION

This submission has been prepared by Hex Design and Planning on behalf of Lisa and Desmond Biglin, the owner of Lots 279 and 280 Boronia Avenue, Wundowie (the subject land), in the townsite of Wundowie which is located approximately 54km north-east of Perth within the Shire of Northam.

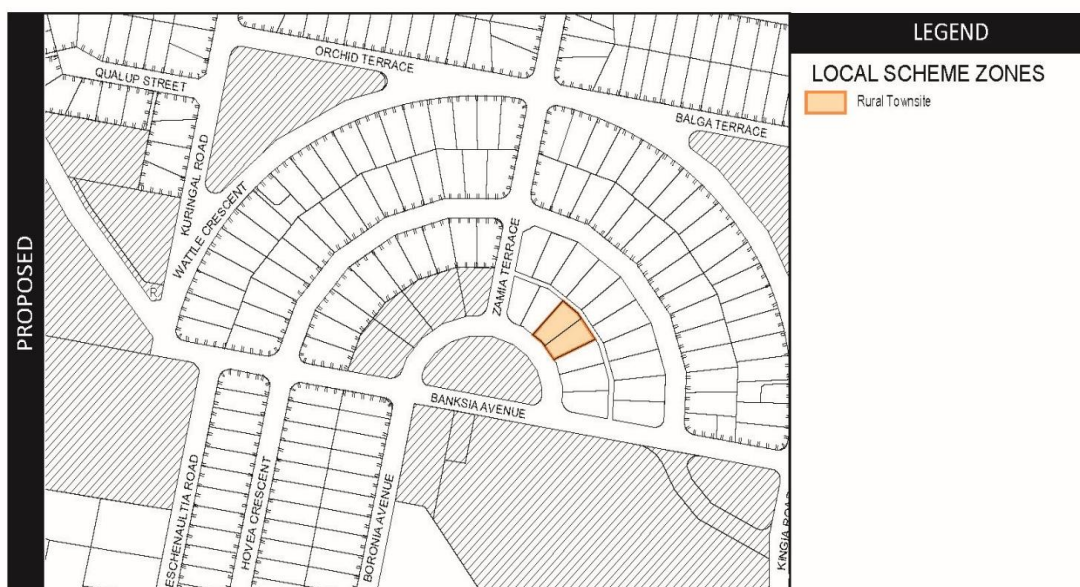
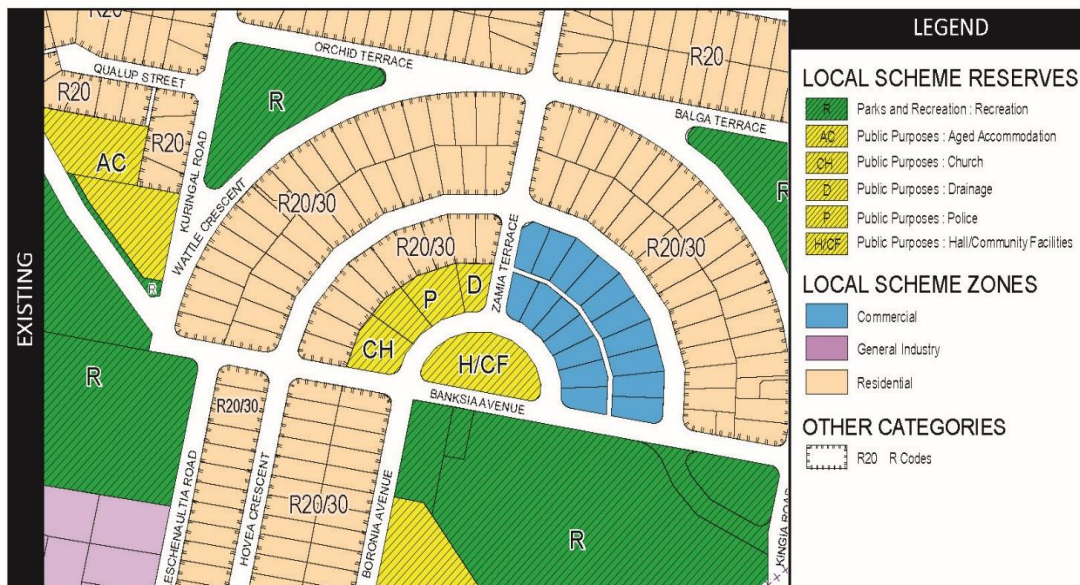
The subject land is zoned 'Commercial' under the Shire of Northam (the Shire) Local Planning Scheme No. 6 (LPS6). The property's zoning is commensurate with its status as a Townsite under the Shire's existing Local Planning Strategy (LPS).

The purpose of this report is to provide the Shire and the Department of Planning, Lands and Heritage (DPLH) with sufficient information to initiate an amendment to the Shire's LPS6 to rezone the subject land from 'Commercial' to 'Rural Townsite' and update Table 1: Zoning Table to reflect the land use permissibility of the 'Rural Townsite' zone. This rezoning is requested to initiate the recommended zoning of the subject land under the Shire's Draft Local Planning Strategy (Draft LPS) to enable more flexible land use permissibility and greater development potential within the town centre of Wundowie.

This report sets out the background and the rationale for the rezoning.

This amendment is to rezone Lots 279 and 280 Boronia Avenue, Wundowie, comprising 1,856m², from a 'Commercial' zone to a 'Rural Townsite' zone to align with the recommended zoning for the area under the Shire's Draft LPS (refer to **LPS6 Amendment Plan** overleaf). Furthermore, the amendment also seeks to update Table 1: Zoning Table of LPS6 to include the 'Rural Townsite' zone and the corresponding land use permissibility (refer to Appendix C for Draft Rural Townsite Zoning Table).

SHIRE OF NORTHAM
LOCAL PLANNING SCHEME No. 6
Amendment No. 21



2. BACKGROUND

2.2 SUBJECT LAND - LOCATION

The subject land measures approximately 1,856m² and exists as two (2) rectangular northeast southwest facing lots with a commercial building on-site. The subject land has frontage to Boronia Avenue to the southwest.

The subject land is located approximately 23km southwest of Northam CBD within the township of Wundowie (refer to Figure 1 below). Pursuant to the Shire's Draft LPS, Wundowie is planned to be expanded with additional residential, rural residential, rural enterprise and light industry around the existing town centre whilst portions of the town centre are proposed to be rezoned to revitalise the precinct within the township. Given the size of the subject land and its prime location in the town centre, it can accommodate a range of commercial land uses that would be complementary to the community of Wundowie.

The location of the subject land is indicated in Figure 2 – Location Plan (overleaf).

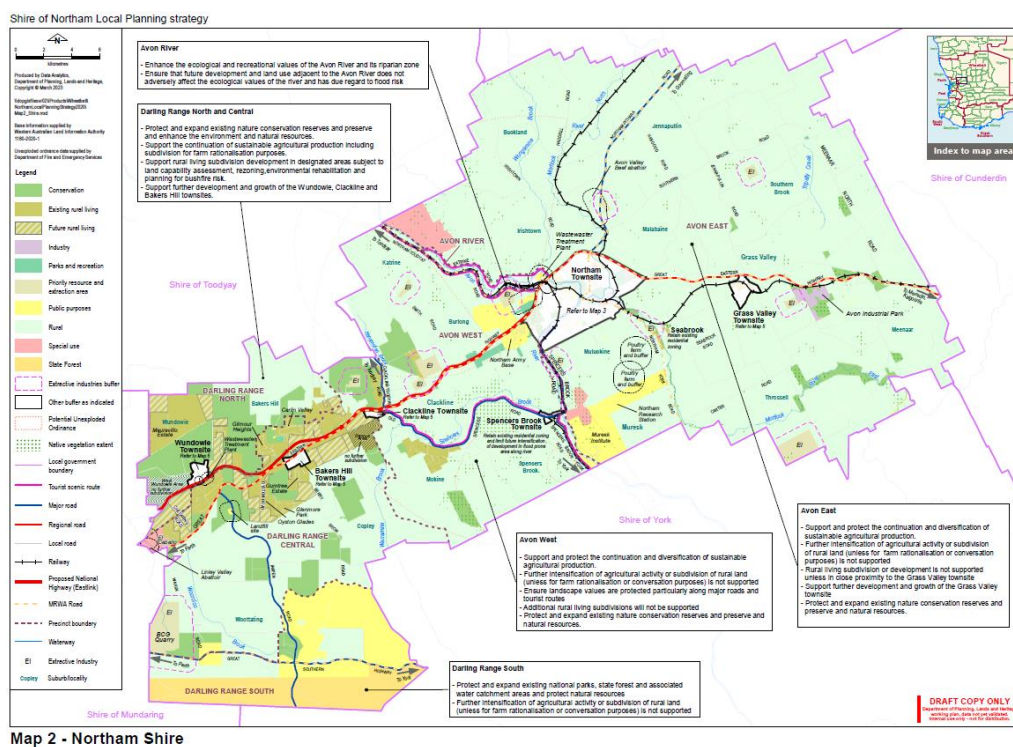


FIGURE 1 - NORTHAM SHIRE (SHIRE OF NORTHAM DRAFT LPS)



Figure 2 - Location Plan
Lots 279 and 280 Boronia Avenue, Wundowie



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A/BN 14627 142 396
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Scale NTS@A4 | Date May 2024 | Project WSPWUTPS

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2.3 LEGAL DESCRIPTION, OWNERSHIP & CURRENT LAND USE

The land subject of this rezoning request is legally described as Lot 279 on Deposited Plan 165486 on Certificate of Title Volume 1827 Folio 85 and Lot 280 on Deposited Plan on Certificate of Title Volume 1827 Folio 86. The Certificates of Title for both lots are included as **Appendix A – Certificates of Title**. The subject land is also shown in Figure 3 below.

As evidenced by the Certificates of Title, both lots are owned by Lisa and Desmond Biglin, having been acquired in 2013.

Both lots exist with a single commercial building on-site that straddles the adjoining boundary between Lots 279 and 280 and operates as a hardware store. This landholding has previously operated as a mechanic historically and is currently vacant.

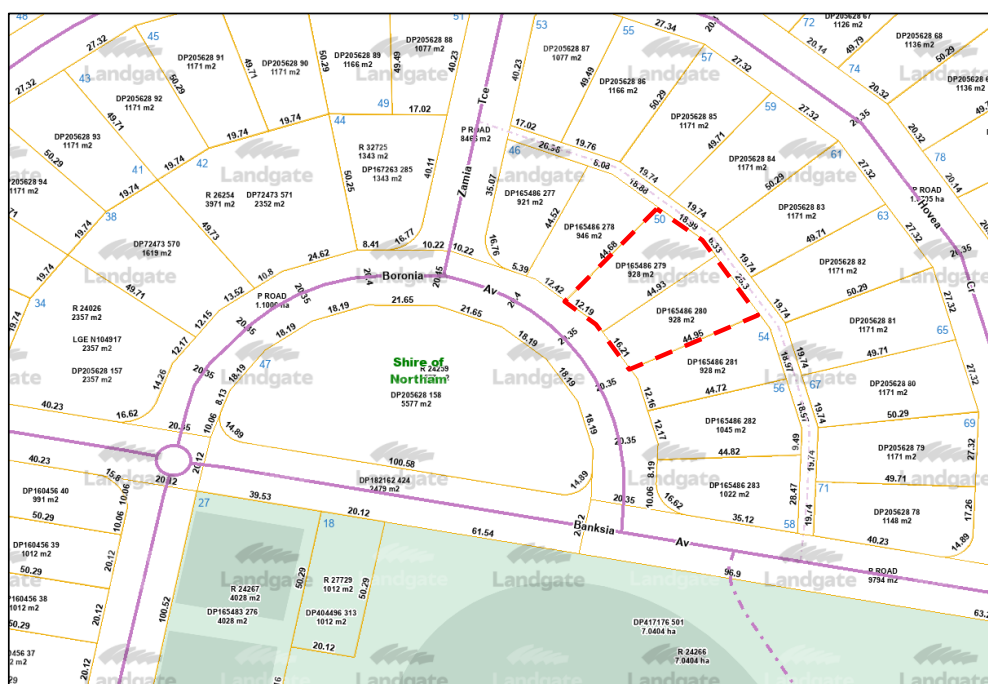


FIGURE 3 - SUBJECT LAND (LANDGATE 2024)



Figure 4 - Aerial Context Plan



FIGURE 5 - SITE PLAN / LANDGATE DETAILS

3. LOCAL PLANNING CONTEXT

3.1 STATUTORY PLANNING FRAMEWORK

3.1.1 Shire of Northam Local Planning Scheme No. 6

The subject land is currently zoned 'Commercial' under the Shire of Northam Local Planning Scheme No. 6 (refer to Figure 6 below).

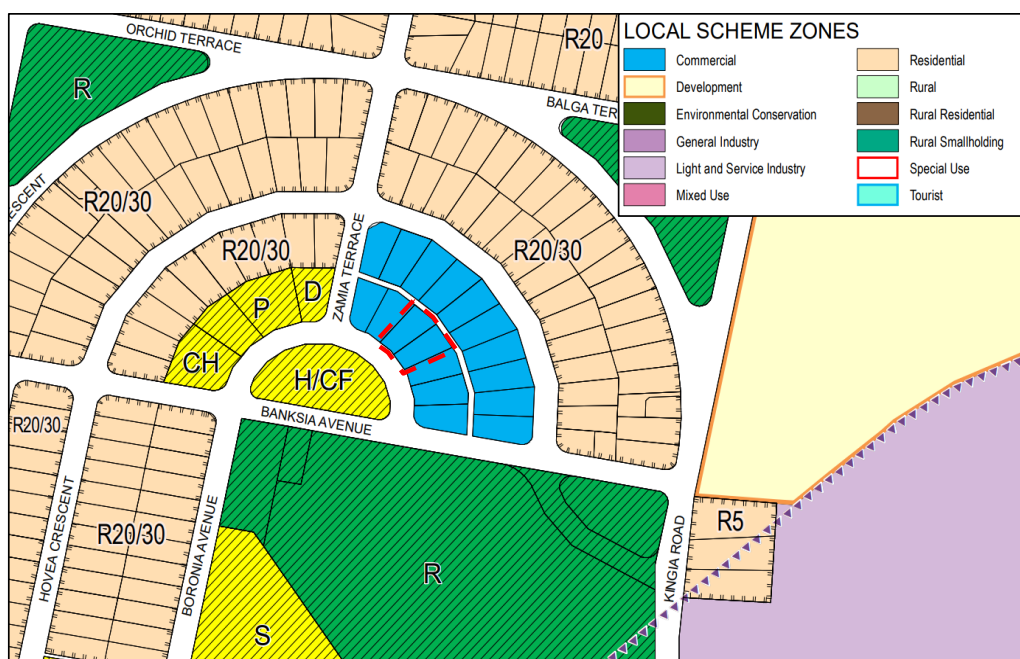


FIGURE 6 - SHIRE OF NORTHAM LPS6 ZONING (SHIRE OF NORTHAM LPS MAP)

3.2 STRATEGIC PLANNING FRAMEWORK

3.2.1 Shire of Northam Draft Local Planning Strategy

The Shire of Northam have recently prepared a Draft Local Planning Strategy to replace their existing 2013 Local Planning Strategy. The Draft LPS was endorsed at the Shire's Ordinary Council Meeting on 19 April 2023 for the purposes of certification by the Western Australian Planning Commission (WAPC) and advertising. Following this, the Draft LPS received certification from the WAPC, undertook advertising and the submissions were considered.

On 20 March 2024, the Draft LPS was presented to the Council for final adoption, which it received unanimously. It has now been submitted to the WAPC for endorsement.

Accordingly, the Draft LPS is considered to be 'seriously entertained' and an applicable planning document within the Shire.

The Draft LPS specifically addresses the future of the Wundowie Town Centre under sections 1.4.6 – Settlements, Map 5 – Strategy Plan (Settlements) and 2.11.2 – Wundowie. These sections have been outlined below along with a justification of how the proposed scheme amendment aligns with the objectives and desired outcomes of the Draft LPS.

1.4.6 Settlements		
1.4.6. General		
Vision/Objectives The Shire's settlements will be well planned, comprehensively serviced and provide significant opportunities for a wide variety of suitable land uses in an efficient, cost-effective and timely manner which reflects community aspirations.		
Directions	Actions	Justification
Ensure that the local planning framework is sufficiently flexible and can accommodate a wide range of urban land uses in settlements subject to the preservation of local amenities, character, safety and heritage values.	<ul style="list-style-type: none"> Rezone land for mixed-use and commercial use in settlements to Rural Townsite to provide flexibility to support a range of residential, local commercial and community uses and medium-density development and introduce scheme provisions for development to ensure development is suitable for the location and adequately serviced and apply residential density codes based on sewer availability (IMMEDIATELY) 	<ul style="list-style-type: none"> The proposed Scheme Amendment No. 20 to LPS6 will rezone the subject land from 'Commercial' to 'Rural Townsite' to provide greater flexibility in supporting a range of land uses and greater development potential. A draft zoning table for the 'Rural Townsite' zone, prepared by the Shire, has been included as Appendix C of this scheme amendment request. The draft zoning table provides permissibility to commercial and community land uses expected within a town centre. This is in line with this desired action from the Draft LPS
	<ul style="list-style-type: none"> Development to have due regard for the protection of existing townscape character, visual amenities buildings and places of cultural heritage significance and the efficiency and safety of vehicle and pedestrian movement systems, and car parking 	<ul style="list-style-type: none"> Any future development of the subject land as a result of the proposed re-zoning will have regard to the existing character of the Wundowie town centre through proper and orderly planning, including both alignment with this Draft LPS, the future development controls of LPS6 and the appropriate Deemed

	requirements (ONGOING)	Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS regulations).
Ensure adequate supplies of suitably zoned, serviced and affordable urban land in appropriate locations in settlements and provide for coordinated development and release of urban land.	<ul style="list-style-type: none"> Facilitate and support the development and release of suitably zoned, serviced and affordable urban land in locations shown on the LPS maps while retaining other land for broad-hectare agricultural uses and vegetation protection (ONGOING) Undertake detailed planning as required, such as LDPs to coordinate the planning, development and release of land in main settlements and include scheme requirements to provide for plans where desirable (IMMEDIATELY) 	<ul style="list-style-type: none"> The rezoning of the subject land as proposed under this scheme amendment will facilitate and support the development of the site for more appropriate land uses within the Wundowie town centre. The amendment of LPS6 further to development controls for the new 'Rural Townsite' zone is required, but is not proposed under this scheme amendment initiation report.
Support the growth of settlements by creating opportunities to consolidate development and support infrastructure provision.	<ul style="list-style-type: none"> Support infill development opportunities in suitable locations in the settlements (SHORT TO MEDIUM TERM) Investigate methods to reduce and/or subsidise essential service infrastructure costs for future development including negotiation with developers and service providers and applications to grant funding from external funding sources such as State and Federal Government agencies (ONGOING) 	<ul style="list-style-type: none"> The rezoning of the subject land to 'Rural Townsite' will better support infill development opportunities in the centre of the Wundowie township Not applicable to this proposed scheme amendment.

- | | |
|--|--|
| | <ul style="list-style-type: none">• Work with PTA to identify portions of railway reserves in main settlements considered surplus to operational needs and rezoned for development to benefit the community and travellers (SHORT TERM)• Not applicable to this proposed scheme amendment.
— |
|--|--|

1.4.6.3 Wundowie

Vision/Objectives

Wundowie will be a local centre in a bushland setting offering a quality rural lifestyle whilst meeting the needs of a diverse and growing community. It will be the main local service centre with a distinct centre and major vibrant provider of services for the west of the Shire.

Directions	Actions	Justification
Encourage and support the consolidation of development in the townsite while retaining its character and subdivision design.	<ul style="list-style-type: none"> Rezone lots in the town centre to Rural Townsite to support the redevelopment of the centre and flexibility to allow a range of uses suitable for a town centre location and apply an R-code of R30 based on existing R-coding for a commercial zone (IMMEDIATELY) Work with Development WA and DPLH to investigate the development potential for vacant Crown land in the Wundowie townsite with potential for residential development (R20) while ensuring that environmental values and bushfire risk are addressed (SHORT TERM) 	<ul style="list-style-type: none"> The proposed Scheme Amendment No. 20 to LPS6 will rezone the subject land from 'Commercial' to 'Rural Townsite' to provide greater flexibility in supporting a range of land uses and greater development potential. A draft zoning table for the 'Rural Townsite' zone, prepared by the Shire, has been included as Appendix C of this scheme amendment request. The draft zoning table provides permissibility to commercial and community land uses expected within a town centre. Notwithstanding the above, no R-Code has been allocated to the 'Rural Townsite' zone as part of the proposed scheme amendment. Not applicable to this proposed scheme amendment.

	<ul style="list-style-type: none"> Maintain the current 'Garden City' subdivision design when planning for development (SHORT TERM) 	<ul style="list-style-type: none"> The proposed rezoning of the subject land will not jeopardize the 'Garden City' subdivision design of the Wundowie settlement.
Encourage and provide opportunities for economic development and the revitalisation of the town centre area including a wide range of compatible land uses.	<ul style="list-style-type: none"> Support development of the existing zoned land east of the town for light industry subject to compatibility with long-term operation of the WWTP, surrounding land uses and adequate servicing (SHORT TERM) Support the development of existing industrial land within and around the former Wundowie Foundry site for additional light industrial use through subdivision and/or preparation of an LDP (SHORT TERM) Investigate potential and support for land on Kingia Road and near Burma and Leschenaultia Roads for rural enterprise (composite lots with residential and rural businesses), subject to preserving local amenity, character and safety and detailed site planning (SHORT TERM) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment. Not applicable to this proposed scheme amendment. Not applicable to this proposed scheme amendment.
Ensure development considers constraints including bushfire risk and drainage management issues.	<ul style="list-style-type: none"> Work with DPIRD, DBCA and the community to identify stands of native vegetation on vacant Crown land immediately adjacent to the townsite which area of conservation significance and worth incorporation into the 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.

Woondowing Nature Reserve (SHORT TERM)	
<ul style="list-style-type: none"> On land for future light industry and potential rural enterprise, identify vegetation to be protected based on flora and fauna surveys (MEDIUM TERM) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.
<ul style="list-style-type: none"> Seek to increase formal protection of native vegetation on UCL by applying Environmental Conservation zoning or conservation reserves (SHORT TERM & ONGOING) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.
<ul style="list-style-type: none"> Ensure that structure plan provisions for habitat trees, environmental management plan and stock management plan are implemented in rural residential estates (ONGOING) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.

Map 5 of the Draft LPS (as it relates to the Wundowie townsite) is shown in Figure 7 overleaf. A portion of the Town Centre is identified as being re-zoned as 'Rural Townsite' to encourage revitalisation of the precinct, whilst still maintaining the unique subdivision design. The subject land is located within the identified area to be re-zoned under Map 5 and therefore the proposed scheme amendment to rezone the land from 'Commercial' to 'Rural Townsite' aligns with the intentions of the Draft LPS.

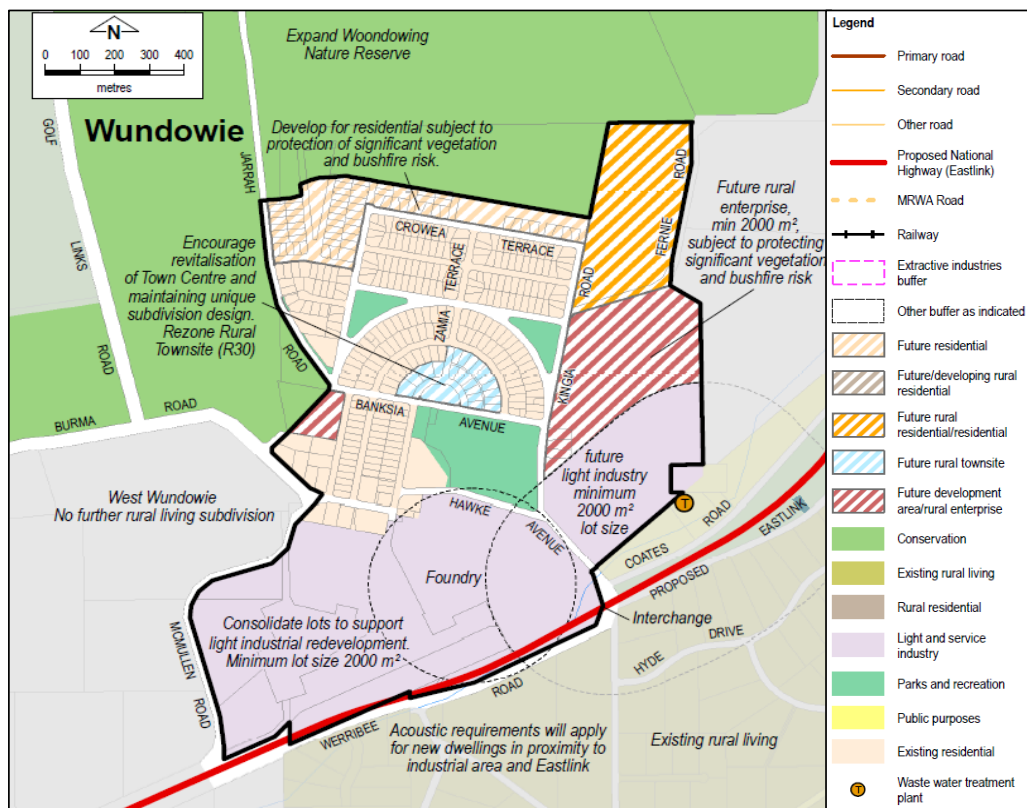


FIGURE 7 - WUNDOWIE TOWNSITE (SHIRE OF NORTHAM DRAFT LPS)

Section 2.11.2 – Wundowie of the Draft LPS outlines the following regarding the Wundowie settlement within the Shire:

“Wundowie is in the western part of the Shire approximately 70km northeast of Perth and 2km north of Great Eastern Highway. It is the Shire's second-largest settlement with 598 dwellings (ABS, 2021). The town was founded as a State iron foundry settlement and is National Trust listed.

The townsite's subdivision design is unique in Australia based on English 'Garden City' design principles, which is under consideration for State heritage listing. It comprises a variety of buildings and styles reflecting distinct development phases over the last 60 years including a small number of heritage buildings.

It is surrounded by an extensive green belt comprising significant stands of native vegetation on reserved and UCL which, combined with the varying natural topography, create a visually attractive natural setting.

The town centre comprises a small, underdeveloped and poorly defined commercial and civic centre. There is, however, an expansive, well-developed recreation precinct in the south-east of the town and a small light and service industrial area in the south-west of the townsite near a recently established emergency service precinct. As the Shire's closest townsite to the Perth Metropolitan Region, there is potential for growth to occur.

The town comprises low-density residential development on lots with an average area of approximately 1,100m² and a density coding of R20 (R20/R30 near the town centre).

There are approximately 50 vacant residential lots, most of which are UCL located to the north of the townsite on densely vegetated land with no road access. There are approximately 15 vacant lots with road access over the townsite. There is potential for approximately a further 20 additional lots under the existing R20 on UCL to the north of the townsite but the land is affected by bushfire risk. There is potential for additional development and lots under the current R20/30 zoning and development zones surrounding the town, but the major driver for growth is rural living including Mauravillo Estate.

The town has reticulated sewerage and the Wundowie WWTP is located to the south-east of the town including its buffer area which traverses a small portion of the townsite.”

The above provides a detailed description of the Wundowie settlement and touches on the opportunities and issues that the township has and/or faces. The proposed scheme amendment is hoped to trigger broader amendments to LPS6 that will address some issues raised, including but not limited to the 'small, under-developed and poorly defined commercial and civic centre'. The proposed 'Rural Townsite' zone will allow for greater flexibility of land uses and developments that can be permitted or considered in Wundowie's town centre. It is the hope that a broader rezoning of this land use may

enable a revitalisation of the commercial and civic centre to the benefit of the Wundowie and the broader community.

In addition to the above, the following Key Issues/Opportunities have been outlined for the Wundowie townsite under Section 2.11.2 of the Draft LPS. The issues and opportunities have been listed in the table below along with justification of how the proposed scheme amendment addresses each point.

Key Issues/Opportunities	Justification
<ul style="list-style-type: none"> There is a need to maintain and reinforce the townsite's function and role as a local service centre, provide for the revitalisation of the town centre to include a range of commercial and civic uses to cater for local needs while respecting and maintaining the current 'Garden City' subdivision design theme when planning for any future subdivision development. It is the only settlement outside Northam with reticulated sewer, so it is a key opportunity for existing residential land to be developed for housing including for a growing aged population. 	<p>This proposed scheme amendment to rezone the subject land from 'Commercial' to 'Rural Townsite' will progress this opportunity and help to revitalise the town centre by offering a more flexible zone that can cater for a broader range of land uses and developments.</p>
<ul style="list-style-type: none"> Bush fire risk and hazard management in and around Wundowie townsite is a key consideration when planning for future development and growth given the significant stands of native vegetation. 	<p>Noted. This scheme amendment does not address this risk to the Wundowie townsite.</p>
<ul style="list-style-type: none"> Current supplies of vacant, suitably zoned and serviced residential land in Wundowie are sufficient to meet short-term demand, however, there is a need to ensure an adequate supply of vacant residential land in the medium to long term to provide for the development of a variety of lot sizes and housing types. Portions of existing UCL in the northern part of the townsite have been identified as the preferred location for future residential development. The land is zoned but further consideration needs to be given to servicing and bushfire risk. 	<p>Noted. This scheme amendment does not address the provision of future residential zoned land to Wundowie.</p>
<ul style="list-style-type: none"> Current supplies of vacant, suitably serviced light industrial land in Wundowie are limited and pose a constraint to establishing new businesses and creating employment. Industrial-zoned land within and around the Wundowie Foundry site is underutilised and could be consolidated to create an opportunity for additional light 	<p>Noted. This scheme amendment does not address the provision of future light industrial zoned land to Wundowie.</p>

<p>industrial lots to satisfy future anticipated demand. A large tract of industrial-zoned land located immediately east of the townsite within the designated buffer for the Wundowie WWTP has been identified as having significant potential to be developed for light industrial purposes but there is a need to ensure this is compatible with the long-term operation of the WWTP.</p>	
<ul style="list-style-type: none"> Land east of the townsite has the potential to be developed as a rural enterprise-based precinct enabling small business operators to live and work on the same property. There is a need to carefully plan for the development of these areas to ensure reasonable standards of amenity, character and safety including addressing bushfire risk. 	<p>Noted. This scheme amendment does not address the provision of future rural-enterprise-zoned land to Wundowie.</p>
<ul style="list-style-type: none"> Future development should have regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenities and buildings and places of cultural heritage significance and community uses. There is also a need to consider the impacts and opportunities resulting from the increasing number of residents living in rural residential subdivisions near the townsite. 	<p>Noted. The rezoning of the subject land and future land within Wundowie will require robust development controls within the LPS6 to address the considerations raised in this key issue.</p>
<ul style="list-style-type: none"> The likely impacts associated with the proposed PANH/Eastlink to the south of the townsite will need to be considered including clearly defined, safe and easily accessible entry points into the town, limiting noise impacts and impacts on connectivity between the townsite and surrounding areas." 	<p>Noted. This scheme amendment does not address the consideration of entry points to Wundowie off the proposed PANH/Eastlink.</p>

4. REZONING PROPOSAL

The request to rezone the subject land – Lots 279 and 280 Boronia Avenue, Wundowie – from 'Commercial' to 'Rural Townsite' is requested to align the subject land with the intent of the Draft LPS and to enable greater flexibility in the development potential of the site.

4.1 AMENDMENT TO SHIRE OF NORTHAM LOCAL PLANNING SCHEME No. 6

The Shire's Draft LPS was endorsed by the Council on 20 March 2024 and is currently with the WAPC for final endorsement. The Draft LPS identifies the rezoning of a portion of the Wundowie townsite from 'Commercial' to 'Rural Townsite' to provide better flexibility in land uses and development controls to enable a more vibrant and diversified town centre for the community. The subject land falls within the cluster of 'Commercial' zoned lots identified to be rezoned.

Accordingly, this proposed scheme amendment seeks to amend LPS6 to align the subject land with the intent of the Draft LPS. Approval of this request to rezone Lots 279 and 280 Boronia Avenue, Wundowie will enable the landowner more opportunities to re-develop the subject land to provide a greater offering to the town centre of Wundowie and the community its services. Furthermore, the proposed scheme amendment also seeks to amend Table 1: Zoning Table of LPS6 to include 'Rural Townsite' as a land use and the corresponding land use permissibility outlined under the draft zoning table attached as Appendix C of this report. The draft zoning table was prepared by the Shire and reflects the intent of the zoning outlined under the Draft LPS and the land use permissibility commonly associated with a Town Centre.

It is noted that additional amendments to LPS6 will be required to define the 'Rural Townsite' land use in accordance with the Draft LPS and to outline appropriate development controls. The proposed scheme amendment does not propose any of these amendments to LPS6 and it is understood that they will be undertaken by the Shire in due course.

5. CONCLUSION

The information and justification provided in this report are submitted to support the rezoning of Lots 279 and 280 Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite' and the inclusion of the 'Rural Townsite' zone into Table 1: Zoning Table of the LPS6 with the land use permissibility attached as Appendix C of this report.

The proposed zoning is appropriate and should be supported by the Shire of Northam and the WAPC for the following reasons:

- The rezoning of the subject land from 'Commercial' to 'Rural Townsite' is outlined in the Shire's draft LPS;
- The rezoning will allow for a zoning of the subject land that has greater flexibility in land use permissibility and development controls providing greater opportunities for the landowners;
- The rezoning will hopefully initiate a broader suite of amendments to LPS6 to bring it in line with the draft LPS; and
- The rezoning of the subject land will be the first step in enabling the revitalisation of the Wundowie town centre to meet the commercial and civic needs of the Wundowie community.

The proposed draft zoning table for 'Rural Townsite' attached as Appendix C was prepared by the Shire and provides land use permissibility in line with the intent of the draft LPS and what is commonly considered within a Town Centre.

Based on the information and justification provided in this Report, we respectfully request that the Council initiate, and the WAPC supports the rezoning of Lots 279 and 280 Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite' and the amendment of Table 1: Zoning Table under the provisions of the Shire of Northam's Local Planning Scheme No. 6.

APPENDIX A – CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1827 85

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 279 ON DEPOSITED PLAN 165486

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DESMOND PHILLIP BIGLIN
LISA CHARMAINE BIGLIN
BOTH OF 40A CRAWSHAW CRESCENT MANNING WA 6152
AS JOINT TENANTS

(T M349969) REGISTERED 23/7/2013

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

1. M065955 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 5/10/2012.
2. N238972 CAVEAT BY THE REGISTRAR OF TITLES LODGED 1/2/2016.

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.
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: 1827-85 (279/DP165486)
PREVIOUS TITLE: 306-32A, 1678-448
PROPERTY STREET ADDRESS: 50 BORONIA AV, WUNDOWIE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF NORTHAM

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/05/2024 11:29 AM Request number: 66576141


Landgate
www.landgate.wa.gov.au

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1827 86

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 280 ON DEPOSITED PLAN 165486

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DESMOND PHILLIP BIGLIN OF 40A CRAWSHAW CRESCENT MANNING WA 6152
LISA CHARMAINE BIGLIN OF 40A CRAWSHAW CRESCENT, MANNING
AS JOINT TENANTS

(T M349969) REGISTERED 23/7/2013

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

1. M065955 MEMORIAL, CONTAMINATED SITES ACT 2003 REGISTERED 5/10/2012.
2. N238972 CAVEAT BY THE REGISTRAR OF TITLES LODGED 1/2/2016.

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.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

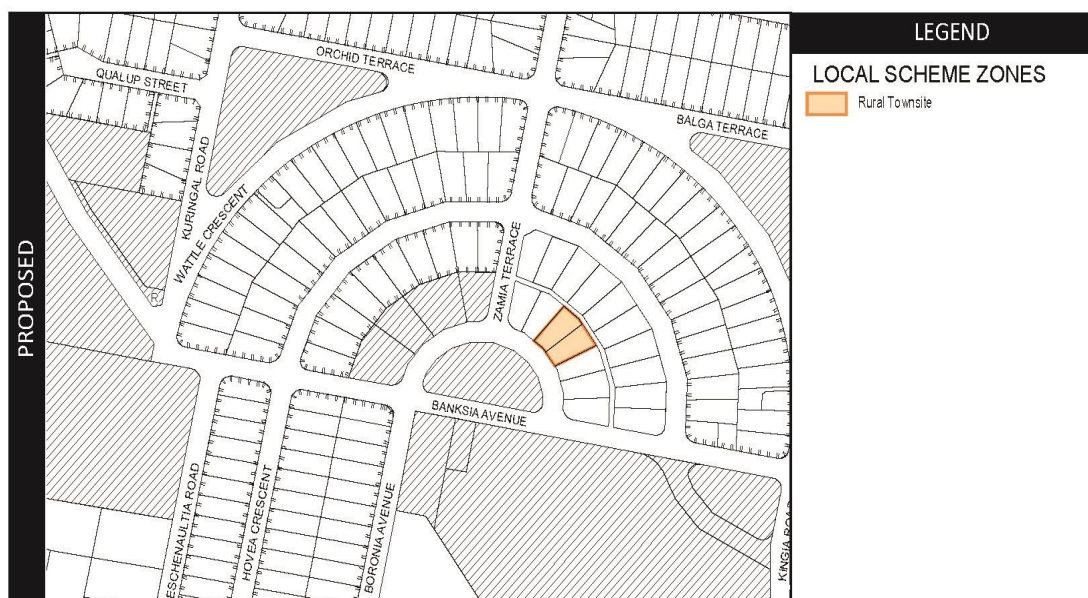
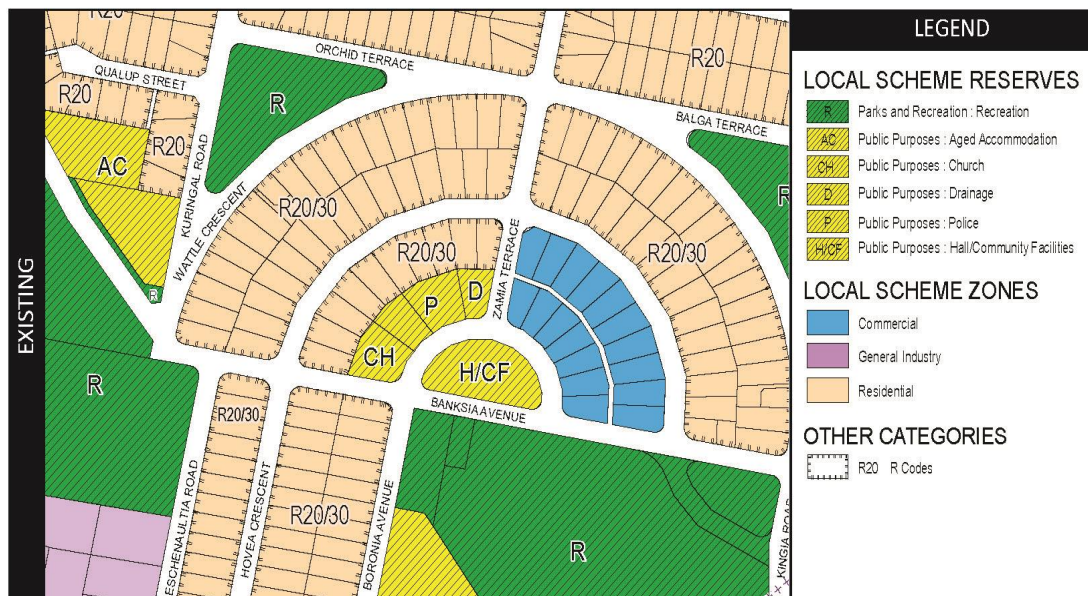
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1827-86 (280/DP165486)
PREVIOUS TITLE: 306-37A, 1678-447
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF NORTHAM

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/05/2024 11:29 AM Request number: 66576141


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APPENDIX B – REZONING REQUEST



APPENDIX C – DRAFT ‘RURAL TOWNSITE’ ZONING TABLE

LANDUSE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X
Caretaker's Dwelling	I
Carpark	X
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D

LANDUSE	RURAL TOWNSITE
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A
Family Day Care	D
Fast Food Outlet	A
Fuel Depot	X
Funeral Parlour	A
Garden Centre	D
Health Studio	D
Holiday Accommodation	D
Home Business	P
Home Occupation	P
Home Office	P
Home Store	D
Hospital	A
Hotel	A
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	A
Industry – Mining	X
Industry – Primary Production	X
Industry – Rural	X
Industry – Service	A
Landscape Supplies	X
Laundromat	D

LANDUSE	RURAL TOWNSITE
Liquor Store – Large	X
Liquor Store – Small	D
Lunch Bar	D
Market	X
Medical Centre	A
Motel	A
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	A
Motor Vehicle Wash	D
Motor Vehicle Wrecking	X
Museum	D
Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential	
- Aged & Dependent Persons Dwelling	D
- Ancillary Dwelling	I
- Grouped Dwelling	P
- Holiday Home	D
- Multiple Dwelling	D
- Single House	P
Residential Building	D
Restaurant	D

LANDUSE	RURAL TOWNSITE
Restricted Premises	X
Roadhouse	X
Rural Home Business	X
Rural Pursuit	X
Salvage Yard	X
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D
Transport Depot	X
Tree Farm	X
Vehicle Recovery & Towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Northam Local Planning Scheme No. 6 Scheme Amendment No. 21

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting new clause 3.2.13 – 'Rural Townsite Zone' to read as follows –

Rural Townsite Zone

- To provide for a range of land uses that would typically be found in a small country town.
- To encourage the growth of tourism businesses and experiences in the rural townsites of Northam which are compatible with the rural character of the locality.

2. Amending clause 3.3 – 'Table 1: Zoning Table' as follows –

LANDUSE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X

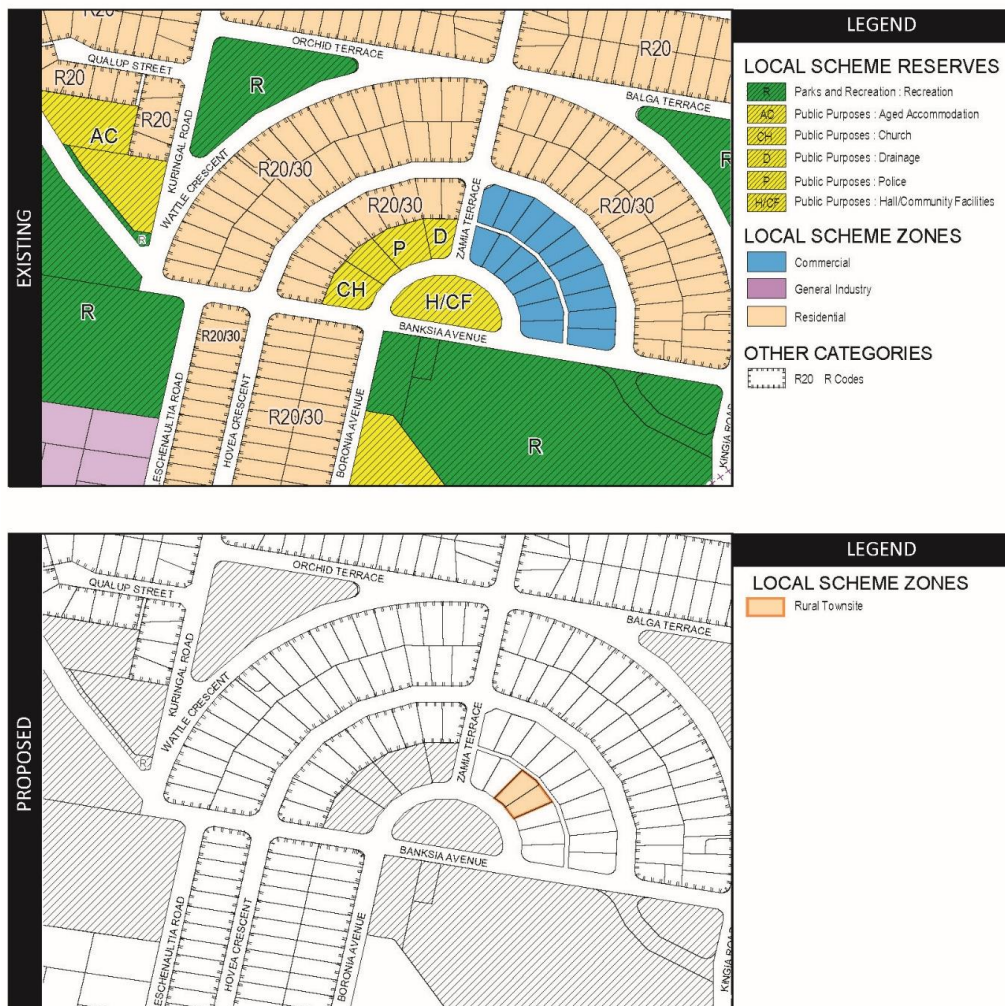
LANDUSE	RURAL TOWNSITE
Caretaker's Dwelling	I
Carpark	X
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A
Family Day Care	D
Fast Food Outlet	A
Fuel Depot	X
Funeral Parlour	A
Garden Centre	D
Health Studio	D
Holiday Accommodation	D
Home Business	P
Home Occupation	P
Home Office	P
Home Store	D
Hospital	A
Hotel	A
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	A
Industry – Mining	X
Industry – Primary Production	X
Industry – Rural	X

LANDUSE	RURAL TOWNSITE
Industry – Service	A
Landscape Supplies	X
Laundromat	D
Liquor Store – Large	X
Liquor Store – Small	D
Lunch Bar	D
Market	X
Medical Centre	A
Motel	A
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	A
Motor Vehicle Wash	D
Motor Vehicle Wrecking	X
Museum	D
Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential - Aged & Dependent Persons Dwelling - Ancillary Dwelling - Grouped Dwelling - Holiday Home - Multiple Dwelling - Single House	D I P D D P
Residential Building	D
Restaurant	D
Restricted Premises	X
Roadhouse	X
Rural Home Business	X

LANDUSE	RURAL TOWNSITE
Rural Pursuit	X
Salvage Yard	X
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D
Transport Depot	X
Tree Farm	X
Vehicle Recovery & Towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

3. Rezoning Lots 279 and 280 (No. 50) Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite'.
4. Amending the scheme maps accordingly.

AMENDMENT MAP



FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the [day] day of [month], 20[year].

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the [day] day of [month], 20[year], proceed to advertise this Amendment.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the [LOCAL GOVERNMENT] at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the Shire of Northam was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

Cr L C Biglin declared an "Impartiality" interest in agenda item 13.3.3 Proposed Scheme Amendment No. 22 – 51 Jocosso Risa, Wundowie, as Residents and some staff at Jocosso Rise are known to Cr Biglin.

13.3.3 Proposed Scheme Amendment No. 22 - 51 Jocosso Rise, Wundowie

Address:	Lot 90 (No. 51) Jocosso Rise, Wundowie
Owner:	Realise Retirement WA 1 Pty Ltd (Aspen Group)
Applicant:	Dynamic Planning & Developments
File Reference:	3.1.10.22 / A15861
Reporting Officer:	Jacky Jurmann (Manager Planning & Environment)
Responsible Officer:	Chadd Hunt (Executive Manager Development Services)
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	Public Notice

BRIEF

A request to initiate a scheme amendment to amend the special use provisions of the Shire of Northam Local Planning Scheme No. 6 relating to the Sierra Lifestyle Village has been received.

The amendment proposes to amend Special Use Zone No. 9 and delete Special Use Zone No. 12, which will effectively amalgamate the 2 zones and enable the construction of grouped dwellings across the site.

ATTACHMENTS

1. 240717 Sierra Scheme Amendment [**13.3.3.1** - 131 pages]
2. Complex and Standard Scheme Amendment Flowchart [**13.3.3.2** - 1 page]

A. BACKGROUND / DETAILS

The subject property, formerly known as El Caballo Lifestyle Village, is located in Wundowie adjacent to the El Caballo Resort and El Caballo Golf Club, with primary access from Jocosso Rise. It has an area of 389,508m² and currently operates as a lifestyle village.

Development approval was granted by Council on 20 January 2010 for the lifestyle village consisting of 228 villas and associated facilities, including pool,

bowling green and club house. Conditions of approval included the restriction of occupants to over 45 years or older.

Amendment No. 5 was gazetted on 5 September 2017, which amended Special Use Zone No. 9 to the current provisions and reduced the number of homes to 131. At this time, Special Use Zone No. 12 was gazetted introducing provisions relating to the remainder of Lot 90 to enable strata subdivision and included a specific condition restricting occupancy to 45 years and older and imposing a R30 density coding to the development.

To date, there have been approximately 30 homes constructed under the current planning framework and subject to the provisions of the Caravan Parks and Camping Grounds Regulations 1997.

A draft Masterplan for the property has been included in the Scheme Amendment Report (Attachment 13.3.3.1), which depicts the proposed lot layout and road network that could be achieved at a R40 density code if the rezoning is approved.

A Local Development Plan, in accordance with the proposed conditions of amended Special Use Zone No. 9, will need to be prepared and submitted for approval by the Shire prior to future development occurring on the site.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Place.

Outcome 7: Urban and rural communities are sensibly planned and developed.

Objective 7.1: Provide sufficient land and development opportunities to enable local communities to grow.

Priority Action: Nil.

Performance Area: Place.

Outcome 7: Urban and rural communities are sensibly planned and developed.

Objective 7.2: Ensure community access to safe and diverse housing options.

Priority Action 7.2.3: Facilitate through the local planning framework a variety of housing choices including age-friendly accommodation and lifestyle villages in appropriate locations.

B.2 Financial / Resource Implications

The costs associated with the rezoning will be borne by the Applicant in accordance with the Shire's adopted Fees and Charges.

B.3 Legislative Compliance

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). The process is shown in the flow chart attached to this report (Attachment 13.3.3.2).

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

As the amendment is consistent with the objectives of the revised Local Planning Strategy, is unlikely to impact on surrounding land and will have no significant environmental, economic or governance impacts on land in the scheme area. The amendment is considered a standard amendment in accordance with Regulation 34 'Standard Amendment' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

If initiated, the Shire is 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*. The EPA can determine to assess or not assess the proposal.

The Western Australian Planning Commission (WAPC) also needs to be notified following initiation of the amendment (Reg. 47(1)).

The amendment is then advertised in accordance with Reg. 47(3) and Reg. 76A as outlined in Consultation section. Following advertisement, submissions are considered, and the amendment is presented to Council for final adoption with or without modifications. Any significant modifications may require re-advertising.

B.4 Policy Implications

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

B.5 Stakeholder Engagement / Consultation

The Shire will consult with relevant stakeholders and the community in accordance with Reg. 47(3) and Reg. 76A the *Planning and Development (Local Planning Schemes) Regulations 2015* as a standard amendment.

Reg. 47(3) requires advertising to the public for a minimum of 42 days or longer period approved by the WAPC.

Reg. 76A requires the amendment to be made available for viewing on the Shire's website, in the Shire offices and the notice to be published in a newspaper circulating in the area.

If significant modifications are made following advertising, this amendment including modifications made, are required to be re-advertised in accordance with the above process.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Nil	Nil	Nil
Health & Safety	Nil	Nil	Nil
Reputation	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Not following due process.	Minor (2) x Low (4) = Unlikely (2)	Ensure process is correctly followed.
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

B.7 Natural Environment Considerations

There are no natural environment considerations associated with this proposal.

C. OFFICER'S COMMENT

The proposed scheme amendment simply seeks an amalgamation of the 2 Special Use zones with some minor changes to the 'Special Use' zone provisions that are summarised as follows:

1. Introduction of 'Grouped Dwellings' as a land use that can be approved throughout the entire estate. This enables flexibility in construction of dwellings on site.
2. Removal of the restriction in the number of dwellings able to be constructed. This will instead be guided by an assigned residential density, constraints impacting the property, i.e. bushfire, land use buffers etc. and a future Local Development Plan.
3. An adjustment of the assigned density coding from R30 to R40. This is a result of the new R-Codes, particularly Part C which no longer allow lot size dispensations for the delivery of aged persons dwellings. In this

regard the amended density coding simply allows the delivery of lot sizes consistent with what is existing at the site.

4. Removal of the requirement to deliver an aged care facility as, in the opinion of the proponent, infrastructure and servicing does not enable the delivery of this aspect of the estate.

Considering the above, the proposed scheme amendment represents a minor change to the existing Special Use provisions, with the development intent remaining the delivery of delivery of a lifestyle estate. In this regard, the proposed amendment remains consistent LPS6.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5104

Moved: Cr A J Mencshelyi

Seconded: Cr D A Hughes

That Council:

1. **RESOLVES**, in pursuance of Section 75 of the *Planning and Development Act 2005*, to initiate an amendment to the Shire of Northam Local Planning Scheme No.6 by:
 - a. Amending the provisions of Schedule 4 - Special Use Zone No. 9 to read as follows:

No.	Description of Land	Special Use	Conditions
9	Lot 90 (No. 51) Jocoso Rise, Wundowie	Grouped dwellings, motel, office, club premises, park home park, reception centre and associated uses.	<ol style="list-style-type: none">1. Subdivision of land shall be limited to built or survey strata subdivision.2. At subdivision stage use restrictions shall be imposed on lots to limit occupancy to persons 45 years and older.3. The R-Codes are to apply. Subdivision and development are to be in accordance with the R40 density code.4. Lots shall be connected to a reticulated sewerage system.5. Prior to the submission of an application for development approval, a Local Development Plan (LDP) for the land is to be prepared and approved

				<p>by the local government. The LDP should provide sufficient information to address the requirements of the Scheme including traffic management, car parking, waste management and pedestrian access and walkways.</p> <p>6. Prior to subdivision or development, a Bushfire Management Plan (BMP) and Emergency Evacuation Plan is to be prepared and approved, in accordance with the Guidelines for Planning in Bushfire Prone Areas (as amended). The BMP should provide sufficient information to address the bushfire protection criteria including siting and design of development and vehicle access.</p> <p>7. Maximum development of 19 motel units and uses ancillary thereto including swimming pool, gym and tennis court, as approved by the local government.</p> <p>8. Subdivision and development on the land shall be subject to a notification on title to advise landowners of potential impact from the operation of the Linley Valley abattoir.</p> <p>9. Any expansion is to be considered via a local planning scheme amendment to modify the provisions of the Special Use zone.</p>
<p>b. Deleting Special Use Zone No. 12 from Schedule 4;</p> <p>c. Amending the scheme maps accordingly.</p>				

2. **NUMBERS** the proposed local planning scheme amendment 'Amendment No. 22' 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 (Regulations)*, that proposed Scheme Amendment No. 22 is a standard amendment pursuant to Regulation 34 of the Regulations as it is:
 - a. generally consistent with the objectives of the Local Planning Strategy;
 - b. is anticipated to have minimal impact on surrounding land; and
 - c. is anticipated to have no significant environmental, social, economic or governance impacts on land in the scheme area.
4. Pursuant to Section 81 of the *Planning and Development Act 2005*, **REFERS** proposed Amendment No. 22 to the Environmental Protection Authority prior to advertising in accordance with Regulation 47(2)(a) up to and including (e) of the Regulations;
5. Pursuant to Regulation 47(1) of the Regulations, **PROVIDES** Notice of Amendment No. 21 to the Western Australian Planning Commission;
6. **ADVERTISES** Amendment No. 22 in accordance with Regulation 47(3) and Regulation 76A of the Regulations; and
7. **COMPILES** any resulting comments or modifications to be further considered by Council prior to final adoption.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil



LOT 90 (NO. 51) JOCOSO RISE, WUNDOWIE WA

AMENDMENT TO SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO.6

JULY 2024 | PROJECT NO.1842



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FIGURES

Figure 1 – Local Context of Subject Site

Figure 2 – Masterplan



1.0 LOCAL PLANNING SCHEME AMENDMENT

Amendment to the Shire of Northam Local Planning Scheme No.6.

The Shire of Northam hereby amends the Shire of Northam Local Planning Scheme No.6 by:

1. Modify the scheme map to delete Special Use 12 and modify the boundary of Special Use 9.
2. Delete Special Use 12 provisions in Schedule 4.
3. Amend Special Use 9 provisions in Schedule 4 to be in accordance with the below table.

No	Description of Land	Special Use	Conditions
SU9	Lot 90 (No. 51) Jocoso Rise, Wundowie as designated on the Scheme Map	Grouped Dwellings, Motel, Office, Club Premises, Park Home Park, Reception centre and associated uses.	<ol style="list-style-type: none">1. Subdivision of land shall be limited to built or survey strata subdivision.2. At subdivision stage use restrictions shall be imposed on lots to limit occupancy to persons 45 years and older.3. The R-Codes are to apply. Subdivision and development is to be in accordance with the R40 density code.4. Lots shall be connected to a reticulated water supply and sewerage system.5. Prior to the submission of an application for development approval, a Local Development Plan (LDP) for the land is to be prepared and approved by the local government. The LDP should provide sufficient information to address the requirements of the Scheme including traffic management, car parking, waste management and pedestrian access and walkways.6. Prior to subdivision or development, a Bushfire Management Plan (BMP) and Emergency Evacuation Plan is to be prepared and approved, in accordance with the Guidelines for Planning in Bushfire Prone Areas (as amended). The BMP should provide sufficient information to address the bushfire protection criteria including siting and design of development and vehicle access.7. Maximum development of 19 motel units and uses ancillary thereto including swimming pool, gym and tennis court, as approved by the local government.8. Subdivision and development on the land shall be subject to a notification on title to advise landowners of potential impact from the operation of the Linley Valley abattoir.



			9. Any expansion is to be considered via a local planning scheme amendment to modify the provisions of the Special Use zone.
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2.0 BACKGROUND AND SITE DESCRIPTION

2.1 Introduction and Purpose

This report has been prepared on behalf of Realise Retirement WA 1 Pty Ltd, the registered proprietor of Lot 90 (No. 51) Jocoso Rise, Wundowie, in support of a scheme amendment to the Shire of Northam Local Planning Scheme No.6. The amendment seeks to delete the existing Special Use 12 provisions in Schedule 4 and amend the Special Use 9 provisions to effectively amalgamate the two. The primary change to the Special Use provisions pertaining to site is enabling the development of 'Grouped Dwellings' across the entire identified development area. This is in order to assist the landowner to provide flexibility in future development outcomes and delivery of the estate.

2.1.1 Legal Description and Land Ownership

The subject site is described as Lot 90 (No. 51) Jocoso Rise, Wundowie, and covers an area of 389,508 sqm.

The registered proprietor of the subject site is Realise Retirement WA 1 Pty Ltd.

A copy of the Certificate of Title pertaining to the subject site is contained within the appendices as **Attachment 1**.

2.2 Land Description

The subject site is located within the locality of Wundowie and within the municipality of the Shire of Northam. The site abuts the northern boundary of the El Cabello golf course with the primary access into the estate being from Jocoso Rise. The site also has an existing emergency access point back onto Great Eastern Highway in the sites south western corner. The subject site is currently operating as a lifestyle village which has been developed in accordance with the existing Special Use provisions.

The subject site is also in close proximity and impacted by buffers associated with the Linley Valley Abattoir and existing anaerobic ponds. Development has and will continue to avoid these buffer areas.

2.3 Site History

Historically, the site has been through a number of planning framework changes to enable the development of the then El Cabello Lifestyle Estate. This was responsible for the delivery of the existing dwellings on site and a significant amount of infrastructure that was intended to support further development.

In 2020, the site was sold by the operator of El Cabello to Equity Trustees Wealth Securities and to the best of our knowledge no development occurred under their

ownership with our understanding being that they had no intent on continuing the development of the lifestyle estate.

In 2023, the site was sold again to the current owner Realise Retirement WA 1 Pty Ltd which is an entity owned and managed by Aspen Group. Since acquiring the site Aspen have been active in undertaking renovations to existing buildings on site and continuing the development of the lifestyle estate which is now rebranded as 'Sierra Lifestyle Estate'.

Figure 1 below illustrates the subject site within its local.



Figure 1 – Local Context



3.0 PLANNING FRAMEWORK

3.1 the Shire of Northam Local Planning Scheme No. 6

Under the provisions of the Shire of Northam Local Planning Scheme No. 6 (LPS6), the subject site is zoned 'Special Use 9' and 'Special Use 12'. Provisions associated with these Special Use zone designation have been provided below:

No	Description of Land	Special Use	Conditions
SU9	Portion of Lot 90 (No. 51) Jocoso Rise, Wundowie as designated on the Scheme Map	Park home park, Motel, Office, Club premises, Reception centre and associated uses	<ol style="list-style-type: none"> 1. Maximum development of 131 park homes and uses ancillary thereto including swimming pool, bowling green, kitchen, toilets and storage area, as approved by the local government. 2. Maximum development of 19 motel units and uses ancillary thereto including swimming pool, gym and tennis court, as approved by the local government. 3. Development on the land shall be subject to a notification on title to advise landowners of potential impact from the operation of the Linley Valley abattoir. 4. Any expansion is to be considered via a local planning scheme amendment to modify the provisions of the Special Use zone.
SU12	Portion of Lot 90 (No. 51) Jocoso Rise, Wundowie as designated on the Scheme Map	Grouped dwellings and residential aged care facility and associated uses.	<ol style="list-style-type: none"> 1. Subdivision of land shall be limited to built or survey strata subdivision. 2. At subdivision stage use restrictions shall be imposed on lots to limit occupancy to person 45 years and older. 3. At subdivision or development stage lots shall be subject to a notification on title to advise landowners of potential impact from the operation of the Linley Valley abattoir. 4. The R-Codes are to apply. Subdivision and development is to be in accordance with the 'R30' density code. 5. Lots shall be connected to a reticulated water supply and sewerage system. 6. No development will be permitted within 500 of the Linley Valley abattoir and its associated wastewater ponds. 7. Construction of the residential aged care facility is to be substantially commenced prior to approval of the 41st lot in SU12. 8. Prior to the submission of an application for development approval, a Local Development Plan (LDP) for the land is to be prepared and approved by the local government. The LDP should provide sufficient information to address the requirements of the Scheme including traffic



			<p>management, car parking, waste management and pedestrian access and walk ways.</p> <p>9. Prior to subdivision or development, a Bushfire Management Plan (BMP) and Emergency Evacuation Plan is to be prepared and approved, in accordance with the Guidelines for Planning in Bushfire Prone Areas (as amended). The BMP should provide sufficient information to address the bushfire protection criteria including siting and design of development and vehicle access</p>
--	--	--	--

The proposed scheme amendment simply seeks an amalgamation of the two Special Use zones with some minor changes to the 'Special Use' zone provisions which can be summarised as follows:

1. Introduction of 'Grouped Dwellings' as a land use that can be approved throughout the entire estate. This enables flexibility in construction of dwellings on site.
2. Removal of the restriction in the number of dwellings able to be constructed. This will instead be guided by an assigned residential density, constraints impacting the property i.e. bushfire, land use buffers etc. and a future Local Development Plan.
3. An adjustment of the assigned density coding from R30 to R40. This is a result of the new R-Codes, particularly Part C which no longer allow lot size dispensations for the delivery of aged persons dwellings. In this regard the amended density coding simply allows the delivery of lot sizes consistent with what is existing at the site.
4. Removal of the requirement to deliver an aged care facility as infrastructure, demand and servicing doesn't enable the delivery of this aspect of the estate.

In light of the above, the proposed scheme amendment represents a minor change to the existing Special Use provisions with the development intent remaining the delivery of delivery of a lifestyle estate. In this regard, the proposed amendment remains consistent LPS6.

3.2 Shire of Northam Local Planning Strategy

The Shire of Northam Local Planning Strategy sets out the medium to long term planning directions for the Town over the next 10 years and provides a rationale for the zones and provisions of LPS 6.

There are specific objectives for six (6) themed areas listed in the strategy. The themed area applicable to the subject site is 'Development of Lot 90 On DP 72807 Jocososo Rise, Wundowie'. The applicable themed area has the following objective:

- To provide a variety and choice of high-quality rural living opportunities in the Shire where it is economically, socially and environmentally sustainable.



- Develop the Shire's development potential so that it becomes an increasingly popular destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values.
- To facilitate the development of the lifestyle village to ensure it creates a development that is attractive, well planned, comprehensively serviced and its amenity does not conflict with adjoining land uses.

The proposed scheme amendment will facilitate the improved delivery of Sierra Lifestyle Estate by enabling ease of construction on site. This is entirely consistent with the applicable Local Planning Strategy objectives for the subject site.

3.3 State Planning Policy 3.7 – Planning in Bush Fire Prone Areas

State Planning Policy 3.7 – Planning in Bush fire Prone Areas is concerned with bushfire risk management in land use planning and development. SPP3.7 is applicable to the proposed scheme amendment due to the subject site's location a bushfire prone area as shown in Figure 4. SPP3.7 seeks to guide and reduce the impact of bushfire on property and infrastructure.

In considering the provisions of SPP3.7, it is important to stress we are not necessarily seeking an intensification in development at the site, rather it is a minor change to the existing framework to enable ease of delivery. Regardless, we acknowledge the threat of bushfire and have engaged Bushfire Prone Planning to prepare a revised Bushfire Management Plan to support the proposed scheme amendment which is contained in **Attachment 2**.

In accordance with the revised Bushfire Management Plan, the below is of relevance in progressing the proposed scheme amendment:

- The proposed development complies with the provisions of SPP3.7 with the exception of the vehicular access element and specifically:
 - Provision of multiple access routes.
 - Emergency access ways.
 - Through-road.
- The non-compliance is a direct result of the relevant requirements changing over time and applying to a legacy development that has existed for many years.
- To combat the non-compliance, it is proposed that residents, in the event of a bushfire, will shelter on site as there is sufficient cleared area free from vegetation that will allow shelter on site.

3.4 Separation Distances between Industrial and Sensitive Land Uses (GS3)

The EPA Guidance Note 3 - Separation Distances between Industrial and Sensitive Land Use provides generic separation distances (buffers) between industrial and sensitive land uses to avoid conflicts between incompatible land uses. This is relevant



in considering the proposed developments proximity to both the Linley Valley Abattoir and the associated anaerobic ponds.

The proposed development seeks to maintain the existing approved 500m separation distance to this adjoining development which is consistent with the recommended separation distance in Guidance Note 3.

4.0 PROPOSED DEVELOPMENT

In order to provide an illustration of the potential intended development plan, a Masterplan for the estate has been developed and provided in Attachment 3. The proposed lot layout and road network is purely indicative at this stage and it is simply intended to illustrate how the proposed development is situated relative to the surrounding properties and also to existing development at the site.

The final layout of the estate will be broadly based on this masterplan with additional detail and final layout to be confirmed through the preparation of a Local Development Plan which will also include built form controls (beyond the R-Codes) that will apply to the site. This Local Development Plan will be a requirement of the proposed Special Use provisions.

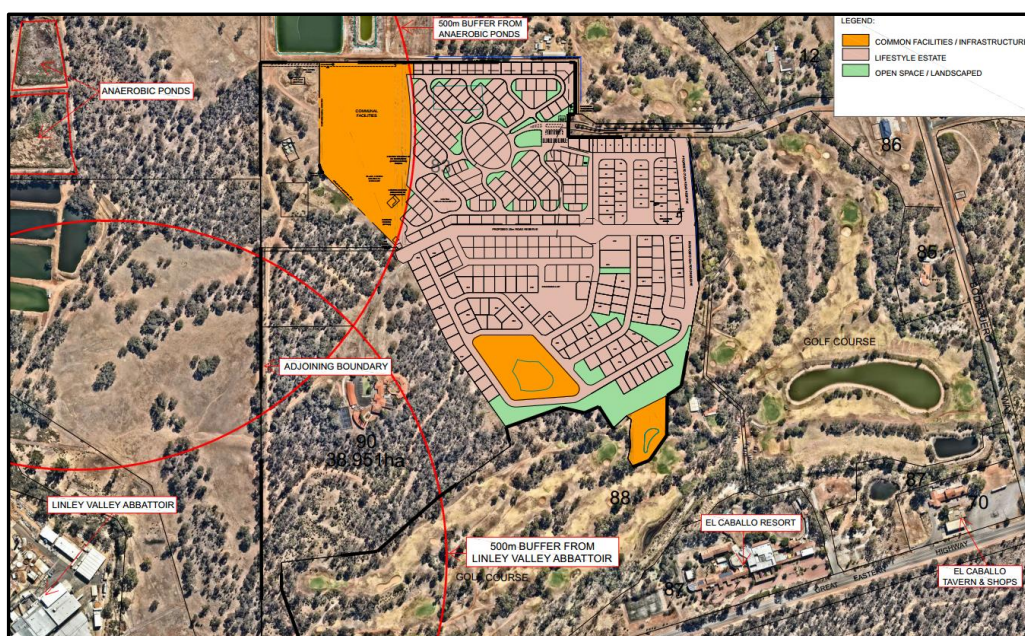


Figure 2 - Masterplan



5.0 JUSTIFICATION

The proposed amendment to the Shire of Northam Local Planning Scheme No.6 as described in Section 1 above is considered to be entirely appropriate for approval as:

1. It will support the improved delivery and expansion of the existing planned lifestyle village as it enables the development of 'Grouped Dwellings' at the site. The key distinction between 'Grouped Dwellings' and 'Park Home Park' (which can be constructed now) is that 'Grouped Dwellings' can be permanent and constructed on site where 'Park Home Park's have to be constructed offsite and transported to the subject site. This will rapidly improve the ability to deliver additional dwellings, should the demand be there.
2. The amendment represents a very minor change to the existing framework applicable at the site with the intended development outcome remaining entirely consistent with the existing approved planning framework.
3. The amendment represents a simplification of the framework applicable to the site through the amalgamation of two separate Special Use zones which both had an independent set of conditions to be satisfied. This will assist in delivering an estate with consistent built form outcomes throughout.
4. The amendment has demonstrated that the most recent requirements of SPP3.7 can be appropriately addressed with development on site able to successfully mitigate against the relevant bushfire threat.
5. The amendment will not result in development that varies the existing approved separation distances from the Linley Valley Abattoir and the associated anaerobic ponds.

Ultimately, we consider the proposed amendment appropriate for initiation as the proposal is expected to have no negative impact on the community's current social and economic needs.



6.0 CONCLUSION

In light of the above, the proposed scheme amendment to LPS6 is considered appropriate and justified given the comprehensive assessment above demonstrating the suitability against the prevailing context of the site and existing development context. The proposed amendment to amalgamate Special Use 12 and Special Use 9 and adding the ability to construct 'Grouped Dwelling' will assist in an improved delivery of the proposed lifestyle estate.

As a result, we are of the view that the proposed amendment to the *Shire of Northam Local Planning Scheme* warrants favourable consideration, initiation and subsequent approval by the Shire of Northam and the Western Australian Planning Commission.



ATTACHMENT 1

Certificate of Title

LOT 90 (NO. 51) JOCOSO RISE, WUNDOWIE

- 15

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2799

947

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 90 ON DEPOSITED PLAN 72807

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

REALISE RETIREMENT WA 1 PTY LTD OF SUITE 21, 285A CROWN STREET, SURRY HILLS NSW 2010
(T P648132) REGISTERED 3/8/2023

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

1. F012347 EASEMENT BURDEN FOR WATER TREATMENT PURPOSES. REGISTERED 14/10/1992.
2. G200423 EASEMENT BURDEN FOR WATER TREATMENT, PIPELINE AND RIGHT OF CARRIAGEWAY PURPOSES - SEE SKETCH ON DEPOSITED PLAN 72807. REGISTERED 12/6/1996.
M967294 SURRENDER OF EASEMENT. AS TO THE PORTIONS MARKED "B" AND "E" ON DEPOSITED PLAN 72807 ONLY. REGISTERED 31/7/2015.
3. EASEMENT BURDEN CREATED UNDER SECTION 27A T.P. & D. ACT FOR ABOVE GROUND ELECTRICITY PURPOSES TO WESTERN POWER CORPORATION - SEE DEPOSITED PLAN 72807 AS CREATED ON DEPOSITED PLAN 32453.
4. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR SEWERAGE PURPOSES - SEE DEPOSITED PLAN 72807 AS CREATED ON DEPOSITED PLAN 39712.
5. M967293 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 402248. REGISTERED 31/7/2015.
6. O167456 CAVEAT BY RITCHARD JOHN JOHNSTON, THI THOM JOHNSTON AS TO PORTION ONLY LODGED 7/6/2019.
7. P830111 MORTGAGE TO WESTPAC ADMINISTRATION PTY. LIMITED OF LEVEL 2 275 KENT STREET SYDNEY NSW 2000 REGISTERED 19/12/2023.

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.
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.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 90/DP72807

VOLUME/FOLIO: 2799-947

PAGE 2

SKETCH OF LAND:

DP72807

PREVIOUS TITLE:

2521-361, 2521-363, 2551-400

PROPERTY STREET ADDRESS:

51 JOCOSO RISE, WUNDOWIE.

LOCAL GOVERNMENT AUTHORITY:

SHIRE OF NORTHAM

NOTE 1: O362185 SECTION 138D TLA APPLIES TO CAVEAT N079970

NOTE 2: P461807 SECTION 138D TLA APPLIES TO CAVEAT P429014



ATTACHMENT 2

Bushfire Management Plan

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes ☐ No ☒

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☒

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The proposal is a strategic planning proposal (local scheme amendment) for the existing El Caballo Lifestyle Village.
Method 2 has been used to calculate a <2kW radiant heat flux setback, but not the BAL.
Prior approvals for the site considered the development to be a vulnerable land use.

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author
or reviewer



Date



El Caballo Lifestyle Village

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)

- ◇ *Assessment of potential bushfire impact.*
- ◇ *Environmental considerations.*
- ◇ *Assessment of proposed development's ability to apply bushfire protection measures that satisfy the requirements for planning approval.*
- ◇ *Creation of responsibilities to implement and maintain bushfire protection measures.*

31.80666, 116.3513, 266.4m, 109°

Assessing all relevant requirements established by State Planning Policy 3.7

Lot 90 (51) Jocosso Rise, Wundowie

Shire of Northam

Strategic Planning Proposal - Local Planning
Scheme Amendment

10 July 2024

Job Reference No: 170505

<p>BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING</p> <p>ACN: 39 166 551 784 ABN: 39 166 551 784</p> <p>SUITE 11, 36 JOHNSON STREET GUILDFORD WA 6055</p> <p>PO BOX 388 GUILDFORD WA 6935</p> <p>08 6477 1144 admin@bushfireprone.com.au</p>	
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DOCUMENT CONTROL



PREPARATION					
Author:	Neil Stoney (BPAD Level 1 No. 58627)				
Reviewed:	Mike Scott (BPAD Level 3 No. 27795)				
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<p>Limitations: The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.</p> <p>This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</p> <p>All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.</p> <p>Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</p> <p>Copyright © 2024 BPP Group Pty Ltd: All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>					
BMP (Master) Template v9.20					



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SUMMARY STATEMENTS

THIS DOCUMENT – STATEMENT OF PURPOSE
<p>The Bushfire Management Plan (BMP)</p> <p>The BMP sets out the required package of bushfire protection measures to lessen the risks associated with a bushfire event. It establishes the responsibilities to implement and maintain these measures.</p> <p>The BMP also identifies the potential for any negative impact on any environmental, biodiversity and conservation values that may result from the application of bushfire protection measures or that may limit their implementation.</p> <p>Risks Associated with Bushfire Events</p> <p>The relevant risks are the potential for loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss. For a given site, the level of that risk to persons and assets (the exposed elements) is a function of the potential threat levels generated by the bushfire hazard, and the level of exposure and vulnerability of the at risk elements to the threats.</p> <p>Bushfire Protection Measures</p> <p>The required package of protection measures is established by <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)</i>, its associated <i>Guidelines</i> and any other relevant guidelines or position statements published by the Department of Planning, Lands and Heritage. These measures are limited to those considered by the WA planning authorities as necessary to be addressed for the purpose of <u>land use planning</u>. They do not encompass all available bushfire protection measures as many are not directly relevant to the planning approval stage. For example:</p> <ul style="list-style-type: none"> • Protection measures to reduce the vulnerability of buildings to bushfire threats is primarily dealt with at the building application stage. They are implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the national Construction Code) in accordance with WA building legislation and the application of construction requirements based on a building's level of exposure - determined as a Bushfire Attack Level (BAL) rating); or • Protection measures to reduce the threat levels of consequential fire (ignited by bushfire and involving combustible materials surrounding and within buildings) and measures to reduce the exposure and vulnerability of elements at risk exposed to consequential fire, are not specifically considered. <p>The package of required bushfire protection measures established by the Guidelines includes:</p> <ul style="list-style-type: none"> • The requirements of the bushfire protection criteria which consist of: <ul style="list-style-type: none"> • Element 1: Location (addresses threat levels). • Element 2: Siting and Design of Development (addresses exposure levels of buildings). • Element 3: Vehicular Access (addresses exposure and vulnerability levels of persons). • Element 4: Water (addresses vulnerability levels of buildings). • Element 5: Vulnerable Tourism Land Uses (addresses exposure and vulnerability as per Elements 1-4 but in use specific ways and with additional considerations of persons exposure and vulnerability). • The requirement to develop Bushfire Emergency Plans / Information for 'vulnerable' land uses for persons to prepare, respond and recover from a bushfire event (this addresses vulnerability levels). • The requirement to assess bushfire risk and incorporate relevant protection measures into the site emergency plans for 'high risk' land uses (this addresses threat, exposure and vulnerability levels). <p>Compliance of the Proposed Development or Use with SPP 3.7 Requirements</p> <p>The BMP assesses the capacity of the proposed development or use to implement and maintain the required 'acceptable' solutions and any additionally recommended bushfire protection measures - or its capacity to satisfy the policy intent through the justified application of additional bushfire protection measures as supportable 'alternative' solutions.</p>



THE PROPOSED DEVELOPMENT/USE – BUSHFIRE PLANNING COMPLIANCE SUMMARY		
Environmental Considerations		Assessment Outcome
Will land with identified environmental, biodiversity and conservation values limit the full application of the required bushfire protection measures?		No
Will land with identified environmental, biodiversity and conservation values need to be managed in the implementation and maintenance of the bushfire protection measures - but not limit their application?		Yes
Required Bushfire Protection Measures The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		Assessment Outcome
Element	The Acceptable Solutions	
1: Location	A1 Location	Fully Compliant
	A1.1 Development location	Fully Compliant
2: Siting and Design of Development	A2 Siting and Design of Development	Fully Compliant
	A2.1 Asset Protection Zone (APZ)	Fully Compliant
3: Vehicular Access	A3 Vehicular Access	Not Compliant
	A3.1 Public roads	Fully Compliant
	A3.2a Multiple access routes	Not Compliant
	A3.2b Emergency access way	Not Compliant
	A3.3 Through-roads	Not Compliant
	A3.4a Perimeter roads	Fully Compliant
	A3.4b Fire service access route	Fully Compliant
	A3.5 Battle-axe legs	N/A
	A3.6 Private driveways	N/A
4: Water	A4 Water	Fully Compliant
	A4.1 Identification of future water supply	N/A
	A4.2 Provision of water for firefighting purposes	Fully Compliant
The Methodology Applied to the Development of an Alternative Solution The necessity for an alternative solution is in response to non-compliance with the applicable acceptable solutions.		Applied
Merit based assessment - identified as 'minor' development (Guidelines s4.5.3)		No



Merit based assessment - identified as 'unavoidable' development (Guidelines s5.7)	No
Performance based assessment - compare the potential residual risk level of the acceptable solution protection measure with the proposal's implementation of that measure by comparing the determinate risk factors.	No
Performance based assessment - demonstrate the improvement in bushfire performance for existing development/use resulting from the proposed additional development compared to the existing state (in terms of reliability, robustness and resilience against bushfire threats).	Yes
Performance based assessment - develop an alternative solution to achieve the intent of the element based through satisfying the stated performance principle.	No
Development of a Bushfire Risk Assessment and Management Report - an assessment of proposed development/use risk levels associated with a bushfire event to indicate or determine the residual risk levels that will apply to all elements exposed to a bushfire hazard.	No
<p>Other 'Bushfire Planning' Documents to Be Produced</p> <p>This necessity for additional documents is determined by the proposed development/use type and the requirements established by SPP 3.7 and the associated Guidelines (as amended).</p> <p>They may be produced concurrently or subsequent to the BMP. Relevant actions will be identified within Section 6 'Responsibilities for Implementation of Bushfire Protection Measures.</p>	Required
Bushfire Emergency Plan: An operational document presenting prevent, prepare, respond and recover procedures and associated actions. As necessary, supporting information to justify determinations is included.	Yes
Bushfire Emergency Information (Poster): As a concise response information poster for certain vulnerable land uses.	No
Bushfire Emergency Information (Content): As content for inclusion into the Site's Emergency Plan for certain high risk land uses:	No
Bushfire Risk Assessment and Management Report:	No



1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

1.1 The Proposed Development/Use Details, Plans and Maps

The Proposal's Planning Stage For which certain bushfire planning documents are required to accompany the planning application.		Strategic Planning Proposal - Local Planning Scheme Amendment
The Subject Land/Site		Lot 90 (51) Jocoso Rise, Wundowie
Total Area of Subject Lot/Site		38.95 hectares
Number of Additional Lots Created		Existing lot(s) = 1 / Proposed strata lot(s) = 276 + 1 balance lot
Primary Proposed Construction	Type(s)	New Building(s)
	NCC Classification	Class 1a (house)
The 'Specific' Land Use Type for Bushfire Planning When applicable, this classification establishes a requirement to conduct assessments and develop documents that are additional to this Bushfire Management Plan.		Vulnerable Land Use
Description of the Proposed Development/Use		
<p>This BMP has been prepared to support the Scheme Amendment and rezoning of the approved and existing/partly constructed El Caballo Lifestyle Village, to allow for grouped dwellings.</p> <p>The proposed amendment is to allow for grouped dwellings as built strata within the Village, as well as the approved survey strata lots. The key difference between built strata and survey strata is the existence of common property. The proposed amendment is not to increase the occupancy of the development at completion.</p> <p>The updated masterplan provided within this BMP includes the the over 55s village as survey or built strata lots, a balance lot, common facilities/infrastructure areas, and public open spaces and road reserves. The communal facilities do not have detailed layout at this stage, but may include workshops, a family centre, and communal large vehicle parking (caravans).</p> <p>The subject site does not comply with the Acceptable Solution A3.2a Multiple Access Routes, due to the legacy lot and road network design.</p> <p>An existing Emergency Access Way along the western boundary connects to Great Eastern Highway. This was approved as part of previous management strategies for the El Caballo Lifestyle Village, but does not comply with Acceptable Solution A3.2b within the current version of the <i>Guidelines</i>.</p> <p>The <i>Guidelines</i> Section 2.7: <i>Legacy Approvals and Discretionary Decision Making</i> should be considered in relation to the proposal.</p> <p>A performance-based assessment is provided in Section 5.7 detailing the access options. On completion of ground works and vegetation management, an approximately 1.4-hectare area subject to <2kW/m² radiant heat flux (calculated at 1200K flame temperature) will be available as an open shelter location as a last resort.</p> <p>The previous application and Bushfire Management Plan established the proposal to be a 'Vulnerable' Land Use. An updated Bushfire Emergency Plan is required to be produced prior to sale of subject lots.</p>		
Description of Planned Staged Development and the Management of Potential Bushfire Planning Issues		



Site works are intended to be completed prior to sale of the strata lots.

Where staging occurs, each stage will be able to comply with the required bushfire protection measures independently of the subsequent stage, through vegetation management/clearing and installation of the internal through-road network.

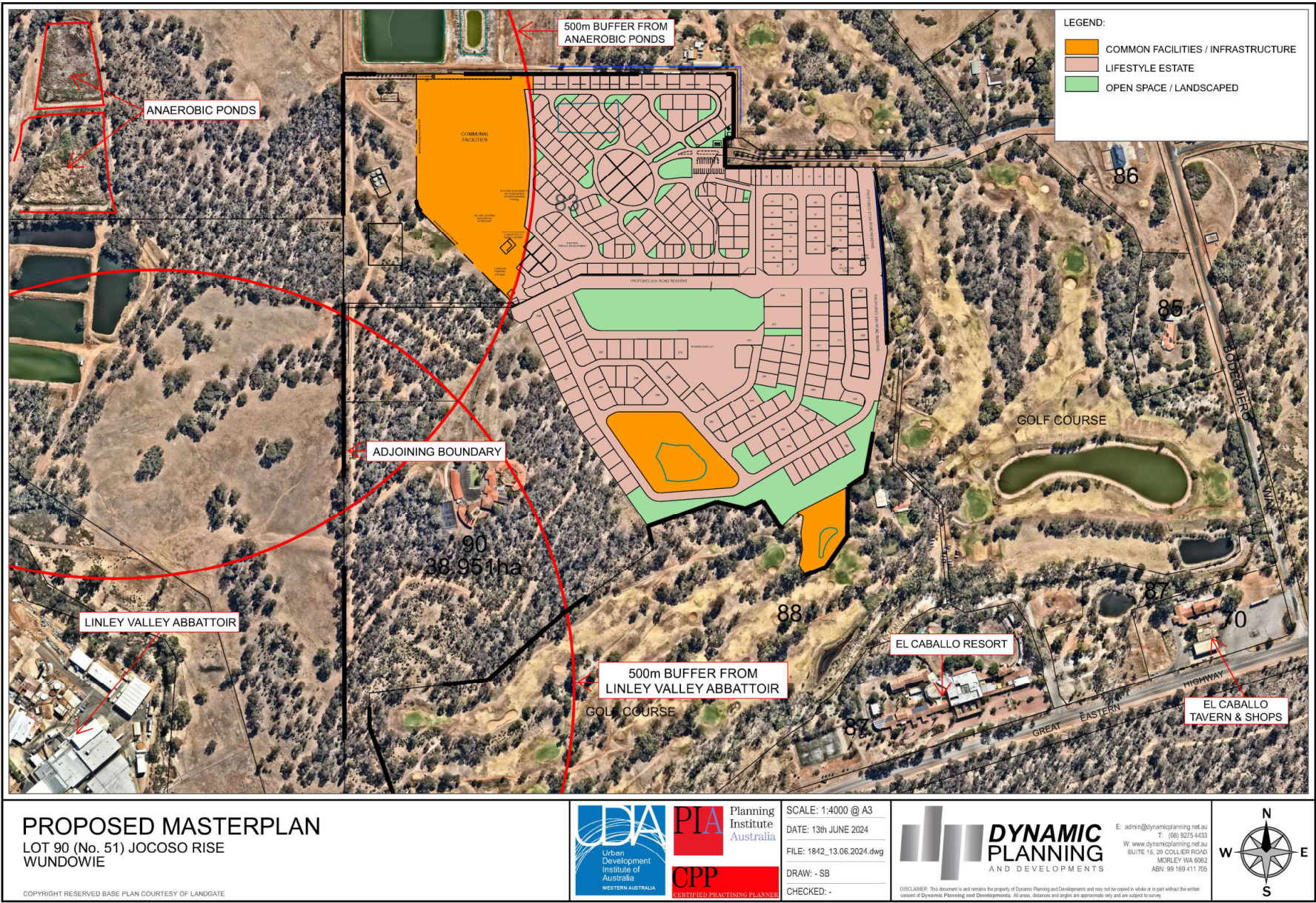
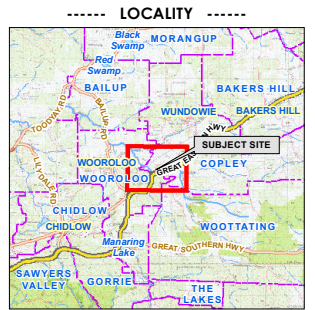




Figure 1.2
Location Plan

Lot 90 Plan 072807, Area : 389508 sq m
51 Jocosso Rise
WUNDOWIE
SHIRE OF NORTHAM

- LEGEND -----
- Subject Site
 - Other Lots
 - Local Government Authority
 - Locality / Suburb
 - Reserves



Aerial Imagery : Landgate/SJLP
Image Date : Jan 2024
Coordinate System : GDA 1994 MGA Zone 50
Projection : Universal Transverse Mercator Units : Metre
Map compiled by: Neil Stoney 15/07/2024
Map updated by: Neil Stoney 15/07/2024
A3 Scale 1:16,000

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2017\170505 - El Caballo Lifestyle Village (BMP)\170505 - BMP - May 2024\Mapping\MXD\170505_Fig1-2_LOC_El-Caballo-Lifestyle-Village.mxd



WHERE SPP 3.7 AND THE GUIDELINES ARE TO APPLY – DESIGNATED BUSHFIRE PRONE AREAS

All higher order strategic planning documents, strategic planning proposals, subdivisions and development applications located in designated bushfire prone areas need to address SPP 3.7 and its supporting Guidelines. This also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.

For development applications where only part of a lot is designated as bushfire prone and the proposed development footprint is wholly outside of the designated area, the development application will not need to address SPP 3.7 or the Guidelines. (Guidelines DPLH 2021 v1.4, s1.2).

For subdivision applications, if all the proposed lots have a BAL-LOW indicated, a BMP is not required. (Guidelines DPLH 2021 v1.4, s5.3.1).



Figure 1.3
Bushfire Prone Area

Lot 90 Plan 072807, Area : 389508 sq m
51 Jocosso Rise
WUNDOWIE
SHIRE OF NORTHAM

----- LEGEND -----

- Subject Site
- Other Lots
- Bushfire Prone Areas (2021)

0 100 200 300 400 500
Metres

----- LOCALITY -----

Aerial Imagery : Landgate/SUP
Image Date : Jan 2024

Coordinate System : GDA 1994 MGA Zone 50
Projection : Universal Transverse Mercator Units : Metre
Map compiled by: Neil Stoney 15/07/2024
Map updated by: Neil Stoney 15/07/2024
A3 Scale 1:10,000

BUSHFIRE PRONE PLANNING

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2017\170505 - El Caballo Lifestyle Village (BMP)\170505 - BMP - May 2024\Mapping\MXD\170505_Fig1-3_BPA_El-Caballo-Lifestyle-Village.mxd



1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

Proponent:	Dynamic Planning and Developments
Bushfire Prone Planning commissioned to produce the BMP by:	Reegan Cake
Purpose of the BMP:	To assess the proposal's ability to meet all relevant requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), the associated 'Guidelines and any relevant Position Statements; and To satisfy the requirement for the provision of a Bushfire Management Plan to accompany the strategic planning proposal.
BMP to be submitted to:	Shire of Northam

1.2.1 Other Documents with Implications for Development of this BMP

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the planned proposal for the subject. They potentially have implications for the assessment of bushfire threats and the identification and implementation of the protection measures that are established by this Bushfire Management Plan.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT DOCUMENTS					
Document	Relevant	Currently Exists	To Be Developed	Copy Provided by Proponent / Developer	Title
Bushfire Management Plan	No	Yes	No	Yes	FMP Killara Estate Wundowie (FirePlan WA Feb 2009)
Implications for this BMP: The BMP was produced prior to the release of State Planning Policy 3.7, to support a subdivision application of the parent lot into 4 rural residential lots, with one proposed lot to be developed into the El Caballo Lifestyle Village.					
Bushfire Management Plan	Yes	Yes	No	N/A	170505 – El Caballo Lifestyle Village (BMP)v1.1 (Bushfire Prone Planning Feb 2018)
Implications for this BMP: The BMP was produced to support the subdivision of the parent lot into 5 large land holdings, with a large balance lot and 4 lots containing the existing and expanded El Caballo Lifestyle Village, an Aged Care facility, an effluent disposal/waste treatment plant, and a lot intended for subsequent residential subdivision.					
Bushfire Emergency Plan or Information	No	Yes	No	N/A	170505 - Bushfire Evacuation (Response) Plan v1.1 (Bushfire Prone Planning Jun 2018)
Implications for the BMP: The BEP advises evacuation procedures using the existing EAW, which is not compliant with the current version of the Guidelines for Planning in Bushfire Prone Areas v1.4.					



Bushfire Emergency Plan or Information	Yes	No	Yes	N/A	Pending
Implications for the BMP: A new/updated BEP will be prepared to support the preparation, response, and recovery procedures to bushfire emergencies for El Caballo Lifestyle Village.					



2 BUSHFIRE PRONE VEGETATION – ENVIRONMENTAL & ASSESSMENT CONSIDERATIONS

2.1 Environmental Considerations – ‘Desktop’ Assessment

This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.

These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels.

Any ‘modification’ or ‘clearing’ of vegetation to reduce bushfire risk is considered ‘clearing’ under the **Environmental Protection Act 1986** (EP Act) and requires a clearing permit under the **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The **Department of Water and Environmental Regulation** (DWER) is responsible for issuing ‘clearing’ permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA’s). Refer to the relevant local government for detail.

For further information refer to Guidelines v1.4, the Bushfire and Vegetation Factsheet - WAPC, Dec 2021 and <https://www.der.wa.gov.au/our-work/clearing-permits>

2.1.1 Vegetation of Significance to be Retained on Public Land

IDENTIFICATION OF PROTECTED VEGETATION ON PUBLIC LAND							
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Legislated Lands and Waters Tenure categories include national and conservation parks, nature and crown reserves, state forest.	No	No	DBCA-011	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Designated Public Open Space	No	No	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None



2.1.2 Declared Environmentally Sensitive Areas (ESA)

IDENTIFICATION OF RELEVANT ENVIRONMENTALLY SENSITIVE AREAS							
ESA Class	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Heritage Areas (World and National)	No	No	Relevant register or mapping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Wetlands and their 50m Buffer These are wetlands of international importance (Ramsar List), conservation category and nationally important.	Yes	No	DBCA-010 and 011, 019, 040, 043, 044	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Threatened and Priority Flora and their continuous 50m buffer	Possible	Unknown	DBCA-036	Restricted Scale of Data Available (security)	<input type="checkbox"/>	<input type="checkbox"/>	Vegetation survey
Threatened Ecological Community	Possible	Unknown	DBCA-038		<input type="checkbox"/>	<input type="checkbox"/>	Vegetation survey
Bush Forever	No	No	DPLH-022, SPP 2.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None



2.1.3 Locally Significant Conservation Areas – Local Natural Areas (LNA)

IDENTIFICATION OF LOCALLY SIGNIFICANT CONSERVATION AREAS							
Land with Environmental, Biodiversity and Conservation Values	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Native Vegetation / Remnant Vegetation	Yes	Yes - Significant	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vegetation survey
Riparian Zones / Foreshore Areas	Yes	No		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Habitat Vegetation and Wildlife Corridors	Possible	Unknown		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vegetation survey

COMMENTS:

Vegetation clearing/modification will be required to create the proposed lots, public open space, roads, and APZs. A vegetation survey may be requested by the decision maker.

The Wooroloo Brook and its 50m buffer runs through the subject lot southernmost at the south-western extent. No development or vegetation modification is proposed within this area.



2.1.4 Response of Proposed Development to Identified Environmental Limitations

Consideration of the implications that identified protected areas of vegetation (i.e., those with environmental and subject to conservation) have for the proposed development.

PROPOSED DEVELOPMENT RESPONSE TO IDENTIFIED 'PROTECTED' VEGETATION	
The existence of 'protected' areas of vegetation has implications for the ability of the proposed development to reduce potential bushfire impact through modification or removal of vegetation.	No
Application of Design and/or Construction Responses to Limit Vegetation Modification or Removal	
Modify the development location to reduce exposure by increasing separation distance.	No
The El Caballo Lifestyle Village is an existing and ongoing development so the location cannot be modified.	
Redesign development, structure plan or subdivision.	Not required
The proposed lot layout (including public open spaces and communal spaces) has been designed within previously cleared areas to the extent possible.	
Reduction of lot yield where this can increase available separation distances.	Considered and applied
Lot yield has been reduced compared to previous drafts of the proposed, which has increased the separation distances from classified vegetation.	
Cluster development to limit modification or removal of vegetation.	Not required
The proposed layout has been clustered.	
Construct building(s) to the requirements corresponding to higher BAL ratings to reduce required separation distances.	Not required
The minimum separation distance applied to proposed lots is associated with BAL-29. This is the highest acceptable BAL for the Bushfire Protection Criteria Element 1 and 2 assessments.	



2.2 Bushfire Assessment Considerations

2.2.1 Planned Onsite Vegetation Landscaping

Identification of areas of the subject site planned to be landscaped, creating the potential for increased or decreased bushfire hazard for proposed development.

PLANNED LANDSCAPING	
Relevant to Proposal:	Yes
The proposed subdivision layout includes public open spaces which are required to be managed to a low threat state in perpetuity.	

2.2.2 Planned / Potential Offsite Rehabilitation or Re-Vegetation

Identification of areas of land adjacent to the subject site on which re-vegetation (as distinct from natural re-generation) will or may occur and is likely to present a greater bushfire hazard for proposed development.

POTENTIAL RE-VEGETATION PROGRAMS		
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Description
Riparian Zones / Foreshore Areas	No	
Wetland Buffers	No	
Legislated Lands	No	
Public Open Space	No	
Road Verges	No	
Other	No	

2.2.3 Identified Requirement to Manage, Modify or Remove Onsite or Offsite Vegetation

Identification of native vegetation subject to management, modification or removal.

REQUIREMENT TO MANAGE, MODIFY OR REMOVE NATIVE VEGETATION	
Has a requirement been identified to manage, modify or remove onsite native vegetation to establish the required bushfire protection measures on the subject site?	Yes
Vegetation clearing/modification will be required to create the proposed lots, public open space, roads, and APZs.	
Is approval, from relevant state government agencies and/or the local government, to modify or remove onsite native vegetation required? (Note: if 'Yes' evidence of its existence should be provided in this BMP).	Possible
Approval may be required for onsite vegetation management/removal, unless committed by zoning.	
Has a requirement been identified to manage, modify or remove offsite native vegetation to establish the required bushfire protection measures on the subject site?	No



Is written approval required, from relevant state government agencies and/or the local government, that permits the landowner, or another identified party, to modify or remove offsite bushfire prone vegetation and/or conduct other works, to establish an identified bushfire protection measure(s)? If 'Yes', appropriate evidence of the approval or how it is to be established, shall be provided in this BMP as an addendum.	N/A
Is a written management agreement required that states the obligation of the landowner, or another responsible party, to manage defined areas of offsite bushfire prone vegetation, in perpetuity, to ensure the conditions of no fire fuels and/or low threat vegetation (refer to Appendix B) continue to be met? If 'Yes', appropriate evidence of the agreement or how it is to be established, shall be provided in this BMP as an addendum.	N/A

2.2.4 Classification Variations to Existing Areas of Vegetation

FOR THE PROPOSED DEVELOPMENT SITUATIONS TO BE ACCOUNTED FOR IN ASSESSING THE POTENTIAL BUSHFIRE IMPACT (BAL)	
Area(s) of land will be subject to future vegetation rehabilitation or re-vegetation that will require a change to a higher threat classification of vegetation on that land than that which currently exists. (Note: this is not regeneration to the mature natural state which is accounted for in the 'existing state' assessment in accordance with AS 3959:2018).	No
Modification of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require a change to a lower threat classification (or exclusion from classification) for that area of vegetation.	Yes
Refer to Figure 3.1.1 'Post Development Classified Vegetation' and Appendix A1.2 for justification details supporting the change.	
Complete removal of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require an exclusion from classification for that area of vegetation.	Yes
Refer to Figure 1.1 'Proposed Development Site Plan' and Figure 3.1.1 'Post Development Classified Vegetation'	



3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m². The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. **Planning Approval:** SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. **Building Approval:** The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.



3.1 BAL Assessment Summary (Contour Map Format)

INTERPRETATION OF THE BAL CONTOUR MAP	
<p>The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.</p> <p>The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.</p> <p>Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.</p> <p>The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).</p> <p>The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:</p> <ul style="list-style-type: none"> Both pre and post development BAL contour maps are produced; and/or Each stage of a development is assessed independently. 	

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1 and 3.1.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map Appendix A3 / Figure 5.1
Method 2 (Detailed)	Yes	Figure 3.1.1	Table 3.2	Appendix A2	
Reasons for the Application of the Method 2 Procedure					
1.	To apply the requirement to assume a higher flame temperature of 1200K when determining the availability of suitable onsite sheltering options for tourism vulnerable land uses (Guidelines v1.4 s5.5.3.1.3). This ensures the margin of safety is increased.				
Identification of the specific issues associated with the site and/or proposed development that have necessitated the use of the Method 2 procedure:					
The proposed subdivision is not able to fully comply with Element 3 of the Bushfire Protection Criteria due to the legacy local road network limiting access/egress options.					
The Method 2 procedure has been applied to determine an appropriate open area shelter location onsite as a last resort, where evacuation is no longer safe.					



3.1.2 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure No. 3.2



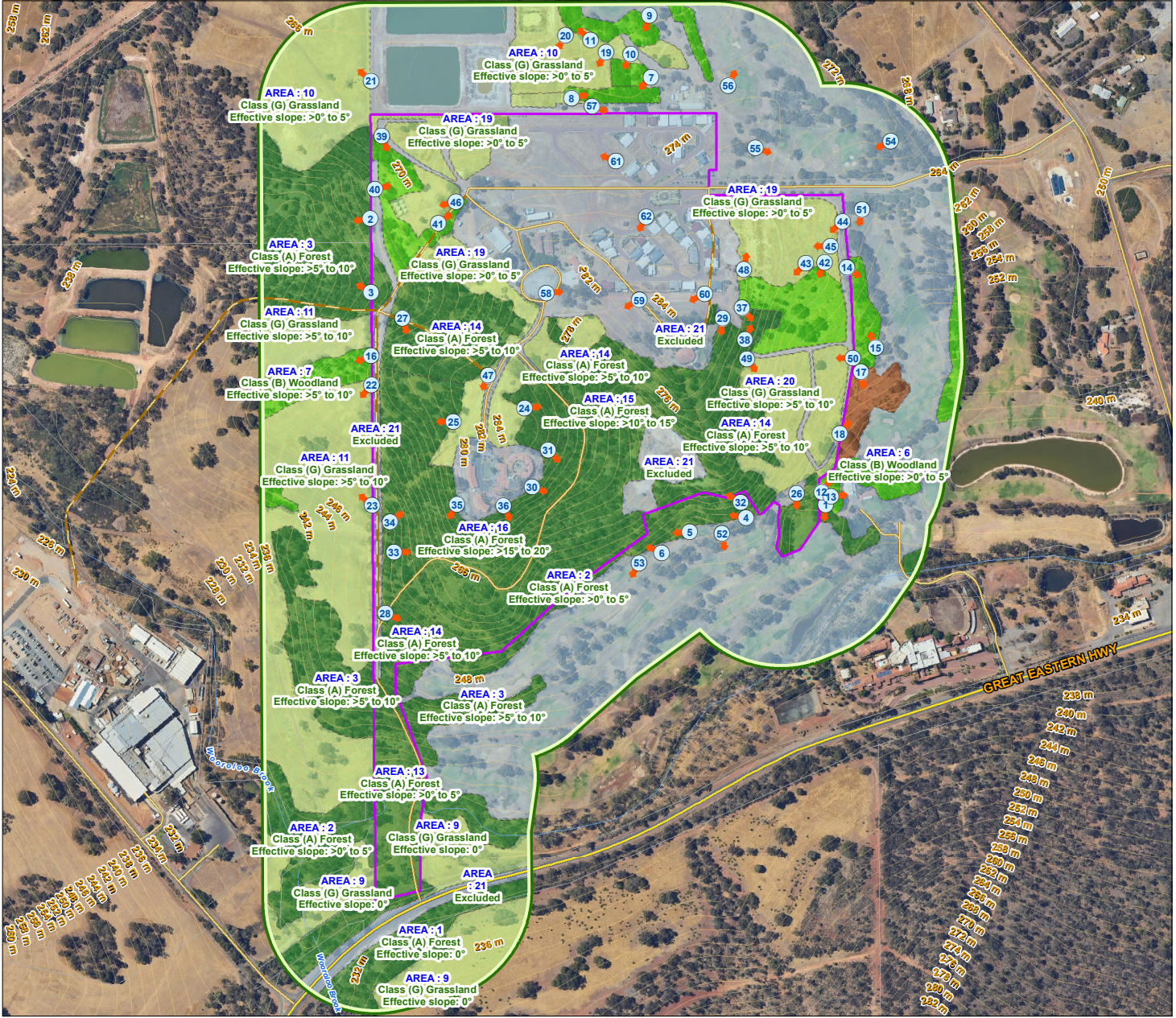
Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS ¹													
Applied BAL Determination Method			METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2) AND METHOD 2 - DETAILED PROCEDURE (AS 3959:2018 APPENDIX B)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method ²													
Methods 1 and 2			Method 1			Method 2							
Vegetation Classification			FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
				Applied Range	Measured								
Area	Class				degree range	degrees	degrees		K	metres	metres	kW/m	metres
1	(A) Forest		80	Upslope or flat 0	flat 0	flat 0	80	1200	Default	Default	Default	Default	Default
2	(A) Forest		80	Downslope >0-5	d/slope 4	upslope 5	80						
3	(A) Forest		80	Downslope >5-10	d/slope 9	upslope 10	80						
4	(A) Forest		80	Downslope >10-15	d/slope 12	upslope 15	80						
5	(B) Woodland		80	Upslope or flat 0	flat 0	flat 0	80						
6	(B) Woodland		80	Downslope >0-5	d/slope 2	upslope 5	80						
7	(B) Woodland		80	Downslope >5-10	d/slope 8	upslope 10	80						
8	(D) Scrub		80	Downslope >5-10	d/slope 6	upslope 10	80						
9	(G) Grassland		80/110	Upslope or flat 0	flat 0	flat 0	110						
10	(G) Grassland		80/110	Downslope >0-5	d/slope 2	upslope 5	110						
11	(G) Grassland		80/110	Downslope >5-10	d/slope 8	upslope 10	110						
12	(A) Forest		80	Upslope or flat 0	flat 0	flat 0	80						
13	(A) Forest		80	Downslope >0-5	d/slope 4	upslope 5	80						
14	(A) Forest		80	Downslope >5-10	d/slope 8	upslope 10	80						
15	(A) Forest		80	Downslope >10-15	d/slope 14	upslope 15	80						
16	(A) Forest		80	Downslope >15-20	d/slope 18	upslope 20	80						
17	(B) Woodland		80	Downslope >0-5	d/slope 3	upslope 5	80						
18	(B) Woodland		80	Downslope >5-10	d/slope 9	upslope 10	80						
19	(G) Grassland		80/110	Downslope >0-5	d/slope 4	upslope 5	110						
20	(G) Grassland		80/110	Downslope >5-10	d/slope 9	upslope 10	110						
21	Excluded cl 2.2.3.2(e & f)		N/A	N/A	-	-	-	-	-	-	-	-	-
Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.													
Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.													



Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) ¹									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)						10 kW/m ²	2 kW/m ²
		>40 kW/m ²	40 kW/m ²	29 kW/m ²	19 kW/m ²	12.5 kW/m ²	N/A ²		
Area	Class	Bushfire Attack Levels						10 kW/m ²	2 kW/m ²
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	152
2	(A) Forest	<20	20-<27	27-<37	37-<50	50-<100	>100	-	175
3	(A) Forest	<26	26-<33	33-<46	46-<61	61-<100	>100	-	207
4	(A) Forest	<33	33-<42	42-<56	56-<73	73-<100	>100	-	257
5	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100	-	120
6	(B) Woodland	<13	13-<17	17-<25	25-<35	35-<100	>100	-	138
7	(B) Woodland	<16	16-<22	22-<31	31-<43	43-<100	>100	-	162
8	(D) Scrub	<12	12-<17	17-<24	24-<35	35-<100	>100	-	140
9	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	87
10	(G) Grassland	<7	7-<9	9-<14	14-<20	20-<50	>50	-	96
11	(G) Grassland	<8	8-<10	10-<16	16-<23	23-<50	>50	-	107
12	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	152
13	(A) Forest	<20	20-<27	27-<37	37-<50	50-<100	>100	-	175
14	(A) Forest	<26	26-<33	33-<46	46-<61	61-<100	>100	-	207
15	(A) Forest	<33	33-<42	42-<56	56-<73	73-<100	>100	-	257
16	(A) Forest	<42	42-<52	52-<68	68-<87	87-<100	>100	-	NS ³
17	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100	-	138
18	(B) Woodland	<13	13-<17	17-<25	25-<35	35-<100	>100	-	162
19	(G) Grassland	<7	7-<9	9-<14	14-<20	20-<50	>50	-	96
20	(G) Grassland	<8	8-<10	10-<16	16-<23	23-<50	>50	-	107
21	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map and/ or additional defining lines as necessary. All applied calculation input variables are presented in Table 3.2. A copy of the radiant heat calculator output for each area of classified vegetation is presented in Appendix A3.									
Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.									
Note 3: No solution. 2kW/m ² setback cannot be calculated due to limitations of the formula. Area 16 is 337m from shelter area.									



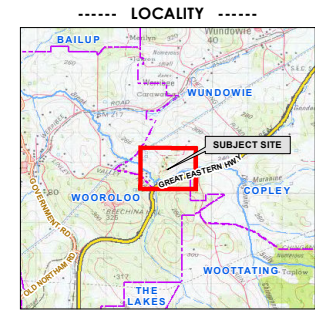
Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2017\170505 - El Caballo Lifestyle Village (BMP)\170505 - BMP - May 2024\Mapping\MXD\170505_Fig3-1_VEG_El-Caballo-Lifestyle-Village.mxd



Figure 3.1.1
Topography & Classified Vegetation (Post Development)
Lot 90 Plan 072807, Area : 389508 sq m
51 Jocosso Rise
WUNDOWIE
SHIRE OF NORTHAM

- LEGEND -----
- Subject Site
 - Other Lots
 - Proposed Lots
 - Vegetation Assessment Area**
 - 150m from Subject Site
 - Classified Vegetation**
 - Class (A) Forest
 - Class (B) Woodland
 - Class (D) Scrub
 - Class (G) Grassland
 - Excluded 2.2.3.2
 - Vegetation Distance

0 100 200 300
Metres



Aerial Imagery : Landgate/SUP
Image Date : Jan 2024
Coordinate System : GDA 1994 MGA Zone 50
Projection : Universal Transverse Mercator Units : Metre
Map compiled by: Neil Stoney 16/07/2024
Map updated by: Neil Stoney 16/07/2024
A3 Scale 1:4,900

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2017\170505 - El Caballo Lifestyle Village (BMP)\170505 - BMP - May 2024\Mapping\MXD\170505_Fig3-1-1_VEG-POST_ElCaballo-Lifestyle-Village.mxd

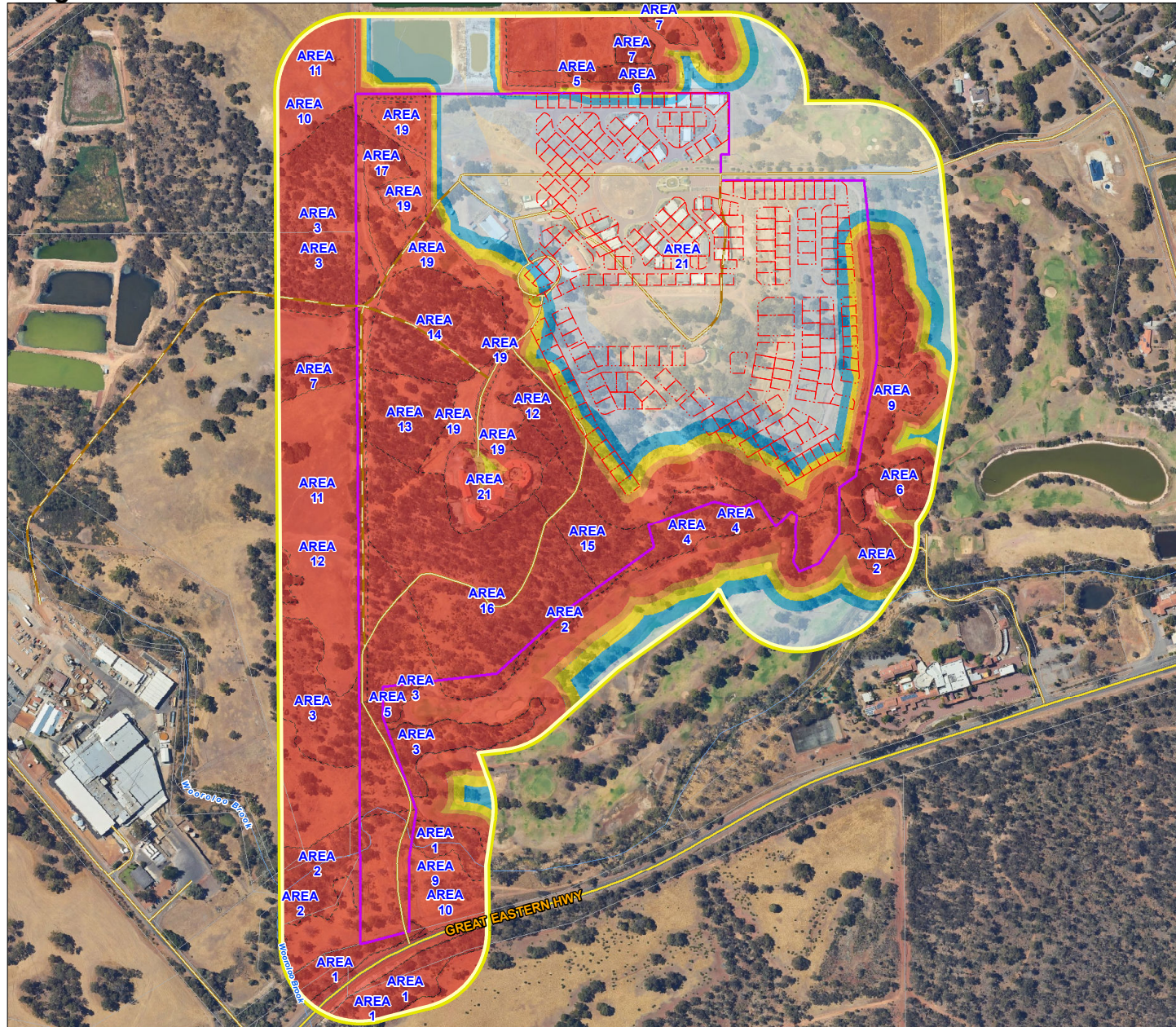


Figure 3.2

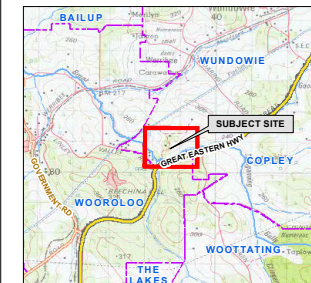
BAL Contour Map

Lot 90 Plan 072807, Area : 389508 sq m
51 Jocosso Rise
WUNDOWIE
SHIRE OF NORTHAM

- LEGEND -----
- Subject Site
 - Other Lots
 - Proposed Lots
 - 100m from Subject Site
 - Classified Vegetation Boundary
- Indicative Bushfire Attack Levels**
- BAL FZ
 - BAL 40
 - BAL 29
 - BAL 19
 - BAL 12.5
 - BAL LOW

0 50 100 150 200 250
Metres

----- LOCALITY -----



Aerial Imagery : Landgate/SUP
Image Date : Jan 2024

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Neil Stoney 15/07/2024
Map updated by: Neil Stoney 15/07/2024
A3 Scale 1:4,600

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2017\170505 - El Caballo Lifestyle Village (BMP)\170505 - BMP - May 2024\Mapping\MXD\170505_Fig3-2_BAL_El-Caballo-Lifestyle-Village.mxd



4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support **strategic planning** proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

Strategic Planning Proposals

For strategic planning proposals this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Bushfire Prone Vegetation - Environmental and Assessment Considerations: Assess environmental, biodiversity and conservation values;
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; and
- Section 5 – Assessment Against the Bushfire Protection Criteria (including the guidance provided by the *Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2'*): Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

Is the proposed development a strategic planning proposal?

Yes

STRATEGIC PLANNING PROPOSALS - IDENTIFICATION OF RISK AND PLANNING ISSUES

The Broader Landscape/Environment – The Potential for Bushfire Intensification and Extreme Events

<p>The type of bushfire prone vegetation surrounding the proposed development. Referencing the potential levels of each bushfire threat mechanism (direct and indirect).</p>	<p>The bushfire prone vegetation within the subject site and in the immediate surrounds (the assessment area) is primarily Class G Grassland (open pasture) and remnant Class A Forest. Other vegetation areas are of limited extent and impact.</p> <p>The grassland vegetation is largely grazed or slashed pasture, which will support very fast-moving wind-driven fires of low heat flux and flame lengths which are very unlikely to generate significant embers. The grassland vegetation will allow for fire spread between greater hazard vegetation areas.</p> <p>The forest vegetation is native jarrah/wandoo, which in combination with the undulating to rugged terrain provide for very high to extreme heat fluxes and flame lengths. The forests will generate high intensity short range ember attack, and support medium range (up to 2km) spotting.</p>
<p>The extent of bushfire prone vegetation surrounding the proposed development – both in area and</p>	<p>At the landscape scale, the largest extents of extreme hazard vegetation are to the south and southwest of the site, however these slope significantly away from the site. Whilst bushfire attack from these directions is possible they will likely have reduced intensity and rate of spread.</p>



continuity (fragmentation). Identification of conserved vegetation.	Based on topography the more likely directions of direct bushfire attack are the east and west. The El Caballo Golf Course bounds the site to the east, northeast, and south, providing discontinuous or fragmented fuels from these directions. Directly north of the site is a mixed area of Class G Grassland and Class B Woodland, but this is isolated from surrounding vegetation by anaerobic ponds and golf course. The dominant wind directions in summer are southerly and easterly. The greatest bushfire hazard to the subject site in terms of topography, wind, extent, and classification, is to the west. Additionally, bushfire from this direction can ignite the Class A Forest onsite.
The potential for the surrounding topography to support known dynamic fire behaviours that can lead to an extreme fire event and intensification through atmospheric interaction (pyroconvective events).	The subject site and surrounds are undulating to rugged. Effective slopes exceeding 15 degrees occur over short distances, with slopes exceeding 5 degrees being common. Significant portions of this vegetation is proposed to be managed in establishing the required APZs.
The Broader Landscape/Environment – The Potential for Increased Vulnerability of Persons in a Bushfire Event	
The wider (regional) road network and any access constraints.	Great Eastern Highway is reached after 1.2km (2 mins travel) from the subject site. From here, residents can rapidly travel away from the area under threat to Northam or Mundaring. Locally, the public road network is constrained due to the existing layout. Jocosco Rise and Bodegueri Way are well maintained public roads but do not provide through-access. Where development opportunities can increase local access options within the surrounding area, this would have merit that should be considered as benefiting a greater number of residents.
The proximity of settlements and availability of emergency services	The subject site is within a rural/semi-rural area. The townsites of Wundowie and Chidlow can be reached in 10km (11 mins) and 13km (13 mins) respectively, or continue to the larger low threat areas of Northam and Mundaring. Volunteer Bushfire Brigades are located in Mount Helena, Chidlow, Wooroloo, Wundowie, Inkpen, Wundowie, and Bakers Hill.
Environmental Considerations	
Constraints to implementing required and/or additional bushfire protection measures	Vegetation clearing/modification will be required to create the proposed lots, public open space, roads, and APZs. A vegetation survey may be requested by the decision maker.
Provision of Access Within the Subject Site	
Potential constraints	Discussed in Section 5.5 Element 3 assessment.
Issues to be Considered at Subsequent Planning Stages (additional assessments/documents)	
Specific land uses to be addressed	Vulnerable Land Use
Additional assessments	N/A
Additional documents	This BMP has created the additional requirement that a Bushfire Emergency Plan must be prepared prior to sale of subject lots.



Discretionary Decision Making and the Precautionary Principle (SPP 3.7 and Guidelines)	
Does the bushfire consultant consider there are issues that need to be addressed in this space?	No.



5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT	
<p>The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.</p> <p>The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance with these automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.</p> <p>Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).</p> <p>A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.</p> <p>Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)</p>	
The Bushfire Protection Criteria	Applicable to the Proposed Development/Use
Element 1: Location	Yes
Element 2: Siting and Design	Yes
Element 3: Vehicular Access	Yes
Element 4: Water	Yes
Element 5: Vulnerable Tourism Land Uses	No

5.2 Local Government Variations to Apply

<p>Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).</p>	
Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?	No



5.3 Assessment Statements for Element 1: Location

LOCATION			
Element Intent	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.		
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
Acceptable Solutions - Assessment Statements <i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E1 Location	Compliant:	Yes	
A1.1 Development location	Applicable:	Yes	Compliant: Yes
ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES			
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The strategic planning proposal is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.			
Supporting Assessment Details: The local scheme amendment application includes a lot layout. The proposed layout will provide an area of land within each lot that can be considered suitable for development as BAL-40 or BAL-FZ construction requirements will not be required to be applied. This meets the requirements established by Acceptable Solution A1.1 and its associated explanatory note.			
ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)			
<p>"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site."</p> <p>Strategic Planning Proposals: Consider the threat levels from any vegetation <u>adjoining</u> and <u>within</u> the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats.</p> <p>Structure Plans (lot layout known) and Subdivision Applications: As for strategic planning proposals but <u>within</u> the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.</p>			



The Hazard Within the Subject Site

The subject site includes a cleared and partially developed area associated with the El Caballo Lifestyle Village. To the west and east of the development are areas dominated by pasture (Class G Grassland) with pockets of Class A Forest, or Class B Woodland where the canopy cover or fuel structure is lower.

The remainder of the site is dominated by native vegetation classified as Class A Forest except for the landscaped surrounds of the mansion homestead building.

The impact of the slopes under the vegetation will be dependent on a bushfire's direction of travel, but rugged slopes of up to 18 degrees exist. Bushfire travelling upslope will have increased intensity and rate of spread.

Significantly intense bushfire behaviour is possible, particularly if vegetation within the lot is ignited by bushfire in the adjoining hazard and they are involved together.

However, the ability to establish a BAL-29 dimensioned APZ within each proposed lot's boundaries removes the threat of greater levels of radiant heat or flame contact upon a future dwelling. The BAL-29 APZ will exist over the entirety of each proposed lot, with roads and public open spaces significantly increasing the setback to bushfire prone vegetation.

The primary bushfire threat from bushfire prone vegetation remaining within the proposed lot will be embers. This threat will be mitigated by the application of appropriate building design, bushfire construction requirements and the ongoing maintenance of the APZ to ensure the buildings will not be impacted by consequential fire within combustible materials used, stored or accumulated within the APZ.

The Hazard Adjoining the Subject Site

The El Caballo Golf Course adjoins the subject site on the northern, eastern, and southern boundaries. The golf course is low threat manicured lawns and pockets of dense trees with minimal understory and intensively managed surface fuel loads.

Beyond the golf course across Bodeguero Way and Great Eastern Highway, are significant tracts of continuous Class A Forest.

To the west of the subject site are large irregular sections of Class A Forest and Class B Grassland.

The impact of the slope under the vegetation will be dependent on a bushfire's direction of travel, but slopes up to 5 degrees downslope from the proposed lots are common, with slopes of up to 10 degrees across large areas. Slopes exceeding 10 degrees exist but are limited and over short distances.

Bushfire travelling upslope will have increased intensity and rate of spread and the potential exists for dynamic fire behaviours to develop leading to increasing fire intensity extreme bushfire events.

The Potential of the Proposed Development to Reduce Bushfire Risk to the Existing Land Use

When considered in the broader context of existing land use within the surrounding area, the proposed subdivision can potentially contribute to reducing the level of risk from bushfire to existing landowners.

This can be achieved in various ways and the following assessment points are made for the proposed subdivision:

- The subject site and Bodeguero Way are a legacy design prior to the release of SPP 3.7;
- Large rural residential lots potentially contain large areas of retained native vegetation that present practical limitations to being able to remain low threat vegetation (refer to Appendix B) in perpetuity. Consequently, these vegetated lots potentially allow the uninterrupted passage of a bushfire across the landscape;
- Planning for smaller lot sizes can reduce the level of risk from bushfires as a greater percentage of their total area will be comprised of land managed to APZ standards. This results in a reduction in the bushfire hazard over a broader area and establishes discontinuous fuels. This has benefits to all development in the area;
- For adjoining landowners the more bushfire resilient dwellings and reduced area of hazard on the proposed lots, will lower their level of risk from bushfire because the threat levels from the bushfire attack mechanisms



on the adjoining land will be reduced. These reduced fuels will also be between them and a conservation reserve; and

- There is potential for occupants of the surrounding areas to shelter onsite where evacuation is no longer safe, as discussed in Section 5.7. This applies to existing occupants of the developed extent of the El Caballo Lifestyle Village and to other occupants on Bodeguero Way.

The potential for reduction in bushfire risk to surrounding properties compared to the present situation is considered, there is significant merit in the proposed subdivision that it is appropriate to consider.



5.4 Assessment Statements for Element 2: Siting and Design

SITING AND DESIGN OF DEVELOPMENT				
Element Intent	To ensure that the siting and design of development minimises the level of bushfire impact. (BPP Note: not building/construction design)			
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application			
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.			
Pathway Applied to Provide an Alternative Solution	N/A			
Acceptable Solutions - Assessment Statements				
All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas .				
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant	
E2 Siting and Design of Development	Compliant:			Yes
A2.1 Asset Protection Zone (APZ)	Applicable:	Yes	Compliant:	Yes
APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION				
<p>A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.</p> <p>This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation (refer to Appendix B). The required separation distances will vary according to the site specific conditions and local government requirements.</p> <p>The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.</p>				
<div><p><i>Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.</i></p></div>				
THE 'PLANNING BAL-29' APZ DIMENSIONS				
<p>Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances. To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m², either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.</p>				



The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.

THE 'REQUIRED' APZ DIMENSIONS

Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot: These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.

The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.

ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	APZ Width: The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m ² .
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Restriction on Building Location: It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC January 2024 and Guidelines s5.3.2).
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation (refer to Appendix B).
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	APZ Location: It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will: <ul style="list-style-type: none"> • If non-vegetated, remain in this condition in perpetuity; and/or • If vegetated, be low threat vegetation maintained in this condition in perpetuity (refer to Appendix B).



<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>APZ Management: The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).</p>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p>Staged Subdivision: The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria.</p> <p>A balance lot is created or classified vegetation within a subsequent stage will be removed and/or modified and/or be subject to ongoing management, to ensure that proposed lots within the current stage of the subdivision achieve a development site subject to 29 kW/m² or below.</p> <p>The planned approach for achieving the required outcome is described in the supporting assessment details below.</p>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Firebreak/Hazard Reduction Notice: Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.</p>
<p>Supporting Assessment Details: The ability to establish the 'Planning BAL-29' APZ dimensions is illustrated in Figure 3.1.1 and Figure 3.2. Onsite native vegetation will be required to be modified and/or removed, for which the appropriate authority will be required (refer to Section 2 of this BMP).</p> <p>The smaller lot sizes will require adjoining lots to be managed to low threat to establish the 'Planning BAL-29' APZ for each proposed lot. The parts of the 'Planning BAL-29' APZ that exist outside each proposed lot will consist of:</p> <ul style="list-style-type: none"> • Roads and unvegetated verges • Footpaths • Parking bays • Landscaped public open space • Gardens, lawns, and golf courses • Structures and developments (houses and sheds) 	
<p>ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)</p>	
<p>Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met."</p> <p>Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ under the following scenarios.</p>	
<p>Scenario A: The lots sizes provide sufficient area to accommodate a building and the establishment of an APZ dimensioned to ensure a maximum BAL rating of BAL-29 will apply to that building.</p>	



5.5 Assessment Statements for Element 3: Vehicular Access

VEHICULAR ACCESS			
Element Intent	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.		
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application		
Element Compliance Statement	The proposed development/use cannot fully comply with all applicable acceptable solutions. An alternative solution(s) is provided.		
Pathway Applied to Provide an Alternative Solution	Performance based assessment - based on analysis of improved bushfire performance (in terms of reliability, robustness and resilience against bushfire threats) of the proposed development compared to the existing development. Details in BMP s5.8.		
<p align="center">Acceptable Solutions - Assessment Statements</p> <p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</p> <p>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E3 Vehicular Access	Compliant:	Yes	
A3.1 Public roads – technical requirements	Applicable:	Yes	Compliant: Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP).		
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>All other applicable technical requirements of trafficable width, gradients and curves, are required to be in "accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Ausroad Standards and/or any applicable standard in the local government area" (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP).</p> <p>The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements.</p> <p>However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.</p>		
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.		
<p>Supporting Assessment Details: The subject site is accessed via Bodeguero Way and Jocosco Rise, which are public roads highly likely to meet the requirements of the applicable class of road.</p> <p>The proposed subdivision layout will include an internal road network will be constructed following applicable standards. Most roads will not adjoin bushfire prone vegetation and thus will not require a traversable verge. Boundary</p>			



roads will adjoin bushfire prone vegetation, and are likely to install a mountable verge (footpath) or otherwise a cleared, traversable verge.			
A3.2a Multiple access routes	Applicable:	Yes	Compliant: No
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> For each lot, two-way public road vehicular access is provided in two different directions to at least two different suitable destinations with an all-weather surface.			
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The two-way access <u>is</u> available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road.			
<p>The two-way access is <u>not</u> available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are:</p> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <ul style="list-style-type: none"> • Demonstration of no alternative access (refer to A3.3 below); • The no-through road travels towards a suitable destination; and • The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m²). 			
Supporting Assessment Details: A3.3 is applied where A3.2a is not met. See A3.3.			
A3.2b Emergency access way	Applicable:	Yes	Compliant: No
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The proposed or existing EAW provides a through connection to a public road.			
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.			
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with.			
<p>The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria.</p> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> A temporary EAW is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.			
<p>Supporting Assessment Details: An Emergency Access Way is installed along the western boundary and connects to Great Eastern Highway. The EAW was approved as part of previous management strategies for the El Caballo Lifestyle Village, but now does not comply with the current version of the <i>Guidelines for Planning in Bushfire Prone Areas v1.4</i>. Two access points to the installed EAW exist:</p> <ul style="list-style-type: none"> • Toward the north-western corner of the subject lot (directly west of Jocoso Rise). This route is approximately 1km to the connection to Great Eastern Highway. • West of the existing mansion homestead building. This route is approximately 740m to Great Eastern Highway, but the 20% slope exceeds the 10%/14.3% sealed maximum gradients within the <i>Guidelines v1.4</i>. <p>The surface and clearances will be maintained the technical requirements of the <i>Guidelines v1.4</i> and may be used at the discretion of the Incident Controller where an emergency warrant its use.</p>			



To inform why discretion may be warranted by the decision maker in this instance (in accordance with the Guidelines v1.4, Section 2.7 'Legacy Approvals and Discretionary Decision Making'), relevant merits of the proposal are presented in Section 5.7 of this BMP.			
A3.3 Through-roads	Applicable:	Yes	Compliant: No
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A no-through public road is necessary as no alternative road layout exists due to site constraints.			
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3).			
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above.			
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above.			
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The turnaround area requirements (Guidelines, Figure 24) can and will be complied with.			
Supporting Assessment Details: <p>The El Caballo Lifestyle Village is accessed via Jocoso Rise from Bodeguero Way, which do not provide two-way public road access. These roads are part of an existing legacy road layout that satisfies the technical requirements but are greater than the maximum acceptable solution length of 200m. This is the factor that contributes to the proposals inability to comply with acceptable solution A3.2a.</p> <p>The nearest point of two-way access is available at Great Eastern Highway, 1.2km from the estate exit or approximately 2km from the farthest lot within the subdivision area.</p> <p>There are no other alternative access/egress options other than the existing Emergency Access Way. The legacy layout and surrounding land uses prevent the creation of an alternative access route.</p> <p>The terminus of Jocoso Rise is not a cul-de-sac head, as it then connects to the internal road network of El Caballo Lifestyle Village. The both the carpark and roundabouts at the Village entrance comply with the turnaround area dimensions within the Guidelines Table 6.</p> <p>To inform why discretion may be warranted by the decision maker in this instance (in accordance with the Guidelines v1.4, Section 2.7 'Legacy Approvals and Discretionary Decision Making'), relevant merits of the proposal are presented in Section 5.7 of this BMP.</p>			
A3.4a Perimeter roads	Applicable:	Yes	Compliant: Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed.			
<p>The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of:</p> <div> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <ul style="list-style-type: none"> The vegetation adjoining the proposed lots is classified Class G Grassland; Lots are zoned rural living or equivalent; It is demonstrated that it cannot be provided due to site constraints; or All lots have existing frontage to a public road. </div>			
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with.			



<p>Supporting Assessment Details: The irregular shape of the subject lot creates constraints in implementing perimeter roads whilst maintaining a practical lot layout.</p> <p>The proposed lots at the north-western extent will abut a communal facilities area. This area will be managed to low threat and will provide an adequate separation distance such that a perimeter road would not be required. Additionally, the Communal Facilities area will likely include significant trafficable routes, as a Family Centre, Workshop, Caravan Parking etc are intended.</p> <p>The proposed lots at the south-western extent (facing the mansion homestead) are adjacent to Class A Forest vegetation. The front facing of the lots is onto a road providing through-access to the subdivision network, and dual frontage is not desirable under E3.4a. The design of the strata title includes community amenity and lots facing communal areas and other properties, and a redesign was not applied. An existing track runs approximately parallel to these lots, which can connect to the internal road system to comply with A3.4b.</p>			
A3.4b Fire service access route	Applicable:	Yes	Compliant: Yes
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road.</p>			
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with.</p>			
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with.</p>			
<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR.</p>			
<p>Supporting Assessment Details: The existing track running north-south between the western extent of the Lifestyle Village and the mansion homestead will be connected to the internal road network at the southern extent to form a Fire Service Access Route. The total length of the FSAR will be approximately 270m.</p>			
A3.5 Battle-axe access legs	Applicable:	No	Compliant: N/A
A3.6 Private driveways	Applicable:	No	Compliant: N/A



5.6 Assessment Statements for Element 4: Water

WATER			
Element Intent	To ensure water is available to enable people, property and infrastructure to be defended from bushfire.		
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
<p align="center">Acceptable Solutions - Assessment Statements</p> <p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</p> <p>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E4 Water	Compliant:	Yes	
A4.1 Identification of future firefighting water supply	Applicable:	No	Compliant: N/A
A4.2 Provision of water for firefighting purposes	Applicable:	Yes	Compliant: Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.		
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A static water supply (tank) for firefighting purposes will be installed on each lot that is additional to any water supply that is required for drinking and other domestic purposes.		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision.		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.		



Supporting Assessment Details: The existing extent of the El Caballo Lifestyle Village is provided with a reticulated water supply and hydrants are installed throughout the developed portion of the site. The reticulated system and hydrant network will be expanded to service the proposed lots.

Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.



5.7 Non-Compliance – Additional Assessments

5.7.1 Performance Based Assessment – Improved Bushfire Performance Compared to Existing State

THE PERFORMANCE REQUIREMENT(S) TO BE ACHIEVED BY THE PROPOSAL

The performance requirements are established by:

1. The intent and objectives of State Planning Policy 3.7 (SPP 3.7), as broad outcomes;
2. The stated intent of each element of the bushfire protection criteria within the Guidelines. These intents outline the overall aim (performance requirement) as more specific outcomes; and
3. The stated performance principles of each element that provide guidance as to how the intent of each element may be achieved.

The stated 'acceptable' solutions contained within each element of the bushfire protection criteria are examples of how the intent of each element may be achieved - they are the 'deemed to satisfy' solutions.

The stated intent of each element may also be achieved by an 'alternative' solution where it can be assessed as meeting the performance requirements.

JUSTIFICATION FOR THE APPLIED PERFORMANCE BASED ASSESSMENT

Relevant State Administrative Tribunal (SAT) case decisions are relied upon for the authority to conduct the assessment applied in this section of the BMP.

The following paraphrased reasons for the decisions and orders of the findings (identified by clause number), are from [2019] WASAT 121. Decision makers will need to refer to the actual proceedings.

[153] In considering the requirements of State Planning Policy 1: State Planning Framework (SPP1) in the application of SPP3.7, there is no basis on which provisions lower in the hierarchy (the Guidelines) should necessarily prevail over provisions higher in the hierarchy (SPP3.7).

[141] The intent and objectives of policy (SPP3.7) can be infringed by the inflexible application of the provisions of the Guidelines.

[99] The existence of the principle that policy should not be inflexibly applied means that it is open to the Tribunal to consider the proposed development through the applications of a merits review.

[145] Application of the precautionary principle requires caution in departing from policy but doesn't preclude approval and provides for assessment on merit and the use of discretion.

[122] One should be slow to depart from policies unless satisfied that good reason exists.

[123] It cannot be accepted that, simply because a proposal contemplates a solution that is not contemplated by the Guidelines, the Tribunal cannot approve that proposal. To accept that proposition would amount to inflexibly applying policy.

[230] The Tribunal finds a sound basis for departing from SPP 3.7 cl. 6.6.2 and Elements 1 and 2 of the Guidelines while being able to accord with the intent and relevant objectives SPP 3.7.

[231] The Tribunal Finds against the inflexible application of SPP 3.7 and associated Guidelines.

THE ALTERNATIVE SOLUTION

The assessment:

1. Identifies if the bushfire performance of an existing development will be improved by the proposed additions, even though it cannot meet the required level of performance established for totally new development.



2. The degree of land use intensification is a considered factor. Lower levels are more appropriate to be considered for approval.

The El Caballo Lifestyle Village is unable to comply with Element 3: Vehicular Access of the Bushfire Protection Criteria due to the existing road layout.

Currently, the site is accessed by Jocoso Rise via Bodegueri Way. A non-compliant emergency access way is installed along the western boundary, connecting to Great Eastern Highway.

The Element 3 Performance Principle (P3i) states:

'The design and capacity of vehicular access and egress is to provide for the community to evacuate to a suitable destination before a bushfire arrives at the site, allowing emergency services personnel to attend the site and/or hazard vegetation.'

A suitable destination:

Great Eastern Highway provides two directions of continuous travel and residents can rapidly leave the immediate area through to suitable destinations. The alternative 'suitable destination' is within the Village itself. The El Caballo Lifestyle Village will include substantial low-threat areas due to the roads, landscaping, residential lots, and associated APZs. Figure 5.1 shows a <2kW/m² radiant heat flux zone (calculated at 1200K flame temperature) available onsite. This zone has a footprint of approximately 1.4 ha and includes the visitors carpark and fountain park.

Before a bushfire arrives at the site:

Where the primary access route is no longer safe (e.g. it is no longer 'before a bushfire arrives at the site'), alternative routes would also no longer be safe. Spot fires ahead of the main fire front are likely, and the undulating to rugged terrain allows for rapid rates of travel (up to 20km/hr). Additionally, any access via the western route would be bounded by Class A Forest on 5-15 degree slopes for the entire route. Where a bushfire is close enough for the eastern route to be deemed unsafe, a western route should not be used.

Allowing emergency services to attend the site and/or hazard vegetation:

The surface and clearances of the existing Emergency Access Way will be maintained the technical requirements of the Guidelines v1.4. The EAW is not appropriate for egress of residents, but may be used by emergency services at the discretion of the Incident Controller where an emergency warrant its use.

Explanatory Note E3.2a Multiple Access Routes outlines the following should be considered regarding the performance principle:

(a) the extent of the bushfire hazard, location and vegetation classification, the likelihood, potential severity and impact of bushfire to the subject site and the road network;

At the landscape scale, the largest extents of extreme hazard vegetation are to the south and southwest of the site, however these slope significantly away from the site. Whilst bushfire attack from these directions is possible they will likely have reduced intensity and rate of spread.

Based on topography the more likely directions of direct bushfire attack are the east and west. The El Caballo Golf Course bounds the site to the east, northeast, and south, providing discontinuous or fragmented fuels from these directions. Directly north of the site is a mixed area of Class G Grassland and Class B Woodland, but this is isolated from surrounding vegetation by anaerobic ponds and golf course.

The dominant wind directions in summer are southerly and easterly.



The greatest bushfire hazard to the subject site in terms of topography, wind, extent, and classification, is to the west. Additionally, bushfire from this direction can ignite the Class A Forest onsite.

(b) time between fire detection and the onset of conditions in comparison to travel time for the community to evacuate to a suitable destination;

The intersection with Great Eastern Highway can be considered a 'suitable destination' as evacuees can rapidly travel away from the area under threat to Northam or Mundaring. This intersection is reached in <2 minutes at legal road speeds. The intersection would be reached in <4 minutes at 20km/h (accounting for possible congestion).

The time between fire detection and decision/preparation to evacuate would vary on the residents. This is the decisive factor in time to evacuate the site, which is true of all residential uses.

(c) available access route(s) travelling towards a suitable destination;

Jocosso Rise and Bodegueri Way are well maintained public roads bounded by the low threat areas of the golf course and rural residential lots, and by Class B Woodland and Class G Grassland.

(d) turn-around area for a fire appliance for no-through roads.

The subdivision area includes an internal road network providing numerous loop roads and turnaround areas.

Sheltering On-Site

The subject site cannot comply with A3.2a Multiple Access Routes due to the pre-existing lot layout and road network.

The Guidelines for Planning in Bushfire Prone Areas v1.4 provides for the option for sheltering onsite for some Vulnerable Tourism Land Uses in Element 5 and in Section 5.5.3.1.3. For all other applications, sheltering onsite is not considered an Acceptable Solution. For this application, the persons onsite will be residents aware of the local area rather than tourists.

An open space area meeting the <2kW/m² radiant heat flux (calculated at 1200K flame temperature) setback will be available with no additional vegetation management. This area will be approximately 1.4 ha and will easily accommodate the maximum number of persons onsite. The number of residents at completion is not known, but will likely be in the range of 300-400, and thus 35m² per person.

The open space area is easily identified, being the visitors carpark and fountain park adjacent to the site entry, as well as the nearby lots to the south.

The <2kw zone is approximately 450m by foot from the farthest proposed lot, with sealed roads and footpaths throughout the development.



5.8 Additional Bushfire Protection Measures to be Implemented

The following bushfire protection measures are recommended to be implemented and maintained. They are additional to, or a variation of, those established by the relevant acceptable solutions applied to the proposed development/use within Sections 5 of this BMP (as applicable to the proposed development).

The intent of their application is to improve the bushfire performance of the proposed development/use and reduce residual risk levels to persons and property from a bushfire event.

The development of these additional and/or varied protection measures originates the following potential sources (not exhaustive):

1. Out of the relevant merit based assessment when the Section titled 'Non-compliance – Additional Assessments' has been used in this BMP;
2. Out of the relevant performance based assessment when Section titled 'Non-compliance – Additional Assessments' has been used in this BMP;
3. Out of the development of any other required bushfire planning documents. These include a Bushfire Emergency Plan and the Bushfire Risk Assessment and Management Report;
4. Out of any additional bushfire planning guidance documents or position statements issued by the WA Department of Planning, Lands and Heritage;
5. From any 'Conditions' which may be applied to a 'Planning Approval' or a 'Notice of Determination; or
6. As a recommendation from the bushfire consultant.

The following table summarises the requirements/recommendations with the detail provided in the following sections.

When necessary, the implementation responsibility for these additional protection measures will be stated in Section 6 of this BMP and included in other operational documents as relevant.

A $<2\text{kW/m}^2$ radiant heat flux area (calculated at 1200K flame temperature) is identified in Figure 5.1. This open shelter location will be nominated in the Bushfire Emergency Plan to be prepared for the site. The preparation of a new or updated Bushfire Emergency Plan is a responsibility established in Section 6 of this BMP.

The open shelter location will be available for use as a last resort when advised by emergency services or where evacuation is no longer safe.



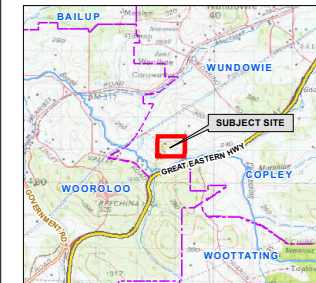
Figure 5.1
Safer Onsite Location Map

Lot 90 Plan 072807, Area : 389508 sq m
51 Jocosso Rise
WUNDOWIE
SHIRE OF NORTHAM

- LEGEND -----
- Subject Site
 - Other Lots
 - Proposed Lots
 - Asset Protection Zone**
 - <2kw Zone (Within Subject Site)
 - Classified Vegetation**
 - Class (A) Forest
 - Class (B) Woodland
 - Class (D) Scrub
 - Class (G) Grassland
 - Vegetation Distance

0 25 50 75 100
Metres

----- LOCALITY -----



Aerial Imagery : Landgate/SUP
Image Date : Jan 2024
Coordinate System : GDA 1994 MGA Zone 50
Projection : Universal Transverse Mercator Units : Metre
Map compiled by: Neil Stoney 16/07/2024
Map updated by: Neil Stoney 16/07/2024
A3 Scale 1:2,200

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2017\170505 - El Caballo Lifestyle Village (BMP)\170505 - BMP - May 2024\Mapping\MXD\1_170505_Fig5-1_SHELTER_El-Caballo-Lifestyle-Village.mxd



6 RESPONSIBILITY CHECKLISTS FOR THE IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE PROTECTION MEASURES

The following sections and their associated tables establish:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements;
- The persons responsible for the implementation and maintenance of the required bushfire protection measures; and
- The persons responsible and the timing for compliance certification when required.

The necessity for the BMP to contain this information is established by the *Guidelines for Planning in Bushfire Prone Areas* (Version 1.4, WAPC 2021) in Appendices 3 and 5.

6.1 Developer Responsibilities Prior to Issue of Certificates of Title for New Lots

TABLE 6.1(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)	
1	<p>For the entire area of each new lot, ensure any retained vegetation can be regarded as 'low threat' when considering the relevant parameters of extent, connectivity, flammability, moisture or fuel load as per AS 3959:2018 s2.2.3.2.</p> <p>The requirements established by the following will also apply:</p> <ul style="list-style-type: none"> • The standards established for an Asset Protection Zone (APZ) by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme. <p>If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).</p>
2	<p>Establish the planned public open space and common land. Ensure all retained and planned vegetation can be regarded as 'low threat' when considering the relevant parameters of extent, connectivity, flammability, moisture or fuel load.</p>
3	<p>Clearing and/or vegetation modification to be undertaken in accordance with requirements established by the BMP.</p> <p>If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).</p>
4	<p>Construct the public roads (including no through roads and perimeter roads as relevant), to comply with the technical requirements referenced in the BMP.</p>
5	<p>Construct the fire service access route to comply with the technical requirements referenced in the BMP.</p>



TABLE 6.1(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)	
6	Install the reticulated firefighting water supply and hydrants to comply with the technical requirements referenced in the BMP.



TABLE 6.1(B) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE BEING ESTABLISHED BY THE WAPC AND/OR LOCAL GOVERNMENT)	
1	<p>[Relevant when stated as a condition of planning approval]</p> <p>A subdivision condition may be imposed that establishes a requirement for information to be provided that demonstrates the required bushfire protection measures contained in Section 6.1 of this bushfire management plan have been implemented during subdivisional works.</p> <p>The relevant measures are those that can be checked for compliance by a bushfire consultant. The compliance certification is to be provided as a certificate or report.</p>
2	<p>[Relevant when stated as a condition of planning approval]</p> <p>A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i>, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.</p> <p>Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:</p> <p><i>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."</i> (Western Australian Planning Commission).</p>
3	<p>[Relevant when stated as a condition of planning approval]</p> <p>A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-FZ.</p> <p>A restrictive covenant to the benefit of the local government pursuant to section 129BA of the <i>Transfer of Land Act 1893</i>, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of land within areas that have been assessed a BAL-40 or BAL-FZ.</p> <p>Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:</p> <p><i>"No habitable buildings are to be built within areas identified as BAL-40 or BAL-FZ".</i></p>



6.2 Developer Responsibilities Prior To Sale

<p>TABLE 6.2(A)</p> <p>REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS</p> <p>(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)</p>	
1	<p>Prior to occupancy/operation establish the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme. <p>If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).</p>
2	<p>Prior to sale, ensure the designated onsite shelter area is identified and meets the requirements for separation from bushfire prone vegetation detailed in the BMP.</p>
3	<p>Prior to occupancy, for the 'vulnerable' land use, there is an outstanding obligation, created by this Bushfire Management Plan, for a Bushfire Emergency Plan for proposed occupants to be developed and approved.</p>
4	<p>Prior to sale, all actions contained within the 'Pre-Season Preparation Procedure' established by the Bushfire Emergency Plan, must be completed.</p>



<p>TABLE 6.2(C)</p> <p>REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS</p> <p>(NOT SUBJECT TO COMPLIANCE CHECK)</p>	
	<p>Prior to relevant building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating.</p>
1	<p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP.</p> <p>The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).</p>
2	<p>Each property owner on sale of the allotment is provided with a copy of the BMP and BEP and informed of their responsibilities. A copy of the approved BMP should be attached to all contracts of sale for the lot.</p>



6.3 Landowner Responsibilities – Ongoing Management

TABLE 6.3 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	<p>Maintain the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> The minimum required dimensions established in Appendix B1; and The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or An alternative standard in a gazetted local planning scheme.
2	<p>Comply with the Shire of Northam Firebreak and Fuel Load Notice issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.</p>
3	<p>Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures.</p> <p>A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).</p> <p>As an additional bushfire protection measure, other classes of buildings may also be required to comply with these construction requirements when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The BMP may also establish that construction requirements to be applied will be those corresponding to a specified higher BAL rating. When applicable, these requirements will be identified in Section 5.7.</p>
4	<p>Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with:</p> <ul style="list-style-type: none"> The bushfire resistant construction requirements of the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), as established by the Building Regulations 2012 (WA Building Act 2011); and Any additional bushfire protection measures this Bushfire Management Plan has established are to be implemented.
5	<p>Ensure the ongoing implementation of the BMP, including providing successive landowners with a copy of the BMP and making them aware of the responsibilities it contains.</p>



6.4 Strata Responsibilities – Ongoing Management

TABLE 6.3 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	Maintain the planned public open space and common land. Ensure all retained and planned vegetation can be regarded as 'low threat' when considering the relevant parameters of extent, connectivity, flammability, moisture or fuel load.
2	Comply with the Shire of Northam Firebreak and Fuel Load Notice issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.
3	Annually review the Bushfire Emergency Plan and complete all actions contained within the 'Pre-Season Preparation Procedure' and the 'In-Season Preparation Procedure' at the appropriate times of the year.
4	The bushfire specific content of the operation's Site Emergency Plan must be reviewed annually, relevant information updated and ensure all bushfire related preparation procedures are carried out.
5	Ensure the ongoing implementation of the BMP, including providing successive landowners with a copy of the BMP and BEP and making them aware of the responsibilities it contains.



6.5 Local Government Responsibilities – Ongoing Management

TABLE 6.4 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	<p>To be aware of the potential consequences of any significant changes in the local government's management of land, of which they have vested control (including re-vegetation), that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where:</p> <ul style="list-style-type: none">• The determined BAL ratings have been established by an existing BMP or a BAL Assessment; and• The BAL has been correctly determined with appropriate consideration of what might reasonably be expected to potentially change in the future with regards to the classification of the vegetation being altered and/or management of the relevant area of vegetation.



APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)


<p>When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.</p> <p>The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.</p>						
Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	80
					Applied GFDI:	110

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION



<p>Vegetation Types and Classification</p> <p>In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.</p> <p>Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.</p> <p>Modified Vegetation</p> <p>The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified.</p> <p>The Influence of Ground Slope</p> <p>Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.</p>	
<p>THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE</p>	
Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:	None
Assessment Statement:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.






VEGETATION AREA 1							
Classification	A. FOREST						
Types Identified	Open forest A-03						
Effective Slope	Measured	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	>30%		Shrub/Heath Height		1-2m	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.						
Understorey	Scattered grasses.						
Vegetation Area 1 is local Class A Forest flat or upslope relative to the development site. Area 1 is approximately 500m from the development extent.							

VEGETATION AREA 2						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	d/slope 4 degrees	Applied Range (Method 1)		Downslope >0-5 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height	Up to 6m	Tree Height	Up to 30m	
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.					
Understorey	Scattered grasses.					
Justification Comments:	Vegetation Areas 2-4 are of comparable structure. The Areas are identified separately based on effective slope.					
						
PHOTO ID: 1						





EGETATION AREA 3							
Classification	A. FOREST						
Types Identified	Open forest A-03						
Effective Slope	Measured	d/slope 9 degrees		Applied Range (Method 1)		Downslope >5-10 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height		1-2m		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.						
Understorey	Scattered grasses.						
Justification Comments:	Vegetation Areas 2-4 are of comparable structure. The Areas are identified separately based on effective slope.						
<div><div><p>31.80167, 116.35114, 281.2m, 262° 22/05/2024 12:44:38</p></div><div><p>31.80297, 116.35117, 262.8m, 299° 23/05/2024 12:57:23</p></div></div>							
PHOTO ID: 2				PHOTO ID: 3			



VEGETATION AREA 4						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	d/slope 12 degrees		Applied Range (Method 1)		Downslope >10-15 degrees
Foliage Cover (all layers)	>30%		Shrub/Heath Height		1-2m	Tree Height Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.					
Understorey	Scattered grasses.					
Justification Comments:	Vegetation Areas 2-4 are of comparable structure. The Areas are identified separately based on effective slope.					
<div><div><p>31.80553, 116.35627, 257.6m, 270° 06/06/2024 16:03:18</p></div><div><p>31.8057, 116.35562, 245.3m, 266° 06/06/2024 16:09:42</p></div></div>						
PHOTO ID: 4				PHOTO ID: 5		
<div><p>31.80596, 116.35502, 259.1m, 291° 06/06/2024 16:16:19</p></div>						
PHOTO ID: 6						



VEGETATION AREA 5								
Classification	B. WOODLAND							
Types Identified	Woodland B-05							
Effective Slope	Measured	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees		
Foliage Cover (all layers)	10-30%		Shrub/Heath Height		<1m		Tree Height	Over 30m
Dominant & Sub-Dominant Layers	Stringybark plantation.							
Understorey	Grasses.							
Justification Comments:	The vegetation is fragmented with regular spaces between trees. Vegetation Areas 5 and 6 are of comparable structure. The Areas are identified separately based on effective slope. The topography becomes flat nearing the subject site's northern boundary.							
<div><div><div>31.8802, 116.35476, 279.2m, 226° 22/05/2024 12:19:57</div></div><div><div>31.8805, 116.35432, 280.0m, 77° 22/05/2024 12:22:47</div></div></div>								
PHOTO ID: 7				PHOTO ID: 8				









VEGETATION AREA 6							
Classification	B. WOODLAND						
Types Identified	Woodland B-05						
Effective Slope	Measured	d/slope 3 degrees		Applied Range (Method 1)		Downslope >0-5 degrees	
Foliage Cover (all layers)	10-30%		Shrub/Heath Height		<2m	Tree Height	Over 30m
Dominant & Sub-Dominant Layers	Stringybarks and wandoo.						
Understorey	Grasses.						
Justification Comments:	The vegetation is fragmented with regular spaces between trees. Vegetation Areas 5 and 6 are of comparable structure. The Areas are identified separately based on effective slope.						
							
PHOTO ID: 9				PHOTO ID: 10			
							
PHOTO ID: 11				PHOTO ID: 12			
							





PHOTO ID: 13




VEGETATION AREA 7								
Classification	B. WOODLAND							
Types Identified	Woodland B-05							
Effective Slope	Measured	d/slope 6 degrees		Applied Range (Method 1)		Downslope >5-10 degrees		
Foliage Cover (all layers)	10-30%		Shrub/Heath Height		N/A		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Stringybarks, acacia, and wandoo.							
Understorey	Grasses.							
Justification Comments:	The vegetation is fragmented with regular spaces between trees. Vegetation Areas 5 and 6 are of comparable structure. The Areas are identified separately based on effective slope.							
								
PHOTO ID: 14				PHOTO ID: 15				
								
PHOTO ID: 16								





VEGETATION AREA 8								
Classification	D. SCRUB							
Types Identified	Open heath C-11							
Effective Slope	Measured	d/slope 7 degrees		Applied Range (Method 1)		Downslope >5-10 degrees		
Foliage Cover (all layers)	>30%		Shrub/Heath Height		<2m		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Tall rushes, grasstrees, and grasses. A single row of planted jarrahs are present bordering the golf course green.							
Understorey	Grasses.							
Justification Comments:	Some revegetation is expected, but significant canopy coverage is unlikely as no saplings are present and some sections are slashed/grazed.. Class D Scrub has been assigned as a precaution.							
<div><div></div><div></div></div>								
PHOTO ID: 17				PHOTO ID: 18				


VEGETATION AREA 9						
Classification	G. GRASSLAND					
Types Identified	Tussock grassland G-22					
Effective Slope	Measured	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees
Foliage Cover (all layers)	<10%	Shrub/Heath Height		N/A	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Occasional trees with <10% foliage cover.					
Understorey	Scattered grasses or short cropped pasture.					
Justification Comments:	Vegetation Areas 9-11 are of comparable structure. The Areas are identified separately based on effective slope.					
See Areas 10 and 11 for photographic evidence.						





VEGETATION AREA 10							
Classification	G. GRASSLAND						
Types Identified	Tussock grassland G-22						
Effective Slope	Measured	d/slope 4 degrees		Applied Range (Method 1)		Downslope >0-5 degrees	
Foliage Cover (all layers)	<10%		Shrub/Heath Height		N/A	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Occasional trees with <10% foliage cover.						
Understorey	Scattered grasses or short cropped pasture.						
Justification Comments:	Vegetation Areas 9-11 are of comparable structure. The Areas are identified separately based on effective slope.						
<div><div></div><div></div></div>							
PHOTO ID: 19				PHOTO ID: 20			
<div><div></div></div>							
PHOTO ID: 21							





VEGETATION AREA 11								
Classification	G. GRASSLAND							
Types Identified	Tussock grassland G-22							
Effective Slope	Measured	d/slope 4 degrees		Applied Range (Method 1)		Downslope >0-5 degrees		
Foliage Cover (all layers)	<10%		Shrub/Heath Height		N/A		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Occasional trees with <10% foliage cover.							
Understorey	Scattered grasses or short cropped pasture.							
Justification Comments:	Vegetation Areas 9-11 are of comparable structure. The Areas are identified separately based on effective slope.							
								
PHOTO ID: 22				PHOTO ID: 23				

VEGETATION AREA 12							
Classification	A. FOREST						
Types Identified	Open forest A-03						
Effective Slope	Measured	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height		1-2m		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.						
Understorey	Scattered grasses.						
Justification Comments:	Vegetation Areas 12-16 are of comparable structure. The Areas are identified separately based on effective slope. Area 12 is upslope relative to the closest development area.						
		 <div>34.80418, 116.35345, 293.6m, 83° 22/05/2024 13:42:36</div>					
PHOTO ID: 24							




VEGETATION AREA 13						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	d/slope 5 degrees		Applied Range (Method 1)		Downslope >0-5 degrees
Foliage Cover (all layers)	>30%	Shrub/Heath Height		1-2m	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.					
Understorey	Scattered grasses.					
Justification Comments:	Vegetation Areas 12-16 are of comparable structure. The Areas are identified separately based on effective slope.					
<div><div></div><div></div></div>						
PHOTO ID: 25				PHOTO ID: 26		



VEGETATION AREA 14						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	d/slope 8 degrees		Applied Range (Method 1)		Downslope >5-10 degrees
Foliage Cover (all layers)	>30%	Shrub/Heath Height		1-2m	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.					
Understorey	Scattered grasses.					
Justification Comments:	Vegetation Areas 12-16 are of comparable structure. The Areas are identified separately based on effective slope.					
<div><div></div><div></div></div>						
PHOTO ID: 27				PHOTO ID: 28		
<div></div>						
PHOTO ID: 29						



VEGETATION AREA 15						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	d/slope 12 degrees	Applied Range (Method 1)		Downslope >10-15 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.					
Understorey	Scattered grasses.					
Justification Comments:	Vegetation Areas 12-16 are of comparable structure. The Areas are identified separately based on effective slope.					
<div><div><p>31.80523, 116.35331, 291.0m, 129° 22/05/2024 13:35:35</p></div><div><p>31.80469, 116.35363, 290.6m, 135° 22/05/2024 13:37:36</p></div></div>						
PHOTO ID: 30			PHOTO ID: 31			
<div><p>31.80534, 116.35634, 252.2m, 302° 06/06/2024 16:03:41</p></div>						
PHOTO ID: 32						




VEGETATION AREA 16							
Classification	A. FOREST						
Types Identified	Open forest A-03						
Effective Slope	Measured	d/slope 18 degrees		Applied Range (Method 1)		Downslope >15-20 degrees	
Foliage Cover (all layers)	>30%		Shrub/Heath Height		1-2m	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Wandoo and jarrah overstory. Sub-dominant layer includes acacias, grevilleas, and grasstrees.						
Understorey	Scattered grasses.						
Justification Comments:	Vegetation Areas 12-16 are of comparable structure. The Areas are identified separately based on effective slope.						
<div><div></div><div></div></div>							
PHOTO ID: 33				PHOTO ID: 34			
<div><div></div><div></div></div>							
PHOTO ID: 35				PHOTO ID: 36			






PHOTO ID: 37





PHOTO ID: 38



VEGETATION AREA 17							
Classification	B. WOODLAND						
Types Identified	Woodland B-05						
Effective Slope	Measured	d/slope 5 degrees		Applied Range (Method 1)		Downslope >0-5 degrees	
Foliage Cover (all layers)	10-30%		Shrub/Heath Height		<2m	Tree Height	Over 30m
Dominant & Sub-Dominant Layers	Jarrah and wandoo.						
Understorey	Grasses.						
Justification Comments:	The vegetation is where the local grassland exceeds 10% foliage cover. Vegetation Areas 17 and 18 are of comparable structure. The Areas are identified separately based on effective slope.						
<div><div><p>31.80168, 116.35118, 279.2m, 73° 22/05/2024 12:44:56</p></div><div><p>31.80168, 116.35118, 279.7m, 73° 22/05/2024 12:44:56</p></div></div>							
PHOTO ID: 39				PHOTO ID: 40			
<div><div><p>31.80186, 116.35217, 280.1m, 42° 22/05/2024 12:49:55</p></div></div>							
PHOTO ID: 41							





VEGETATION AREA 18								
Classification	B. WOODLAND							
Types Identified	Woodland B-05							
Effective Slope	Measured	d/slope 7 degrees		Applied Range (Method 1)		Downslope >5-10 degrees		
Foliage Cover (all layers)	10-30%		Shrub/Heath Height		<2m		Tree Height	Over 30m
Dominant & Sub-Dominant Layers	Jarrah and wandoo.							
Understorey	Grasses.							
Justification Comments:	The vegetation is where the local grassland exceeds 10% foliage cover. Vegetation Areas 17 and 18 are of comparable structure. The Areas are identified separately based on effective slope.							
<div><div><p>31.80238, 116.35734, 268.8m, 199° 06/06/2024 15:40:27</p></div><div><p>31.80254, 116.35733, 275.2m, 225° 06/06/2024 15:41:36</p></div></div>								
PHOTO ID: 42				PHOTO ID: 43				



VEGETATION AREA 19							
Classification	G. GRASSLAND						
Types Identified	Tussock grassland G-22						
Effective Slope	Measured	d/slope 5 degrees		Applied Range (Method 1)		Downslope >0-5 degrees	
Foliage Cover (all layers)	<10%		Shrub/Heath Height		N/A	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Occasional trees with <10% foliage cover.						
Understorey	Scattered grasses or short cropped pasture.						
Justification Comments:	Vegetation Areas 19 and 20 are of comparable structure. The Areas are identified separately based on effective slope.						
							
PHOTO ID: 44				PHOTO ID: 45			
							
PHOTO ID: 46				PHOTO ID: 47			



PHOTO ID: 48

VEGETATION AREA 20							
Classification	G. GRASSLAND						
Types Identified	Tussock grassland G-22						
Effective Slope	Measured	d/slope 9 degrees		Applied Range (Method 1)		Downslope >5-10 degrees	
Foliage Cover (all layers)	<10%	Shrub/Heath Height		N/A		Tree Height	Up to 30m
Dominant & Sub-Dominant Layers	Occasional trees with <10% foliage cover.						
Understorey	Scattered grasses or short cropped pasture.						
Justification Comments:	Vegetation Areas 19 and 20 are of comparable structure. The Areas are identified separately based on effective slope.						
<div><div></div><div></div></div>							
PHOTO ID: 49				PHOTO ID: 50			



VEGETATION AREA 21	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Gardens, lawns, and vegetation maintained in a low-threat, minimal fuel condition. Area 7 includes non-vegetated features such as roads, structures, and rock features.
Post Development Assumptions:	Managed areas are expected to be maintained in perpetuity.
	
PHOTO ID: 51	PHOTO ID: 52
	
PHOTO ID: 53	PHOTO ID: 54
	
PHOTO ID: 55	PHOTO ID: 56



<p>-31.8005, 116.35434, 288.4m, 114° 22/05/2024 12:27:39</p>	<p>-31.8028, 116.3536, 289.7m, 85° 22/05/2024 13:48:52</p>
<p>PHOTO ID: 57</p>	<p>PHOTO ID: 58</p>
<p>-31.80288, 116.35493, 293.0m, 241° 22/05/2024 13:53:10</p>	<p>-31.80282, 116.35586, 289.3m, 247° 22/05/2024 13:57:00</p>
<p>PHOTO ID: 59</p>	<p>PHOTO ID: 60</p>
<p>-31.80121, 116.35462, 287.6m, 290° 22/05/2024 14:33:43</p>	<p>-31.80188, 116.35504, 286.6m, 207° 22/05/2024 14:32:20</p>
<p>PHOTO ID: 61</p>	<p>PHOTO ID: 62</p>



A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizontal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3-4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by



justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	No	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the determined effective slope that is applied (i.e., with a greater length apply to a greater extent). But the actual slope of these shorter slopes is likely not to be applied as it is not a 'significant' length.
20-30	Maybe	<p>The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support their assessment as not being 'significant' slopes.</p> <p>For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher risk levels require greater precaution meaning these slopes should be considered 'significant', and vice versa.</p> <p>Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope.</p> <p>Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m).</p> <p>Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.</p>
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may need to be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different



locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].
- It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification.
- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.



A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2.



A2: BAL Assessment Inputs Applied Using the Method 2 Procedure

STATING AND JUSTIFYING THE METHOD 2 CALCULATION INPUT VARIABLES APPLIED

As 3959:2018 Bal Determination Procedures: AS 3959:2018 establishes the official methodology to determine the radiant heat flux (RHF) a receiver (e.g., a building, structure, person or specified location), will potentially be exposed to from a fully developed bushfire within any adjacent classified vegetation. The methodology accounts for the configuration of a specific site and its surrounds.

The model calculations are complex. Consequently, AS 3959:2018 establishes two pathways to apply the methodology - a simplified procedure (Method 1) and a detailed procedure (Method 2).

Method 1: This procedure has limitations to both its scope and the degree to which site specific conditions can be applied. However, it requires minimal site assessment inputs and provides a standardised output that is satisfactory for many situations.

A moderate level of justification for some of the assessed inputs applied is required. This will demonstrate how the procedure detailed within AS 3959:2018 for Method 1 (Section 2) has been followed.

Method 2: This procedure is used when the site conditions are out of the scope of Method 1 or when it is necessary to produce a more specific result. Higher levels of justification will be required for many of the input variables that are able to be modified using Method 2 (AS 3959:2018 Appendix B).

Section A2.1 below identifies the input variables that have been assessed for the proposed development and indicates the level of justification required for their application. The information contained within this Appendix will provide this justification information to the degree necessary.



A2.1: SUMMARY OF CALCULATION INPUTS APPLIED AND THE LEVEL OF JUSTIFICATION REQUIRED

AS 3959:2018 BUSHFIRE ATTACK LEVEL (BAL) DETERMINATION PROCEDURES INPUT VARIABLES FOR THE FIRE BEHAVIOUR AND RADIATION MODELS						
✓	Indicates which site specific variables have been assessed and applied to the assessment of the proposed development/use.	IDENTIFICATION OF THE CALCULATION INPUT VARIABLES ASSESSED AND/OR MODIFIED FOR THE PROPOSED DEVELOPMENT/USE				
	Indicates an AS 3959 methodology or jurisdiction default variable (or a methodology calculated variable in the case of EOR or flame angle). No justification required.					
	Indicates a variable that either must or can have an assessor value applied. Requires justification.					
	Indicates a variable that can have an assessor value applied. Requires detailed justification.	Using Method 1		Using Method 2		
ASSESSOR QUALIFICATION REQUIRED ¹		BPAD Level 1		BPAD Level 3		
LEVEL OF JUSTIFICATION REQUIRED TO APPLY ²		None	Moderate	None	Moderate	High
Fire weather	Fire danger index (FDI/FFDI/GFDI)			✓		
	Wind speed					
	Ambient temperature					
	Relative humidity					
Bushfire Prone Vegetation and slope of the land it grows on	Vegetation classification ³				✓	
	Effective slope				✓	
	Understorey and total fuel loads ⁴					
	Vegetation height					
	Fuel age					
	Fuel moisture					
Receiver (building) positioning parameters	Site slope					
	Separation distance				✓	
	Elevation of the receiver (EOR).					
Bushfire flame parameters	Flame temperature ⁵			✓		
	Flame width					
	Flame angle					
	Flame emissivity					
	Heat of combustion					
INTERMEDIATE OUTPUT FROM THE FIRE BEHAVIOUR AND RADIATION MODELS						
Rate of Spread – derived from fuel loads, fuel type, fuel height, FDI, effective slope and wind speed.						
Fire Intensity – derived from fuel loads, rate of spread and heat of combustion ⁶						
Path Length – derived from flame angle and separation distance.						
Transmittance – derived from ambient temperature and relative humidity.						
View Factor – derived from flame length, flame width, flame angle, separation distance, elevation of receiver and site slope.						
FINAL OUTPUT OF THE FIRE BEHAVIOUR AND RADIATION MODELS						
Flame Length – derived from fuel loads, ROS (for Forest, Woodland) and fire intensity (for Scrub, Shrubland, Grassland) ⁶						
Radiant Heat Flux and the Corresponding Bushfire Attack Level (BAL) – derived from view factor, flame emissivity, flame temperature, transmittance and corresponding to the worst possible flame angle.						
TABLE NOTES (see next page)						



<p>¹ Authority to Use Method 2: Within WA, use of this procedure is restricted to bushfire practitioners who hold the BPAD Level 3 accreditation as issued by the Fire Protection Association Australia (FPAA) through their Bushfire Planning and Design Accreditation Scheme (BPAD Scheme) that complies with the Western Australian Bushfire Accreditation Framework.</p>
<p>² Level of Justification Required in Applying Method 2: AS 3959:2018 Appendix B establishes the detailed procedure for the Method 2 determination of BAL(s) as consisting of 10 steps. When justification is required for an assessed variable value to be applied, the required level of justification can vary. The level definitions used in this table are:</p> <p>Moderate: Requires the provision of readily available and understood argument and evidence such as when:</p> <ol style="list-style-type: none"> 1. The methodology step <u>requires or allows</u> for an input variable to be a site assessed value; or 2. A methodology step requires a jurisdictionally determined value which the relevant authority may change for different land use scenarios; or <p>High: Requires a detailed argument, appropriate evidence and justification when:</p> <ol style="list-style-type: none"> 1. The variable is derived from the methodology step that <u>applies</u> an AS 3959:2018 default value or <u>determines</u> an intermediate output value (i.e. the result of applying a step's equations).
<p>³ Applying a Different Vegetation Classification: This approach may be justified when certain characteristics of the site's local vegetation complex align with the broad based descriptions of AS 3959:2018, but expert knowledge identifies characteristics that would result in the applied AS 3959 bushfire behaviour model not being properly representative of a fire in the local vegetation. This potential outcome is in part due to the ecological classification of vegetation that is used in AS 3959 rather than a classification more aligned with fuel structure/fire behaviour.</p> <p>The justification of using a different classification is predicated on the fact that the intent of classifying vegetation in the BAL determination methodology of AS 3959:2018, is to identify the most appropriate fire behaviour model equations to apply.</p> <p>For example, with respect to contribution to potential fire behaviour, it is often more important to consider vegetation structure rather than canopy cover, yet canopy cover is a key classification factor applied in AS 3959:2018.</p> <p>Also findings from more recent bushfire behaviour research is not yet incorporated into the current version of the Standard. Certain currently applied bushfire behaviour models within AS 3959:2018 are outdated and may under or over predict radiant heat flux and flame length.</p>
<p>⁴ Modifying Fuel Loads: Potential steady state maximum fuel loads at a specific site for a given vegetation classification may vary significantly (above and below) from those that are to be applied as the default values in AS 3959:2018.</p> <p>The Standard only provides the single set of ecological descriptors and corresponding fuel loads that are to be applied to vegetation complexes across Australia, hence its accuracy for all situations will be questionable. The relevant authority for a jurisdiction can establish different fuel loads to be applied.</p> <p>However, fuel loads for the purposes of determining expected fire behaviour have not currently been determined to the degree necessary in WA, which results in the default values both over and underestimating fuel loads for WA vegetation types. WA DFES in providing advice to decision makers, will currently not accept any assessment and subsequent variation of the default fuel loads. If any variation was to be applied in an assessment, it would need to be argued for based on appropriate evidence and the development of a merit based case to the satisfaction of the decision maker.</p> <p>The one circumstance where Bushfire Prone Planning will reduce fuel loads is in the calculations associated with a short fire run in forest type vegetation – in which the developing fire will not crown. Therefore, most bark and all canopy fuels can justifiably be excluded from total fuel load.</p>
<p>Note ⁵ - Flame Temperature: The Guidelines (DPLH 2021, v1.4) Section 5.5.3.1.3 and the relevant acceptable solutions within the bushfire protection criteria, establish that the higher flame temperature of 1200 K is to be applied when determining the availability of suitable onsite sheltering options for tourism vulnerable land uses.</p>
<p>Note ⁶ – Fireline Intensity and Flame Length: These values are determined as intermediate and final outputs of the AS 3959:2018 modelling. Changing these values would not be a valid use of the methodology for a <u>fully developed</u> fire. However, for the circumstance of a developing fire in small patches or corridors of vegetation, there may be justification when an authoritative source is identified to provide an override value.</p>



A2.2: FLAME TEMPERATURE

FLAME TEMPERATURE APPLIED				
<p>ESTABLISHED BY AS 3959:2018</p> <p>The AS 3959:2018 radiation modelling assumes an effective flame temperature of 1090 K and that it is sustained for a 2 minute period over a fire front width of 100 m. It states that instantaneous flame temperature may peak above 1090 K (AS 3959:2018 Table B1, clause B2 and clause 1.5.17).</p> <p>Existing scientific literature suggests that flame temperatures for determining flame emissive power vary greatly and the majority fall between 1000 K and 1200 K. An appropriate flame temperature is chosen from this range in accordance with the minimum level of stringency or safety required by the relevant authority having jurisdiction (AS 3959:2018, CB10.2).</p>				
<p>ESTABLISHED BY THE GUIDELINES</p> <p>The Guidelines (DPLH 2021, v1.4) Section 5.5.3.1.3 and the relevant acceptable solutions within the bushfire protection criteria, establish that the higher flame temperature of 1200 K is to be applied when determining the availability of suitable onsite sheltering options for tourism vulnerable land uses.</p>				
Relevant Site	Relevant Vegetation		Flame Temperature Applied (Kelvin)	Explanation and Justification
	Area	Class		
Open Shelter Location	1	(A) Forest	1200 K	The requirement to apply the higher flame temperature is established by the Guidelines (refer to information above).
	2	(A) Forest		
	3	(A) Forest		
	4	(A) Forest		
	5	(B) Woodland		
	6	(B) Woodland		
	7	(B) Woodland		
	8	(D) Scrub		
	9	(G) Grassland		
	10	(G) Grassland		
	11	(G) Grassland		
	12	(A) Forest		
	13	(A) Forest		
	14	(A) Forest		
	15	(A) Forest		
	16	(A) Forest		
	17	(B) Woodland		
	18	(B) Woodland		
	19	(G) Grassland		



	20	(G) Grassland		
	21	Excluded cl 2.2.3.2(e & f)		



A2.3: SITE SLOPE

SITE SLOPE
<p data-bbox="730 398 863 425" style="text-align: center;">DETERMINING</p> <p data-bbox="220 434 1374 577">Site slope is the 'line of sight' slope between the 'site' and the edge of the relevant area of classified vegetation (AS 3959:2018 clause B5). The 'site' being "the part of the allotment of land on which a building stands or is to be erected" (AS 3959:2018 clause 1.5.30). That is, it is the straight line slope that ignores any changes in slope or any other physical obstructions between these two points. The slope direction is considered from the receiver to the vegetation with upslope entered as negative degrees and downslope as positive degrees.</p> <p data-bbox="754 586 839 611" style="text-align: center;">PURPOSE</p> <p data-bbox="220 624 1374 739">Site slope is applied to position the potential receiver of radiant heat (typically a structure) relative to the modelled bushfire (the radiant heat panel as a black body of evenly distributed heat) at the edge of the vegetation. This enables the use of the view factor radiant heat model in the AS 3959:2018 BAL determination methodology, to calculate of the level of radiant heat that will potentially flow from the bushfire to the structure.</p> <p data-bbox="735 754 858 779" style="text-align: center;">SLOPE LIMITS</p> <p data-bbox="220 795 1374 938">AS 3959:2018 clause B1 limits site slope to 20° but explains that this limitation due to the considered impracticality of maintaining relevant vegetation in a low threat state in perpetuity on steeper slopes. This is likely to result in an inability to maintain the assessed separation distance between the building and the classified vegetation. Consequently, where the maintenance of vegetation is not a limiting factor, the application of a greater site slope can be justified to position the building relative to the bushfire more accurately.</p> <p data-bbox="408 954 1185 978" style="text-align: center;">AS 3959:2018 METHOD 1 AND METHOD 2 – DIFFERENCES IN APPLYING SITE SLOPE</p> <p data-bbox="220 994 1374 1081">Method 2 allows for the input of the site slope as the actual measured or calculated slope (not a range or the highest value of a range), that exists for the subject site. The slope can be upslope (entered as negative degrees), flat or downslope (entered as positive degrees).</p> <p data-bbox="220 1090 1374 1144">This differs from the Method 1 procedure for which site slope is not independent of effective slope and assumes the site slope to be the same as the effective slope that is applied (i.e., zero, 5, 10, 15 or 20 degrees, as applicable).</p>



SITE SLOPE APPLIED – USING THE METHOD 1 PROCEDURE IN A METHOD 2 CALCULATOR

APPLIED FOR THE PURPOSE OF DETERMINING A REQUIRED SEPARATION DISTANCE

For the proposed building work/development, the following information is required:

- The determination of the separation distance required to limit radiant heat exposure of persons to 2 kW/m²; and/or
- The determination of the separation distance required to limit radiant heat exposure of a structure to 10 kW/m².

LIMITATIONS OF THE AS 3959:2018 METHOD 1 CALCULATOR

Method 1 calculators typically do not provide the required information. The limitations are:

- The only output displayed is a BAL rating and each rating corresponds to a range of radiant heat flux, not single values; and
- The separation distance corresponding to a single radiant heat flux value is not determined or displayed.

USING A METHOD 2 CALCULATOR TO APPLY THE METHOD 1 PROCEDURE

The above limitations necessitate the use of a Method 2 calculator to derive the required separation distances. However, in only applying the Method 1 procedure the site specific calculator input variables are restricted to the following:

- Fire Danger Index;
- Vegetation classification;
- Effective slope as zero degrees for upslope and flat land, otherwise 5, 10, 15 or 20 degrees, as applicable and in accordance with AS 3959:2018 Table 2.5; and
- Site slope values will be the same as those applied to the effective slope.

Refer to the copies of the calculator inputs/outputs to confirm the application of the Method 1 procedure.

Relevant Site	Relevant Vegetation		Applied Effective Slope (Method 1)	Applied Site Slope (Method 1)
	Area	Class		
Open Shelter Location	1	(A) Forest	Upslope or flat 0	flat 0
	2	(A) Forest	Downslope >0-5	upslope 5
	3	(A) Forest	Downslope >5-10	upslope 10
	4	(A) Forest	Downslope >10-15	upslope 15
	5	(B) Woodland	Upslope or flat 0	flat 0
	6	(B) Woodland	Downslope >0-5	upslope 5
	7	(B) Woodland	Downslope >5-10	upslope 10
	8	(D) Scrub	Downslope >5-10	upslope 10
	9	(G) Grassland	Upslope or flat 0	flat 0
	10	(G) Grassland	Downslope >0-5	upslope 5
	11	(G) Grassland	Downslope >5-10	upslope 10
	12	(A) Forest	Upslope or flat 0	flat 0
	13	(A) Forest	Downslope >0-5	upslope 5



	14	(A) Forest	Downslope >5-10	upslope 10
	15	(A) Forest	Downslope >10-15	upslope 15
	16	(A) Forest	Downslope >15-20	upslope 20
	17	(B) Woodland	Downslope >0-5	upslope 5
	18	(B) Woodland	Downslope >5-10	upslope 10
	19	(G) Grassland	Downslope >0-5	upslope 5
	20	(G) Grassland	Downslope >5-10	upslope 10
	21	Excluded cl 2.2.3.2(e & f)	N/A	-



A3: BAL Calculator – Copy of Input/Output Values

DETERMINING 2 kW/m² SEPARATION DISTANCES

<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated May 1, 2024, 1:26 pm (BAL v4.9)</p> <p>Bushfire Attack Level calculator - AS1959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index</td><td>80</td></tr> <tr> <td>Rate of spread</td><td>2.4 km/h</td></tr> <tr> <td>Vegetation classification</td><td>Forest</td></tr> <tr> <td>Flame length</td><td>19.8 m</td></tr> <tr> <td>Understorey fuel load</td><td>25 t/ha</td></tr> <tr> <td>Flame angle</td><td>83 °</td></tr> <tr> <td>Total fuel load</td><td>35 t/ha</td></tr> <tr> <td>Panel height</td><td>19.65 m</td></tr> <tr> <td>Vegetation height</td><td>n/a</td></tr> <tr> <td>Elevation of receiver</td><td>9.82 m</td></tr> <tr> <td>Effective slope</td><td>0 °</td></tr> <tr> <td>Fire intensity</td><td>43,400 kW/m</td></tr> <tr> <td>Site slope</td><td>0 °</td></tr> <tr> <td>Transmissivity</td><td>0.702</td></tr> <tr> <td>Distance to vegetation</td><td>152 m</td></tr> <tr> <td>Viewfactor</td><td>0.0256</td></tr> <tr> <td>Flame width</td><td>100 m</td></tr> <tr> <td>Radiant heat flux</td><td>2 kW/m²</td></tr> <tr> <td>Windspeed</td><td>n/a</td></tr> <tr> <td>Bushfire Attack Level</td><td>BAL-12.5</td></tr> <tr> <td>Heat of combustion</td><td>18,600 kJ/kg</td></tr> <tr> <td>Flame temperature</td><td>1,200 K</td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index	80	Rate of spread	2.4 km/h	Vegetation classification	Forest	Flame length	19.8 m	Understorey fuel load	25 t/ha	Flame angle	83 °	Total fuel load	35 t/ha	Panel height	19.65 m	Vegetation height	n/a	Elevation of receiver	9.82 m	Effective slope	0 °	Fire intensity	43,400 kW/m	Site slope	0 °	Transmissivity	0.702	Distance to vegetation	152 m	Viewfactor	0.0256	Flame width	100 m	Radiant heat flux	2 kW/m ²	Windspeed	n/a	Bushfire Attack Level	BAL-12.5	Heat of combustion	18,600 kJ/kg	Flame temperature	1,200 K	<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 2:07 pm (BAL v4.9)</p> <p>Bushfire Attack Level calculator - AS1959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index</td><td>80</td></tr> <tr> <td>Rate of spread</td><td>3.38 km/h</td></tr> <tr> <td>Vegetation classification</td><td>Forest</td></tr> <tr> <td>Flame length</td><td>26.22 m</td></tr> <tr> <td>Understorey fuel load</td><td>25 t/ha</td></tr> <tr> <td>Flame angle</td><td>77 °</td></tr> <tr> <td>Total fuel load</td><td>35 t/ha</td></tr> <tr> <td>Panel height</td><td>25.55 m</td></tr> <tr> <td>Vegetation height</td><td>n/a</td></tr> <tr> <td>Elevation of receiver</td><td>28.08 m</td></tr> <tr> <td>Effective slope</td><td>5 °</td></tr> <tr> <td>Fire intensity</td><td>61,280 kW/m</td></tr> <tr> <td>Site slope</td><td>-5 °</td></tr> <tr> <td>Transmissivity</td><td>0.6899999999999999</td></tr> <tr> <td>Distance to vegetation</td><td>175 m</td></tr> <tr> <td>Viewfactor</td><td>0.0264</td></tr> <tr> <td>Flame width</td><td>100 m</td></tr> <tr> <td>Radiant heat flux</td><td>2.03 kW/m²</td></tr> <tr> <td>Windspeed</td><td>n/a</td></tr> <tr> <td>Bushfire Attack Level</td><td>BAL-12.5</td></tr> <tr> <td>Heat of combustion</td><td>18,600 kJ/kg</td></tr> <tr> <td>Flame temperature</td><td>1,200 K</td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index	80	Rate of spread	3.38 km/h	Vegetation classification	Forest	Flame length	26.22 m	Understorey fuel load	25 t/ha	Flame angle	77 °	Total fuel load	35 t/ha	Panel height	25.55 m	Vegetation height	n/a	Elevation of receiver	28.08 m	Effective slope	5 °	Fire intensity	61,280 kW/m	Site slope	-5 °	Transmissivity	0.6899999999999999	Distance to vegetation	175 m	Viewfactor	0.0264	Flame width	100 m	Radiant heat flux	2.03 kW/m ²	Windspeed	n/a	Bushfire Attack Level	BAL-12.5	Heat of combustion	18,600 kJ/kg	Flame temperature	1,200 K
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Fire Danger Index	80																																																																																												
Rate of spread	2.4 km/h																																																																																												
Vegetation classification	Forest																																																																																												
Flame length	19.8 m																																																																																												
Understorey fuel load	25 t/ha																																																																																												
Flame angle	83 °																																																																																												
Total fuel load	35 t/ha																																																																																												
Panel height	19.65 m																																																																																												
Vegetation height	n/a																																																																																												
Elevation of receiver	9.82 m																																																																																												
Effective slope	0 °																																																																																												
Fire intensity	43,400 kW/m																																																																																												
Site slope	0 °																																																																																												
Transmissivity	0.702																																																																																												
Distance to vegetation	152 m																																																																																												
Viewfactor	0.0256																																																																																												
Flame width	100 m																																																																																												
Radiant heat flux	2 kW/m ²																																																																																												
Windspeed	n/a																																																																																												
Bushfire Attack Level	BAL-12.5																																																																																												
Heat of combustion	18,600 kJ/kg																																																																																												
Flame temperature	1,200 K																																																																																												
Inputs	Outputs																																																																																												
Fire Danger Index	80																																																																																												
Rate of spread	3.38 km/h																																																																																												
Vegetation classification	Forest																																																																																												
Flame length	26.22 m																																																																																												
Understorey fuel load	25 t/ha																																																																																												
Flame angle	77 °																																																																																												
Total fuel load	35 t/ha																																																																																												
Panel height	25.55 m																																																																																												
Vegetation height	n/a																																																																																												
Elevation of receiver	28.08 m																																																																																												
Effective slope	5 °																																																																																												
Fire intensity	61,280 kW/m																																																																																												
Site slope	-5 °																																																																																												
Transmissivity	0.6899999999999999																																																																																												
Distance to vegetation	175 m																																																																																												
Viewfactor	0.0264																																																																																												
Flame width	100 m																																																																																												
Radiant heat flux	2.03 kW/m ²																																																																																												
Windspeed	n/a																																																																																												
Bushfire Attack Level	BAL-12.5																																																																																												
Heat of combustion	18,600 kJ/kg																																																																																												
Flame temperature	1,200 K																																																																																												
Vegetation Area 1: A. Forest 0 Degrees	Vegetation Area 2: A. Forest 0-5 Degrees																																																																																												
<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 3:00 pm (BAL v4.9)</p> <p>Bushfire Attack Level calculator - AS1959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index</td><td>80</td></tr> <tr> <td>Rate of spread</td><td>4.78 km/h</td></tr> <tr> <td>Vegetation classification</td><td>Forest</td></tr> <tr> <td>Flame length</td><td>35.3 m</td></tr> <tr> <td>Understorey fuel load</td><td>25 t/ha</td></tr> <tr> <td>Flame angle</td><td>71 °</td></tr> <tr> <td>Total fuel load</td><td>35 t/ha</td></tr> <tr> <td>Panel height</td><td>33.37 m</td></tr> <tr> <td>Vegetation height</td><td>n/a</td></tr> <tr> <td>Elevation of receiver</td><td>53.18 m</td></tr> <tr> <td>Effective slope</td><td>10 °</td></tr> <tr> <td>Fire intensity</td><td>86,527 kW/m</td></tr> <tr> <td>Site slope</td><td>-10 °</td></tr> <tr> <td>Transmissivity</td><td>0.68</td></tr> <tr> <td>Distance to vegetation</td><td>207 m</td></tr> <tr> <td>Viewfactor</td><td>0.0266</td></tr> <tr> <td>Flame width</td><td>100 m</td></tr> <tr> <td>Radiant heat flux</td><td>2.02 kW/m²</td></tr> <tr> <td>Windspeed</td><td>n/a</td></tr> <tr> <td>Bushfire Attack Level</td><td>BAL-12.5</td></tr> <tr> <td>Heat of combustion</td><td>18,600 kJ/kg</td></tr> <tr> <td>Flame temperature</td><td>1,200 K</td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index	80	Rate of spread	4.78 km/h	Vegetation classification	Forest	Flame length	35.3 m	Understorey fuel load	25 t/ha	Flame angle	71 °	Total fuel load	35 t/ha	Panel height	33.37 m	Vegetation height	n/a	Elevation of receiver	53.18 m	Effective slope	10 °	Fire intensity	86,527 kW/m	Site slope	-10 °	Transmissivity	0.68	Distance to vegetation	207 m	Viewfactor	0.0266	Flame width	100 m	Radiant heat flux	2.02 kW/m ²	Windspeed	n/a	Bushfire Attack Level	BAL-12.5	Heat of combustion	18,600 kJ/kg	Flame temperature	1,200 K	<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 3:02 pm (BAL v4.9)</p> <p>Bushfire Attack Level calculator - AS1959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index</td><td>80</td></tr> <tr> <td>Rate of spread</td><td>6.75 km/h</td></tr> <tr> <td>Vegetation classification</td><td>Forest</td></tr> <tr> <td>Flame length</td><td>48.11 m</td></tr> <tr> <td>Understorey fuel load</td><td>25 t/ha</td></tr> <tr> <td>Flame angle</td><td>65 °</td></tr> <tr> <td>Total fuel load</td><td>35 t/ha</td></tr> <tr> <td>Panel height</td><td>43.6 m</td></tr> <tr> <td>Vegetation height</td><td>n/a</td></tr> <tr> <td>Elevation of receiver</td><td>90.66 m</td></tr> <tr> <td>Effective slope</td><td>15 °</td></tr> <tr> <td>Fire intensity</td><td>122,175 kW/m</td></tr> <tr> <td>Site slope</td><td>-15 °</td></tr> <tr> <td>Transmissivity</td><td>0.728</td></tr> <tr> <td>Distance to vegetation</td><td>257 m</td></tr> <tr> <td>Viewfactor</td><td>0.0247</td></tr> <tr> <td>Flame width</td><td>100 m</td></tr> <tr> <td>Radiant heat flux</td><td>2.01 kW/m²</td></tr> <tr> <td>Windspeed</td><td>n/a</td></tr> <tr> <td>Bushfire Attack Level</td><td>BAL-12.5</td></tr> <tr> <td>Heat of combustion</td><td>18,600 kJ/kg</td></tr> <tr> <td>Flame temperature</td><td>1,200 K</td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index	80	Rate of spread	6.75 km/h	Vegetation classification	Forest	Flame length	48.11 m	Understorey fuel load	25 t/ha	Flame angle	65 °	Total fuel load	35 t/ha	Panel height	43.6 m	Vegetation height	n/a	Elevation of receiver	90.66 m	Effective slope	15 °	Fire intensity	122,175 kW/m	Site slope	-15 °	Transmissivity	0.728	Distance to vegetation	257 m	Viewfactor	0.0247	Flame width	100 m	Radiant heat flux	2.01 kW/m ²	Windspeed	n/a	Bushfire Attack Level	BAL-12.5	Heat of combustion	18,600 kJ/kg	Flame temperature	1,200 K
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Vegetation Area 3: A. Forest 5-10 Degrees	Vegetation Area 4: A. Forest 10-15 Degrees																																																																																												



<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated May 3, 2024, 1:28 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index 80</td><td>Rate of spread 1.43 km/h</td></tr> <tr> <td>Vegetation classification Woodland</td><td>Flame length 12.35 m</td></tr> <tr> <td>Understorey fuel load 15 t/ha</td><td>Flame angle 85 °</td></tr> <tr> <td>Total fuel load 25 t/ha</td><td>Panel height 12.31 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 6.15 m</td></tr> <tr> <td>Effective slope 0 °</td><td>Fire intensity 18,599 kW/m</td></tr> <tr> <td>Site slope 0 °</td><td>Transmissivity 0.722</td></tr> <tr> <td>Distance to vegetation 120 m</td><td>Viewfactor 0.0246</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 1.98 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL-12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index 80	Rate of spread 1.43 km/h	Vegetation classification Woodland	Flame length 12.35 m	Understorey fuel load 15 t/ha	Flame angle 85 °	Total fuel load 25 t/ha	Panel height 12.31 m	Vegetation height n/a	Elevation of receiver 6.15 m	Effective slope 0 °	Fire intensity 18,599 kW/m	Site slope 0 °	Transmissivity 0.722	Distance to vegetation 120 m	Viewfactor 0.0246	Flame width 100 m	Radiant heat flux 1.98 kW/m²	Windspeed n/a	Bushfire Attack Level BAL-12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K		<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 3:06 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index 80</td><td>Rate of spread 2.03 km/h</td></tr> <tr> <td>Vegetation classification Woodland</td><td>Flame length 16.21 m</td></tr> <tr> <td>Understorey fuel load 15 t/ha</td><td>Flame angle 79 °</td></tr> <tr> <td>Total fuel load 25 t/ha</td><td>Panel height 15.91 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 20.03 m</td></tr> <tr> <td>Effective slope 5 °</td><td>Fire intensity 26,263 kW/m</td></tr> <tr> <td>Site slope -5 °</td><td>Transmissivity 0.711</td></tr> <tr> <td>Distance to vegetation 138 m</td><td>Viewfactor 0.0254</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 2.01 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL-12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index 80	Rate of spread 2.03 km/h	Vegetation classification Woodland	Flame length 16.21 m	Understorey fuel load 15 t/ha	Flame angle 79 °	Total fuel load 25 t/ha	Panel height 15.91 m	Vegetation height n/a	Elevation of receiver 20.03 m	Effective slope 5 °	Fire intensity 26,263 kW/m	Site slope -5 °	Transmissivity 0.711	Distance to vegetation 138 m	Viewfactor 0.0254	Flame width 100 m	Radiant heat flux 2.01 kW/m²	Windspeed n/a	Bushfire Attack Level BAL-12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K	
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Vegetation Area 5: B. Woodland 0 Degrees	Vegetation Area 6: B. Woodland 0-5 Degrees																																																				
<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 3:07 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index 80</td><td>Rate of spread 2.87 km/h</td></tr> <tr> <td>Vegetation classification Woodland</td><td>Flame length 21.56 m</td></tr> <tr> <td>Understorey fuel load 15 t/ha</td><td>Flame angle 73 °</td></tr> <tr> <td>Total fuel load 25 t/ha</td><td>Panel height 20.71 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 38.92 m</td></tr> <tr> <td>Effective slope 10 °</td><td>Fire intensity 37,083 kW/m</td></tr> <tr> <td>Site slope -10 °</td><td>Transmissivity 0.697</td></tr> <tr> <td>Distance to vegetation 162 m</td><td>Viewfactor 0.0257</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 2 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL-12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index 80	Rate of spread 2.87 km/h	Vegetation classification Woodland	Flame length 21.56 m	Understorey fuel load 15 t/ha	Flame angle 73 °	Total fuel load 25 t/ha	Panel height 20.71 m	Vegetation height n/a	Elevation of receiver 38.92 m	Effective slope 10 °	Fire intensity 37,083 kW/m	Site slope -10 °	Transmissivity 0.697	Distance to vegetation 162 m	Viewfactor 0.0257	Flame width 100 m	Radiant heat flux 2 kW/m²	Windspeed n/a	Bushfire Attack Level BAL-12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K		<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 3:09 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index 80</td><td>Rate of spread 8.300000000000001 km/h</td></tr> <tr> <td>Vegetation classification Scrub</td><td>Flame length 15.97 m</td></tr> <tr> <td>Understorey fuel load 25 t/ha</td><td>Flame angle 74 °</td></tr> <tr> <td>Total fuel load 25 t/ha</td><td>Panel height 15.35 m</td></tr> <tr> <td>Vegetation height 3 m</td><td>Elevation of receiver 32.36 m</td></tr> <tr> <td>Effective slope 10 °</td><td>Fire intensity 107,293 kW/m</td></tr> <tr> <td>Site slope -10 °</td><td>Transmissivity 0.71</td></tr> <tr> <td>Distance to vegetation 140 m</td><td>Viewfactor 0.0248</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 1.97 kW/m²</td></tr> <tr> <td>Windspeed 45 km/h</td><td>Bushfire Attack Level BAL-12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - Catchpole et al. 1998 Flame length - Byram, 1959 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index 80	Rate of spread 8.300000000000001 km/h	Vegetation classification Scrub	Flame length 15.97 m	Understorey fuel load 25 t/ha	Flame angle 74 °	Total fuel load 25 t/ha	Panel height 15.35 m	Vegetation height 3 m	Elevation of receiver 32.36 m	Effective slope 10 °	Fire intensity 107,293 kW/m	Site slope -10 °	Transmissivity 0.71	Distance to vegetation 140 m	Viewfactor 0.0248	Flame width 100 m	Radiant heat flux 1.97 kW/m²	Windspeed 45 km/h	Bushfire Attack Level BAL-12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K	
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Vegetation Area 7: B. Woodland 5-10 Degrees	Vegetation Area 8: D. Scrub 5-10 Degrees																																																				
<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated May 6, 2024, 11:36 am (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Grassland Fire Danger Index 110</td><td>Rate of spread 14.3 km/h</td></tr> <tr> <td>Vegetation classification Grassland</td><td>Flame length 6.87 m</td></tr> <tr> <td>Understorey fuel load 4.5 t/ha</td><td>Flame angle 86 °</td></tr> <tr> <td>Total fuel load 4.5 t/ha</td><td>Panel height 6.85 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 3.42 m</td></tr> <tr> <td>Effective slope 0 °</td><td>Fire intensity 33,247 kW/m</td></tr> <tr> <td>Site slope 0 °</td><td>Transmissivity 0.742</td></tr> <tr> <td>Distance to vegetation 87 m</td><td>Viewfactor 0.024</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 1.99 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL-12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - Noble et al. 1980 Flame length - Purton, 1982 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Grassland Fire Danger Index 110	Rate of spread 14.3 km/h	Vegetation classification Grassland	Flame length 6.87 m	Understorey fuel load 4.5 t/ha	Flame angle 86 °	Total fuel load 4.5 t/ha	Panel height 6.85 m	Vegetation height n/a	Elevation of receiver 3.42 m	Effective slope 0 °	Fire intensity 33,247 kW/m	Site slope 0 °	Transmissivity 0.742	Distance to vegetation 87 m	Viewfactor 0.024	Flame width 100 m	Radiant heat flux 1.99 kW/m²	Windspeed n/a	Bushfire Attack Level BAL-12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K		<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 3:28 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Grassland Fire Danger Index 110</td><td>Rate of spread 20.19 km/h</td></tr> <tr> <td>Vegetation classification Grassland</td><td>Flame length 8.16 m</td></tr> <tr> <td>Understorey fuel load 4.5 t/ha</td><td>Flame angle 81 °</td></tr> <tr> <td>Total fuel load 4.5 t/ha</td><td>Panel height 8.06 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 12.43 m</td></tr> <tr> <td>Effective slope 5 °</td><td>Fire intensity 46,945 kW/m</td></tr> <tr> <td>Site slope -5 °</td><td>Transmissivity 0.736</td></tr> <tr> <td>Distance to vegetation 96 m</td><td>Viewfactor 0.0243</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 2 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL-12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - Noble et al. 1980 Flame length - Purton, 1982 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Grassland Fire Danger Index 110	Rate of spread 20.19 km/h	Vegetation classification Grassland	Flame length 8.16 m	Understorey fuel load 4.5 t/ha	Flame angle 81 °	Total fuel load 4.5 t/ha	Panel height 8.06 m	Vegetation height n/a	Elevation of receiver 12.43 m	Effective slope 5 °	Fire intensity 46,945 kW/m	Site slope -5 °	Transmissivity 0.736	Distance to vegetation 96 m	Viewfactor 0.0243	Flame width 100 m	Radiant heat flux 2 kW/m²	Windspeed n/a	Bushfire Attack Level BAL-12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K	
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<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated July 12, 2024, 6:11 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Grassland Fire Danger Index 110</td><td>Rate of spread 28.51 km/h</td></tr> <tr> <td>Vegetation classification Grassland</td><td>Flame length 9.699999999999999 m</td></tr> <tr> <td>Understorey fuel load 4.5 t/ha</td><td>Flame angle 76 °</td></tr> <tr> <td>Total fuel load 4.5 t/ha</td><td>Panel height 9.41 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 23.57 m</td></tr> <tr> <td>Effective slope 10 °</td><td>Fire intensity 66,286 kW/m</td></tr> <tr> <td>Site slope -10 °</td><td>Transmissivity 0.73</td></tr> <tr> <td>Distance to vegetation 107 m</td><td>Viewfactor 0.0244</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 1.99 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL 12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - Noble et al., 1980 Flame length - Purton, 1962 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Grassland Fire Danger Index 110	Rate of spread 28.51 km/h	Vegetation classification Grassland	Flame length 9.699999999999999 m	Understorey fuel load 4.5 t/ha	Flame angle 76 °	Total fuel load 4.5 t/ha	Panel height 9.41 m	Vegetation height n/a	Elevation of receiver 23.57 m	Effective slope 10 °	Fire intensity 66,286 kW/m	Site slope -10 °	Transmissivity 0.73	Distance to vegetation 107 m	Viewfactor 0.0244	Flame width 100 m	Radiant heat flux 1.99 kW/m²	Windspeed n/a	Bushfire Attack Level BAL 12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K		<p>FLAMESOL FPA AUSTRALIA</p> <p>Calculated May 3, 2024, 1:26 pm (BALc v4.9)</p> <p>Bushfire Attack Level calculator - AS3959-2018 (Method 2)</p> <table> <tr> <th>Inputs</th><th>Outputs</th></tr> <tr> <td>Fire Danger Index 80</td><td>Rate of spread 2.4 km/h</td></tr> <tr> <td>Vegetation classification Forest</td><td>Flame length 19.8 m</td></tr> <tr> <td>Understorey fuel load 25 t/ha</td><td>Flame angle 83 °</td></tr> <tr> <td>Total fuel load 35 t/ha</td><td>Panel height 19.65 m</td></tr> <tr> <td>Vegetation height n/a</td><td>Elevation of receiver 9.82 m</td></tr> <tr> <td>Effective slope 0 °</td><td>Fire intensity 43,400 kW/m</td></tr> <tr> <td>Site slope 0 °</td><td>Transmissivity 0.702</td></tr> <tr> <td>Distance to vegetation 152 m</td><td>Viewfactor 0.0256</td></tr> <tr> <td>Flame width 100 m</td><td>Radiant heat flux 2 kW/m²</td></tr> <tr> <td>Windspeed n/a</td><td>Bushfire Attack Level BAL 12.5</td></tr> <tr> <td>Heat of combustion 18,600 kJ/kg</td><td></td></tr> <tr> <td>Flame temperature 1,200 K</td><td></td></tr> </table> <p>Rate of Spread - McArthur, 1973 & Noble et al., 1980 Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980 Elevation of receiver - Douglas & Tan, 2005 Flame angle - Douglas & Tan, 2005 Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005</p>	Inputs	Outputs	Fire Danger Index 80	Rate of spread 2.4 km/h	Vegetation classification Forest	Flame length 19.8 m	Understorey fuel load 25 t/ha	Flame angle 83 °	Total fuel load 35 t/ha	Panel height 19.65 m	Vegetation height n/a	Elevation of receiver 9.82 m	Effective slope 0 °	Fire intensity 43,400 kW/m	Site slope 0 °	Transmissivity 0.702	Distance to vegetation 152 m	Viewfactor 0.0256	Flame width 100 m	Radiant heat flux 2 kW/m²	Windspeed n/a	Bushfire Attack Level BAL 12.5	Heat of combustion 18,600 kJ/kg		Flame temperature 1,200 K	
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Vegetation Area 15: A. Forest 10-15 Degrees	Vegetation Area 16: A. Forest 15-20 Degrees																																																				
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APPENDIX B: ADVICE - ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) – EXPLANATORY INFORMATION
<p>The APZ is an area surrounding a building/structure in which fire fuels are intensively managed (reducing sources and quantities) to provide localised protection. Any retained or planted vegetation must be able to be considered low threat (due to a range of characteristics) or as being continuously maintained in a minimal fuel condition. The primary objectives of establishing an APZ are:</p> <ol style="list-style-type: none"> 1. Ensure a reduction in the exposure of the building/structure to bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation from the bushfire prone vegetation. The required APZ dimensions will be dependent on site specific conditions and the use of the site; 2. Ensure a reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by: <ul style="list-style-type: none"> - Preventing surface fire spreading to the building/structure; - Minimising the potential for tree strike; and - Limiting the potential for consequential fire to impact the building/structure by eliminating, reducing and/or shielding consequential fire fuels. These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and 3. To provide a defensible space for firefighting activities. <p>The <i>Guidelines for planning in bushfire prone areas</i> (WAPC 2021 v1.4) Appendix 4, Element 2 Explanatory Notes and Schedule 1: Standards for APZ, provide an example of how the objectives might be met.</p>

B1: The Asset Protection Zone (APZ) - Dimension and Location Requirements

PLANNING APPLICATION REQUIREMENTS VERSUS LANDOWNER IMPLEMENTATION REQUIREMENTS
<p>ONE IDENTIFIES THE ABILITY OF DEVELOPMENT TO ACHIEVE A MAXIMUM LEVEL OF EXPOSURE TO CERTAIN BUSHFIRE THREATS AND THE OTHER ESTABLISHES WHAT IS TO BE PHYSICALLY IMPLEMENTED SURROUNDING BUILDINGS/STRUCTURES</p> <p>THE 'PLANNING BAL-29 APZ'</p> <p>For planning approval purposes, an assessment against the Bushfire Protection Criteria in the <i>Guidelines for planning in bushfire prone areas</i> (WAPC 2021, v1.4), is conducted. Element 2 of the criteria (Siting and Design) establishes the acceptable solution (A2.1: APZ) requiring proposed development to depict on submitted plans that every habitable building <u>can</u> be surrounded by an APZ that <u>can</u> be reasonably expected to comply with the maintenance requirements (APZ standards) in perpetuity, and meets the following dimension and location requirements:</p> <p>Dimensions: The minimum dimensions of the 'Planning BAL-29 APZ' are those that will ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m². These dimensions will vary dependent on the site specific conditions.</p> <p>Location: The 'Planning BAL-29 APZ' dimensions must not extend past lot boundaries onto land the landowner has no responsibility for or control over. Limited exceptions include:</p> <ul style="list-style-type: none"> • When adjoining land is not vegetated (e.g., built out, roads, carparks, drainage systems, rock, water body etc.); • When adjoining land does or will contain low threat vegetation (refer to Appendix B) and it can be justified that enforceable mechanisms are in place to ensure the APZ status of this land will exist in perpetuity. Such areas of land include:



- o Publicly managed areas of vegetation (e.g., public open space, recreation grounds/areas and services installed in a common section of land). For certain situations, evidence of an entity's enforceable requirement to manage these areas to the required standard would be included in either the BAL Assessment Report or Bushfire Management Plan;
- o Land on a neighbouring lot that is/will be part of the required APZ surrounding buildings/structures on that lot, and/or required firebreak, and for which the owner of that lot has a recognised responsibility to implement and maintain.
- o Adjoining land for which a formalised and enforceable authority and responsibility is created for the owner of the lot on which development is proposed, or another third party, to manage vegetation in perpetuity, on land they do not own. This is not common, and the necessary evidence of the responsibility would be included in the BAL Assessment Report or Bushfire Management Plan.

If the proposed development can potentially satisfy these dimension and location requirements, then planning approval can be considered for this requirement, and then be subject to all other planning requirements being met.

KEY POINT

The 'Planning BAL-29 APZ' dimensions are not necessarily those that must be physically implemented and maintained by a landowner. Implementation requirements may be different (see 'Determined BAL Rating APZ' below).

The purpose of identifying the ability of proposed development to apply the 'Planning BAL-29 APZ' dimensions is solely to inform decision makers as to the ability of the proposed building works to limit exposure to certain bushfire threats (flame contact, radiant heat transfer and ember attack), to the extent represented by a BAL-29 rating.

Note for certain vulnerable land uses, evidence of the ability to implement a larger APZ may be required to inform planning decisions. These include dimensions corresponding to radiant heat impact levels of 10 kW/m² and/or 2 kW/m² and calculated using a flame temperature of 1200 K – rather than 29kW/m² at 1090 K.

THE 'DETERMINED BAL RATING APZ'

The dimensions associated with the 'Determined BAL Rating APZ' are derived for the specific site conditions and are to be physically implemented and maintained by the landowner. The rating also establishes the bushfire construction requirements for any new building works which results in the built resilience to bushfire threats corresponding to their distance from the bushfire hazard. Variations of these dimensions will only exist as the result of either:

- A requirement presented within an associated Bushfire Management Plan to increase the size of the APZ as part of an alternative solution, and which is subsequently approved by the decision maker; or
- A directive of the relevant Local Government through their annual Firebreak/Hazard Reduction Notice (see below) that results in a larger dimension.

The applicable 'determined' BAL rating is stated in the BAL Assessment Data section of the BAL Assessment Report or Bushfire Management Plan.

If an 'indicative' or 'conditional' rather than a 'determined' BAL rating is stated, the corresponding separation distances (dimensions) are just informative. Confirmation that the stated BAL rating (or a different rating) will apply, is still subject to either certain physical requirements being met or approval from relevant authorities for native vegetation removal is obtained (refer to explanatory information in Section 3).

Dimensions: The minimum dimensions of the 'BAL Rating APZ' will be those associated with the 'determined' BAL rating for the relevant buildings/structures and stated in the following Table B1.

Note for certain vulnerable land uses and relevant buildings/areas, the 'BAL Rating APZ' dimensions may be replaced with dimensions corresponding to the specific radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using a flame temperature of 1200K– rather than 29kW/m² at 1090 K.

Location: As for the 'Planning BAL-29 APZ'.



THE 'LOCAL GOVERNMENT APZ'

Certain Local Government's state the dimensions of the APZ that must be established surrounding buildings in their annual Firebreak/Hazard Reduction Notice. For certain vegetation/sites, based on environmental considerations, they may also establish a maximum allowable dimension, typically that corresponding to a BAL-29 rating.

THE 'REQUIRED APZ'

The dimensions associated with the 'Required APZ' are to be established and maintained by the landowner within the subject lot and surrounding the subject buildings/structures. The 'Required APZ' will be appropriately depicted in Reports and Plans on the Property Bushfire Management Statement when it is required to be included.

Dimensions: The 'Required APZ' dimensions are the minimum distances away from the subject building/structure that the APZ must extend towards each relevant area of classified vegetation (note: a distance may also be a maximum distance when relevant as an environmental constraint). These distances are stated in the following Table B1.

The dimensions to implement are determined by:

- A. Those associated with the 'Determined BAL APZ' for the subject building(s) when distances are greater than 'B' below (except when 'B' has established a maximum distance); or
- B. The 'Local Government' APZ' derived from their Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B' as they may apply to different areas of classified vegetation.

Location: As for the 'Planning BAL-29 APZ'.



Table B1: The APZ dimensions required to be implemented and maintained by the landowner.

ESTABLISHING THE 'REQUIRED APZ' DIMENSIONS TO BE IMPLEMENTED AND MAINTAINED BY LANDOWNER WITHIN THEIR LOT									
Relevant Site	Vegetation Classification		MINIMUM REQUIRED SEPARATION DISTANCES BETWEEN BUILDING/STRUCTURE AND BUSHFIRE PRONE VEGETATION ¹						
			Dimensions Associated with the 'BAL Rating APZ'			Dimensions Associated with the 'Local Government APZ'			The 'Required APZ' Dimensions ³
			Potential Bushfire Impact ²			Separation Distance	Firebreak / Hazard Reduction Notice	Maximum Allowed	
	N/A								
	Area	Class	Stated As	Value	Status	metres	metres	metres	metres
El Caballo Lifestyle Village	1	(A) Forest	BAL Rating	BAL-29	Maximum Allowed	21	20	-	21
	2	(A) Forest				27	24	-	27
	3	(A) Forest				33	29	-	33
	4	(A) Forest				42	32	-	42
	5	(B) Woodland				14	20	-	14
	6	(B) Woodland				17	22	-	17
	7	(B) Woodland				22	28	-	22
	8	(D) Scrub				17	26	-	17
	9	(G) Grassland				8	20	-	8
	10	(G) Grassland				9	22	-	9
	11	(G) Grassland				10	28	-	10
	12	(A) Forest				21	20	-	21
	13	(A) Forest				27	24	-	27
	14	(A) Forest				33	28	-	33
	15	(A) Forest				42	34	-	42
	16	(A) Forest				52	38	-	52
	17	(B) Woodland				14	23	-	14
	18	(B) Woodland				17	29	-	17
	19	(G) Grassland				9	24	-	9
	20	(G) Grassland				10	29	-	10
	21	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-
Note 1: Refer to all explanatory information on the preceding pages. Note 2: For the bushfire direct attack mechanisms of flame contact, radiant heat transfer and, to some extent, ember attack. Note 3: These are minimum distances unless a maximum is being applied by a local government.									
Comments: The distances associated with the Firebreak Notice are not applicable to the individual lots, as the Firebreak Notice applies only within a lot boundary.									



B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

Within the Guidelines (source: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>), the management Standards are established by:

- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant flammability.

Guidelines for
Planning in
Bushfire
Prone Areas

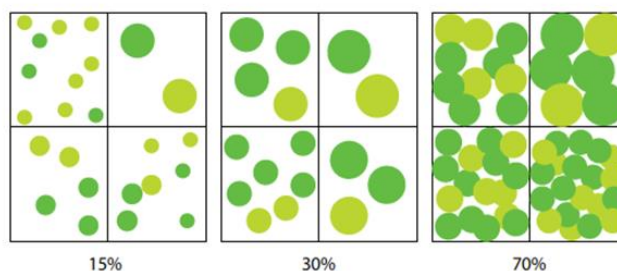
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ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> • Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> • Should be managed and removed on a regular basis to maintain a low threat state. • Should be maintained at <2 tonnes per hectare (on average). • Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> • Trunks at maturity should be a minimum distance of six metres from all elevations of the building. • Branches at maturity should not touch or overhang a building or powerline. • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be <15 per cent of the total APZ area. • Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity





Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> • Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> • Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
Grass	<ul style="list-style-type: none"> • Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	<ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> • Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes

B3: The Standards for the APZ as Established by the Local Government

Refer to the firebreak / hazard reduction notice issued annually (under s33 of the Bushfires Act 1954) by the relevant local government. It may state Standards that vary from those established by the Guidelines and that have been endorsed by the WAPC and DFES as per Section 4.5.3 of the Guidelines.

A copy of the applicable notice is not included here as they are subject to being reviewed and modified prior to issuing each year. Refer to ratepayers' notices and/or the local government's website for the current version.



B4: Vegetation Excluded from Classification - Ensure Continued Low Threat Status

EXPLANATORY NOTES

When applying AS 3959:2018 BAL determination methodology, vegetation adjoining or adjacent to the subject site can be excluded from classification based on being 'low threat'. To maintain this status, certain requirements must continue to be met in accordance with the below extract from AS3959:2018. Refer to the 'Classified Vegetation and Topography Map' for the relevant areas associated with the subject site.

Determination of 'low threat' vegetation is based on factors such as:

- Proximity to the subject site
- Small areas of vegetation
- Low flammability
- High moisture content
- Low fuel load

Aside from a naturally occurring low fuel load, vegetation maintained in a minimal fuel condition through active management can be excluded. The associated key requisite is that the active management can be expected to continue in perpetuity, and this can be adequately justified.

Acceptable forms of justification typically involve supportable evidence or the existence of an enforceable mechanism. Examples of enforceable mechanisms include:

- Requirements established by a Section 33 (Bush Fires Act 1954) notice issued by a local government;
- An appropriate and enforceable agreement between relevant parties (which may involve additions to land titles); and
- For public open space, written evidence that the land manager e.g., local government or State Government Department, agrees to maintain the public open space in a low threat state in perpetuity.

15

AS 3959:2018

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.



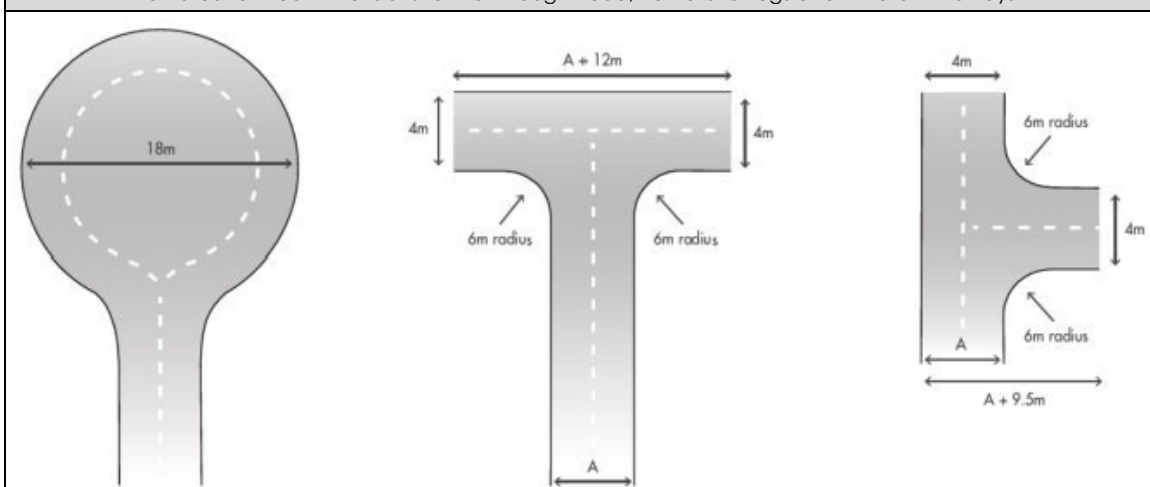
APPENDIX C: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The design/layout requirements for access are established by the acceptable solutions of the Guidelines (DPLH, 2021 v1.4) Element 3 and vary dependent on the access component, the land use and the presence of 'vulnerable' persons. Consequently, the best reference source are the Guidelines. The technical requirements that are fixed for all components and uses are presented in this appendix.

GUIDELINES TABLE 6, EXPLANATORY NOTES E3.3 & E3.6 AND RELEVANT ACCEPTABLE SOLUTIONS

Technical Component	Vehicular Access Types / Components			
	Public Roads	Emergency Access Way ¹	Fire Service Access Route ¹	Battle-axe and Private Driveways ²
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum Grade Unsealed Road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum Grade Sealed Road ³		1:7 (14.3%)		
Maximum Average Grade Sealed Road		1:10 (10%)		
Minimum Inner Radius of Road Curves (m)		8.5		

Turnaround Area Dimensions for No-through Road, Battle-axe Legs and Private Driveways ⁴



Passing Bay Requirements for Battle-axe leg and Private Driveway

When the access component length is greater than the stated maximum, passing bays are required every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum 6m).

Emergency Access Way – Additional Requirements

Provide a through connection to a public road, be no more than 500m in length, must be signposted and if gated, gates must be open the whole trafficable width and remain unlocked.

¹ To have crossfalls between 3 and 6%.

² Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

³ Dips must have no more than a 1 in 8 (12.5% or 7.1 degree) entry and exit angle.

⁴ The turnaround area should be within 30m of the main habitable building.



APPENDIX D: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

D1: Reticulated Areas – Hydrant Supply

The Guidelines state "where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority."

The main scheme water suppliers / authorities in WA are The Water Corporation, AqWest – Bunbury Water Corporation and Busselton Water Corporation. Various local authority exists in other non-scheme and regional areas. However, most existing fire hydrants are connected to Water Corporation water mains.

Consequently, the hydrant location specifications from The Water Corporation's 'No 63 Water Reticulation Standard' (Ver 3 Rev 15) are provided in the extract below with the key distances relevant to bushfire planning assessments being highlighted. This Standard is deemed to be the baseline criteria for developments and should be applied unless different local water supply authority conditions apply. Other applicable specification will be found in the Standard.

Note: The maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas.

Design Standard DS 63
Water Reticulation Standard



2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run) between hydrants in residential areas with lots per dwelling <10,000m² shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m² (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e., median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage;
- directly on top of the main using a tee unless proved to be impractical.

Uncontrolled if Printed
Ver 3 Rev15

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D2: Non-Reticulated Areas – Static Supply

For specified requirements, refer to the Guidelines Element 4: Water – Acceptable Solution A4.2, Explanatory Notes E4 (that provide water supply establishment detail under the headings of water supply; independent water and power supply; strategic water supplies, alternative water sources and location of water tanks) and the technical requirements established by Schedule 2 (reproduced below).

SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot or 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.






2.2.2.1 Fittings for above-ground water tanks:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

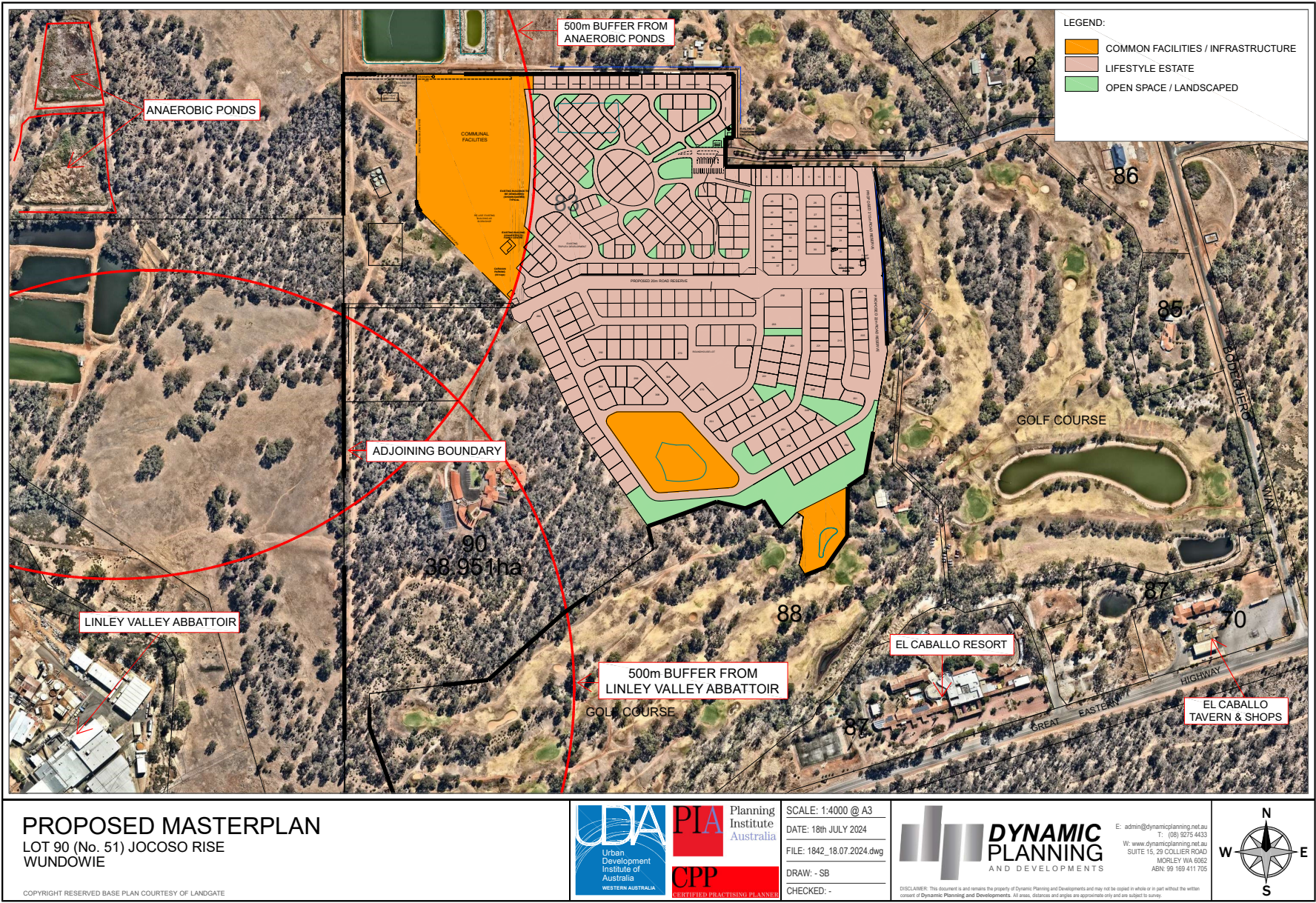


EXAMPLE CONSTRUCTION AND FITTINGS	
	
Strategic 47,000 Litre Concrete Tank & Protected Fittings	
	 
10,000 Litre Concrete Tank	Storz and Camlock Couplings
	
Full Flow 50mm Ball Valve	Full Flow 50mm Gate Valve and Male Camlock



ATTACHMENT 3

Masterplan





ATTACHMENT 4

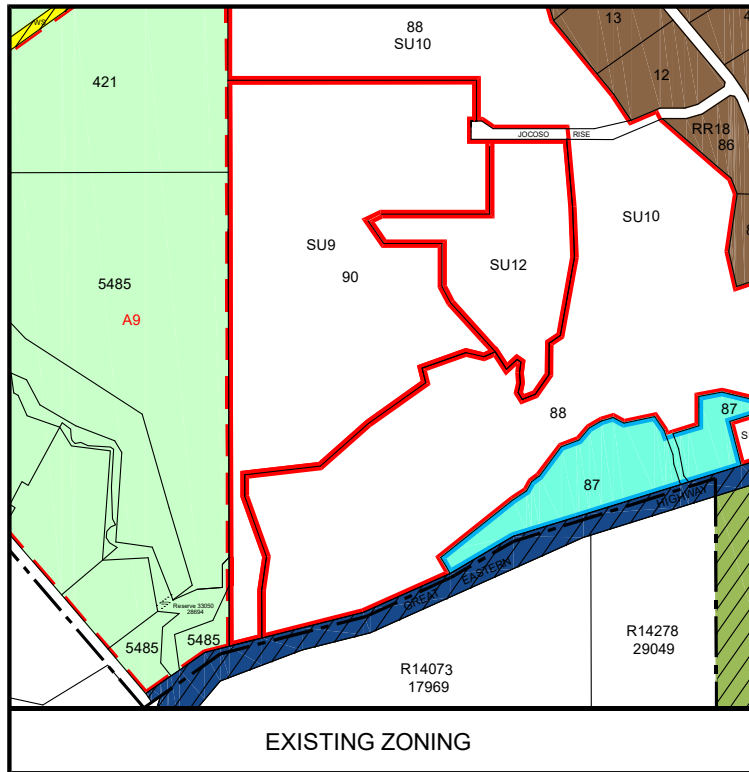
Scheme Amendment Map

LOT 90 (NO. 51) JOCOSO RISE, WUNDOWIE

- 18

SHIRE OF NORTHAM
LOCAL PLANNING SCHEME No. 6

Planning and Development Act 2005



LEGEND

LOCAL SCHEME RESERVES
(see scheme text for additional information)

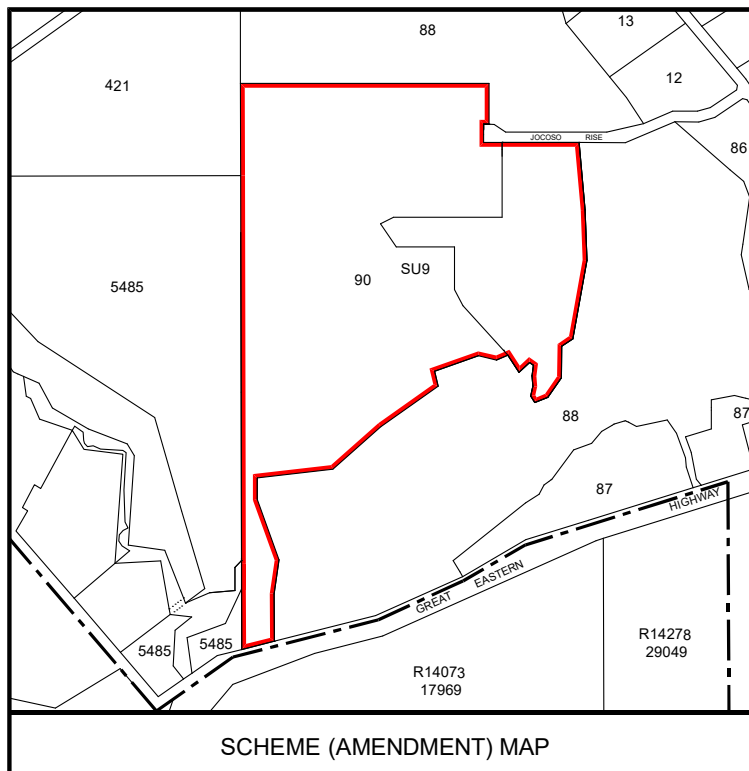
- CONSERVATION OF FLORA AND FAUNA
- WS PUBLIC PURPOSES - WATER SUPPLY
- REGIONAL ROAD

LOCAL SCHEME RESERVES
(see scheme text for additional information)

- RURAL
- RURAL RESIDENTIAL
- SPECIAL USE
- TOURIST

OTHER CATEGORIES
(see scheme text for additional information)

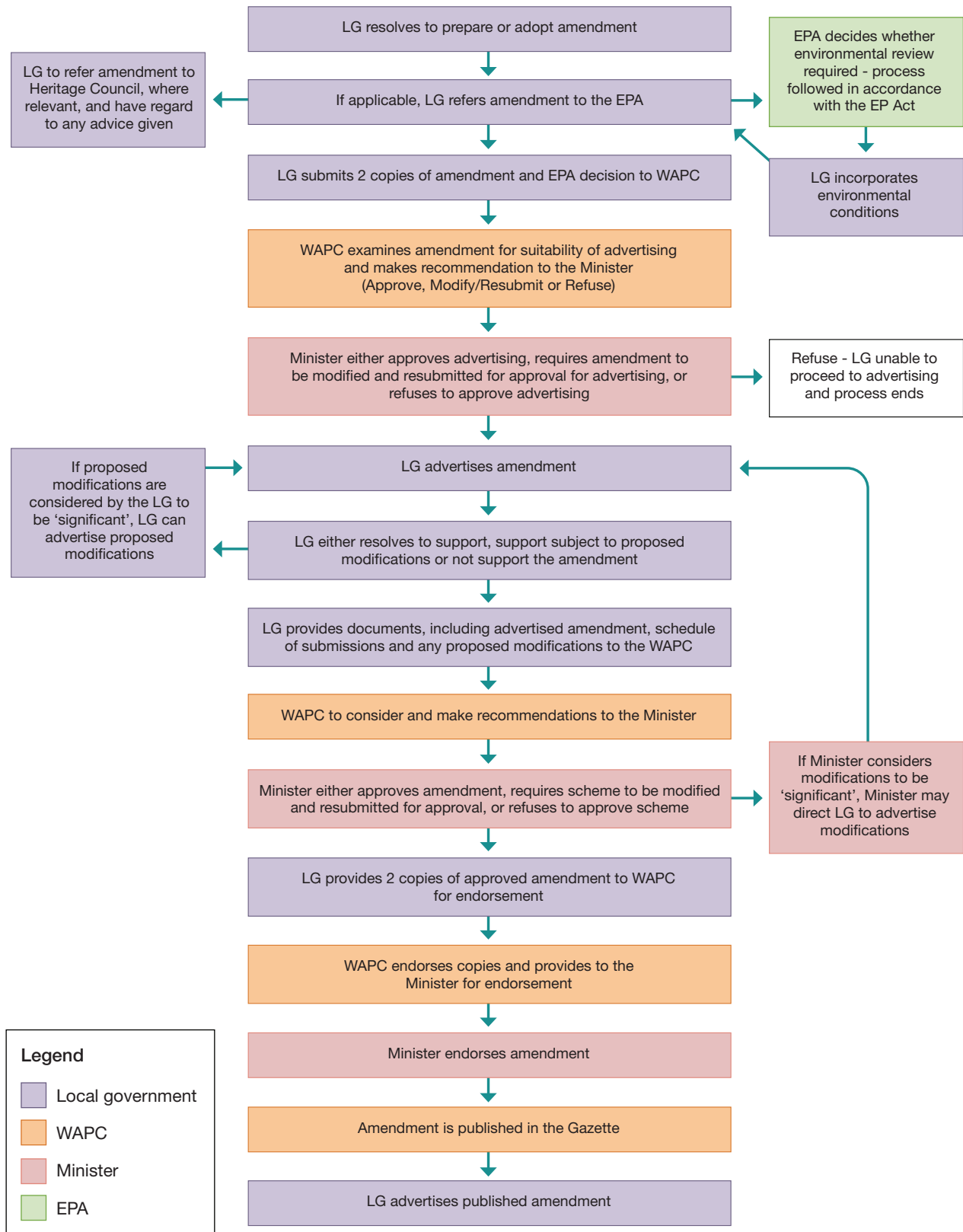
- SCHEME BOUNDARY
- A1 ADDITIONAL USES
- SU1 SPECIAL USE AREA
- RR18 RURAL RESIDENTIAL AREA



N
SCALE: 1:12 000
DATE: 19.07.2024

Amendment No.

Simplified process for **complex and standard amendments** to local planning schemes flowchart



President C R Antonio declared an "Impartiality" interest in agenda item 13.3.4 Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam, as the applicants of this submission are well known to President Antonio.

Cr D A Hughes declared an "Impartiality" interest in agenda item 13.3.4 Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam, as the owner of 190 Hotel is known to Cr Hughes.

Cr A J Mencshelyi declared an "Impartiality" interest in agenda item 13.3.4 Variation to Alfresco Dining Permit – 190 Fitzgerald Street, Northam, as the owner of 190 Fitzgerald Street is known to Cr Mencshelyi.

13.3.4 Variation to Alfresco Dining Permit - 190 Fitzgerald Street, Northam

File Reference:	A13530
Reporting Officer:	Pierce Lloyd (Environmental Health Officer)
Responsible Officer:	Chadd Hunt (Executive Manager Development Services)
Officer Declaration of Interest:	The Governance Coordinator has declared an impartiality interest as their residential property adjoins land owned by Stan Malinowski who is the proprietor of a business seeking an obstruction to footpath as part of their alfresco dining activities.
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to consider a variation to all future Alfresco Dining Permits for 190 Fitzgerald Street, Northam (trading as Hotel 190). This variation is required to enable alfresco dining activities to occur on the thoroughfare adjacent to the business on Friday nights from 8:00pm to 12:00am. Council Policy, H 6.1 Alfresco – Outdoor Eating in Public Place currently restricts an alfresco area from impeding on pedestrian movement. It is recommended that Council approve the variation to the Policy.

ATTACHMENTS

1. Existing Alfresco Permit Area [13.3.4.1 - 1 page]
2. Additional Alfresco Permit Area [13.3.4.2 - 1 page]

A. BACKGROUND / DETAILS

Council Policy H6.1 Alfresco – Outdoor Eating in Public Place (Alfresco Policy) is a document that provides safety guidelines for alfresco (outdoor eating facilities) dining areas within business districts located in the Shire of Northam.

The Alfresco Policy requires businesses to obtain an Alfresco Dining Permit prior to conducting an alfresco facility in a public place. Before an Alfresco Dining Permit is issued, the following is taken into consideration:

- Any furniture or **activities must not impede pedestrian or vehicular movement** or cause conflicts with other activities.
- 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.

Hotel 190 Northam has previously met each of the conditions mentioned above when applying for an Alfresco Dining Permit.

In May 2023, Hotel 190 Northam was approved by the Shire to close a portion of the thoroughfare in front of the business on each Friday night between 8:00pm and 12:00am, from 2 June 2023 to 28 June 2024. This initiative was taken to support the local business and increase the vibrancy of Fitzgerald Street in the evenings.

Hotel 190 Northam has recently requested to renew the previous year's agreement and wishes to obtain approval to obstruct a portion of the

footpath in front of the business on each Friday between 8:00pm and 12:00am.

On 10 November 2023, Hotel 190 Northam received confirmation from the Department of Local Government, Sport and Cultural Industries (DLGSC) that an Extended Trading Permit (ETP) for the footpath in front of the business was approved, and that the licensee could sell and supply liquor to a person, for consumption in the permit area on Fridays between 8:00pm and 12:00am. A condition of the ETP requires the licensee to comply with all conditions imposed under the Shire of Northam's Approval (referring to the Alfresco Dining Permit).

Any future Alfresco Dining Permits for Hotel 190 Northam would need to cover the previously approved alfresco areas, as well as the adjacent thoroughfare to ensure the business complies with the requirements of the DLGSC's ETP and Council's Policy H 6.1 - Alfresco – Outdoor Eating in Public Place.

To ensure that the closure of the thoroughfare does not present a risk to public health, the proprietor of Hotel 190 Northam has in place the following measures during the closure of the thoroughfare on Fridays between 8:00pm and 12:00am:

- The physical barrier that blocks the thoroughfare is a plastic chain that can be easily unhooked when required.
- Trained security guards are positioned at both sides of the blocked area of the thoroughfare to ensure the plastic chains can be unhooked as required.
- Security guards are instructed to let pedestrians through at the pedestrians' request. This includes all members of the public, ensuring the thoroughfare is accessible and inclusive of all users regardless of their ability and environment or whether they are a patron of Hotel 190 Northam.
- Security guards are instructed to remove the plastic chains if an emergency is to arise.

The abovementioned measures effectively mitigate risk to public health during the thoroughfare's closure.

Approval to vary the conditions of all future Alfresco Dining Permits for Hotel 190 Northam on Fridays between 8:00pm and 12:00am shows that the Shire continues to support local businesses in increasing the vibrancy of Fitzgerald Street in the evenings. The proprietor of Hotel 190 Northam has made considerable efforts to ensure that public safety and health is prioritised during the footpath's closure.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Prosperity.

Outcome 10: An attractive destination for investors, business and visitors; helping to grow the economy and local jobs.

Objective 10.3: Revitalise and activate town centres.

Priority Action 10.3.2: Bring Northam to life in the evenings through the use of light and activities.

B.2 Financial / Resource Implications

Nil.

B.3 Legislative Compliance

Local Government Act 1995.

Local Government (Uniform Local Provisions) Regulations 1996, r.6

Obstruction of public thoroughfare by things placed and left -

Sch. 9.1 cl. 3(1)(a).

Activities on Thoroughfares and Public Places and Trading Amendment

Local Law 2018.

B.4 Policy Implications

Policy

The H6.1 Alfresco – Outdoor Eating in Public Place Policy may need to be reviewed. Enable the CEO to determine and make changes to the conditions of Alfresco Dining Permits. This can ensure that Council does not need to be involved in minor business activity decisions involving thoroughfares.

Delegated Authority Register

Delegation 1.2.9 Obstruction of Footpaths and Thoroughfares grants authority to the Chief Executive Officer to provide permission, including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare. This has been subdelegated to the Manager Building and Health and Executive Manager/s Development and Engineering Services.

Town Centre Development and Connectivity Strategy

Strategy 2 - A Town of Destinations

Sub-Strategy 3 - Work with local businesses / entrepreneurs within the hierarchy (and surrounding periphery) to improve alfresco uses, extend opening hours and encourage local / regional visitation, to support economic performance.

B.5 Stakeholder Engagement / Consultation

Consultation via local public notice was undertaken in May 2023 as part of the previous closure. No public comments were received.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	N/A	N/A	N/A
Health & Safety	Risk of injury on Shire of Northam property.	Rare (2) x Major (4) = Moderate (8)	Suitable measures to reduce risk in place by proprietor.
Reputation	Risk of special treatment to business.	Rare (1) x Insignificant (1) = Moderate (5)	Process for modifying approval of permits that require conditions against policy rules in place.
Service Interruption	N/A	N/A	N/A
Compliance	Relevant Legislation Applicable	Rare (1) x Insignificant (1) = Moderate (5)	Relevant control measures as implemented by the proprietor.
Property	N/A	N/A	N/A
Environment	N/A	N/A	N/A

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

The proprietor of Hotel 190 Northam has made considerable efforts to ensure that public safety and health is prioritised during the footpath's closure at their own expense.

The measures implemented by the proprietor mitigate potential disturbances and anti-social behaviour to the public and customers of the business. Given this, it is recommended that the Shire continues to support the request for closure of the footpath in front of Hotel 190 on Fridays from 8:00pm to 12:00am.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5105

Moved: Cr H J Appleton

Seconded: Cr D A Hughes

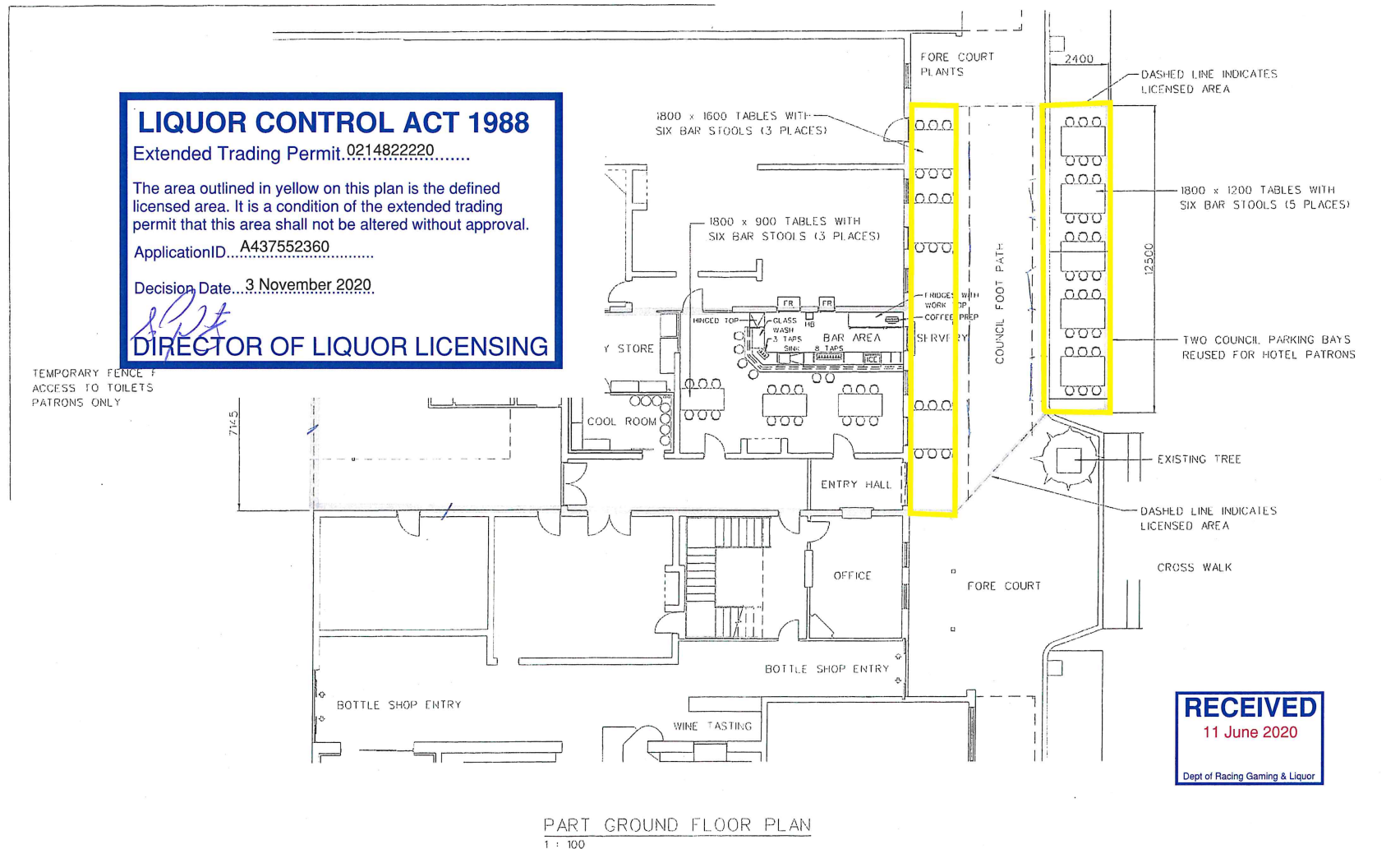
That Council APPROVES a variation to all future Alfresco Dining Permits for 190 Fitzgerald Street, Northam (trading as Hotel 190) to enable the thoroughfare (portion of footpath) adjacent to the business to be physically obstructed on Fridays from 8:00pm to 12:00am, subject to the following condition:

- a. The proprietor is to provide accessibility to thoroughfare upon request.**

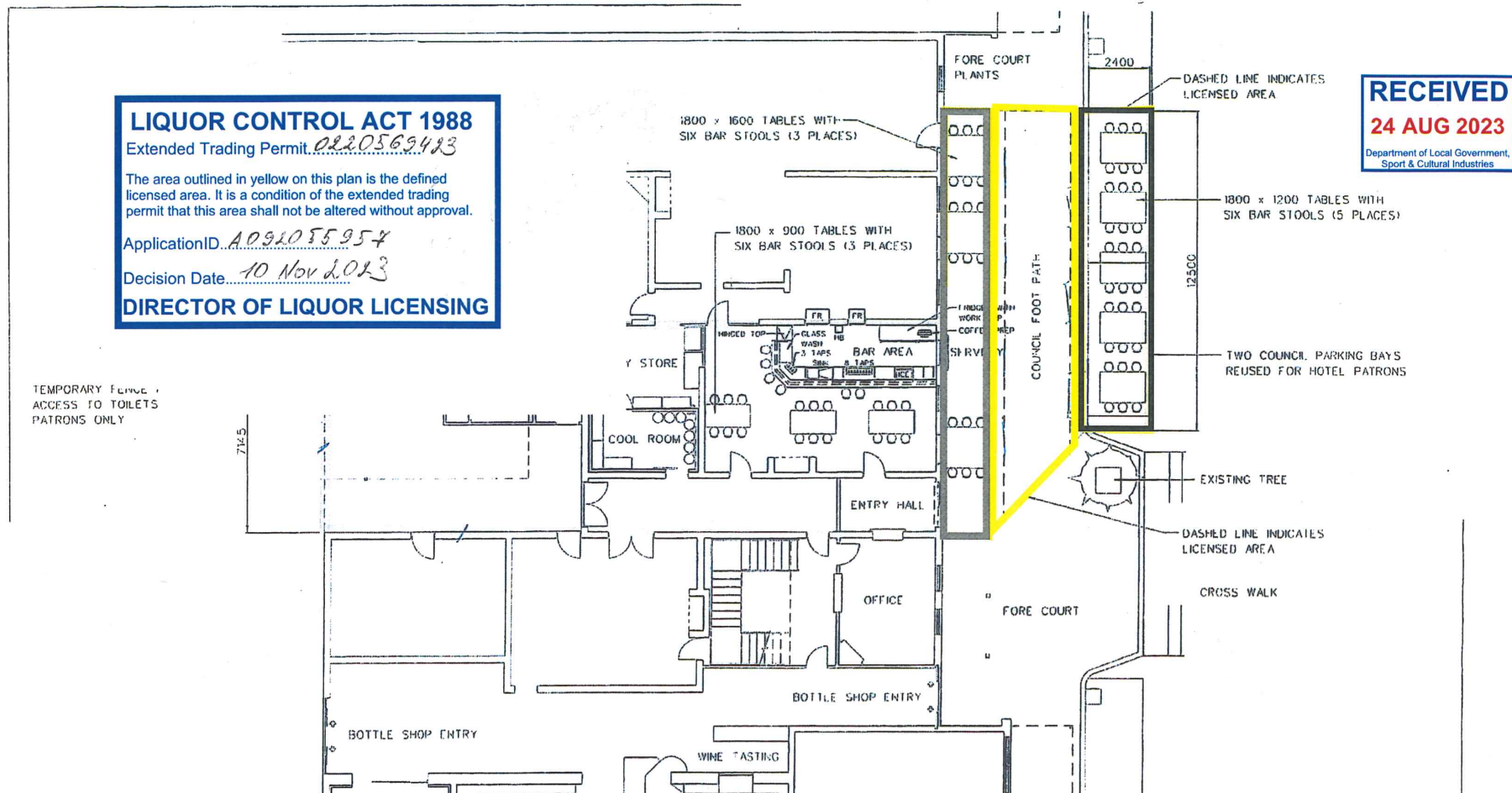
CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

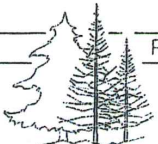
Against: Nil



PROPOSED DEVELOPMENT		PINEFIELD'S OF YORK		DRAWN	GWB
one ninety fitzgerald FITZGERALD STREET NORTHAM WA 5402		 GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338		DATE	MAR 2020
				REVISION	A
				SHEET	18 A2



PART GROUND FLOOR PLAN
1 : 100

PROPOSED DEVELOPMENT		PINEFIELD'S OF YORK		DRAWN	GWB
one ninety fitzgerald FITZGERALD STREET NORTHAM WA 5402		 GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338		DATE	MAR 2020
				REVISION	A
				SHEET	18 A2

13.3.5 Proposed Dwelling - 71 Higgs Place, Bakers Hill

Address:	Lot 809, 71 Higgs Place, Bakers Hill
Owner:	Kelly-Joanne Hemmings
Applicant:	PIQUE MOD T/A Fox Modular
File Reference:	A16679 / P24066
Reporting Officer:	Jacob Smith (Planning and Building Technician)
Responsible Officer:	Chadd Hunt (Executive Manager Development Services)
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

An application for development approval has been received to construct a dwelling at 71 Higgs Place, Bakers Hill.

The application proposes to adjust the existing building envelope closer to the front and western boundaries of the site. An objection has been received regarding the proximity of the dwelling to the western boundary.

In accordance with Council's delegations, the application is presented to Council for determination.

ATTACHMENTS

1. Drawings [**13.3.5.1** - 11 pages]
2. CONFIDENTIAL REDACTED - Submission from adjoining landowner [**13.3.5.2** - 2 pages]
3. Statutory Assessment [**13.3.5.3** - 4 pages]
4. Map of Proposed Location [**13.3.5.4** - 1 page]

A. BACKGROUND / DETAILS

The proposed dwelling is to be located in the south-western area of the subject site, which has an area of 2.460 ha and is zoned Rural Residential.

The dwelling proposed will have a floor area of 124.74m² and is of a modular design. The design is generally compliant with the requirements of LPP3 – Small Homes, Transportable, Repurposed & Second-Hand Dwellings; and

LPP19 – Residential Design Guidelines for the Rural Residential & Rural Smallholding Zones.

It is proposed to adjust the building envelope on site to have the dwelling constructed closer to the front of the property to avoid the removal of existing trees and to avoid constructing on an existing, unstable filled dam which takes up substantial space centrally on the site. The new building envelope location is proposed to be 10m from the western side boundary and 15m from the front boundary.

As part of the assessment process, notification was provided to the side adjoining landowner for comment, with an objection being received regarding the proximity of the dwelling to the property.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Place.

Outcome 7: Urban and rural communities are sensibly planned and developed.

Objective 7.1: Provide sufficient land and development opportunities to enable local communities to grow.

Priority Action: Nil.

B.2 Financial / Resource Implications

There are no financial or resource implication for Council associated with this proposal. The relevant application fee has been paid.

B.3 Legislative Compliance

The application has been assessed in accordance with the provisions of the Shire of Northam Local Planning Scheme No. 6, relevant LPPs and *Planning and Development (Local Planning Schemes) Regulations 2015*. Refer to the Statutory Assessment attached to this Report.

B.4 Policy Implications

It is unlikely that there will be any adverse policy implications resulting from this proposal.

B.5 Stakeholder Engagement / Consultation

The adjoining landowner was notified as part of the assessment of this application and an objection was received.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	N/A	N/A	N/A
Health & Safety	N/A	N/A	N/A
Reputation	N/A	N/A	N/A
Service Interruption	N/A	N/A	N/A
Compliance	Compliance with conditions	Minor (2) x Possible (3) = Moderate (6)	Conditions imposed as part of approval and monitored for compliance.
Property	N/A	N/A	N/A
Environment	N/A	N/A	N/A

B.7 Natural Environment Considerations

Stormwater management is required to ensure that there are no adverse impacts to the environment or neighbouring properties. The new location of the building envelope minimises tree removal.

C. OFFICER'S COMMENT

The application has been assessed in accordance with the relevant provisions of the LPS6, LPP3, LPP19 and the Deemed Provisions, and the main consideration in determining this application is adjustment of the building envelope and concerns raised by the neighbouring landowner.

It is proposed to situate the new building envelope 10m from the western side boundary and 15m from the front boundary in lieu of the original 20m.

The Applicant has advised that the purpose of this adjustment is to avoid removal of the trees on site and to avoid constructed over a poorly filled dam. Geotechnical reports have indicated that the dam is unsuitable in its current form to use as part of the building envelope.

The Objector has raised concerns about the new setback citing privacy concerns.

Discussions with the Applicant have shown that they are willing to provide screening and landscaping to mitigate visual overlooking into the neighbouring property, which Officers agree will mitigate the concerns raised. However, the Objector does not agree that the proposed measures are sufficient.

The application is being recommended for conditional approval as outlined in the recommendation, including timely construction and installation of the privacy screening measures.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5106

Moved: Cr M P Ryan
Seconded: Cr C M Poulton

That Council APPROVES the development application (ref: P24066) for the construction of a new dwelling at Lot 809, 71 Higgs Place, Bakers Hill, subject to the following conditions:

- a. The development hereby approved must substantially commence within two (2) years from the date of determination.
- b. The development hereby permitted shall be carried out in accordance with the stamped approved plans.
- c. All development (including septic, batters and associated earthworks) shall be confined to the area within the approved building envelope.
- d. No vegetation shall be cleared outside the building envelope unless otherwise approved by the local government.
- e. The applicant must implement the recommendations contained in the Bushfire Management Plan prepared by Building Certification Services WA dated 05/06/2024 and approved by the Local Government for the duration of the development.
- f. Prior to occupation, the dwelling and outbuildings shall be connected to a rainwater tank a minimum of 10,000 litres for the management of stormwater. Any overflow from the rainwater tank shall be managed on-site so that there is no discharge onto the adjoining properties to the satisfaction of the local government.
- g. Prior to occupation of the development, the approved screening measures, including landscaping, shall be installed to the satisfaction of the local government.
- h. Prior to occupation, a car parking area is to be provided for the approved dwelling. This area is to be a gravel hardstand area in close proximity to an entry of the dwelling as a minimum standard.
- i. Prior to occupation, the dwelling shall be connected to an approved effluent disposal system.
- j. Prior to occupation, the dwelling shall be connected to an approved reticulated water supply.

CARRIED 5/3

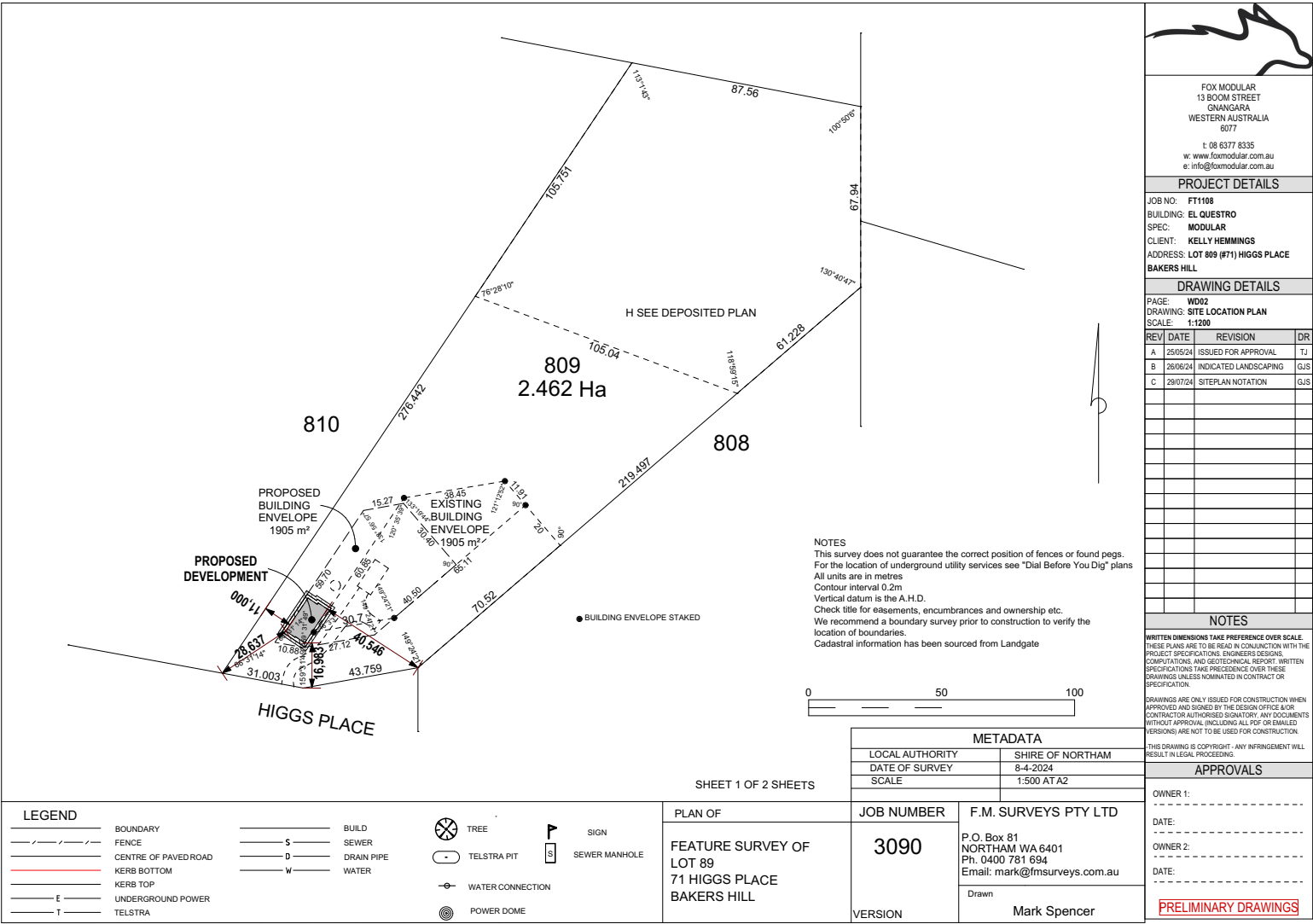
For: President C R Antonio, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes and Cr C M Poulton

Against: Cr A J Mencshelyi, Cr M P Ryan and Cr J E G Williams

Debate was held in relation to the motion. Cr Ryan, Cr Poulton and Cr Hughes spoke for the motion. Cr Williams and Cr Mencshelyi spoke against the motion. Cr Ryan declined to use his Right of Reply. The Shire President closed the debate.

Two members of the public entered the meeting at 6:10 pm.







GENERAL NOTES

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- FLOOR WASTE, VENTS & MANHOLE LOCATIONS ARE SUBJECT TO CHANGE AT THE BUILDERS DISCRETION.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND CALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE CALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.
- DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEERS REQUIREMENTS AND COUNCIL APPROVAL.

TRADES/SUPPLIERS/SUPERVISORS NOTE

- FOR TYPICAL FOX CONSTRUCTION DETAILS REFER TO SEPARATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.
- FOR NON-STANDARD FOX CONSTRUCTION DETAILS REFER TO DETAIL PLANS.

FIXING CARPENTER NOTE

- 4500 SHELF & RAIL @ 1800 HIGH TO ROBES WITH 4x4500 OPEN SHELVES UNLESS NOTED OTHERWISE.
- 4x4500 SHELVES TO LINEN.

N.C.C NOTES

- HARD WIRED, INTERCONNECTING SMOKE ALARMS AS PER N.C.C. (BCA VOL 2) CLAUSE 3.7.5 AND AS 3786.
- CONSENTATION MANAGEMENT (PLUMBING BUILDING MEMBRANES - AS 4200, EXHAUST SYSTEMS AND ROOF VENTILATION) TO BE AS PER NCC 3.8.7.

ROOF PLUMBER NOTES

- DOWNPIPES TO BE LOCATED AS PER PLANS BUT MAY BE RELOCATED AT SUPERVISORS DISCRETION.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES.
- GUTTER AND DOWNPIPES TO BE INSTALLED TO NCC 3.5.3 & AS 279.1 (METAL) / AS 1273 (UPVC).

BAL NOTES

- DWELLING TO BE CONSTRUCTED TO BAL TBC.

METAL WALL CLADDING NOTES

- METAL CLADDING TO COMPLY WITH A1562.1.

SUB FLOOR VENTING NOTES

- SUB FLOOR VENTILATION TO COMPLY WITH NCC 3.4.1.

GLAZING NOTES

- GLAZING TO NCC 3.5 AND AS2047/AS1288.

WET AREA NOTES

- WET AREAS TO NCC 3.8.1 & AS3740.

VAPOUR BARRIER NOTES

- VAPOUR BARRIER TO BE FITTED IN ACCORDANCE WITH NCC 3.2.2.

SKIRTING NOTE

- SELECTED SKIRTING THROUGHOUT (EXCLUDING WET AREAS & FRIDGE RECESS) TO ADDENDA.

CEILING FIXER NOTES

- CEILING @ 2400 UNLESS NOTED OTHERWISE.

TERMITE NOTE

- PHYSICAL AND CHEMICAL TERMITE TREATMENTS TO BE CARRIED OUT IN ACCORDANCE WITH AS3602.1 (OR AS AMENDED) AND THE NCC.

INSULATION REQUIREMENTS

REFER ENERGY REPORT FOR DETAILS

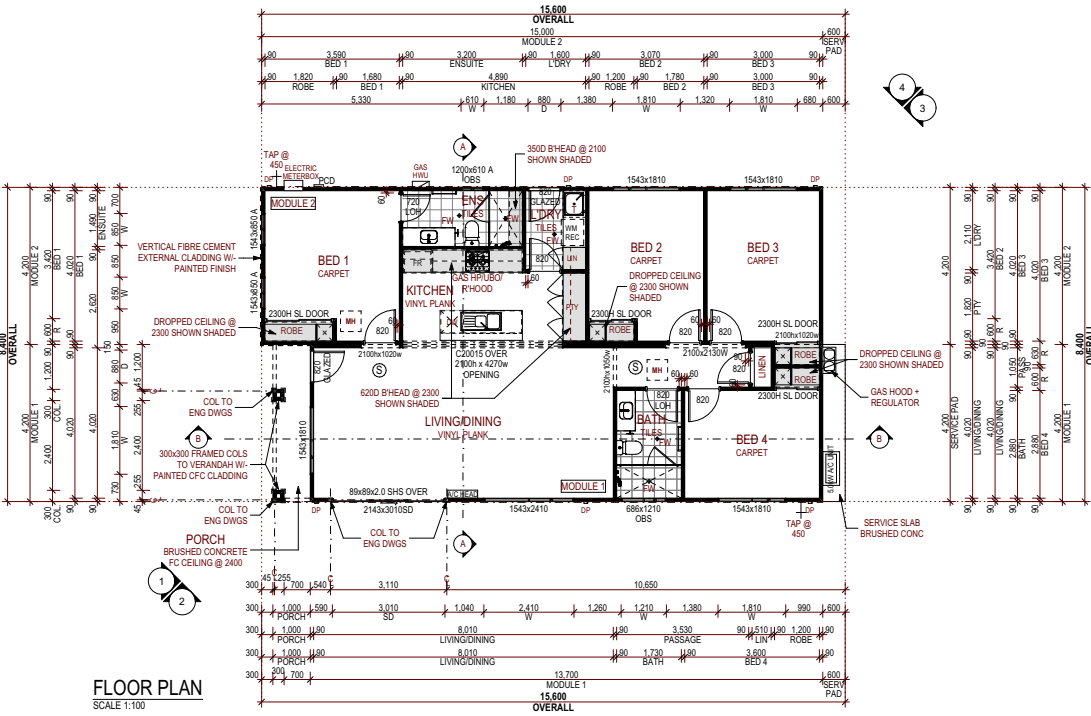
EXTERNAL WALLS: R2.5 BATTS, VAPOUR PERMEABLE WRAP & THERMAL BREAK

INTERNAL WALLS: R2.5 BATTS

CEILING: R4.1 CEILING BATTS

ROOF: 55mm ANTICON

SLAB: N/A



FLOOR PLAN
SCALE 1:100

AREAS	PERIM. (m)	AREA (m2)
MODULE 2	---	63.00
MODULE 1	---	61.74
		124.74 m ²

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e: info@foxmodular.com.au

PROJECT DETAILS

JOB NO: FT1108
BUILDING: EL QUESTRO
SPEC: MODULAR
CLIENT: KELLY HEMMINGS
ADDRESS: LOT 809 (#71) HIGGS PLACE
BAKERS HILL

DRAWING DETAILS

PAGE: WD04
DRAWING: FLOOR PLAN
SCALE: 1:100

REV	DATE	REVISION	DR
A	25/05/24	ISSUED FOR APPROVAL	TJ
B	26/06/24	INDICATED LANDSCAPING	GUS
C	28/07/24	SITEPLAN NOTATION	GUS

NOTES

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORT. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS INDICATED IN CONTRACT OR SPECIFICATION.

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APPROVALS

OWNER 1: _____
DATE: _____

OWNER 2: _____
DATE: _____

PRELIMINARY DRAWINGS

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- DIMENSIONS OF ALL FLOOR PLAN ARE ACTUAL DIMENSIONS WHICH ONLY DO NOT ALLOW FOR WALL LINING THICKNESS.
- DETAILS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS.
- FLOOR WASTE, RUBBLE & MANHOLE LOCATIONS ARE SUBJECT TO CHANGE AT THE BUILDERS DISCRETION.
- THE BUILDING RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND OAK LANE AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE HOUSE PLAN FROM THE ORIGINAL STANDARD HOUSE PLAN.
- DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO BE ADVISED OF ANY DISCREPANCY TO THE CONTRACT WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENTS AND THE REQUIREMENTS OF THE LOCAL COUNCIL APPROVAL.

- FOR TYPICAL FOX CONSTRUCTION DETAILS, REFER TO SEPARATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.
- FOR NON-STANDARD FOX CONSTRUCTION DETAILS REFER TO DETAIL PLANS.

- **SHARD WIRED, INTERCONNECTING SMOKE ALARMS AS PER N.C.C (BCA VOL. 2) CLAUSE 3.7.5 AND AS 3786.**
- **CONDENSATION MANAGEMENT (PLIABLE BUILDING MEMBRANES - AS 4200, EXHAUST SYSTEMS AND ROOF VENTILATION) TO BE AS PER NCC 3.8.7.**

- DOWNPIPES TO BE LOCATED AS PER PLANS BUT MAY BE RELOCATED AT SUPERVISORS DISCRETION.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES
- GUTTER AND DOWNPIPES TO BE INSTALLED TO NCC 3.5.3 & AS 2179.1 (METAL) / AS 1273 (UPVC).

• DWELLING TO BE CONSTRUCTED TO **BAL TBC.**

- VAPOUR BARRIER TO BE FITTED IN ACCORDANCE WITH NCC 3.2.2.6.



ROOF PLAN
SCALE 1:100

ROOF AREA	
AREA (m2 ON FLAT)	124.3

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT & COMMENCEMENT OF ANY WORK.
- ALL SUB-CONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- ALL DIMENSIONS TO STUDYWORK.
- RESTRICTED OPENING AS PER NCC 3.9.2.6 & 3.9.2.7.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL.

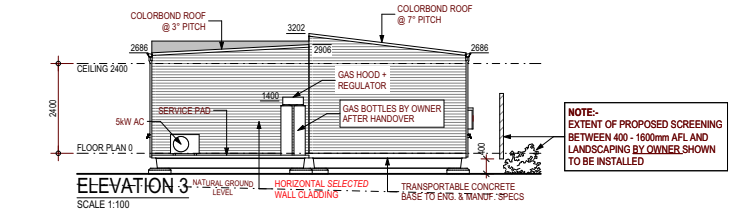
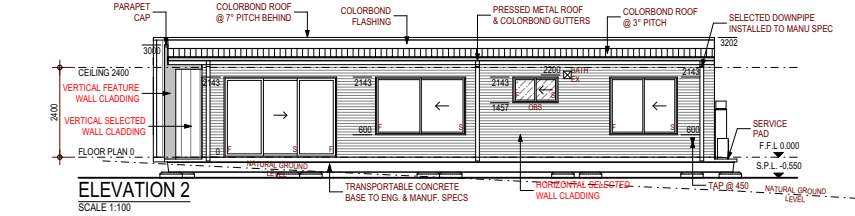
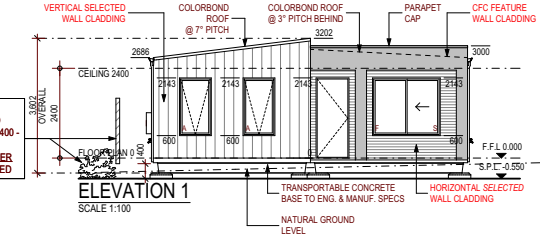
WINDOW SUPPLIER NOTES

- SHADED WINDOWS INDICATE OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288 AND AS2047.

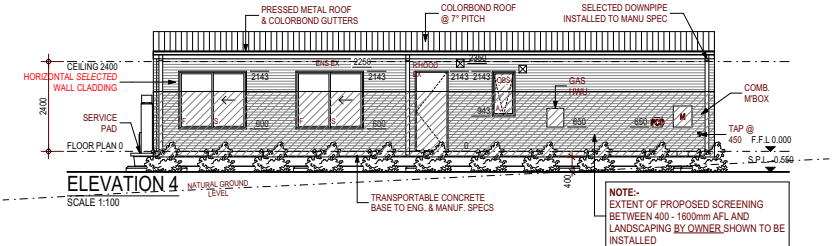
FIXING NOTES

- FIXINGS TO BE REMOVED BEFORE TRANSPORT.


NOTE:-
EXTENT OF PROPOSED SCREENING BETWEEN 400 - 1600mm AFL AND LANDSCAPING BY OWNER SHOWN TO BE INSTALLED



NOTE:-
EXTENT OF PROPOSED SCREENING BETWEEN 400 - 1600mm AFL AND LANDSCAPING BY OWNER SHOWN TO BE INSTALLED



NOTE:-
EXTENT OF PROPOSED SCREENING BETWEEN 400 - 1600mm AFL AND LANDSCAPING BY OWNER SHOWN TO BE INSTALLED



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e: info@foxmodular.com.au

PROJECT DETAILS

JOB NO: FT1108
BUILDING: EL QUESTRO
SPEC: MODULAR
CLIENT: KELLY HEMMINGS
ADDRESS: LOT 809 (#71) HIGGS PLACE
BAKERS HILL

DRAWING DETAILS

PAGE: W066
DRAWING: ELEVATIONS
SCALE: 1:100

REV	DATE	REVISION	DR
A	25/05/24	ISSUED FOR APPROVAL	TJ
B	26/06/24	INDICATED LANDSCAPING	GUS
C	29/07/24	SITEPLAN NOTATION	GUS

NOTES

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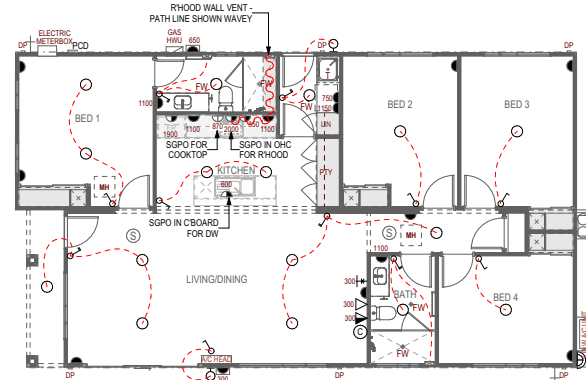
APPROVALS

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DATE: _____

OWNER 2: _____
DATE: _____

PRELIMINARY DRAWINGS

- ELECTRICAL POINTS & A/C UNITS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.
- WP GPO INSIDE RECESSED BOX UNDER HWJ.
- HARD WIRED, INTERCONNECTING SMOKE ALARMS AS PER N.C.C (BCA VOL 2) CLAUSE 3.7.5 AND AS 3786.
- GPO & LIGHT LOCATIONS ARE APPROXIMATE UNO
- LIGHT SWITCHES TO BE MOUNTED @ 1100 AFL



ELECTRICAL PLAN
SCALE 1:100

[illegible]

GENERAL NOTES

- WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF NCC AND AS3746.
- THE APPEARANCE OF FIXTURES AND FITTINGS ARE SHOWN REPRESENTATIONAL ONLY.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS.
- LOCATION OF BENCHTOP JOINS ARE AT THE DISCRETION OF THE CABINET MAKER.
- PANTRY SHELVING DEPTH IS AT THE DISCRETION OF THE CABINET MAKER.
- DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEERS REQUIREMENTS AND COUNCIL APPROVAL.

CABINET MAKER NOTE

- TILING EXTENTS SHOWN SHADED.
- TILE LAYOUTS NOTATIONAL ONLY. CUT TILES TO TILERS DISCRETION.
- JOINS TO BENCHTOPS AT CABINET MAKERS DISCRETION.
- 150H KICKBOARD TO BATHROOM, ENSUITE & LAUNDRY WITH 200mm SETBACK UNO.
- 150H KICKBOARD TO KITCHEN & LAUNDRY ONLY UNO.
- MITRED TILING TO WET AREAS.
- ALL DIMENSIONS, DOOR SWINGS & PANEL SIZES ARE NOMINAL & MAY VARY ON SITE AT CABINET MAKERS DISCRETION UNLESS ADVISED AS CRITICAL.
- ANY CRITICAL MINIMUM CLEARANCE TO BE ADVISED BY CLIENT TO BUILDER.
- ALL SCRIBES ARE NOMINAL AT CABINET MAKERS DISCRETION.
- 40mm OVERHANG TO FRONT OF KITCHEN BENCH TOPS.
- REFER TO PLANS FOR DEPTH OF BREAKFAST BAR (IF APPLICABLE).
- CABINET MAKER TO OBTAIN CUT-OUT SIZES FROM MANUFACTURER TO SUIT APPLIANCES SELECTED.
- ENSURE COMPLIANCE WITH MANUFACTURERS VENTILATION REQUIREMENTS.
- 25mm LAMINATE BENCH TOPS THROUGHOUT.

TLING NOTE

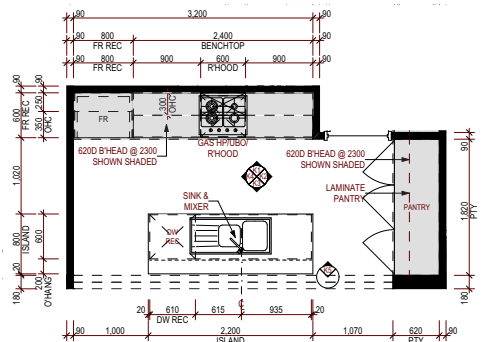
- EXTENT OF WALL TILING SHOWN SHADED AS PER APPENDIX.
- THE TILER MAY CUT THE TILES IN THE SHOWER IN ORDER TO ACHIEVE THE CORRECT FALLS. THIS MAY RESULT IN THE DRAIN NOT BEING CENTRAL TO THE TILE.

FIXING CARPENTER NOTE

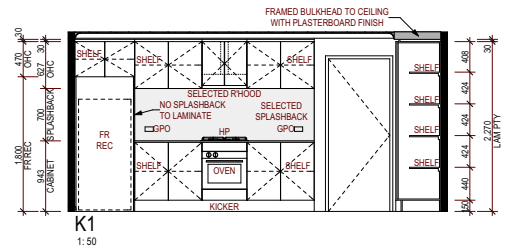
- 4450 SHELF & RAIL @ 1800 HIGH TO ROBES, WITH 4450 OPEN SHELVES UNLESS NOTED OTHERWISE.
- 4450 SHELVES TO LINEN.

DISHWASHER PROVISION

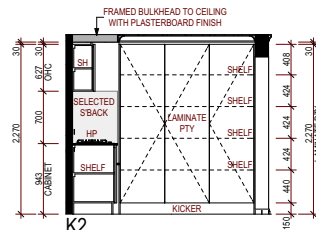
- 810W OPENING UNDER BENCHTOP.
- COLD WATER OUTLET.
- SINK TRAP SUITABLE TO CONNECT DISHWASHER WASTE.
- SUPPLY S.P.D.
- CABINETWORK CUTOUT FOR SERVICES BY DISHWASHER INSTALLER.



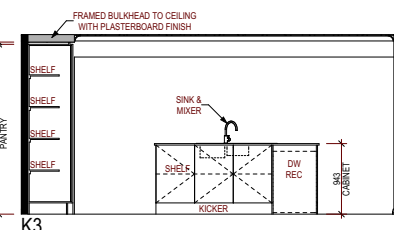
KITCHEN PLAN
1: 50



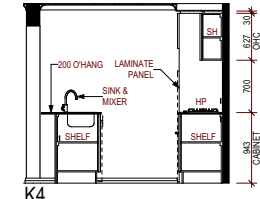
K1
1: 50



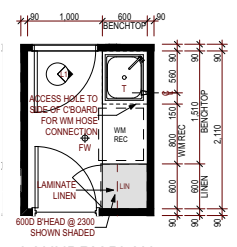
K2
1: 50



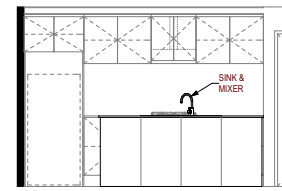
K3
1: 50



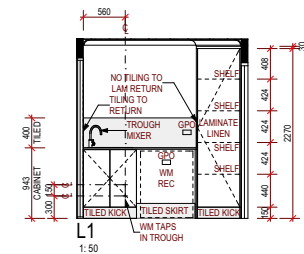
K4
1: 50




LAUNDRY PLAN
1: 50



K5
1: 50



L1
1: 50



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w: www.foxmodular.com.au
e: info@foxmodular.com.au

PROJECT DETAILS

JOB NO: FT1108
BUILDING: EL QUESTRO
SPEC: MODULAR
CLIENT: KELLY HEMMINGS
ADDRESS: LOT 809 (#71) HIGGS PLACE
BAKERS HILL

DRAWING DETAILS

PAGE: W088
DRAWING: ROOM LAYOUTS 1
SCALE: 1: 50

REV	DATE	REVISION	DR
A	25/05/24	ISSUED FOR APPROVAL	TJ
B	26/06/24	INDICATED LANDSCAPING	GUS
C	28/07/24	SITEPLAN NOTATION	GUS

NOTES

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APPROVALS

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OWNER 2: _____
DATE: _____

PRELIMINARY DRAWINGS

GENERAL NOTES

- WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF NCC AND AS1742.
- THE APPEARANCE OF FIXTURES AND FITTINGS ARE SHOWN REPRESENTATION ONLY.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS.
- LOCATION OF BENCHTOP JOINS ARE AT THE DISCRETION OF THE CABINET MAKER.
- PANTRY SHELVING DEPTH IS AT THE DISCRETION OF THE CABINET MAKER.
- DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEERS REQUIREMENTS AND COUNCIL APPROVAL.

CABINET MAKER NOTE

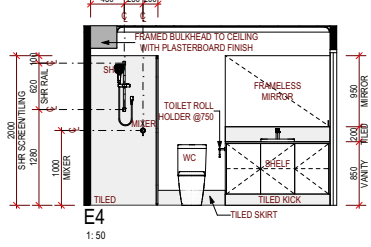
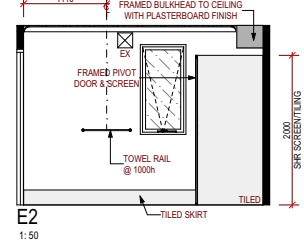
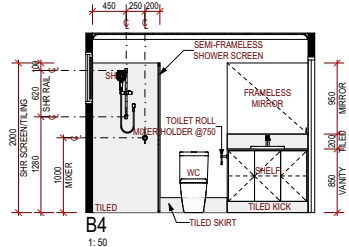
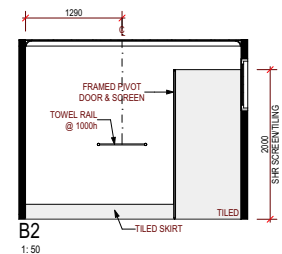
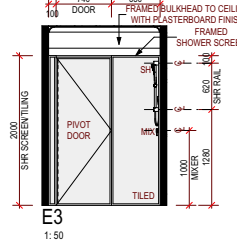
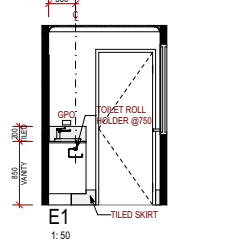
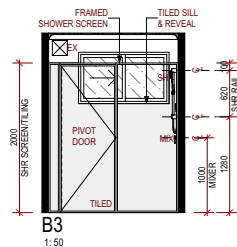
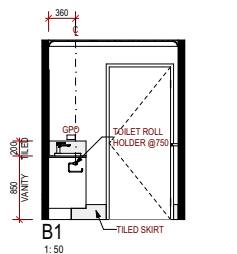
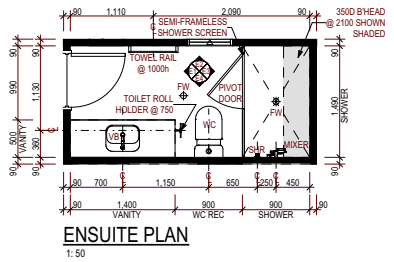
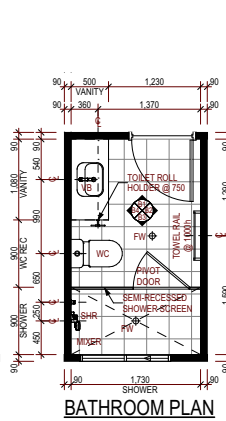
- TILING EXTENTS SHOWN SHADED.
- TILE LAYOUTS NOTATIONAL ONLY. CUT TILES TO TILERS DISCRETION.
- JOINS TO BENCHTOPS AT CABINET MAKERS DISCRETION.
- 150mm KICKBOARD TO BATHROOM, ENSUITE & LAUNDRY WITH 200mm SETBACK UNO.
- 150mm KICKBOARD TO KITCHEN & LAUNDRY ONLY UNO.
- MITRED TILING TO WET AREAS.
- ALL DIMENSIONS DOOR SWINGS & PANEL SIZES ARE NOMINAL & MAY VARY ON SITE AT CABINET MAKERS DISCRETION UNLESS ADVISED AS CRITICAL.
- ANY CRITICAL MINIMUM CLEARANCE TO BE ADVISED BY CLIENT TO BUILDER.
- ALL SCRIBES NOMINAL AT CABINET MAKERS DISCRETION.
- 40mm OVERHANG TO FRONT OF KITCHEN BENCH TOPS.
- REFER TO PLANS FOR DEPTH OF BREAKFAST BAR (IF APPLICABLE).
- CABINET MAKER TO OBTAIN CUT-OUT SIZES FROM MANUFACTURER TO SUIT APPLIANCES SELECTED.
- ENSURE COMPLIANCE WITH MANUFACTURERS VENTILATION REQUIREMENTS.
- 30mm LAMINATE BENCH TOPS THROUGHOUT.

TLILING NOTE

- EXTENT OF WALL TILING SHOWN SHADED AS PER APPENDIX.
- THE TILER MAY CUT THE TILES IN THE SHOWER IN ORDER TO ACHIEVE THE CORRECT FALLS. THIS MAY RESULT IN THE DRAIN NOT BEING CENTRAL TO THE TILE.

FIXING CARPENTER NOTE

- 4x500 SHELF & RAIL @ 1800 HIGH TO ROBES WITH 4x4500 OPEN SHELVES UNLESS NOTED OTHERWISE.
- 4x4500 SHELVES TO LINEN.



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PROJECT DETAILS

JOB NO: FT1108
BUILDING: EL QUESTRO
SPEC: MODULAR
CLIENT: KELLY HEMMINGS
ADDRESS: LOT 809 (#71) HIGGS PLACE
BAKERS HILL

DRAWING DETAILS

PAGE: W009
DRAWING: ROOM LAYOUTS 2
SCALE: 1:50

REV	DATE	REVISION	DR
A	25/05/24	ISSUED FOR APPROVAL	TJ
B	26/06/24	INDICATED LANDSCAPING	GUS
C	28/07/24	SITEPLAN NOTATION	GUS

NOTES

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORT. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN CONTRACT OR SPECIFICATION.

DRAWINGS ARE ONLY ISSUED FOR CONSTRUCTION WHEN APPROVED AND SIGNED BY THE DESIGN OFFICE FOR CONTRACTOR AUTHORISED SIGNATORY. ANY DOCUMENTS WITHOUT APPROVAL (INCLUDING ALL PDF OR EMAILED VERSIONS) ARE NOT TO BE USED FOR CONSTRUCTION.

THIS DRAWING IS COPYRIGHT. ANY INFRINGEMENT WILL RESULT IN LEGAL PROCEEDING.

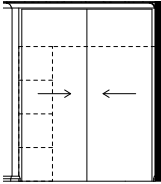
APPROVALS

OWNER 1: _____
DATE: _____

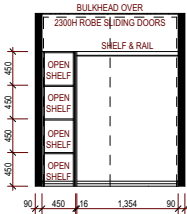
OWNER 2: _____
DATE: _____

PRELIMINARY DRAWINGS

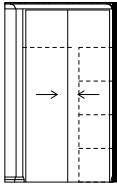
GENERAL NOTES	
- WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF NCC AND ASD161.	
- THE APPEARANCE OF FIXTURES AND FITTINGS ARE SHOWN REPRESENTATIONAL ONLY.	
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS.	
- LOCATION OF BENCHTOP JOINS ARE AT THE DISCRETION OF THE CABINET MAKER.	
- PANTRY SHELVING DEPTH IS AT THE DISCRETION OF THE CABINET MAKER.	
- DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.	
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL.	
CABINET MAKER NOTE	
- TILING EXTENTS SHOWN SHADED	
- TILE LAYOUTS NOTATIONAL ONLY. CUT TILES TO TILERS DISCRETION.	
- JOINS TO BENCHTOPS AT CABINET MAKERS DISCRETION.	
- 150H KICKBOARD TO BATHROOM, ENSUITE & LAUNDRY WITH 200mm SETBACK UNO.	
- 150H KICKBOARD TO KITCHEN & LAUNDRY ONLY UNO	
- MITRED TILING TO WET AREAS.	
- ALL DIMENSIONS, DOOR SWINGS & PANEL SIZES ARE NOMINAL & MAY VARY ON SITE AT CABINET MAKERS DISCRETION UNLESS ADVISED AS CRITICAL.	
- ANY CRITICAL MINIMUM CLEARANCE TO BE ADVISED BY CLIENT TO BUILDER.	
- ALL SCRIBES ARE NOMINAL AT CABINET MAKERS DISCRETION.	
- 40mm OVERHANG TO FRONT OF KITCHEN BENCH TOPS	
- REFER TO PLANS FOR DEPTH OF BREAKFAST BAR (IF APPLICABLE).	
- CABINET MAKER TO OBTAIN CUT-OUT SIZES FROM MANUFACTURER TO SUIT APPLIANCES SELECTED.	
- ENSURE COMPLIANCE WITH MANUFACTURERS VENTILATION REQUIREMENTS.	
- 30mm LAMINATE BENCH TOPS THROUGHOUT.	
TLING NOTE	
- EXTENT OF WALL TILING SHOWN SHADED AS PER ADDENDA.	
- THE TILER MAY CUT THE TILES IN THE SHOWER IN ORDER TO ACHIEVE THE CORRECT FALLS. THIS MAY RESULT IN THE DRAIN NOT BEING CENTRAL TO THE TILE.	
FIXING CARPENTER NOTE	
- 4450 SHELF & RAIL @ 1850 HIGH TO ROBES. WITH 444500 OPEN SHELVES UNLESS NOTED OTHERWISE.	
- 444500 SHELVES TO LINEN.	



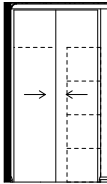
BED 1 ROBE DOOR ELEVATION
1: 50



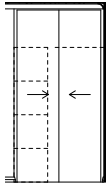
BED 1 ROBE INTERNAL ELEVATION
1: 50



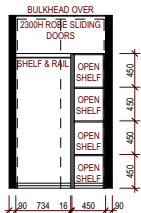
BED 2 ROBE DOOR ELEVATION
1: 50



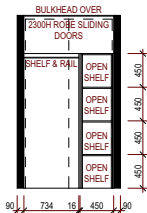
BED 3 ROBE DOOR ELEVATION
1: 50



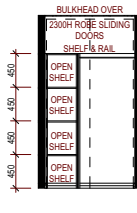
BED 4 ROBE DOOR ELEVATION
1: 50



BED 2 ROBE INTERNAL ELEVATION
1: 50



BED 3 ROBE INTERNAL ELEVATION
1: 50



BED 4 ROBE INTERNAL ELEVATION
1: 50

</



3D VIEW - 1



3D VIEW - 2

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PROJECT DETAILS

JOB NO: FT1108
BUILDING: EL QUESTRO
SPEC: MODULAR.
CLIENT: KELLY HEMMINGS
ADDRESS: HILL 809 (#71) HIGGS PLACE
BAKERS HILL

DRAWING DETAILS

PAGE: WD11
DRAWING: 3D EXTERNAL VIEWS
SCALE:

REV	DATE	REVISION
A	25/05/24	ISSUED FOR APPROVAL
B	26/06/24	INDICATED LANDSCAPING
C	28/07/24	SITEPLAN NOTATION

Statutory Assessment

Clause	Provision	Proposal	Assessment
Deemed Provisions – Clause 67(2) of Regulations			
A	Aims and provisions of LPS6		
4.10	Maximum Building Height – 9m or 2 storeys	3.6m overall	Complies
4.11	Retaining walls or fill not to exceed 0.5m without approval.	0.6m of fill	Amount of fill is considered appropriate with consideration to the steep nature of the site.
4.30	4.30.1 & 4.30.3 – Provisions of Schedule 7 apply;		
	4.30.7 – Variation to building envelope may be permitted if not detrimental to residential amenity and landscape/environmental qualities of the land and adjoining properties.	Variation to building envelope proposed – moving envelope south-west	Proposed variation to building envelope may impact neighbouring property – advertising required, refer to Y for assessment.
	4.30.8 – unless otherwise approved, all buildings and on-site effluent disposal systems to be confined to the approved building envelope.	All development contained within new proposed envelope	Complies
	4.30.11 – No native trees or shrubs to be felled or removed without approval.	Asset protection zone to be established	Condition required to ensure trees are not to be removed unless otherwise required.
B	Requirements of orderly and proper planning, including any proposed scheme amendment or LPP seriously being entertained.	New Modular Dwelling	Nil scheme amendments or variation to LPP proposed.
C	Any approved State Planning Policy		
	SPP3.7 – Planning in Bushfire Prone Area	BAL report submitted – BAL-FZ > BAL-19	Submitted report is consistent with requirements – condition required to ensure the recommended works are

Clause	Provision	Proposal	Assessment
			completed in a timely manner.
FA	Any local planning strategy – Northam LPS	New Modular Dwelling	Proposal is consistent with the objectives of the Local Planning Strategy.
G	Any local planning policies		
	<p>LPP2 – General Development Guidelines</p> <ul style="list-style-type: none"> Any earthworks or retaining walls greater than 1m require DA Details to manage stormwater with DA. Water tanks preferred way of managing stormwater. 	<ul style="list-style-type: none"> Earthworks of 0.6m 10,000L Water tank proposed to manage stormwater 	<ul style="list-style-type: none"> Complies Complies
	<p>LPP3 – Small Homes, Transportable, Repurposed & Second-Hand Dwellings</p> <ul style="list-style-type: none"> To be designed to reflect the existing character of development surrounding the subject site To be located at the front of a site and to address the primary street in a traditional manner. Shall have a roof form that complements the surrounding area and a minimum roof pitch of 15 degrees. Shall have cladding of materials to the satisfaction of the Shire. 	<ul style="list-style-type: none"> Cladding and screening provided to enhance design Proposal places dwelling at front of property with the main entry door facing the road 7 degree and 3 degree roof pitches for a split-pitch roof To be clad in various styles 	<ul style="list-style-type: none"> Provided cladding enhances dwelling to an acceptable standard to the more traditional housing in the locality. Complies Proposed split-pitch roof, while not meeting the regular 15 degrees is still considered appropriate due to its architectural merit and modern design. Complies
	<p>LPP19 – Residential Design Guidelines for RR & RSH zones</p> <ul style="list-style-type: none"> House orientation and location: within building envelope; 	<ul style="list-style-type: none"> Dwelling located toward south-western section of property Colourbond roofing, horizontal 	<ul style="list-style-type: none"> Complies Complies Complies Complies – condition required to ensure driveway is installed

Clause	Provision	Proposal	Assessment
	<p>minimises tree removal; maximises northern light and ventilation; enjoys views; minimises overlooking.</p> <ul style="list-style-type: none"> Materials and colours: blend with landscape; nonreflective Zincalume permitted. Streetscape: provide verandahs, porches, or other architectural relief. Private open space: behind house and screen from public view. Driveways: construct to allow wet weather and emergency vehicle access; minimum width 3m; verge crossover; minimise vegetation removal. Car parking: one hardstand space close to dwelling; constructed in similar materials. 	<p>and vertical wall cladding, CFC feature wall cladding</p> <ul style="list-style-type: none"> Architectural relief in the form of skillion roof and multiple cladding styles Open space available on site 4m driveway by owner Future carport by owner 	<ul style="list-style-type: none"> Complies – condition required to ensure parking area is installed
I	Any report of review – LPS6 Report of Review	New Modular Dwelling	The previous report of review has nil implications on the proposed dwelling.
M	Compatibility of the development, including future character and relationship with adjoining land	New Modular Dwelling	Whilst the locality is home to many more traditional homes, the proposed modular dwelling is of a high architectural standard and is unlikely to detract from the character of the locality.
N	Amenity of the locality, including environmental impacts, character and social impacts.	New Modular Dwelling	The proposed dwelling can have potential amenity impacts on neighbouring property due to close proximity – condition required to

Clause	Provision	Proposal	Assessment
			ensure screening is installed as proposed
O	Likely effect on the natural environment or water resources and means to mitigate.	New Modular Dwelling – 10,000L water tank for stormwater management proposed	Proposed water tank is considered appropriate to manage stormwater – condition required to ensure this is done.
Q	Suitability of the land taking into account of possible risks, such as bushfire, flooding, erosion.	New Modular Dwelling – BAL report submitted	Bushfire risk attended to appropriately via management statement and recommendations.
X	Impact on the community as a whole notwithstanding impacts on particular individuals	New Modular Dwelling	Additional housing is of a positive impact on the community as a whole.
Y	Any submissions received	New Modular Dwelling	Submission received from neighbour citing concerns with proximity of the dwelling impacting on privacy, which have been addressed by the Applicant following discussions with Officers. However, the concerns by the neighbour remain in the form of an objection.



13.4 CORPORATE SERVICES

13.4.1 Accounts & Statement of Accounts - July 2024

File Reference:	2.1.3.4
Reporting Officer:	Louise Harris (Creditors Officer)
Responsible Officer:	Colin Young (Executive Manager Corporate Services)
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to receive the accounts for the period from 1 July to 31 July 2024.

ATTACHMENTS

1. Accounts & Statement of Accounts - July 2024 [**13.4.1.1** - 59 pages]
2. Declaration July 2024 [**13.4.1.2** - 6 pages]

A. 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 13.4.1.1. In accordance with Financial Management Regulation 12, the Chief Executive Officer has delegated authority to make these payments.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Performance. Outcome 12: Excellence in organisational performance and customer service.

Objective 12.1: Maintain a high standard of corporate governance and financial management.

Priority Action: Nil.

B.2 Financial / Resource Implications

Payments of accounts are in accordance with the Shire's Budget.

B.3 Legislative Compliance

Section 6.4 & 6.26(2) (g) of the *Local Government Act 1995*.
Financial Management Regulations 2007, Regulation 12 & 13.

B.4 Policy Implications

Nil.

B.5 Stakeholder Engagement / Consultation

Not applicable.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

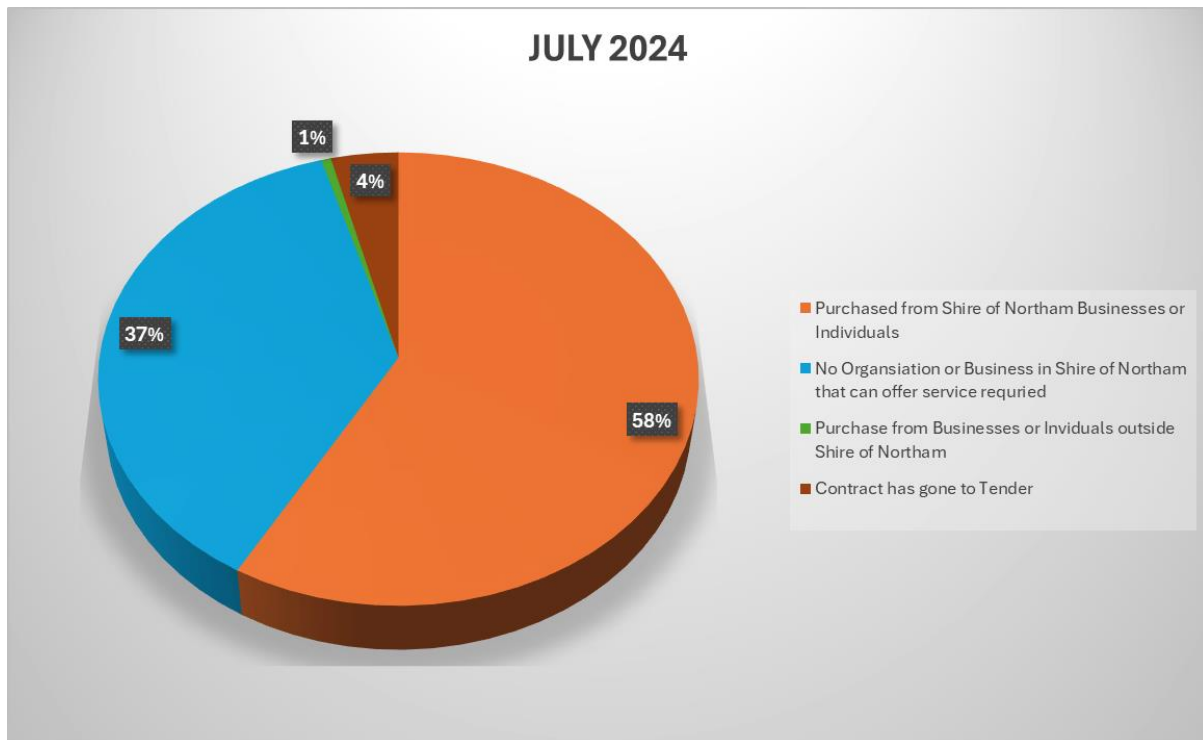
Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Figures not reflecting the true financial situation	Rare (1) x Medium (3) = Low (3)	There are processes in place to ensure compliance with relevant financial standards and legislation.
Health & Safety	N/A	N/A	N/A
Reputation	N/A	N/A	N/A
Service Interruption	N/A	N/A	N/A
Compliance	Report not being accepted by Council due to non compliance.	Rare (1) x Medium (3) = Low (3)	There are processes in place to ensure compliance with relevant Finance policy, standards and legislation.
Property	N/A	N/A	N/A
Environment	N/A	N/A	N/A

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

The matter of the Shire supporting local businesses has been raised previously. 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 July 2024:



RECOMMENDATION / COUNCIL DECISION

Minute No: C.5107

Moved: Cr A J Mencshelyi

Seconded: Cr D A Hughes

That Council RECEIVES the payments for the period 1 July 2024 to 31 July 2024, as listed:

- Municipal Fund payment cheque numbers 35647 to 35655 - Total \$166,035.14.
- Municipal Fund EFT51294 to EFT51603 - Total \$2,290,472.07.
- Direct Debits - Total \$116,061.00.
- Payroll - Total \$538,368.09.

TOTAL: \$3,110,936.30

that have been made in accordance with the delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

Two members of the Public Gallery left the meeting at 6:14 pm.

Ordinary Council Meeting Minutes
21 August 2024

Attachment
13.4.1.1

Date: 01/08/2024
Time: 10:47:08AM

Shire of Northam

USER: Louise Harris
PAGE: 1

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
35647	11/07/2024	FINES ENFORCEMENT REGISTRY	CORPORATE SERVICES - FEES & CHARGES	1		10,788.30
INV DT 27.06.17/06/2024		FINES ENFORCEMENT REGISTRY	CORPORATE SERVICES - FEES & CHARGES	1	10,788.30	
35648	11/07/2024	SHIRE OF NORTHAM	BSL COMMISSION - MAY 2024	1		204.50
INV T1079	13/06/2024	SHIRE OF NORTHAM	BCITF COMMISSION - MAY 2024	1	24.75	
INV T1080	13/06/2024	SHIRE OF NORTHAM	BSL COMMISSION - MAY 2024	1	90.00	
INV T1079	09/07/2024	SHIRE OF NORTHAM	BCITF COMMISSION - JUNE 2024	1	24.75	
INV T1080	09/07/2024	SHIRE OF NORTHAM	BSL COMMISSION - JUNE 2024	1	65.00	
35649	11/07/2024	WATER CORPORATION	9007868583 WUNDOWIE SWIMMING POOL - 18/04/2024 to 17/06/2024	1		8,928.09
INV 9007840311/06/2024		WATER CORPORATION	9007840302 GRASS VALLEY BFB FIRE SHED - 05/04/2024 to 09/06/2024		22.94	
INV 9007840211/06/2024		WATER CORPORATION	9007840281 GRASS VALLEY HALL - 05/04/2024 to 09/06/2024		711.62	
INV 9007840911/06/2024		WATER CORPORATION	9007840919 GRASS VALLEY MUSEUM - 05/04/2024 to 09/06/2024		5.73	
INV 9007868519/06/2024		WATER CORPORATION	9007868583 WUNDOWIE SWIMMING POOL - 18/04/2024 to 17/06/2024		2,242.95	
INV 9007868919/06/2024		WATER CORPORATION	9007868997 WUNDOWIE PUBLIC TOILETS - 18/04/2024 to 17/06/2024		772.91	
INV 9007869119/06/2024		WATER CORPORATION	9007869105 R.E.E.D. WUNDOWIE (FLUFFLY DUCKS) - 18/04/2024 to 17/06/2024		487.02	
INV 9007869119/06/2024		WATER CORPORATION	9007869121 WUNDOWIE LIBRARY & GARDENS - 18/04/2024 to 17/06/2024		771.50	
INV 9007869119/06/2024		WATER CORPORATION	9007869148 WUNDOWIE TOWN HALL - 18/04/2024 to 17/06/2024		423.81	
INV 9007871819/06/2024		WATER CORPORATION	9007871897 WUNDOWIE SKATE PARK - 18/04/2024 to 17/06/2024		231.91	
INV 9007871919/06/2024		WATER CORPORATION	9007871993 WUNDOWIE DEPOT - LESCHENAULTIA - 19/04/2024 to 17/06/2024		289.57	
INV 9007872219/06/2024		WATER CORPORATION	9007872232 KURINGAL VILLAGE - SERVICE - 18/04/2024 to 17/06/2024		47.10	

Ordinary Council Meeting Minutes 21 August 2024

Attachment
13.4.1.1

Date: 01/08/2024
Time: 10:47:08AM

Shire of Northam

USER: Louise Harris
PAGE: 2 2

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 9007872219/06/2024		WATER CORPORATION	9007872240 KURINGAL VILLAGE - UNIT 1 - 18/04/2024 to 17/06/2024		265.58	
INV 9007872219/06/2024		WATER CORPORATION	9007872259 KURINGAL VILLAGE - UNIT 2 - 18/04/2024 to 17/06/2024		268.50	
INV 9007872219/06/2024		WATER CORPORATION	9007872267 KURINGAL VILLAGE - UNIT 3 - 18/04/2024 to 17/06/2024		263.62	
INV 9007872219/06/2024		WATER CORPORATION	9007872275 KURINGAL VILLAGE - UNIT 4 - 18/04/2024 to 17/06/2024		273.39	
INV 9007872219/06/2024		WATER CORPORATION	9007872283 KURINGAL VILLAGE - UNIT 5 - 18/04/2024 to 17/06/2024		280.22	
INV 9007872219/06/2024		WATER CORPORATION	9007872291 KURINGAL VILLAGE - UNIT 6 - 18/04/2024 to 17/06/2024		260.69	
INV 9007872319/06/2024		WATER CORPORATION	9007872304 KURINGAL VILLAGE - UNIT 7 - 18/04/2024 to 17/06/2024		274.36	
INV 9007872319/06/2024		WATER CORPORATION	9007872312 KURINGAL VILLAGE - UNIT 8 - 18/04/2024 to 17/06/2024		274.36	
INV 9007901102/07/2024		WATER CORPORATION	9007901179 MORRELL PARK - 01/05/2024 to 30/06/2024		708.15	
INV 9007945102/07/2024		WATER CORPORATION	9007945104 KATRINE TOILETS - 01/05/2024 to 30/06/2024		20.07	
INV 9007948402/07/2024		WATER CORPORATION	9007948401 IRISHTOWN HALL - 02/05/2024 to 30/06/2024		32.09	
35650	23/07/2024	PETTY CASH	NORTHAM LIBRARY - PETTY CASH	1		411.40
INV NORTHA30/06/2024		PETTY CASH	NORTHAM AQUATIC FACILTY - PETTY CASH	1	117.00	
INV WUNDO04/07/2024		PETTY CASH	WUNDOWIE LIBRARY - PETTY CASH	1	22.45	
INV NORTHA10/07/2024		PETTY CASH	NORTHAM LIBRARY - PETTY CASH	1	271.95	
35652	23/07/2024	WATER CORPORATION	9007909760 RECREATION PRECINCT - 10/05/2024 to 10/07/2024	1		20,199.81
INV 9011154703/07/2024		WATER CORPORATION	9011154743 COMMONAGE - 01/05/2024 to 01/07/2024		1,401.96	
INV 9007901604/07/2024		WATER CORPORATION	9007901603 RAILWAY MUSEUM - 03/05/2024 to 02/07/2024		174.45	
INV 9007901704/07/2024		WATER CORPORATION	9007901750 PURSLOWE PARK - 03/05/2024 to 02/07/2024		705.28	
INV 9008729704/07/2024		WATER CORPORATION	9008729788 SHIRE ADMINISTRATION BUILDING - 03/05/2024 to 02/07/2024		553.04	
INV 9007899905/07/2024		WATER CORPORATION	9007899961 GIRL GUIDES HALL - 03/05/2024 to 03/07/2024		75.93	

Ordinary Council Meeting Minutes 21 August 2024

Attachment
13.4.1.1

Date: 01/08/2024
Time: 10:47:08AM

Shire of Northam

USER: Louise Harris
PAGE: 3 2

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 9007903705/07/2024		WATER CORPORATION	9007903799 TOWN & LESSER HALL - 06/05/2024 to 03/07/2024		317.16	
INV 9007904008/07/2024		WATER CORPORATION	9007904089 NORTHAM LIBRARY - 07/05/2024 to 04/07/2024		305.29	
INV 9007929408/07/2024		WATER CORPORATION	9007929497 AVON MALL - 07/05/2024 to 04/07/2024		349.77	
INV 9007903808/07/2024		WATER CORPORATION	9007903879 108 WELLINGTON ST - ST JOHN PUBLIC OPEN SPACE - 07/05/2024 to 04/07/2024		329.71	
INV 9007903908/07/2024		WATER CORPORATION	9007903991 ST JOHNS HALL - 07/05/2024 to 04/07/2024		159.59	
INV 9007904008/07/2024		WATER CORPORATION	9007904003 MEMORIAL HALL - 07/05/2024 to 04/07/2024		284.45	
INV 9007904008/07/2024		WATER CORPORATION	9007904062 OLD TOWN BUILDING - 07/05/2024 to 04/07/2024		365.22	
INV 9007907409/07/2024		WATER CORPORATION	9007907431 BERNARD PARK - 07/05/2024 to 07/07/2024		2,086.23	
INV 9007907409/07/2024		WATER CORPORATION	9007907458 BERNARD PARK - 07/05/2024 to 07/07/2024		99.12	
INV 9012642709/07/2024		WATER CORPORATION	9012642722 STREET TREES FITZGERALD ST FROM PEEL TCE TO NIND ST - 07/05/2024 to 07/07/2024		143.35	
INV 9007906710/07/2024		WATER CORPORATION	9007906746 MEN'S SHED / OLD FIRE STATION - 09/05/2024 to 08/07/2024		207.81	
INV 9007906910/07/2024		WATER CORPORATION	9007906922 OLD INFANT HEALTH CLINIC - 09/05/2024 to 08/07/2024		104.33	
INV 9007908010/07/2024		WATER CORPORATION	9007908063 OLD POST OFFICE BUILDING - 08/05/2024 to 08/07/2024		161.94	
INV 9007908010/07/2024		WATER CORPORATION	9007908071 OLD GIRLS SCHOOL - 08/05/2024 to 08/07/2024		78.80	
INV 9007908110/07/2024		WATER CORPORATION	9007908143 MEDIAN STRIP NEWCASTLE RD - 08/05/2024 to 08/07/2024		51.61	
INV 9007908610/07/2024		WATER CORPORATION	9007908696 KILLARA DAYCARE CENTRE - 09/05/2024 to 08/07/2024		1,444.20	
INV 9007913110/07/2024		WATER CORPORATION	9007913102 NORTHAM DEPOT - BYFIELD ST - 09/05/2024 to 08/07/2024		1,276.17	
INV 9007913510/07/2024		WATER CORPORATION	9007913567 OLD NORTHAM DEPOT - PEEL ST - 09/05/2024 to 08/07/2024		321.10	
INV 9007913510/07/2024		WATER CORPORATION	9007913575 STANDPIPE - PEEL TCE - 09/05/2024 to 08/07/2024		2,999.40	
INV 9024139511/07/2024		WATER CORPORATION	9024139518 WUNDOWIE RV SITE DUMP POINT- TRADE WASTE PERMIT - 01/07/2024 to 30/06/2025		252.32	
INV 9007923411/07/2024		WATER CORPORATION	9007923407 APEX PARK TOILETS - 10/05/2024 to 09/07/2024		910.48	

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INV 9007909712/07/2024		WATER CORPORATION	9007909760 RECREATION PRECINCT - 10/05/2024 to 10/07/2024		4,788.78	
INV 9024688012/07/2024		WATER CORPORATION	9024688023 NORTHAM RV - TRADE WASTE PERMIT - 01/07/2024 to 30/06/2025		252.32	
35653	25/07/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3505 - 01/08/2024-31/07/2025	1		25,840.53
INV N.3333	18/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3333 - 01/08/2024-31/07/2025		423.70	
INV 1THT84119/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1THT841 - 01/08/2024-31/07/2025		23.75	
INV 1HKP43019/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1HKP430 -01/08/2024-31/07/2025		423.70	
INV 1TKK95419/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TKK954 - 01/08/2024-31/07/2025		23.75	
INV 1TLA33119/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TLA331 - 01/08/2024-31/07/2025		23.75	
INV 1TLJ767 19/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TLJ767 - 01/08/2024-31/07/2025		23.75	
INV 1TQM57319/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TQM573 - 01/08/2024-31/07/2025		21.34	
INV 1TQM57419/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TQM574 - 01/08/2024-31/07/2025		23.75	
INV 1TRB67419/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TRB674 - 01/08/2024-31/07/2025		23.75	
INV 1TSH272 19/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TSH272 - 01/08/2024-31/07/2025		23.75	
INV 1TSO183 19/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TSO183 - 01/08/2024-31/07/2025		23.75	
INV 1TTO41119/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TTO411 -01/08/2024-31/07/2025		23.75	
INV N.001 19/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.001 -01/08/2024-31/07/2025		83.80	
INV 1TYD83319/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1TYD833 -01/08/2024-31/07/2025		23.75	
INV KILLAR 19/06/2024		SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR KILLARA - 01/08/2024-31/07/2025		455.00	

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INV KILLAR	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR KILLARA2 - 01/08/2024-31/07/2025		455.00	
INV KILLAR	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR KILLARA3 - 01/08/2024-31/07/2025		455.00	
INV KILLAR	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR KILLARA4 - 01/08/2024-31/07/2025		455.00	
INV N.002	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.002 -01/08/2024-31/07/2025		273.80	
INV N.003	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.003 - 01/08/2024-31/07/2025		423.70	
INV N.004	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.004 - 01/08/2024-31/07/2025		83.80	
INV N.006	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.006 - 01/08/2024-31/07/2025		83.80	
INV N.008	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.008 -01/08/2024-31/07/2025		423.70	
INV N.007	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.007 - 01/08/2024-31/07/2025		423.70	
INV N.009	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.009 - 01/08/2024-31/07/2025		455.00	
INV N.017	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.017 - 01/08/2024-31/07/2025		83.80	
INV N.15080	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.15080 - 01/08/2024-31/07/2025		23.75	
INV N.15088	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.15088 - 01/08/2024-31/07/2025		23.75	
INV N.15204	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.15204 - 01/08/2024-31/07/2025		21.34	
INV N.15221	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.15221 -01/08/2024-31/07/2025		23.75	
INV N.1709	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.1709 - 01/08/2024-31/07/2025		423.70	
INV N.3433	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3433 - 01/08/2024-31/07/2025		455.00	
INV N.3505	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3505 - 01/08/2024-31/07/2025		473.80	
INV N.3805	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3805 - 01/08/2024-31/07/2025		423.70	
INV N.3862	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3862 - 01/08/2024-31/07/2025		83.80	

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INV N.4012	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4012 -01/08/2024-31/07/2025		423.70	
INV N.4013	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4013 - 01/08/2024-31/07/2025		423.70	
INV N.4096	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4096 - 01/08/2024-31/07/2025		423.70	
INV N.4099	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4099 - 01/08/2024-31/07/2025		423.70	
INV N.4259	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4259 -01/08/2024-31/07/2025		423.70	
INV N.4346	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4346 - 01/08/2024-31/07/2025		273.80	
INV N.4468	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4468 - 01/08/2024-31/07/2025		83.80	
INV N.4490	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4490 - 01/08/2024-31/07/2025		423.70	
INV N.4531	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4531 - 01/08/2024-31/07/2025		83.80	
INV N.3856	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3856 -01/08/2024-31/07/2025		273.80	
INV N.4651	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4651 -01/08/2024-31/07/2025		423.70	
INV N.5477	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.5477 -01/08/2024-31/07/2025		23.75	
INV N10721	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N10721 - 01/08/2024-31/07/2025		455.00	
INV N10734	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N10734 - 01/08/2024-31/07/2025		455.00	
INV N10759	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N10759 - 01/08/2024-31/07/2025		423.70	
INV N10863	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N10863 - 01/08/2024-31/07/2025		83.80	
INV N10938	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N10938 -01/08/2024-31/07/2025		423.70	
INV N10996	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N10996 - 01/08/2024-31/07/2025		423.70	

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INV N11069	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11069 - 01/08/2024-31/07/2025		455.00	
INV N11084	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11084 - 01/08/2024-31/07/2025		423.70	
INV N.4098	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4098 - 01/08/2024-31/07/2025		423.70	
INV N11114	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11114 - 01/08/2024-31/07/2025		455.00	
INV N11120	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11120 - 01/08/2024-31/07/2025		455.00	
INV N11131	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11131 -01/08/2024-31/07/2025		455.00	
INV N11142	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11142 -01/08/2024-31/07/2025		423.70	
INV N11164	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11164 - 01/08/2024-31/07/2025		423.70	
INV N11184	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11184 - 01/08/2024-31/07/2025		423.70	
INV N11187	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11972 -01/08/2024-31/07/2025		423.70	
INV N11196	19/06/2024	SHIRE OF NORTHAM	13 MTHS REGISTRATION FOR N11196 - 01/08/2024-31/07/2025		455.00	
INV N11206	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11206 - 01/08/2024-31/07/2025		455.00	
INV N11254	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11254 - 01/08/2024-31/07/2025		423.70	
INV N.4487	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.4487 -01/08/2024-31/07/2025		423.70	
INV N11267	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11267 - 01/08/2024-31/07/2025		423.70	
INV N11291	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11291 - 01/08/2024-31/07/2025		423.70	
INV N11363	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11363 - 01/08/2024-31/07/2025		455.00	
INV N11469	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11469 - 01/08/2024-31/07/2025		423.70	

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INV N11657	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11657 - 01/08/2024-31/07/2025		423.70	
INV N11684	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11684 - 01/08/2024-31/07/2025		423.70	
INV N11865	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11865 -01/08/2024-31/07/2025		83.80	
INV N11972	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11972 -01/08/2024-31/07/2025		83.80	
INV N11986	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N11986 -01/08/2024-31/07/2025		423.70	
INV N12062	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N12062 - 01/08/2024-31/07/2025		455.00	
INV 1GZQ718	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1GZQ718 - 01/08/2024-31/07/2025		423.70	
INV N254	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N254 - 01/08/2024-31/07/2025		423.70	
INV N40090	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N40090 - 01/08/2024-31/07/2025		23.75	
INV N40243	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N40243 -01/08/2024-31/07/2025		23.75	
INV N40244	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N40244 -01/08/2024-31/07/2025		23.75	
INV N460	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N460 - 01/08/2024-31/07/2025		455.00	
INV N577	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N577 - 01/08/2024-31/07/2025		423.70	
INV N642	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N642 - 01/08/2024-31/07/2025		273.80	
INV N79	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N79 - 01/08/2024-31/07/2025		423.70	
INV N9166	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N9166 - 01/08/2024-31/07/2025		83.80	
INV N9467	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N9467 - 01/08/2024-31/07/2025		455.00	
INV 1GZZ129	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR 1GZZ129 - 01/08/2024-31/07/2025		83.80	
INV N.3505	19/06/2024	SHIRE OF NORTHAM	REVERSAL - REGISTRATION N.3505 01/08/2024-31/07/2025 - INCORRECT AMOUNT	1	-473.80	
INV N.3505	19/06/2024	SHIRE OF NORTHAM	12 MTHS REGISTRATION FOR N.3505 - 01/08/2024-31/07/2025	1	273.80	

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35654	25/07/2024	WATER CORPORATION	9007840214 STANDPIPE - KEANE ST GRASS VALLEY - 05/04/2024 to 09/06/2024	1		7,500.92
INV 9007840211/06/2024		WATER CORPORATION	9007840214 STANDPIPE - KEANE ST GRASS VALLEY - 05/04/2024 to 09/06/2024		3,708.55	
INV 9007903909/07/2024		WATER CORPORATION	9007903908 BILYA KOORT BOODJA - 07/05/2024 to 07/07/2024		906.21	
INV 9008729809/07/2024		WATER CORPORATION	9008729809 NORTHAM VISITORS CENTRE - 07/05/2024 to 07/07/2024		846.80	
INV 9007915512/07/2024		WATER CORPORATION	9007915503 AIRPORT - 13/05/2024 to 10/07/2024		821.66	
INV 9007916615/07/2024		WATER CORPORATION	9007916629 MORBY COTTAGE - 14/05/2024 to 11/07/2024		49.20	
INV 9007917015/07/2024		WATER CORPORATION	9007917058 CEMETERY - 14/05/2024 to 11/07/2024		418.58	
INV 9012475715/07/2024		WATER CORPORATION	9012475784 GARDEN TAYLOR ST - 14/05/2024 to 11/07/2024		52.28	
INV 9020383819/07/2024		WATER CORPORATION	9020383839 KILLARA DAYCARE CENTRE - 01/07/2024 to 30/06/2025		697.64	
35655	25/07/2024	SHIRE OF NORTHAM	C.202324-07 - 50% RETENTION HELD	1		92,161.59
INV RET2384 30/06/2024		SHIRE OF NORTHAM	C.202324-07 - 50% RETENTION HELD	1	92,161.59	
EFT51294	03/07/2024	CDA AIR & SOLAR YORK	KILLARA - CAPITAL PURCHASE	1		17,600.00
INV 0002096714/06/2024		CDA AIR & SOLAR YORK	KILLARA - CAPITAL PURCHASE	1	17,600.00	
EFT51295	03/07/2024	LUPTON'S LIQUID WASTE	MT OMMANNEY EVENT - 27/04/2024	1		850.00
INV 43273	12/06/2024	LUPTON'S LIQUID WASTE	MT OMMANNEY EVENT - 27/04/2024	1	850.00	
EFT51296	03/07/2024	PREMIER PAVING & SITE SERVICES	YILGARN AVE - CAPITAL WORKS	1		20,000.00
INV 7869	13/06/2024	PREMIER PAVING & SITE SERVICES	YILGARN AVE - CAPITAL WORKS	1	20,000.00	
EFT51297	03/07/2024	TREVOR EASTWELL	NIGHT HOOPS BASKETBALL - 27/06/2024	1		650.00
INV 40	27/06/2024	TREVOR EASTWELL	COMMUNITY TRANSPORT - 27/06/2024	1	50.00	
INV 41	27/06/2024	TREVOR EASTWELL	NIGHT HOOPS BASKETBALL - 27/06/2024	1	600.00	
EFT51298	11/07/2024	AARON SLATER	STAFF - REIMBURSEMENT	1		81.10

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INV KB 04.0704/07/2024		AARON SLATER	STAFF - REIMBURSEMENT	1	81.10	
EFT51299	11/07/2024	AFGRI EQUIPMENT AUSTRALIA PTY LTD	P100 - PLANT PARTS	1		707.25
INV 2853874	06/06/2024	AFGRI EQUIPMENT AUSTRALIA PTY LTD	PN1703 - PLANT PARTS	1	123.00	
INV 2857764	20/06/2024	AFGRI EQUIPMENT AUSTRALIA PTY LTD	DEPOT - SUPPLIES	1	257.99	
INV 2862003	02/07/2024	AFGRI EQUIPMENT AUSTRALIA PTY LTD	P100 - PLANT PARTS	1	326.26	
EFT51300	11/07/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	P100 - PLANT PARTS	1		1,599.19
INV 375241	06/06/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	DEPOT - SUPPLIES	1	279.98	
INV 375721	13/06/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	P100 - PLANT PARTS	1	835.21	
INV 376952	28/06/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	P100 - PLANT MTCE	1	44.00	
INV 377009	28/06/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	WWTP - PARTS	1	440.00	
EFT51301	11/07/2024	ALISON MAY ROWLAND	STAFF - REIMBURSEMENT	1		78.00
INV JB 01.07.01/07/2024		ALISON MAY ROWLAND	STAFF - REIMBURSEMENT	1	78.00	
EFT51302	11/07/2024	ALL PARTS WA - RONLIEEH PTY LTD T/AS	PN1804 - PLANT PARTS	1		253.78
INV SI-00020626/06/2024		ALL PARTS WA - RONLIEEH PTY LTD T/AS	PN2305 - PLANT PARTS	1	99.53	
INV SI-00020627/06/2024		ALL PARTS WA - RONLIEEH PTY LTD T/AS	PN1804 - PLANT PARTS	1	144.26	
INV SI-00020701/07/2024		ALL PARTS WA - RONLIEEH PTY LTD T/AS	PN2316 - PLANT PARTS	1	9.99	
EFT51303	11/07/2024	ANDY'S PLUMBING SERVICE	BERT HAWKE PAVILLION - CAPITAL PURCHASE	1		8,267.60
INV A19816	01/07/2024	ANDY'S PLUMBING SERVICE	DOG POUND - REPAIRS	1	429.00	
INV A19809	01/07/2024	ANDY'S PLUMBING SERVICE	KILLARA - MTCE	1	748.00	
INV A19808	01/07/2024	ANDY'S PLUMBING SERVICE	REC CENTRE - MTCE	1	858.00	
INV A19805	01/07/2024	ANDY'S PLUMBING SERVICE	BERT HAWKE PAVILLION - CAPITAL PURCHASE	1	3,025.00	

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INV A19802	01/07/2024	ANDY'S PLUMBING SERVICE	NORTHAM TIP BUILDING - REPAIRS	1	324.50	
INV A19800	01/07/2024	ANDY'S PLUMBING SERVICE	POOL HOUSE - MTCE	1	379.50	
INV A19803	01/07/2024	ANDY'S PLUMBING SERVICE	TOWN/LESSER HALL - MTCE	1	671.00	
INV A19799	01/07/2024	ANDY'S PLUMBING SERVICE	REC CENTRE - REPAIRS	1	404.80	
INV A19812	01/07/2024	ANDY'S PLUMBING SERVICE	TOWN/LESSER HALL - REPAIRS	1	1,427.80	
EFT51304	11/07/2024	APPLIED INDUSTRIAL TECHNOLOGIES T/A NORTHAM BEARINGS	PN0912 - PLANTPARTS	1		3,480.77
INV 7367362	27/06/2024	APPLIED INDUSTRIAL TECHNOLOGIES T/A NORTHAM BEARINGS	PN0912 - PLANTPARTS	1	3,459.50	
INV 7367956	28/06/2024	APPLIED INDUSTRIAL TECHNOLOGIES T/A NORTHAM BEARINGS	PN1807 - PLANT PARTS	1	21.27	
EFT51305	11/07/2024	AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS	DEVELOPMENT SERVICES - TRAINING	1		870.00
INV 50791	06/06/2024	AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS	DEVELOPMENT SERVICES - TRAINING	1	870.00	
EFT51306	11/07/2024	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	1		159.00
INV DEDUCT02	07/2024	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS		159.00	
EFT51307	11/07/2024	AUTOPRO NORTHAM	PN2315 - PLANT PARTS	1		37.91
INV 1149176	02/07/2024	AUTOPRO NORTHAM	PN2315 - PLANT PARTS	1	37.91	
EFT51308	11/07/2024	AVON VALLEY PLANT & EQUIPMENT PTY LTD (AVPE)	OLD QUARRY ROAD WASTE FACILITY - MATERIALS	1		6,685.67
INV IV11354	28/06/2024	AVON VALLEY PLANT & EQUIPMENT PTY LTD (AVPE)	OLD QUARRY ROAD WASTE FACILITY - MATERIALS	1	6,685.67	
EFT51309	11/07/2024	AVON VALLEY TOYOTA	PN1808 - VEHICLE MTCE	1		1,652.11
INV JC14016826	06/2024	AVON VALLEY TOYOTA	PN1806 - VEHICLE MTCE	1	661.60	
INV JC14016902	07/2024	AVON VALLEY TOYOTA	PN1808 - VEHICLE MTCE	1	990.51	
EFT51310	11/07/2024	AVON WASTE	C.202122-04 - WASTE FACILITIES MANAGEMENT - MAY 2024	1		186,610.63

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INV 0006291331	05/2024	AVON WASTE	C.202122-04 - WASTE FACILITIES MANAGEMENT - MAY 2024	1	104,251.55	
INV 63345	14/06/2024	AVON WASTE	C.2020-01 - WASTE COLLECTION 14/06/2024	1	41,624.64	
INV 0006334925	06/2024	AVON WASTE	SES - EQUIPMENT HIRE	1	480.00	
INV 63372	28/06/2024	AVON WASTE	C.2020-01 - WASTE COLLECTION 28/06/2024	1	40,254.44	
EFT51311	11/07/2024	BAKERS HILL PROGRESS & RECREATION ASSOCIATION	GRANT - BAKERS HILL CHRISTMAS FAIR	1		888.80
INV 2	17/06/2024	BAKERS HILL PROGRESS & RECREATION ASSOCIATION	GRANT - BAKERS HILL CHRISTMAS FAIR	1	770.00	
INV 3	02/07/2024	BAKERS HILL PROGRESS & RECREATION ASSOCIATION	GRANT - BAKERS HILL AUSTRALIA DAY BREAKFAST 2024	1	118.80	
EFT51312	11/07/2024	BENNY MAYHEM - BEN WATSON T/AS	BILYA FESTIVAL - 9/5/2024	1		2,750.00
INV 2024042222	04/2024	BENNY MAYHEM - BEN WATSON T/AS	BILYA FESTIVAL - 9/5/2024	1	2,750.00	
EFT51313	11/07/2024	BIDDULPH & TURLEY BARRISTERS AND SOLICITORS (INCORPORATING FORMBYS LAWYERS)	LEGAL COSTS JUNE 2024	1		605.00
INV 20718	27/06/2024	BIDDULPH & TURLEY BARRISTERS AND SOLICITORS (INCORPORATING FORMBYS LAWYERS)	LEGAL COSTS JUNE 2024	1	605.00	
EFT51314	11/07/2024	BLACKWELL PLUMBING AND GAS PTY LTD	CLACKLINE STANDPIPE - REPAIRS	1		3,355.00
INV INV-306323	05/2024	BLACKWELL PLUMBING AND GAS PTY LTD	CLACKLINE STANDPIPE - REPAIRS	1	2,145.00	
INV INV-306323	05/2024	BLACKWELL PLUMBING AND GAS PTY LTD	CHITY ROAD - REPAIRS	1	1,089.00	
INV INV-308526	06/2024	BLACKWELL PLUMBING AND GAS PTY LTD	NORTHAM POOL - REPAIRS	1	121.00	
EFT51315	11/07/2024	BOC LIMITED	SON VARIOUS LOCATIONS - MEDICAL SUPPLIES	1		73.62
INV 4036945028	06/2024	BOC LIMITED	SON VARIOUS LOCATIONS - MEDICAL SUPPLIES	1	73.62	
EFT51316	11/07/2024	BRADY AUSTRALIA PTY LTD T/A SETON AUSTRALIA	REC CENTRE - PROGRAMS &EVENTS	1		1,904.09
INV 9356519820	06/2024	BRADY AUSTRALIA PTY LTD T/A SETON AUSTRALIA	REC CENTRE - PROGRAMS &EVENTS	1	1,904.09	

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EFT51317	11/07/2024	BRIAN SHEPHERD	CREDIT RATES REFUND FOR ASSESSMENT A15760	1		799.00
INV A15760	08/07/2024	BRIAN SHEPHERD	CREDIT RATES REFUND FOR ASSESSMENT A15760		799.00	
EFT51318	11/07/2024	BUILDING & ENERGY	BSL PAYMENT - JUNE 2024	1		2,133.01
INV T1080	09/07/2024	BUILDING & ENERGY	BSL PAYMENT - JUNE 2024	1	2,133.01	
EFT51319	11/07/2024	BUILDING AND CONSTRUCTION INDUSTRY TRAINING FUND	BCITF PAYMENT - JUNE 2024	1		930.87
INV T1079	09/07/2024	BUILDING AND CONSTRUCTION INDUSTRY TRAINING FUND	BCITF PAYMENT - JUNE 2024	1	930.87	
EFT51320	11/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT SUPPLIES	1		1,256.35
INV 2182/003	18/06/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT SUPPLIES	1	25.80	
INV 2182/998	18/06/2024	BUNNINGS BUILDING SUPPLIES P/L	SES SUPPLIES	1	141.55	
INV 2182/002	19/06/2024	BUNNINGS BUILDING SUPPLIES P/L	KILLARA SUPPLIES	1	84.05	
INV 2182/998	21/06/2024	BUNNINGS BUILDING SUPPLIES P/L	ADMIN SUPPLIES	1	266.21	
INV 2182/003	21/06/2024	BUNNINGS BUILDING SUPPLIES P/L	VISITORS CENTRE SUPPLIES	1	12.79	
INV 2182/998	21/06/2024	BUNNINGS BUILDING SUPPLIES P/L	PN1805 - PLANT PARTS	1	58.90	
INV 2182/998	24/06/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT SUPPLIES	1	223.99	
INV 2182/998	24/06/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT SUPPLIES	1	61.74	
INV 2182/003	25/06/2024	BUNNINGS BUILDING SUPPLIES P/L	REC CENTRE SUPPLIES	1	102.78	
INV 2182/003	28/06/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT SUPPLIES	1	278.54	
EFT51321	11/07/2024	BURGESS RAWSON (WA) PTY LTD	REC CENTRE - FEES & CHARGES	1		5,280.00
INV 58648-60	20/05/2024	BURGESS RAWSON (WA) PTY LTD	REC CENTRE - FEES & CHARGES	1	5,280.00	
EFT51322	11/07/2024	CADD'S FASHIONS	RECOGNITION PROGRAM	1		2,127.28
INV 24-00005	23/05/2024	CADD'S FASHIONS	CORPORATE SERVICES - UNIFORMS	1	447.29	
INV 24-00005	07/06/2024	CADD'S FASHIONS	RECOGNITION PROGRAM	1	1,500.00	

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INV 24-00006	01/07/2024	CADD'S FASHIONS	ENGINEERING - UNIFORMS	1	179.99	
EFT51323	11/07/2024	CANNON HYGIENE AUSTRALIA PTY LTD	SON VARIOUS LOCATIONS - SANITATION - JUL TO DEC 2024	1		2,762.86
INV 9801042914	06/2024	CANNON HYGIENE AUSTRALIA PTY LTD	SON VARIOUS LOCATIONS - SANITATION - JUL TO DEC 2024	1	2,086.63	
INV 9800164314	06/2024	CANNON HYGIENE AUSTRALIA PTY LTD	SON VARIOUS LOCATIONS - SANITATION - JUL TO SEPT 2024	1	676.23	
EFT51324	11/07/2024	CATHERINE EHRHARDT	STAFF - REIMBURSEMENT	1		47.00
INV 7208826224	04/2024	CATHERINE EHRHARDT	STAFF - REIMBURSEMENT	1	47.00	
EFT51325	11/07/2024	CENTRAL MOBILE MECHANICAL REPAIRS	PN1620 - PLANT MTCE	1		5,057.36
INV 0000470307	06/2024	CENTRAL MOBILE MECHANICAL REPAIRS	ISUZU FIRE TRUCK - PLANT MTCE	1	545.16	
INV 0000470207	06/2024	CENTRAL MOBILE MECHANICAL REPAIRS	ISUZU FIRE TRUCK	1	534.60	
INV 0000469811	06/2024	CENTRAL MOBILE MECHANICAL REPAIRS	PN1620 - PLANT MTCE	1	1,799.38	
INV 0000470111	06/2024	CENTRAL MOBILE MECHANICAL REPAIRS	PN2305 - PLANT MTCE	1	916.85	
INV 0000470011	06/2024	CENTRAL MOBILE MECHANICAL REPAIRS	PN1006 - PLANT MTCE	1	1,261.37	
EFT51326	11/07/2024	CENTRECARE INC	CORPORATE SERVICES - FEES & CHARGES	1		1,078.00
INV SI-00066931	03/2024	CENTRECARE INC	CORPORATE SERVICES - FEES & CHARGES	1	176.00	
INV SI-00062231	03/2024	CENTRECARE INC	CORPORATE SERVICES - FEES & CHARGES	1	550.00	
INV SI-00070430	04/2024	CENTRECARE INC	CORPORATE SERVICES - FEES & CHARGES	1	352.00	
EFT51327	11/07/2024	CHARLES SERVICE COMPANY	C.202021-04 - CLEANING - MAY / JUNE 2024	1		14,025.96
INV 0003691420	06/2024	CHARLES SERVICE COMPANY	C.202021-04 - CLEANING - MAY / JUNE 2024	1	1,734.17	
INV 0003691320	06/2024	CHARLES SERVICE COMPANY	C.202021-04 - CLEANING - MAY / JUNE 2024	1	9,754.58	
INV 0003694721	06/2024	CHARLES SERVICE COMPANY	NORTHAM MOTOR SPORTS FESTIVAL - 28/04/2024	1	631.40	
INV 0003694821	06/2024	CHARLES SERVICE COMPANY	WAFL - 02/06/2024	1	721.60	
INV 0003696425	06/2024	CHARLES SERVICE COMPANY	C.202021-04 - CLEANING CONSUMABLES - 11/6/2024	1	388.21	

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INV 0003696325/06/2024		CHARLES SERVICE COMPANY	C.202021-04 - CLEANING CONSUMABLES - 8/5/2024	1	796.00	
EFT51328	11/07/2024	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	1		538.41
INV DEDUCT02/07/2024		CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS		538.41	
EFT51329	11/07/2024	CLEANAWAY DANIELS SERVICES PTY LTD	BAKERS HILL - SANITATION - 17/06/2024	1		139.42
INV 2296716 30/06/2024		CLEANAWAY DANIELS SERVICES PTY LTD	BAKERS HILL - SANITATION - 17/06/2024	1	69.71	
INV 2296717 30/06/2024		CLEANAWAY DANIELS SERVICES PTY LTD	APEX PARK - SANITATION - 17/06/2024	1	69.71	
EFT51330	11/07/2024	CLOUD COLLECTIONS PTY LTD	DEBT COLLECTION - JUNE 2024	1		3,447.65
INV 5312	30/06/2024	CLOUD COLLECTIONS PTY LTD	DEBT COLLECTION - JUNE 2024	1	3,447.65	
EFT51331	11/07/2024	COMBINED TYRES PTY LTD	PN1810 - PLANT MTCE	1		980.10
INV INV-489025/06/2024		COMBINED TYRES PTY LTD	PN1810 - PLANT MTCE	1	980.10	
EFT51332	11/07/2024	COMMERCIAL AQUATICS AUSTRALIA	NORTHAM POOL - REPAIRS	1		2,904.00
INV 32194	12/06/2024	COMMERCIAL AQUATICS AUSTRALIA	NORTHAM POOL - REPAIRS	1	2,904.00	
EFT51333	11/07/2024	COMMUNITY RESOURCES LIMITED T/AS SOFT LANDING	WASTE COLLECTION - JUNE 2024	1		2,436.56
INV INV8684 30/06/2024		COMMUNITY RESOURCES LIMITED T/AS SOFT LANDING	WASTE COLLECTION - JUNE 2024	1	2,436.56	
EFT51334	11/07/2024	CONTRAFLOW PTY LTD	BROOME TCE - TRAFFIC PLAN	1		594.00
INV T18/9351 24/06/2024		CONTRAFLOW PTY LTD	BROOME TCE - TRAFFIC PLAN	1	594.00	
EFT51335	11/07/2024	COREY MILLS	CREDIT RATES REFUND FOR ASSESSMENT A10641	1		326.75
INV A10641 08/07/2024		COREY MILLS	CREDIT RATES REFUND FOR ASSESSMENT A10641		326.75	
EFT51336	11/07/2024	COUNTRYWIDE GROUP	P100 - PLANT PARTS	1		281.95
INV ACC002701/07/2024		COUNTRYWIDE GROUP	DEPOT - SUPPLIES	1	129.95	
INV ACC002702/07/2024		COUNTRYWIDE GROUP	P100 - PLANT PARTS	1	152.00	

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EFT51337	11/07/2024	COUNTRYWIDE MAINTENANCE AND CLEANING SERVICE PTY LTD	BFB - MTCE	1		4,411.00
INV INV-048723/05/2024		COUNTRYWIDE MAINTENANCE AND CLEANING SERVICE PTY LTD	BFB - REPAIRS	1	528.00	
INV INV-048623/05/2024		COUNTRYWIDE MAINTENANCE AND CLEANING SERVICE PTY LTD	BFB - MTCE	1	3,465.00	
INV INV-054125/06/2024		COUNTRYWIDE MAINTENANCE AND CLEANING SERVICE PTY LTD	BFB - MTCE	1	418.00	
EFT51338	11/07/2024	CTI SECURITY SYSTEMS PTY LTD T/AS SECURUS	KILLARA - CAPITAL WORKS	1		2,985.58
INV 135233	19/06/2024	CTI SECURITY SYSTEMS PTY LTD T/AS SECURUS	KILLARA - CAPITAL WORKS	1	2,985.58	
EFT51339	11/07/2024	DALLIMORE CARPETS -(CHOICES BY DALLIMORE)	KILLARA - REPAIRS	1		500.00
INV INV-925121/06/2024		DALLIMORE CARPETS -(CHOICES BY DALLIMORE)	KILLARA - REPAIRS	1	500.00	
EFT51340	11/07/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	BERT HAWKE OVAL - CAPITAL WORKS	1		9,834.00
INV 1145	17/06/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	BERT HAWKE OVAL - CAPITAL WORKS	1	9,834.00	
EFT51341	11/07/2024	DIAN JANE WALLING	CREDIT RATES REFUND FOR ASSESSMENT A1575	1		763.40
INV A1575	08/07/2024	DIAN JANE WALLING	CREDIT RATES REFUND FOR ASSESSMENT A1575		763.40	
EFT51342	11/07/2024	E FIRE & SAFETY	KILLARA - MTCE	1		677.05
INV 613585	28/06/2024	E FIRE & SAFETY	REC CENTRE - MTCE	1	254.65	
INV 613642	30/06/2024	E FIRE & SAFETY	KILLARA - MTCE	1	422.40	
EFT51343	11/07/2024	E. & M.J. ROSHER PTY LTD	ENGINEERING SERVICES - SMALL PLANT PURCHASE	1		11,335.80
INV 1477712	26/06/2024	E. & M.J. ROSHER PTY LTD	ENGINEERING SERVICES - SMALL PLANT PURCHASE	1	6,789.20	
INV 1477711	26/06/2024	E. & M.J. ROSHER PTY LTD	ENGINEERING SERVICES - SMALL PLANT PURCHASE	1	4,296.60	
INV 1477884	28/06/2024	E. & M.J. ROSHER PTY LTD	PN1904 - PLANT MTCE	1	250.00	

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EFT51344	11/07/2024	ECONISIS PTY LTD	AROC- DANDARAGAN WORKFORCE HOUSING INVESTIGATION	1		8,250.00
INV T957	09/07/2024	ECONISIS PTY LTD	AROC- DANDARAGAN WORKFORCE HOUSING INVESTIGATION	1	8,250.00	
EFT51345	11/07/2024	ENVIRONMENTAL HEALTH AUSTRALIA	HEALTH - MEMBERSHIP 2024/2025	1		607.50
INV 124984	24/06/2024	ENVIRONMENTAL HEALTH AUSTRALIA	HEALTH - MEMBERSHIP 2024/2025	1	395.00	
INV 124985	24/06/2024	ENVIRONMENTAL HEALTH AUSTRALIA	HEALTH - MEMBERSHIP 2024/2025	1	212.50	
EFT51346	11/07/2024	FIRSTAIDPRO	KILLARA - TRAINING	1		2,710.00
INV V111751117/06/2024		FIRSTAIDPRO	KILLARA - TRAINING	1	2,710.00	
EFT51347	11/07/2024	FRONTLINE FIRE & RESCUE EQUIPMENT	BFB SUPPLIES	1		264.46
INV 82609	20/06/2024	FRONTLINE FIRE & RESCUE EQUIPMENT	BFB SUPPLIES	1	264.46	
EFT51348	11/07/2024	G.S. BEVERIDGE & L.P. NOTTLE	SOUTHERN BROOK HALL - REPAIRS	1		646.00
INV 523	22/05/2024	G.S. BEVERIDGE & L.P. NOTTLE	SEPTIC POND - MTCE	1	250.00	
INV 530	26/05/2024	G.S. BEVERIDGE & L.P. NOTTLE	SOUTHERN BROOK HALL - REPAIRS	1	308.00	
INV 531	26/05/2024	G.S. BEVERIDGE & L.P. NOTTLE	MEMORIAL HALL - REPAIRS	1	88.00	
EFT51349	11/07/2024	GRAFTON ELECTRICS	REC CENTRE - MTCE	1		305.36
INV A291	13/06/2024	GRAFTON ELECTRICS	BERNARD PARK - REPAIRS	1	148.61	
INV A322	28/06/2024	GRAFTON ELECTRICS	REC CENTRE - MTCE	1	156.75	
EFT51350	11/07/2024	GREEN SHOOTS INVESTIGATIONS PTY LTD	HR - LEGAL FEES MAY 2024	1		2,165.63
INV INV-005331/05/2024		GREEN SHOOTS INVESTIGATIONS PTY LTD	HR - LEGAL FEES MAY 2024	1	2,165.63	
EFT51351	11/07/2024	HILLS CONCRETE PTY LTD	JENNAPULLIN RD - CAPITAL WORKS	1		2,200.00
INV 1907	20/06/2024	HILLS CONCRETE PTY LTD	JENNAPULLIN RD - CAPITAL WORKS	1	2,200.00	
EFT51352	11/07/2024	ICONIC PROPERTY SERVICES PTY LTD	KILLARA - MTCE	1		4,032.67

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INV PSI0365231/05/2024		ICONIC PROPERTY SERVICES PTY LTD	C.202324-11 - CLEANING CONSUMABLES MAY 2024	1	1,502.67	
INV PSI0368918/06/2024		ICONIC PROPERTY SERVICES PTY LTD	KILLARA - MTCE	1	2,530.00	
EFT51353	11/07/2024	ISTVAN STEMPIN	DEVELOPMENT APPROVAL BOND REFUND T1800	1		8,175.00
INV T1800	09/07/2024	ISTVAN STEMPIN	DEVELOPMENT APPROVAL BOND REFUND T1800	1	8,175.00	
EFT51354	11/07/2024	JAIME ELIZABETH HAWKINS	STAFF - REIMBURSEMENT	1		108.00
INV JB 28.06.28/06/2024		JAIME ELIZABETH HAWKINS	STAFF - REIMBURSEMENT	1	108.00	
EFT51355	11/07/2024	JASON SIGNMAKERS	DEPOT - SUPPLIES	1		569.79
INV 38904	25/06/2024	JASON SIGNMAKERS	DEPOT - SUPPLIES	1	488.40	
INV 39166	03/07/2024	JASON SIGNMAKERS	DEPOT - SUPPLIES	1	81.39	
EFT51356	11/07/2024	JLO DESIGNS	REC CENTRE - PROGRAMS & EVENTS	1		65.00
INV 569	23/06/2024	JLO DESIGNS	REC CENTRE - PROGRAMS & EVENTS	1	65.00	
EFT51357	11/07/2024	JS TECHNOLOGY & DIGITAL PTY LTD	RANGERS - OFFICE SUPPLIES	1		35.00
INV INV2506 25/06/2024		JS TECHNOLOGY & DIGITAL PTY LTD	RANGERS - OFFICE SUPPLIES	1	35.00	
EFT51358	11/07/2024	KLEENHEAT GAS	TOWN/LESSER HALL - GAS	1		200.20
INV 4586015	17/06/2024	KLEENHEAT GAS	TOWN/LESSER HALL - GAS	1	200.20	
EFT51359	11/07/2024	KLEENWEST	REC CENTRE - SUPPLIES	1		231.00
INV 0009566506/06/2024		KLEENWEST	REC CENTRE - SUPPLIES	1	231.00	
EFT51360	11/07/2024	KUDZAI MATANGA	STAFF REIMBURSEMENT	1		438.00
INV INVAU6227/06/2024		KUDZAI MATANGA	STAFF REIMBURSEMENT	1	438.00	
EFT51361	11/07/2024	LFA FIRST RESPONSE	NORTHAM POOL - SUPPLIES	1		240.65
INV IN41050 25/10/2023		LFA FIRST RESPONSE	NORTHAM POOL - SUPPLIES	1	240.65	

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EFT51362	11/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	ENGINEERING - TRAINING	1		650.00
INV 40636	03/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	ENGINEERING - TRAINING	1	650.00	
EFT51363	11/07/2024	LUCY'S TEAROOMS	CATERING - COUNCIL MEETING	1		1,008.00
INV 3288	20/05/2024	LUCY'S TEAROOMS	CATERING - COUNCIL MEETING	1	324.00	
INV 3291	20/05/2024	LUCY'S TEAROOMS	CATERING - COUNCIL MEETING	1	324.00	
INV 3309	20/06/2024	LUCY'S TEAROOMS	CATERING - COUNCIL MEETING	1	360.00	
EFT51364	11/07/2024	MAYDAY EARTHMOVING / RENTAL-CHIVAS ENTERPRISES T-AS	ENGINEERING - EQUIPMENT HIRE	1		8,360.00
INV 85269	30/06/2024	MAYDAY EARTHMOVING / RENTAL-CHIVAS ENTERPRISES T-AS	ENGINEERING - EQUIPMENT HIRE	1	8,360.00	
EFT51365	11/07/2024	MCLEODS BARRISTERS & SOLICITORS	LEGAL FEES - JUNE 2024	1		705.39
INV 135823	20/06/2024	MCLEODS BARRISTERS & SOLICITORS	LEGAL FEES - JUNE 2024	1	705.39	
EFT51366	11/07/2024	MIDALIA STEEL	BERT HAWKE OVAL - CAPITAL WORKS	1		3,872.63
INV 6718908506/06/2024		MIDALIA STEEL	BERT HAWKE OVAL - CAPITAL WORKS	1	3,872.63	
EFT51367	11/07/2024	MIRACLE RECREATION EQUIPMENT - SUPERIOR NOMINEES PTY LTD T/AS	MORRELL PARK - PARTS	1		1,171.50
INV 55990	13/06/2024	MIRACLE RECREATION EQUIPMENT - SUPERIOR NOMINEES PTY LTD T/AS	BERNARD PARK - PARTS	1	88.00	
INV 55995	17/06/2024	MIRACLE RECREATION EQUIPMENT - SUPERIOR NOMINEES PTY LTD T/AS	DEPOT - SUPPLIES	1	506.00	
INV 56119	28/06/2024	MIRACLE RECREATION EQUIPMENT - SUPERIOR NOMINEES PTY LTD T/AS	MORRELL PARK - PARTS	1	577.50	
EFT51368	11/07/2024	MOUNES SADEK	STANDPIPE 9480260 & 9481639 REFUNDS	1		100.00
INV CH 02.07 02/07/2024		MOUNES SADEK	STANDPIPE 9480260 & 9481639 REFUNDS	1	100.00	
EFT51369	11/07/2024	NORTHAM AGRICULTURAL SOCIETY	WAFL GAME - 02/06/2024	1		500.00
INV 1226	06/06/2024	NORTHAM AGRICULTURAL SOCIETY	WAFL GAME - 02/06/2024	1	500.00	

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EFT51370	11/07/2024	NORTHAM AMATEUR BASKETBALL ASSOCIATION	REC CENTRE - PROGRAM & EVENTS	1		1,200.00
INV INV-000520/06/2024		NORTHAM AMATEUR BASKETBALL ASSOCIATION	REC CENTRE - PROGRAM & EVENTS	1	1,200.00	
EFT51371	11/07/2024	NORTHAM AUTOS PTY LTD T/AS NORTHAM MAZDA / HOLDEN / SUZUKI	PN2015 - VEHICLE MTCE	1		398.71
INV 145162	02/07/2024	NORTHAM AUTOS PTY LTD T/AS NORTHAM MAZDA / HOLDEN / SUZUKI	PN2015 - VEHICLE MTCE	1	398.71	
EFT51372	11/07/2024	NORTHAM BETTA HOME LIVING	REC CENTRE - CAPITAL PURCHASE	1		2,085.00
INV 2001006421/05/2024		NORTHAM BETTA HOME LIVING	REC CENTRE - SUPPLIES	1	398.00	
INV 2001006520/06/2024		NORTHAM BETTA HOME LIVING	LIBRARY - OFFICE SUPPLIES	1	189.00	
INV 2001006525/06/2024		NORTHAM BETTA HOME LIVING	REC CENTRE - CAPITAL PURCHASE	1	1,498.00	
EFT51373	11/07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1		231.00
INV 0000545212/06/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	51.00	
INV 0000545313/06/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	20.00	
INV 0000545414/06/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	112.00	
INV 0000545517/06/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	48.00	
EFT51374	11/07/2024	NORTHAM POLICE & CITIZENS YOUTH CLUB (INC)	REC CENTRE - PROGRAMS & EVENTS	1		2,970.00
INV CINV00023/05/2024		NORTHAM POLICE & CITIZENS YOUTH CLUB (INC)	REC CENTRE - PROGRAMS & EVENTS	1	2,970.00	
EFT51375	11/07/2024	NORTHAM RACE CLUB (INC)	ENGINEERING - EQUIPMENT HIRE	1		1,100.00
INV 0000028921/06/2024		NORTHAM RACE CLUB (INC)	ENGINEERING - EQUIPMENT HIRE	1	1,100.00	
EFT51376	11/07/2024	NORTHAM TOWING SERVICE	KATRINE RD - MTCE	1		330.00
INV 213509	20/06/2024	NORTHAM TOWING SERVICE	KATRINE RD - MTCE	1	330.00	
EFT51377	11/07/2024	NUTRIEN AG SOLUTIONS LIMITED	DEPOT - SUPPLIES	1		975.70

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INV 9109637513/06/2024		NUTRIEN AG SOLUTIONS LIMITED	DEPOT - SUPPLIES	1	599.50	
INV 9109913519/06/2024		NUTRIEN AG SOLUTIONS LIMITED	DEPOT - SUPPLIES	1	376.20	
EFT51378	11/07/2024	OFFICEWORKS SUPERSTORES PTY LTD	ADMIN - OFFICE SUPPLIES	1		401.86
INV 6147766711/06/2024		OFFICEWORKS SUPERSTORES PTY LTD	RECREATION & CULTURE - SUPPLIES	1	165.95	
INV 6149244420/06/2024		OFFICEWORKS SUPERSTORES PTY LTD	ADMIN - OFFICE SUPPLIES	1	207.91	
INV 6150855927/06/2024		OFFICEWORKS SUPERSTORES PTY LTD	ADMIN - OFFICE SUPPLIES	1	28.00	
EFT51379	11/07/2024	OLLY'S CAR & FURNITURE UPHOLSTERY'S	PN2104 - PLANT MTCE	1		200.00
INV 4522	17/06/2024	OLLY'S CAR & FURNITURE UPHOLSTERY'S	PN2104 - PLANT MTCE	1	200.00	
EFT51380	11/07/2024	OMNICOM MEDIA GROUP AUSTRALIA PTY LTD	ADVERTISEMENT - NEWSPAPER - LEGAL	1		820.19
INV 1753517	30/06/2024	OMNICOM MEDIA GROUP AUSTRALIA PTY LTD	ADVERTISEMENT - NEWSPAPER - LEGAL	1	820.19	
EFT51381	11/07/2024	POOLSHOP ONLINE PTY LTD	POOL SUPPLIES	1		1,335.62
INV INV-217328/06/2024		POOLSHOP ONLINE PTY LTD	POOL SUPPLIES	1	286.00	
INV INV-217228/06/2024		POOLSHOP ONLINE PTY LTD	POOL SUPPLIES	1	1,049.62	
EFT51382	11/07/2024	PROFESSIONAL LOCKSERVICE	REC CENTRE - SUPPLIES	1		1,146.04
INV 0011018811/06/2024		PROFESSIONAL LOCKSERVICE	REC CENTRE - SUPPLIES	1	508.75	
INV 0011021418/06/2024		PROFESSIONAL LOCKSERVICE	REC CENTRE - SUPPLIES	1	637.29	
EFT51383	11/07/2024	PROGRAMME ELECTRICAL MAINTENANCE	WUNDOWIE PAVILION - REPAIRS	1		237.60
INV INV-000020/06/2024		PROGRAMME ELECTRICAL MAINTENANCE	WUNDOWIE PAVILION - REPAIRS	1	237.60	
EFT51384	11/07/2024	REBOUND WA	REC CENTRE - PROGRAM & EVENTS	1		715.00
INV 0000248019/06/2024		REBOUND WA	REC CENTRE - PROGRAM & EVENTS	1	715.00	
EFT51385	11/07/2024	RED DOT STORE	REC CENTRE - SUPPLIES	1		70.00

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INV 1441239321/06/2024		RED DOT STORE	REC CENTRE - SUPPLIES	1	70.00	
EFT51386	11/07/2024	RILEY JAMES & CO	BAKERS HILL - PROGRAM & EVENTS	1		280.00
INV 001	27/06/2024	RILEY JAMES & CO	BAKERS HILL - PROGRAM & EVENTS	1	280.00	
EFT51387	11/07/2024	SOUTHERN CROSS AUSTEREO PTY LTD	ADVERTISEMENT - RADIO PROMOTE NORTHAM	1		198.00
INV 7165791630/06/2024		SOUTHERN CROSS AUSTEREO PTY LTD	ADVERTISEMENT - RADIO PROMOTE NORTHAM	1	198.00	
EFT51388	11/07/2024	SPORTSPOWER NORTHAM H & H JOUBERT	RECOGNITION PROGRAM	1		1,500.00
INV 24-00007 05/06/2024		SPORTSPOWER NORTHAM H & H JOUBERT	RECOGNITION PROGRAM	1	1,500.00	
EFT51389	11/07/2024	STEVEN TWEEDIE	SON STAFF / COUNCILLOR - TRAINING	1		3,520.00
INV 76113	26/06/2024	STEVEN TWEEDIE	SON STAFF / COUNCILLOR - TRAINING	1	2,200.00	
INV 76093	26/06/2024	STEVEN TWEEDIE	GOVERNANCE - CONSULTANCY - JUNE 2024	1	1,320.00	
EFT51390	11/07/2024	SYNERGY	357548080 DOG POUND COLEBATCH RD - 27/03/2024 to 28/05/2024	1		6,024.88
INV 3577051114/06/2024		SYNERGY	357705110 RAILWAY MUSEUM - 13/04/2024 to 13/06/2024		355.48	
INV 3358209419/06/2024		SYNERGY	335820940 CREATE 298 - 15/05/2024 to 18/06/2024		712.77	
INV 3575496920/06/2024		SYNERGY	357549690 KILLARA DAYCARE CENTRE - 16/05/2024 to 19/06/2024		1,315.83	
INV 3575480820/06/2024		SYNERGY	357548080 DOG POUND COLEBATCH RD - 27/03/2024 to 28/05/2024		1,795.11	
INV 3616702520/06/2024		SYNERGY	361670250 NORTHAM LIBRARY - 16/05/2024 to 19/06/2024		351.12	
INV 8110294720/06/2024		SYNERGY	811029470 WUNDOWIE SWIMMING POOL - 16/05/2024 to 19/06/2024		146.62	
INV 1365377420/06/2024		SYNERGY	136537740 AIRPORT - 16/05/2024 to 19/06/2024		1,347.95	
EFT51391	11/07/2024	TERESA MARIE PUGLIA	CREDIT RATES REFUND FOR ASSESSMENT A10682	1		306.08
INV A10682 08/07/2024		TERESA MARIE PUGLIA	CREDIT RATES REFUND FOR ASSESSMENT A10682		306.08	
EFT51392	11/07/2024	THE PRINT SHOP BUNBURY	AVON RIVER BILYA FESTIVAL - 09/08/2024	1		445.50

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INV 1654028	24/06/2024	THE PRINT SHOP BUNBURY	AVON RIVER BILYA FESTIVAL - 09/08/2024	1	445.50	
EFT51393	11/07/2024	THESAURUS (NORTHAM) PTY LTD T/AS LLOYDS EARTHMOVING AND GARDEN SUPPLIES	KILLARA - MATERIALS	1		2,550.00
INV INV-383011	06/2024	THESAURUS (NORTHAM) PTY LTD T/AS LLOYDS EARTHMOVING AND GARDEN SUPPLIES	KILLARA - MATERIALS	1	2,550.00	
EFT51394	11/07/2024	TIM HARTEN	STAFF - REIMBURSEMENT	1		58.70
INV 02/11744	10/06/2024	TIM HARTEN	STAFF - REIMBURSEMENT	1	58.70	
EFT51395	11/07/2024	VERLINDEN'S ELECTRICAL SERVICE PTY LTD	GENERATOR REPAIRS	1		99.00
INV 97887	22/08/2023	VERLINDEN'S ELECTRICAL SERVICE PTY LTD	GENERATOR REPAIRS	1	99.00	
EFT51396	11/07/2024	VINCELEC	MEMORIAL HALL - MTCE	1		1,241.27
INV IV2207	13/06/2024	VINCELEC	VISITORS CENTRE - MTCE	1	255.00	
INV IV2219	20/06/2024	VINCELEC	MEMORIAL HALL - MTCE	1	561.27	
INV IV2221	23/06/2024	VINCELEC	OLD ADMIN BUILDING - MTCE	1	425.00	
EFT51397	11/07/2024	VOLUNTEERING WA	REC CENTRE - PROGRAMS & EVENTS	1		412.50
INV 0000539921	06/2024	VOLUNTEERING WA	REC CENTRE - PROGRAMS & EVENTS	1	412.50	
EFT51398	11/07/2024	WA CONTRACT RANGER SERVICES	C.202324-01- POUND MANAGEMENT 10/6/2024 - 30/6/2024	1		2,090.00
INV 0000556913	06/2024	WA CONTRACT RANGER SERVICES	C.202324-01- POUND MANAGEMENT 27/5/2024 - 09/06/2024	1	770.00	
INV 0000559625	06/2024	WA CONTRACT RANGER SERVICES	C.202324-01- POUND MANAGEMENT 10/6/2024 - 30/6/2024	1	1,155.00	
INV 0000563103	07/2024	WA CONTRACT RANGER SERVICES	CAT MANAGEMENT - JUNE 2024	1	165.00	
EFT51399	11/07/2024	WAY SIGNS	ENVIRONMENT - SUPPLIES	1		803.00
INV INV-339602	07/2024	WAY SIGNS	DEPOT - SUPPLIES	1	363.00	
INV INV-339502	07/2024	WAY SIGNS	ENVIRONMENT - SUPPLIES	1	440.00	

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EFT51400	11/07/2024	WEST COAST COWBOYS INCORPORATED	QUICK RESPONSE GRANT - REPAIR & REPLACE OBSTACLES / SIGNAGE	1		1,800.00
INV 19	30/06/2024	WEST COAST COWBOYS INCORPORATED	QUICK RESPONSE GRANT - REPAIR & REPLACE OBSTACLES / SIGNAGE	1	1,800.00	
EFT51401	11/07/2024	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	NORTHAM POOL - REPAIRS	1		1,278.50
INV INV-177611/06/2024		WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN2406 - PLANT MTCE	1	287.50	
INV INV-179614/06/2024		WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN1914 - PLANT MTCE	1	371.00	
INV INV-179117/06/2024		WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	NORTHAM POOL - REPAIRS	1	620.00	
EFT51402	11/07/2024	WHEATBELT (NRM) NATURAL RESOURCE MANAGEMENT	C.202223-14 - CEMETERY MTCE - 14/06/2024 TO 26/06/2024	1		1,743.34
INV 0030161528/06/2024		WHEATBELT (NRM) NATURAL RESOURCE MANAGEMENT	C.202223-14 - CEMETERY MTCE - 14/06/2024 TO 26/06/2024	1	1,743.34	
EFT51403	11/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	KILLARA - OFFICE SUPPLIES	1		89.00
INV 17192	02/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	KILLARA - OFFICE SUPPLIES	1	89.00	
EFT51404	11/07/2024	WINPRO ELECTRICAL	BFB - PLANT MTCE	1		418.00
INV INV-298220/06/2024		WINPRO ELECTRICAL	BFB - PLANT MTCE	1	418.00	
EFT51405	11/07/2024	WUNDOWIE GOLF CLUB INC	QUICK RESPONSE GRANT - RANGER CUP 2024	1		500.00
INV 2024/01 27/06/2024		WUNDOWIE GOLF CLUB INC	QUICK RESPONSE GRANT - RANGER CUP 2024	1	500.00	
EFT51406	11/07/2024	ZENIEN	CCTV - MTCE	1		946.00
INV I12227	17/06/2024	ZENIEN	CCTV - MTCE	1	946.00	
EFT51407	15/07/2024	ATTILA JOHN MENCSELYI	COUNCILLOR PAYMENTS FOR JUNE 2024	1		3,376.06
INV JUNE 20230/06/2024		ATTILA JOHN MENCSELYI	COUNCILLOR PAYMENTS FOR JUNE 2024	1	3,376.06	

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EFT51408	15/07/2024	BROOKLANDS SUPER PTY LTD	COUNCILLOR PAYMENTS FOR JUNE 2024	1		500.00
INV JUNE 20230/06/2024		BROOKLANDS SUPER PTY LTD	COUNCILLOR PAYMENTS FOR JUNE 2024	1	500.00	
EFT51409	15/07/2024	CHRISTOPHER ANTONIO	COUNCILLOR PAYMENTS FOR JUNE 2024	1		6,490.35
INV JUNE 20230/06/2024		CHRISTOPHER ANTONIO	COUNCILLOR PAYMENTS FOR JUNE 2024	1	6,490.35	
EFT51410	15/07/2024	CHRISTOPHER POULTON	COUNCILLOR PAYMENTS FOR JUNE 2024	1		2,050.47
INV JUNE 20230/06/2024		CHRISTOPHER POULTON	COUNCILLOR PAYMENTS FOR JUNE 2024	1	2,050.47	
EFT51411	15/07/2024	DESMOND ARNOLD HUGHES	COUNCILLOR PAYMENTS FOR JUNE 2024	1		1,905.76
INV JUNE 20230/06/2024		DESMOND ARNOLD HUGHES	COUNCILLOR PAYMENTS FOR JUNE 2024	1	1,905.76	
EFT51412	15/07/2024	HAYDEN JOHN APPLETON	COUNCILLOR PAYMENTS FOR JUNE 2024	1		1,905.76
INV JUNE 20230/06/2024		HAYDEN JOHN APPLETON	COUNCILLOR PAYMENTS FOR JUNE 2024	1	1,905.76	
EFT51413	15/07/2024	JULIE ELLEN GREENFIELD WILLIAMS	COUNCILLOR PAYMENTS FOR JUNE 2024	1		2,385.28
INV JUNE 20230/06/2024		JULIE ELLEN GREENFIELD WILLIAMS	COUNCILLOR PAYMENTS FOR JUNE 2024	1	2,385.28	
EFT51414	15/07/2024	LISA CHARMAINE BIGLIN	COUNCILLOR PAYMENTS FOR JUNE 2024	1		2,124.80
INV JUNE 20230/06/2024		LISA CHARMAINE BIGLIN	COUNCILLOR PAYMENTS FOR JUNE 2024	1	2,124.80	
EFT51415	15/07/2024	MARIA IRENE GIRAK	COUNCILLOR PAYMENTS FOR JUNE 2024	1		1,905.76
INV JUNE 20230/06/2024		MARIA IRENE GIRAK	COUNCILLOR PAYMENTS FOR JUNE 2024	1	1,905.76	
EFT51416	15/07/2024	MICHAEL PATRICK RYAN	COUNCILLOR PAYMENTS FOR JUNE 2024	1		1,905.76
INV JUNE 20230/06/2024		MICHAEL PATRICK RYAN	COUNCILLOR PAYMENTS FOR JUNE 2024	1	1,905.76	
EFT51417	16/07/2024	AUSTRALIA POST	AUSTRALIA POSTAL CHARGES - JUNE 2024	1		1,293.57
INV 1013349103/07/2024		AUSTRALIA POST	AUSTRALIA POSTAL CHARGES - JUNE 2024	1	1,293.57	
EFT51418	16/07/2024	BUSINESS FUEL CARDS PTY LTD (FLEET CARD)	FUEL CHARGES JUNE 2024	1		693.44

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INV 3704152730/06/2024		BUSINESS FUEL CARDS PTY LTD (FLEET CARD)	FUEL CHARGES JUNE 2024	1	693.44	
EFT51419	16/07/2024	CHRISTOPHER JOHN MARRIS	CBFCO HONORARIUM PAYMENT - JUNE 2024	1		832.93
INV AE 15.07.15/07/2024		CHRISTOPHER JOHN MARRIS	CBFCO HONORARIUM PAYMENT - JUNE 2024	1	832.93	
EFT51420	16/07/2024	DEPARTMENT OF FIRE & EMERGENCY SERVICE (DFES)	INSURANCE CLAIM BFB TANKER 1HCJ320	1		453,545.46
INV 157596	24/06/2024	DEPARTMENT OF FIRE & EMERGENCY SERVICE (DFES)	INSURANCE CLAIM BFB TANKER 1HCJ320	1	453,545.46	
EFT51421	16/07/2024	JAMIE GARLETT	BKB - PROGRAMS & EVENTS	1		500.00
INV 06	08/07/2024	JAMIE GARLETT	BKB - PROGRAMS & EVENTS	1	500.00	
EFT51422	16/07/2024	KRISTAFAER BROWN	DCBFCO HONORARIUM PAYMENT 2023 / 2024	1		1,500.00
INV AE 15.07.15/07/2024		KRISTAFAER BROWN	DCBFCO HONORARIUM PAYMENT 2023 / 2024	1	1,500.00	
EFT51423	16/07/2024	REGAL SPORTSWEAR PTY LTD T/AS YARN	BKB - STOCK	1		925.21
INV 1642	19/06/2024	REGAL SPORTSWEAR PTY LTD T/AS YARN	BKB - STOCK	1	925.21	
EFT51424	16/07/2024	SIMON PAUL PETERS	DCBFCO HONORARIUM PAYMENT 2023 / 2024	1		1,500.00
INV AE 15.07.15/07/2024		SIMON PAUL PETERS	DCBFCO HONORARIUM PAYMENT 2023 / 2024	1	1,500.00	
EFT51425	19/07/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	DEPOT - SUPPLIES	1		1,149.29
INV 376574	24/06/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	DEPOT - SUPPLIES	1	1,149.29	
EFT51426	19/07/2024	ALL FOCUS AUSTRALIA PTY LTD	CREDIT RATES REFUND FOR ASSESSMENT A16753	1		213.01
INV A16753	18/07/2024	ALL FOCUS AUSTRALIA PTY LTD	CREDIT RATES REFUND FOR ASSESSMENT A16753		213.01	
EFT51427	19/07/2024	ALL PARTS WA - RONLIEEH PTY LTD T/AS	DEPOT - SUPPLIES	1		327.26
INV SI-00020109/07/2024		ALL PARTS WA - RONLIEEH PTY LTD T/AS	PN1807 - PLANT PARTS	1	81.40	
INV SI-00020309/07/2024		ALL PARTS WA - RONLIEEH PTY LTD T/AS	DEPOT - SUPPLIES	1	245.86	

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EFT51428	19/07/2024	AMPAC DEBT RECOVERY (WA) P/L	DEBT COLLECTION - JUNE 2024	1		1,611.50
INV 108751	30/06/2024	AMPAC DEBT RECOVERY (WA) P/L	DEBT COLLECTION - JUNE 2024	1	1,611.50	
EFT51429	19/07/2024	ANDY'S PLUMBING SERVICE	DEPOT - MTCE	1		12,547.70
INV A19736	01/03/2024	ANDY'S PLUMBING SERVICE	DEPOT - MTCE	1	4,774.00	
INV A19806	01/07/2024	ANDY'S PLUMBING SERVICE	WUNDOWIE CARAVAN SITE - REPAIRS	1	1,309.00	
INV A19801	01/07/2024	ANDY'S PLUMBING SERVICE	STANDPIPE - REPAIRS	1	2,365.00	
INV A19819	01/07/2024	ANDY'S PLUMBING SERVICE	KILLARA - REPAIRS	1	572.00	
INV A19817	01/07/2024	ANDY'S PLUMBING SERVICE	WUNDOWIE DAYCARE - REPAIRS	1	1,076.90	
INV A19807	01/07/2024	ANDY'S PLUMBING SERVICE	STANDPIPE - REPAIRS	1	2,057.00	
INV A19818	04/07/2024	ANDY'S PLUMBING SERVICE	BERNARD PARK - REPAIRS	1	393.80	
EFT51430	19/07/2024	ATI ENVIRONMENTAL	INFRASTRUCTURE BOND REFUND T1812	1		1,080.00
INV T1812	18/07/2024	ATI ENVIRONMENTAL	INFRASTRUCTURE BOND REFUND T1812	1	1,080.00	
EFT51431	19/07/2024	AUSSPORT SCOREBOARDS - FUEL 4 BUSINESS PTY LTD	HENRY STREET OVAL - CAPITAL WORKS	1		10,077.65
INV INV-568530/05/2024		AUSSPORT SCOREBOARDS -FUEL 4 BUSINESS PTY LTD	HENRY STREET OVAL - CAPITAL WORKS	1	10,077.65	
EFT51432	19/07/2024	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	1		159.00
INV DEDUCT16/07/2024		AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS		159.00	
EFT51433	19/07/2024	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG FOR PAY WEEK ENDING 02/07/2024	1		69,576.84
INV PAYG 0202/07/2024		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG FOR PAY WEEK ENDING 02/07/2024	1	69,576.84	
EFT51434	19/07/2024	AVON VALLEY TOYOTA	PN1220 - VEHICLE MTCE	1		2,141.45
INV JC14017008/07/2024		AVON VALLEY TOYOTA	PN2304 - VEHICLE MTCE	1	561.88	
INV JC14015809/07/2024		AVON VALLEY TOYOTA	PN1220 - VEHICLE MTCE	1	1,579.57	

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EFT51435	19/07/2024	AVON WASTE	C.202122-04 - WASTE FACILITIES MANAGEMENT - JUNE 2024	1		103,727.84
INV 0006337328/06/2024		AVON WASTE	C.202122-04 - WASTE FACILITIES MANAGEMENT - JUNE 2024	1	103,727.84	
EFT51436	19/07/2024	BAKERS HILL RURAL SUPPLIES & HARDWARE	DEPOT - SUPPLIES	1		90.00
INV 206277	08/07/2024	BAKERS HILL RURAL SUPPLIES & HARDWARE	DEPOT - SUPPLIES	1	90.00	
EFT51437	19/07/2024	BARTCO TRAFFIC EQUIPMENT PTY LTD	CESM - MEMBERSHIP 01/06/023 - 30/05/2026	1		2,178.00
INV 26817	09/05/2024	BARTCO TRAFFIC EQUIPMENT PTY LTD	CESM - MEMBERSHIP 01/06/023 - 30/05/2026	1	2,178.00	
EFT51438	19/07/2024	BATTINA RUDDY	STAFF - REIMBURSEMENT	1		33.30
INV KB 09.07	09/07/2024	BATTINA RUDDY	STAFF - REIMBURSEMENT	1	33.30	
EFT51439	19/07/2024	BLACKWELL PLUMBING AND GAS PTY LTD	REC CENTRE - REPAIRS	1		60.50
INV INV-308808/07/2024		BLACKWELL PLUMBING AND GAS PTY LTD	REC CENTRE - REPAIRS	1	60.50	
EFT51440	19/07/2024	BUNNINGS BUILDING SUPPLIES P/L	NORTHAM AQUATIC CENTRE - SUPPLIES	1		485.83
INV 2182/005	18/06/2024	BUNNINGS BUILDING SUPPLIES P/L	BFB - SUPPLIES	1	112.35	
INV 2182/998	25/06/2024	BUNNINGS BUILDING SUPPLIES P/L	NORTHAM AQUATIC CENTRE - SUPPLIES	1	373.48	
EFT51441	19/07/2024	CADD'S FASHIONS	DEPOT - STAFF UNIFORMS	1		200.00
INV 24-00006	08/07/2024	CADD'S FASHIONS	DEPOT - STAFF UNIFORMS	1	200.00	
EFT51442	19/07/2024	CALTEX STARCARD - WEX AUSTRALIA PTY LTD	FUEL CHARGES - JUNE 2024	1		287.24
INV 115	30/06/2024	CALTEX STARCARD - WEX AUSTRALIA PTY LTD	FUEL CHARGES - JUNE 2024	1	287.24	
EFT51443	19/07/2024	CASM CONSTRUCTION PTY LTD	INFRASTRUCTURE BOND REFUND T1500	1		1,000.00
INV T1500	18/07/2024	CASM CONSTRUCTION PTY LTD	INFRASTRUCTURE BOND REFUND T1500	1	1,000.00	
EFT51444	19/07/2024	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	1		538.41

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INV DEDUCT16	07/2024	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS		538.41	
EFT51445	19/07/2024	COLIN DAVID HASSELL	CREDIT RATES REFUND FOR ASSESSMENT A1832	1		799.00
INV A1832	18/07/2024	COLIN DAVID HASSELL	CREDIT RATES REFUND FOR ASSESSMENT A1832		799.00	
EFT51446	19/07/2024	CTI SECURITY SERVICES PTY LTD	SON FACILITIES - ALARM MONITORING - JULY 2024	1		687.69
INV CINS316	21/06/2024	CTI SECURITY SERVICES PTY LTD	SON FACILITIES - ALARM MONITORING - JULY 2024	1	687.69	
EFT51447	19/07/2024	CTI SECURITY SYSTEMS PTY LTD T/AS SECURUS	BKB - MTCE	1		85.00
INV 134798	02/05/2024	CTI SECURITY SYSTEMS PTY LTD T/AS SECURUS	BKB - MTCE	1	85.00	
EFT51448	19/07/2024	DARU SALAM	NAIDOC - 11/07/2024	1		300.00
INV 04	11/07/2024	DARU SALAM	NAIDOC - 11/07/2024	1	300.00	
EFT51449	19/07/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	JUBILEE OVAL - CAPITAL WORKS	1		12,048.30
INV 1154	30/06/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	BKB - REPAIRS	1	2,145.00	
INV 1153	30/06/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	BERT HAWKE OVAL - CAPITAL WORKS	1	1,540.00	
INV 1151	30/06/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	REC CENTRE - REPAIRS	1	198.00	
INV 1152	30/06/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	REC CENTRE - REPAIRS	1	220.00	
INV 1149	30/06/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	JUBILEE OVAL - CAPITAL WORKS	1	7,507.50	
INV 1148	01/07/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	NORTHAM POOL - REPAIRS	1	272.80	
INV 1159	14/07/2024	DCM CARPENTRY AND MAINTENANCE PTY LTD	REC CENTRE - MTCE	1	165.00	
EFT51450	19/07/2024	DEAN MAYES	INFRASTRUCTURE BOND REFUND T1189	1		1,000.00
INV T1189	18/07/2024	DEAN MAYES	INFRASTRUCTURE BOND REFUND T1189	1	1,000.00	

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EFT51451	19/07/2024	DEPARTMENT OF WATER & ENVIRONMENT REGULATION	DEVELOPMENT SERVICES - FEES	1		8,368.14
INV CH 12.0712/07/2024		DEPARTMENT OF WATER & ENVIRONMENT REGULATION	DEVELOPMENT SERVICES - FEES	1	8,368.14	
EFT51452	19/07/2024	DRACO AIR PTY LTD	REC CENTRE - REPAIRS	1		552.38
INV 17025	10/07/2024	DRACO AIR PTY LTD	REC CENTRE - REPAIRS	1	552.38	
EFT51453	19/07/2024	DUN DIRECT PTY LTD	FUEL CHARGES - JUNE 2024	1		23,654.38
INV JUNE 20230/06/2024		DUN DIRECT PTY LTD	FUEL CHARGES - JUNE 2024	1	23,654.38	
EFT51454	19/07/2024	E FIRE & SAFETY	KILLARA - MTCE	1		1,991.00
INV 610108 14/05/2024		E FIRE & SAFETY	KILLARA - MTCE	1	1,991.00	
EFT51455	19/07/2024	E. & M.J. ROSHER PTY LTD	ENGINEERING - HEAVY FLEET PURCHASE	1		26,714.20
INV 1477735 26/06/2024		E. & M.J. ROSHER PTY LTD	ENGINEERING - HEAVY FLEET PURCHASE	1	26,714.20	
EFT51456	19/07/2024	FIRE RESCUE SAFETY AUSTRALIA PTY LTD	BFB - SUPPLIES	1		4,970.70
INV 247756 11/06/2024		FIRE RESCUE SAFETY AUSTRALIA PTY LTD	BFB - SUPPLIES	1	4,970.70	
EFT51457	19/07/2024	FREMANTLE PRESS INC	VISITORS CENTRE - STOCK	1		524.79
INV 0011057001/07/2024		FREMANTLE PRESS INC	VISITORS CENTRE - STOCK	1	524.79	
EFT51458	19/07/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - CLAIM 10	1		242,727.33
INV 2385	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - CLAIM 10	1	242,727.33	
EFT51459	19/07/2024	GREENFIELD TECHNICALSERVICES	ENGINEERING SERVICES - CONSULTING SERVICES - JUNE 2024	1		3,534.30
INV INV-405126/06/2024		GREENFIELD TECHNICALSERVICES	ENGINEERING SERVICES - CONSULTING SERVICES - JUNE 2024	1	1,570.80	
INV INV-412430/06/2024		GREENFIELD TECHNICAL SERVICES	ENGINEERING SERVICES - CONSULTING SERVICES - JUNE 2024	1	1,963.50	
EFT51460	19/07/2024	ICONIC PROPERTY SERVICES PTY LTD	C.202324-11 - CLEANING - MAY 2024	1		31,385.36

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INV PSI03743	31/05/2024	ICONIC PROPERTY SERVICES PTY LTD	C.202324-11 - CLEANING - MAY 2024	1	15,692.68	
INV PSI03743	30/06/2024	ICONIC PROPERTY SERVICES PTY LTD	C.202324-11 - CLEANING - JUNE 2024	1	15,692.68	
EFT51461	19/07/2024	INTEGRATED ICT - MARKET CREATIONS TECHNOLOGY PL T/AS	IT - MAINTENANCE	1		12,375.00
INV 32914	26/06/2024	INTEGRATED ICT - MARKET CREATIONS TECHNOLOGY PL T/AS	IT - MAINTENANCE	1	12,375.00	
EFT51462	19/07/2024	IXOM OPERATIONS PTY LTD	WWTP & NORTHAM POOL - SUPPLIES	1		505.89
INV 6832162	30/06/2024	IXOM OPERATIONS PTY LTD	WWTP & NORTHAM POOL - SUPPLIES	1	505.89	
EFT51463	19/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1629	1		9,068.00
INV T1629	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1629	1	1,020.00	
INV T1630	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1630	1	1,020.00	
INV T1755	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1755	1	1,020.00	
INV T1511	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1511	1	1,000.00	
INV T1617	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1617	1	1,020.00	
INV T1777	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1777	1	948.00	
INV T1754	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1754	1	1,020.00	
INV T1631	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1631	1	1,020.00	
INV T1241	18/07/2024	J & A BUILDING PTY LTD	INFRASTRUCTURE BOND REFUND T1241	1	1,000.00	
EFT51464	19/07/2024	JAMIE GARLETT	NAIDOC WEEK 2024	1		800.00
INV 02	11/07/2024	JAMIE GARLETT	NAIDOC WEEK 2024	1	800.00	
EFT51465	19/07/2024	JB HI-FI GROUP PTY LTD	IT - CAPITAL PURCHASES	1		4,591.48
INV BD1497203	07/2024	JB HI-FI GROUP PTY LTD	IT - SUPPLIES	1	102.00	
INV BD1499205	07/2024	JB HI-FI GROUP PTY LTD	IT - CAPITAL PURCHASES	1	4,489.48	
EFT51466	19/07/2024	JIM DIMOVITIS	CROSSOVER REBATE O86923	1		605.00

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INV PD 08.07.08/07/2024		JIM DIMOVITIS	CROSSOVER REBATE O86923	1	605.00	
EFT51467	19/07/2024	KATHERINE STEWART	VISITORS CENTRE - STOCK	1		320.00
INV 072401	01/07/2024	KATHERINE STEWART	VISITORS CENTRE - STOCK	1	320.00	
EFT51468	19/07/2024	KEITH BOASE	STAFF REIMBURSEMENT	1		69.39
INV PD 11.07.11/07/2024		KEITH BOASE	STAFF REIMBURSEMENT	1	69.39	
EFT51469	19/07/2024	LAB3 PTY LTD	ENGINEERING - GRANT	1		5,942.20
INV INV6291	28/06/2024	LAB3 PTY LTD	ENGINEERING - GRANT	1	5,942.20	
EFT51470	19/07/2024	LANDGATE	CORPORATE SERVICES - FEES	1		479.22
INV 394329	21/06/2024	LANDGATE	CORPORATE SERVICES - FEES	1	479.22	
EFT51471	19/07/2024	LILLY TOSIKI	STAFF - REIMBURSEMENT	1		87.00
INV 02/12338	18/06/2024	LILLY TOSIKI	STAFF - REIMBURSEMENT	1	87.00	
EFT51472	19/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	DEVELOPMENT SERVICES - MEMBERSHIP 2024-2025	1		1,120.00
INV 34089	01/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	DEVELOPMENT SERVICES - MEMBERSHIP 2024-2025	1	560.00	
INV 34145	01/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	CORPORATE SERVICES - MEMBERSHIP 2024-2025	1	560.00	
EFT51473	19/07/2024	LUXWORKS PLANT & EQUIPMENT HIRE PTY LTD	C.202324-09 - CLAIM TWO	1		75,431.06
INV INV-028230/06/2024		LUXWORKS PLANT & EQUIPMENT HIRE PTY LTD	C.202324-09 - CLAIM TWO	1	75,431.06	
EFT51474	19/07/2024	MARSHALL DAVID REYNOLDS	DOG REGISTRATION LT01949 - REIMBURSEMENT	1		150.00
INV CH 10.07	10/07/2024	MARSHALL DAVID REYNOLDS	DOG REGISTRATION LT01949 - REIMBURSEMENT	1	150.00	
EFT51475	19/07/2024	MIRACLE RECREATION EQUIPMENT - SUPERIOR NOMINEES PTY LTD T/AS	DEPOT - SUPPLIES	1		522.50

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INV 56088	26/06/2024	MIRACLE RECREATION EQUIPMENT - SUPERIOR NOMINEES PTY LTD T/AS	DEPOT - SUPPLIES	1	522.50	
EFT51476	19/07/2024	MM ELECTRICAL MERCHANDISING	IT - SUPPLIES	1		217.25
INV 211788-6	19/06/2024	MM ELECTRICAL MERCHANDISING	IT - SUPPLIES	1	217.25	
EFT51477	19/07/2024	MORRIS PEST & WEED CONTROL	SON BRIDGES - MTCE	1		15,230.68
INV INV-348907	03/2024	MORRIS PEST & WEED CONTROL	SON FACILITIES - MTCE	1	960.28	
INV INV-382925	06/2024	MORRIS PEST & WEED CONTROL	SON VARIOUS - MTCE	1	4,495.01	
INV INV-382825	06/2024	MORRIS PEST & WEED CONTROL	SON VARIOUS - MTCE	1	1,000.91	
INV INV-383511	07/2024	MORRIS PEST & WEED CONTROL	SON BRIDGES - MTCE	1	8,774.48	
EFT51478	19/07/2024	NORTHAM BETTA HOME LIVING	REC CENTRE - SUPPLIES	1		847.90
INV 2001006503	07/2024	NORTHAM BETTA HOME LIVING	REC CENTRE - OFFICE SUPPLIES	1	69.90	
INV 2001006505	07/2024	NORTHAM BETTA HOME LIVING	REC CENTRE - SUPPLIES	1	778.00	
EFT51479	19/07/2024	NORTHAM DISTRICTS GLASS PTY LTD	KURINGAL VILLAGE - REPAIRS	1		350.00
INV INV-836009	07/2024	NORTHAM DISTRICTS GLASS PTY LTD	KURINGAL VILLAGE - REPAIRS	1	350.00	
EFT51480	19/07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1		768.00
INV 0000545719	06/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	78.00	
INV 0000546621	06/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	58.00	
INV 0000546724	06/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	83.00	
INV 0000546926	06/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	79.00	
INV 0000547028	06/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JUNE 2024	1	72.00	
INV 0000547301	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	58.00	
INV 0000547402	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	31.00	
INV 0000548103	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	48.00	
INV 0000548205	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	48.00	

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INV 0000548808/07/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	51.00	
INV 0000548910/07/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	81.00	
INV 0000549012/07/2024		NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	81.00	
EFT51481	19/07/2024	NORTHAM NETBALL ASSOCIATION	GRANT - FIRST NATIONS ROUND EVENT	1		1,476.00
INV INV-001026/06/2024		NORTHAM NETBALL ASSOCIATION	GRANT - FIRST NATIONS ROUND EVENT	1	1,476.00	
EFT51482	19/07/2024	OFFICEWORKS SUPERSTORES PTY LTD	SES - SUPPLIES	1		1,626.90
INV 6150861428/06/2024		OFFICEWORKS SUPERSTORES PTY LTD	SES - SUPPLIES	1	271.95	
INV 6150728301/07/2024		OFFICEWORKS SUPERSTORES PTY LTD	ADMIN - OFFICE SUPPLIES	1	517.95	
INV 6150874102/07/2024		OFFICEWORKS SUPERSTORES PTY LTD	SES - SUPPLIES	1	837.00	
EFT51483	19/07/2024	OXTER SERVICES	MEMORIAL HALL - REPAIRS	1		3,630.00
INV 29006	28/06/2024	OXTER SERVICES	MEMORIAL HALL - REPAIRS	1	2,200.00	
INV 29015	01/07/2024	OXTER SERVICES	C.202223-13 - BURIAL - 26/06/2024	1	1,430.00	
EFT51484	19/07/2024	PATRICK SKULLEY	INFRASTRUCTURE BOND REFUND T1595	1		1,530.00
INV T1595	18/07/2024	PATRICK SKULLEY	INFRASTRUCTURE BOND REFUND T1595	1	1,530.00	
EFT51485	19/07/2024	PAUL BYRON GODFREY	INFRASTRUCTURE BOND REFUND T915	1		1,022.69
INV T915	18/07/2024	PAUL BYRON GODFREY	INFRASTRUCTURE BOND REFUND T915	1	1,022.69	
EFT51486	19/07/2024	PETER COSTA	INFRASTRUCTURE BOND REFUND T766	1		1,022.69
INV T766	18/07/2024	PETER COSTA	INFRASTRUCTURE BOND REFUND T766	1	1,022.69	
EFT51487	19/07/2024	PRECISION LASER SYSTEMS	DEPOT - SUPPLIES	1		475.00
INV 0004973909/07/2024		PRECISION LASER SYSTEMS	DEPOT - SUPPLIES	1	475.00	
EFT51488	19/07/2024	RED DOT STORE	BKB - SUPPLIES	1		20.00
INV 1445298825/06/2024		RED DOT STORE	BKB - SUPPLIES	1	20.00	

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EFT51489	19/07/2024	REHBEIN CONSULTING PTY LTD	ENGINEERING - CONSULTING SERVICES - APRIL 2024	1		5,170.00
INV RC-0674	30/04/2024	REHBEIN CONSULTING PTY LTD	ENGINEERING - CONSULTING SERVICES - APRIL 2024	1	5,170.00	
EFT51490	19/07/2024	RICHARD STURMAN	CREDIT RATES REFUND FOR ASSESSMENT A10683	1		581.50
INV A10683	18/07/2024	RICHARD STURMAN	CREDIT RATES REFUND FOR ASSESSMENT A10683		581.50	
EFT51491	19/07/2024	RILEY JAMES & CO	BAKERS HILL - PROGRAMS & EVENTS	1		225.00
INV 001A	27/06/2024	RILEY JAMES & CO	BAKERS HILL - PROGRAMS & EVENTS	1	225.00	
EFT51492	19/07/2024	ROGER VICTOR DAVIS	CREDIT RATES REFUND FOR ASSESSMENT A16753	1		213.01
INV A16753	18/07/2024	ROGER VICTOR DAVIS	CREDIT RATES REFUND FOR ASSESSMENT A16753		213.01	
EFT51493	19/07/2024	RURAL BUILDING COMPANY PTY LTD	INFRASTRUCTURE BOND REFUND T1682	1		5,100.00
INV T1682	18/07/2024	RURAL BUILDING COMPANY PTY LTD	INFRASTRUCTURE BOND REFUND T1682	1	1,020.00	
INV T1591	18/07/2024	RURAL BUILDING COMPANY PTY LTD	INFRASTRUCTURE BOND REFUND T1591	1	1,020.00	
INV T1596	18/07/2024	RURAL BUILDING COMPANY PTY LTD	INFRASTRUCTURE BOND REFUND T1596	1	1,020.00	
INV T1607	18/07/2024	RURAL BUILDING COMPANY PTY LTD	INFRASTRUCTURE BOND REFUND T1607	1	1,020.00	
INV T1651	18/07/2024	RURAL BUILDING COMPANY PTY LTD	INFRASTRUCTURE BOND REFUND T1651	1	1,020.00	
EFT51494	19/07/2024	SPECIALISED TREE SERVICE	DEPOT - PROGRAMS & EVENTS	1		792.00
INV 4344	11/07/2024	SPECIALISED TREE SERVICE	DEPOT - PROGRAMS & EVENTS	1	792.00	
EFT51495	19/07/2024	SYNERGY	168614990 STREETLIGHTING - 25/05/2024 to 24/06/2024	1		36,131.30
INV 9152416402/05/2024		SYNERGY	915241640 AUXILLARY LIGHTING - 28/03/2024 to 27/04/2024	1	154.94	
INV 1358465901/07/2024		SYNERGY	135846590 BAKERS HILL FIRE STATION - NEW - 01/05/2024 to 28/06/2024		338.21	
INV 9152416402/07/2024		SYNERGY	915241640 AUXILLARY LIGHTING - 28/05/2024 to 27/06/2024	1	154.94	
INV 3619900302/07/2024		SYNERGY	361990030 WUNDOWIE OVAL - 02/05/2024 to 01/07/2024		238.40	
INV 1686149902/07/2024		SYNERGY	168614990 STREETLIGHTING - 25/05/2024 to 24/06/2024		26,546.58	

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INV 3577053002/07/2024		SYNERGY	357705300 MORRELL PARK - 10/04/2024 to 10/06/2024		1,059.16	
INV 4449973003/07/2024		SYNERGY	444997300 WUNDOWIE LIBRARY & GARDENS - 03/05/2024 to 02/07/2024		452.14	
INV 2886267403/07/2024		SYNERGY	288626740 CLACKLINE HALL - 01/05/2024 to 02/07/2024		133.21	
INV 9168227503/07/2024		SYNERGY	916822750 WUNDOWIE TENNIS CLUB - 03/05/2024 to 02/07/2024		120.40	
INV 1640077103/07/2024		SYNERGY	164007710 WUNDOWIE DEPOT - 03/05/2024 to 02/07/2024		307.57	
INV 1422759503/07/2024		SYNERGY	142275950 WUNDOWIE OVAL - 03/05/2024 to 02/07/2024		820.35	
INV 1585097603/07/2024		SYNERGY	158509760 BAKERS HILL OLD BFB FIRE SHED - 01/05/2024 to 02/07/2024		124.34	
INV 1603961204/07/2024		SYNERGY	160396120 CLACKLINE FIRE SHED - 30/04/2024 to 02/07/2024		178.68	
INV 4879640405/07/2024		SYNERGY	487964040 WUNDOWIE YAK SHACK - 04/05/2024 to 04/07/2024		45.49	
INV 3706392305/07/2024		SYNERGY	370639230 WUNDOWIE TOWN HALL - 04/05/2024 to 03/07/2024		309.71	
INV 9626429905/07/2024		SYNERGY	962642990 WUNDOWIE MEDICAL CENTRE - 04/05/2024 to 03/07/2024		120.44	
INV 9812925705/07/2024		SYNERGY	981292570 BAKERS HILL REC CENTRE - 01/05/2024 to 04/07/2024		708.43	
INV 3006770705/07/2024		SYNERGY	300677070 WUNDOWIE FOOTBALL PAVILLION - 04/05/2024 to 03/07/2024		292.82	
INV 3053076105/07/2024		SYNERGY	305307610 AGED ACCOMMODATION WUNDOWIE - 04/05/2024 to 04/07/2024		121.07	
INV 3616695005/07/2024		SYNERGY	361669500 OXIDATION PONDS - 01/06/2024 to 01/07/2024		1,539.77	
INV 3577039910/07/2024		SYNERGY	357703990 BERT HAWKE PAVILION & LIGHTS - 12/06/2024 to 09/07/2024		525.09	
INV 1539025110/07/2024		SYNERGY	153902510 NORTHAM DEPOT - 12/06/2024 to 09/07/2024		1,513.92	
INV 3534641010/07/2024		SYNERGY	035346410 HOOPER PARK - 04/05/2024 to 04/07/2024		325.64	
EFT51496	19/07/2024	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES - JUNE 2024	1		58.78
INV 0637-S30	16/06/2024	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES - JUNE 2024	1	58.78	
EFT51497	19/07/2024	THE PRINT SHOP BUNBURY	VISITORS CENTRE - PROGRAMS & EVENTS	1		3,674.00

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INV 1654686	27/06/2024	THE PRINT SHOP BUNBURY	VISITORS CENTRE - SUPPLIES	1	203.50	
INV 1655628	03/07/2024	THE PRINT SHOP BUNBURY	VISITORS CENTRE - PROGRAMS & EVENTS	1	3,470.50	
EFT51498	19/07/2024	THESAURUS (NORTHAM) PTY LTD T/AS LLOYDS EARTHMOVING AND GARDEN SUPPLIES	NAIDOC WEEK 2024	1		200.00
INV INV-386609/07/2024		THESAURUS (NORTHAM) PTY LTD T/AS LLOYDS EARTHMOVING AND GARDEN SUPPLIES	NAIDOC WEEK 2024	1	200.00	
EFT51499	19/07/2024	THINKPROJECT AUSTRALIA PTY LTD T-AS RAMM SOFTWARE PTY LTD	SOFTWARE SUBSCRIPTION 2024/2025	1		12,131.13
INV RSL-208501/07/2024		THINKPROJECT AUSTRALIA PTY LTD T-AS RAMM SOFTWARE PTY LTD	SOFTWARE SUBSCRIPTION 2024/2025	1	12,131.13	
EFT51500	19/07/2024	TRILITY SOLUTIONS PTY LTD	DEPOT - SUPPLIES	1		1,288.69
INV 7504233303/07/2024		TRILITY SOLUTIONS PTY LTD	DEPOT - SUPPLIES	1	1,288.69	
EFT51501	19/07/2024	VERONICA JANE VANDERHELM	INFRASTRUCTURE BOND REFUND T1806	1		1,080.00
INV T1806	18/07/2024	VERONICA JANE VANDERHELM	INFRASTRUCTURE BOND REFUND T1806	1	1,080.00	
EFT51502	19/07/2024	WA CONTRACT RANGERSERVICES	C.202324-01 - POUND MANAGEMENT 01/07/2024 - 14/07/2024	1		770.00
INV 0000564713/07/2024		WA CONTRACT RANGERSERVICES	C.202324-01 - POUND MANAGEMENT 01/07/2024 - 14/07/2024	1	770.00	
EFT51503	19/07/2024	WARRICKS NEWSAGENCY	ADMIN - OFFICE SUPPLIES	1		911.29
INV 76367	30/06/2024	WARRICKS NEWSAGENCY	ADMIN - OFFICE SUPPLIES	1	911.29	
EFT51504	19/07/2024	WESTERN AUSTRALIAN TREASURY CORPORATION	CORPORATE SERVICES -FEES	1		23,508.28
INV GFEE JU23/07/2024		WESTERN AUSTRALIAN TREASURY CORPORATION	CORPORATE SERVICES -FEES	1	23,508.28	
EFT51505	19/07/2024	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN2303 - PLANT MTCE	1		226.00

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INV INV-180808/07/2024		WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN2303 - PLANT MTCE	1	226.00	
EFT51506	19/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	ADMIN - COPIER SERVICE/METER READING	1		1,399.55
INV 17186	02/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	REC CENTRE - OFFICE SUPPLIES	1	114.30	
INV 221170	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	DEPOT - COPIER SERVICE/METER READING	1	245.39	
INV 221168	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	ADMIN DONGA - COPIER SERVICE/METER READING	1	182.02	
INV 221177	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	ADMIN - COPIER SERVICE/METER READING	1	857.84	
EFT51507	22/07/2024	CLIVE SMITH	NAIDOC WEEK - 2024	1		1,500.00
INV 82	11/07/2024	CLIVE SMITH	NAIDOC WEEK - 2024	1	1,500.00	
EFT51508	22/07/2024	GABRIELLE EVELYN MARY FRY	CREDIT REFUND FOR ASSESSMENT A10892	1		124.50
INV A10892	19/07/2024	GABRIELLE EVELYN MARY FRY	CREDIT REFUND FOR ASSESSMENT A10892		124.50	
EFT51509	22/07/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1		74,184.39
INV 2384	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1	10,396.23	
INV 2384	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1	31,939.98	
INV 2384	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1	25,058.61	
INV 2384	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1	6,016.53	
INV 2384	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1	7,637.55	
INV 2384	30/06/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - 50% RETENTION RELEASE	1	13,360.00	
INV 2390	19/07/2024	GDR CIVIL CONTRACTING PTY LTD	C.202324-07 - CREDIT FOR OVERCHARGE ITEM	1	-20,224.51	
EFT51510	22/07/2024	JONATHON GARLETT	NAIDOC WEEK - 2024	1		3,000.00
INV 78	15/07/2024	JONATHON GARLETT	NAIDOC WEEK - 2024	1	3,000.00	
EFT51511	22/07/2024	NICOLA SAMANTHA CROOK	CREDIT REFUND FOR ASSESSMENT A16075	1		320.00

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INV A16075	19/07/2024	NICOLA SAMANTHA CROOK	CREDIT REFUND FOR ASSESSMENT A16075		320.00	
EFT51512	25/07/2024	ABBOTTS FORGE	HENRY ST OVAL - MTCE	1		575.00
INV 0000606113	06/2024	ABBOTTS FORGE	HENRY ST OVAL - MTCE	1	575.00	
EFT51513	25/07/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	DEPOT - SUPPLIES	1		6.99
INV 378066	16/07/2024	AGWEST MACHINERY - GREYMACH PTY LTD T/AS	DEPOT - SUPPLIES	1	6.99	
EFT51514	25/07/2024	ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - PLANT MTCE	1		7,129.24
INV 76440 / 7 08/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - PLANT MTCE	1	2,027.50	
INV 76444 / 7 08/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - VEHICLE MTCE	1	531.25	
INV 76499 / 7 16/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - VEHICLE MTCE	1	629.99	
INV 76518 / 7 16/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	SES - VEHICLE MTCE	1	529.25	
INV 76502 / 7 16/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - PLANT MTCE	1	1,025.00	
INV 76498 / 7 16/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - PLANT MTCE	1	1,038.00	
INV 76497 / 7 16/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	BFB - PLANT MTCE	1	849.00	
INV 76503 / 7 16/07/2024		ALL VEHICLES PTY LTD T/AS AVON 4WD CENTRE / NORTHAM RADIATOR SPECIALISTS	SES - VEHICLE MTCE	1	499.25	

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EFT51515	25/07/2024	ALLMARK & ASSOCIATES PTY LTD	BADGES & NAME PLAQUES	1		64.90
INV IN00430504/07/2024		ALLMARK & ASSOCIATES PTY LTD	BADGES & NAME PLAQUES	1	64.90	
EFT51516	25/07/2024	APPLIED INDUSTRIAL TECHNOLOGIES T/A NORTHAM BEARINGS	DEPOT - SUPPLIES	1		172.92
INV 7378411	18/07/2024	APPLIED INDUSTRIAL TECHNOLOGIES T/A NORTHAM BEARINGS	DEPOT - SUPPLIES	1	172.92	
EFT51517	25/07/2024	ARISE COFFEE	VISITORS CENTRE - STOCK	1		548.00
INV 0000125	03/07/2024	ARISE COFFEE	VISITORS CENTRE - STOCK	1	548.00	
EFT51518	25/07/2024	ASK WASTE MANAGEMENT PTY LTD	OLD QUARRY RD WASTE FACILITY - MTCE	1		5,621.00
INV INV-016201/07/2024		ASK WASTE MANAGEMENT PTY LTD	OLD QUARRY RD WASTE FACILITY - MTCE	1	5,621.00	
EFT51519	25/07/2024	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG FOR PAY WEEK ENDING 16/07/2024	1		65,915.00
INV PAYG 1624/07/2024		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG FOR PAY WEEK ENDING 16/07/2024	1	65,915.00	
EFT51520	25/07/2024	AVON VALLEY TOYOTA	PN2314 - PLANT MTCE	1		890.62
INV JC14017112/07/2024		AVON VALLEY TOYOTA	PN2314 - PLANT MTCE	1	523.03	
INV JC14017115/07/2024		AVON VALLEY TOYOTA	PN2018 - VEHICLE MTCE	1	367.59	
EFT51521	25/07/2024	BOEKEMAN MACHINERY (WA) PTY LTD	PN2108 - PLANT PART	1		1.23
INV 397583	18/07/2024	BOEKEMAN MACHINERY (WA) PTY LTD	PN2108 - PLANT PART	1	1.23	
EFT51522	25/07/2024	BOSS MINING SOLUTIONS	EMULSION TANK - PLANT MTCE	1		32,510.50
INV INV-070615/07/2024		BOSS MINING SOLUTIONS	EMULSION TANK - PLANT MTCE	1	32,510.50	
EFT51523	25/07/2024	BUCCI HOLDINGS PTY LTD T-AS VISIMAX	ANIMAL SUPPLIES - JULY 2024	1		504.63
INV INV-122402/07/2024		BUCCI HOLDINGS PTY LTD T-AS VISIMAX	ANIMAL SUPPLIES - JULY 2024	1	504.63	
EFT51524	25/07/2024	BUNNINGS BUILDING SUPPLIES P/L	WWTP - SUPPLIES	1		958.78
INV 2182/003	01/07/2024	BUNNINGS BUILDING SUPPLIES P/L	WWTP - SUPPLIES	1	221.88	

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INV 2182/003	01/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	13.78	
INV 2182/003	01/07/2024	BUNNINGS BUILDING SUPPLIES P/L	REC CENTRE - SUPPLIES	1	15.82	
INV 2182/005	04/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	47.49	
INV 2182/003	04/07/2024	BUNNINGS BUILDING SUPPLIES P/L	WWTP - SUPPLIES	1	10.08	
INV 2182/998	08/07/2024	BUNNINGS BUILDING SUPPLIES P/L	WWTP - SUPPLIES	1	10.08	
INV 2182/003	08/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	32.38	
INV 2182/003	08/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	43.84	
INV 2182/003	08/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	62.70	
INV 2182/003	09/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	21.36	
INV 2182/002	10/07/2024	BUNNINGS BUILDING SUPPLIES P/L	LIBRARY - PROGRAMS & EVENTS	1	50.35	
INV 2182/004	10/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	52.23	
INV 2182/003	11/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	44.04	
INV 2182/003	11/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	105.86	
INV 2182/003	11/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	52.25	
INV 2182/004	11/07/2024	BUNNINGS BUILDING SUPPLIES P/L	BKB - SUPPLIES	1	74.10	
INV 2182/003	12/07/2024	BUNNINGS BUILDING SUPPLIES P/L	REC CENTRE - SUPPLIES	1	24.18	
INV 2182/003	12/07/2024	BUNNINGS BUILDING SUPPLIES P/L	DEPOT - SUPPLIES	1	76.36	
EFT51525	25/07/2024	BURGESS RAWSON (WA) PTY LTD	DEVELOPMENT SERVICES - CHARGES	1		61.15
INV 22318	11/07/2024	BURGESS RAWSON (WA) PTY LTD	DEVELOPMENT SERVICES - CHARGES	1	61.15	
EFT51526	25/07/2024	CADD'S FASHIONS	DEPOT - SUPPLIES	1		30.00
INV 24-00007	18/07/2024	CADD'S FASHIONS	DEPOT - SUPPLIES	1	30.00	
EFT51527	25/07/2024	CENTRAL MOBILE MECHANICAL REPAIRS	PN1703 - PLANT MTCE	1		1,109.90
INV 0000472116	07/2024	CENTRAL MOBILE MECHANICAL REPAIRS	PN1703 - PLANT MTCE	1	1,109.90	

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EFT51528	25/07/2024	CENTRECARE INC	CORPORATE SERVICES - FEES & CHARGES	1		176.00
INV SI-00074930/06/2024		CENTRECARE INC	CORPORATE SERVICES - FEES & CHARGES	1	176.00	
EFT51529	25/07/2024	CHADD HUNT	STAFF REIMBURSEMENT	1		522.35
INV CY 17.07 17/07/2024		CHADD HUNT	STAFF REIMBURSEMENT	1	522.35	
EFT51530	25/07/2024	CITY OF BAYSWATER	COMMUNITY SERVICES - RELIEF STAFF - 28/10/2023 TO 01/12/2023	1		12,609.36
INV 72708	19/12/2023	CITY OF BAYSWATER	COMMUNITY SERVICES - RELIEF STAFF - 28/10/2023 TO 01/12/2023	1	12,609.36	
EFT51531	25/07/2024	COLES - WEX AUSTRALIA PTY LTD	COLES PURCHASES - JUNE 2024	1		2,492.33
INV 204	30/06/2024	COLES - WEX AUSTRALIA PTY LTD	COLES PURCHASES - JUNE 2024	1	2,492.33	
EFT51532	25/07/2024	COMBINED TYRES PTY LTD	PN1810 - PLANT MTCE	1		1,139.60
INV INV-492404/07/2024		COMBINED TYRES PTY LTD	PN1810 - PLANT MTCE	1	1,139.60	
EFT51533	25/07/2024	COUNTRYWIDE GROUP	ENGINEERING - SMALL PLANT PURCHASE	1		1,344.89
INV ACC002704/07/2024		COUNTRYWIDE GROUP	ENGINEERING - SMALL PLANT PURCHASE	1	1,025.00	
INV ACC002718/07/2024		COUNTRYWIDE GROUP	P100 - PLANT MTCE	1	319.89	
EFT51534	25/07/2024	CTI LOGISTICS REGIONAL FREIGHT - CTI FREIGHT MANAGEMENT PL T/AS	FREIGHT CHARGES - MAY 2024	1		54.97
INV CISF625631/05/2024		CTI LOGISTICS REGIONAL FREIGHT - CTI FREIGHT MANAGEMENT PL T/AS	FREIGHT CHARGES - MAY 2024	1	54.97	
EFT51535	25/07/2024	DAMIAN'S PLUMBING	HOOVER PARK - MTCE	1		539.00
INV INV-009718/07/2024		DAMIAN'S PLUMBING	HOOVER PARK - MTCE	1	539.00	
EFT51536	25/07/2024	DN VELLIOS & JL VELLIOS - (AMORE MIO SOFT SERVE)	NAIDOC WEEK - 2024	1		1,500.00
INV 6	12/07/2024	DN VELLIOS & JL VELLIOS - (AMORE MIO SOFT SERVE)	NAIDOC WEEK - 2024	1	1,500.00	
EFT51537	25/07/2024	ECHO NEWSPAPER	ADVERTISEMENT - NEWSPAPER - BILYA FESTIVAL	1		522.50

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INV 0003721919/07/2024		ECHO NEWSPAPER	ADVERTISEMENT - NEWSPAPER - BILYA FESTIVAL	1	522.50	
EFT51538	25/07/2024	ECONISIS PTY LTD	AROC- DANDARAGAN WORKFORCE - CLAIM 4	1		8,800.00
INV T957	25/07/2024	ECONISIS PTY LTD	AROC- DANDARAGAN WORKFORCE - CLAIM 4	1	8,800.00	
EFT51539	25/07/2024	FRONTLINE FIRE & RESCUE EQUIPMENT	BFB - SUPPLIES	1		264.46
INV 82958	17/07/2024	FRONTLINE FIRE & RESCUE EQUIPMENT	BFB - SUPPLIES	1	264.46	
EFT51540	25/07/2024	GEVEKO MARKINGS AUSTRALIA PTY LTD	JENNAPULLIN RD - MATERIALS	1		21,755.25
INV 1060500328/06/2024		GEVEKO MARKINGS AUSTRALIA PTY LTD	JENNAPULLIN RD - MATERIALS	1	21,755.25	
EFT51541	25/07/2024	GRACE RECORDS MANAGEMENT PTY LTD	DEVELOPMENT SERVICES - PRINTING	1		12,057.83
INV RP01516330/04/2024		GRACE RECORDS MANAGEMENT PTY LTD	DEVELOPMENT SERVICES - PRINTING	1	2,313.81	
INV RP01528831/05/2024		GRACE RECORDS MANAGEMENT PTY LTD	DEVELOPMENT SERVICES - PRINTING	1	9,744.02	
EFT51542	25/07/2024	GREEN SHOOTS INVESTIGATIONS PTY LTD	HR - LEGAL FEES	1		3,836.25
INV INV-006130/06/2024		GREEN SHOOTS INVESTIGATIONS PTY LTD	HR - LEGAL FEES	1	3,836.25	
EFT51543	25/07/2024	HOUSE OF SHARDAY	VISITORS CENTRE - STOCK	1		459.43
INV 0000136530/06/2024		HOUSE OF SHARDAY	VISITORS CENTRE - STOCK	1	459.43	
EFT51544	25/07/2024	INDUSTRIAL AUTOMATION GROUP PTY LTD	SOFTWARE SUBSCRIPTION	1		2,065.25
INV SINV-15505/07/2024		INDUSTRIAL AUTOMATION GROUP PTY LTD	SOFTWARE SUBSCRIPTION	1	2,065.25	
EFT51545	25/07/2024	IT VISION	SOFTWARE SUBSCRIPTION 2024-2025	1		113,758.22
INV INITV41125/05/2024		IT VISION	SOFTWARE SUBSCRIPTION 2024-2025	1	113,758.22	
EFT51546	25/07/2024	JACK JAMES WRIGHT	STAFF REIMBURSEMENT	1		119.00
INV INV-495418/07/2024		JACK JAMES WRIGHT	STAFF REIMBURSEMENT	1	119.00	
EFT51547	25/07/2024	JANET VERENA HALLETT	CREDIT RATES REFUND FOR ASSESSMENT A1902	1		799.52

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INV A1902	25/07/2024	JANET VERENA HALLETT	CREDIT RATES REFUND FOR ASSESSMENT A1902		799.52	
EFT51548	25/07/2024	JASON SIGNMAKERS	DEPOT - SUPPLIES	1		1,480.16
INV 39462	12/07/2024	JASON SIGNMAKERS	DEPOT - SUPPLIES	1	1,480.16	
EFT51549	25/07/2024	JENNY CHENIK	CREDIT RATES REFUND FOR ASSESSMENT A1671	1		111.97
INV A1671	25/07/2024	JENNY CHENIK	CREDIT RATES REFUND FOR ASSESSMENT A1671		111.97	
EFT51550	25/07/2024	JH COMPUTER SERVICES WA PTY LTD	SOFTWARE SUBSCRIPTION	1		9,483.65
INV 003246-D30/04/2024		JH COMPUTER SERVICES WA PTY LTD	SOFTWARE SUBSCRIPTION	1	7,632.90	
INV 003246-D30/04/2024		JH COMPUTER SERVICES WA PTY LTD	SOFTWARE SUBSCRIPTION	1	1,760.00	
INV 003246-D30/04/2024		JH COMPUTER SERVICES WA PTY LTD	SOFTWARE SUBSCRIPTION	1	90.75	
EFT51551	25/07/2024	JS TECHNOLOGY & DIGITAL PTY LTD	IT - SUPPLIES	1		48.00
INV INV1607	16/07/2024	JS TECHNOLOGY & DIGITAL PTY LTD	IT - SUPPLIES	1	48.00	
EFT51552	25/07/2024	KLEENWEST	KILLARA - SUPPLIES	1		116.93
INV 0009679408/07/2024		KLEENWEST	KILLARA - SUPPLIES	1	116.93	
EFT51553	25/07/2024	KOOJEDDA COUNTRY	VISITORS CENTRE - STOCK	1		500.00
INV 52	01/07/2024	KOOJEDDA COUNTRY	VISITORS CENTRE - STOCK	1	500.00	
EFT51554	25/07/2024	LAB3 PTY LTD	ENGINEERING - GRANT	1		63,542.60
INV INV6365	15/07/2024	LAB3 PTY LTD	ENGINEERING - GRANT	1	63,542.60	
EFT51555	25/07/2024	LANDGATE	PLANNING - FEES & CHARGES	1		589.60
INV 1000097901/07/2024		LANDGATE	PLANNING - FEES & CHARGES	1	589.60	
EFT51556	25/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	CORPORATE SERVICES - FEES & CHARGES	1		2,220.00
INV 33798	01/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	COMMUNITY SERVICES - MEMBERSHIP 2024-2025	1	560.00	

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INV 33816	01/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	GOVERNANCE - MEMBERSHIP FEES 2024-2025	1	560.00	
INV 40666	09/07/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	CORPORATE SERVICES - FEES & CHARGES	1	1,100.00	
EFT51557	25/07/2024	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	DEVELOPMENT SERVICES - FEES & CHARGES	1		2,867.49
INV MA2024	11/07/2024	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	DEVELOPMENT SERVICES - FEES & CHARGES	1	2,867.49	
EFT51558	25/07/2024	LUXWORKS PLANT & EQUIPMENT HIRE PTY LTD	CCTV - MTCE	1		2,469.33
INV INV-028708/07/2024		LUXWORKS PLANT & EQUIPMENT HIRE PTY LTD	CCTV - MTCE	1	2,469.33	
EFT51559	25/07/2024	MALINOWSKI HOLDINGS PTY LTD	AVON MALL - RENT - JULY 2024	1		1,237.50
INV 0000091125/06/2024		MALINOWSKI HOLDINGS PTY LTD	AVON MALL - RENT - JULY 2024	1	1,237.50	
EFT51560	25/07/2024	MENTAL MEDIA	SUBSCRIPTION - JULY TO SEPT 2024	1		1,938.42
INV 1407	02/07/2024	MENTAL MEDIA	SUBSCRIPTION - JULY TO SEPT 2024	1	1,938.42	
EFT51561	25/07/2024	MENZA CONCEPTS PTY LTD	BAKERS HILL PARK - MATERIALS	1		242.00
INV 000169	13/07/2024	MENZA CONCEPTS PTY LTD	BAKERS HILL PARK - MATERIALS	1	242.00	
EFT51562	25/07/2024	MICHAEL JOSEF SEEBER	INFRASTRUCTURE BOND REFUND T759	1		1,022.69
INV T759	25/07/2024	MICHAEL JOSEF SEEBER	INFRASTRUCTURE BOND REFUND T759	1	1,022.69	
EFT51563	25/07/2024	MM ELECTRICAL MERCHANDISING	WWTP - SUPPLIES	1		18.22
INV 210683-6	13/05/2024	MM ELECTRICAL MERCHANDISING	WWTP - SUPPLIES	1	18.22	
EFT51564	25/07/2024	MOORE AUSTRALIA (WA) PTY LTD	CORPORATE SERVICES - TRAINING	1		2,200.00
INV 4307	02/05/2024	MOORE AUSTRALIA (WA) PTY LTD	CORPORATE SERVICES - TRAINING	1	2,200.00	
EFT51565	25/07/2024	NEWGROUND WATER SERVICES PTY LTD	WUNDOWIE OVAL - MTCE	1		2,024.00
INV 1186968	22/07/2024	NEWGROUND WATER SERVICES PTY LTD	WUNDOWIE OVAL - MTCE	1	2,024.00	

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EFT51566	25/07/2024	NORTHAM AUTOS PTY LTD T/AS NORTHAM MAZDA / HOLDEN / SUZUKI	PN2312 - VEHICLEMTCE	1		855.08
INV 145226	09/07/2024	NORTHAM AUTOS PTY LTD T/AS NORTHAM MAZDA / HOLDEN / SUZUKI	PN2019 - VEHICLEMTCE	1	417.00	
INV 145225	09/07/2024	NORTHAM AUTOS PTY LTD T/AS NORTHAM MAZDA / HOLDEN / SUZUKI	PN2312 - VEHICLE MTCE	1	438.08	
EFT51567	25/07/2024	NORTHAM BETTA HOME LIVING	IT - SUPPLIES	1		329.00
INV 2001006516	07/2024	NORTHAM BETTA HOME LIVING	IT - SUPPLIES	1	329.00	
EFT51568	25/07/2024	NORTHAM CHAMBER OF COMMERCE T/A THE NORTHAM ADVERTISER	ADVERTISEMENT - NEWSPAPER - BILY FESTIVAL	1		1,089.00
INV 2717	17/07/2024	NORTHAM CHAMBER OF COMMERCE T/A THE NORTHAM ADVERTISER	ADVERTISEMENT - NEWSPAPER - AUGUST EDITION	1	484.00	
INV 2718	17/07/2024	NORTHAM CHAMBER OF COMMERCE T/A THE NORTHAM ADVERTISER	ADVERTISEMENT - NEWSPAPER - BILY FESTIVAL	1	605.00	
EFT51569	25/07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1		231.00
INV 0000549815	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	103.00	
INV 0000549917	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	93.00	
INV 0000550018	07/2024	NORTHAM FEED & HIRE	ANIMAL SUPPLIES - JULY 2024	1	35.00	
EFT51570	25/07/2024	NUTRIEN AG SOLUTIONS LIMITED	ANIMAL SUPPLIES - JUNE 2024	1		106.04
INV 9109960119	06/2024	NUTRIEN AG SOLUTIONS LIMITED	ANIMAL SUPPLIES - JUNE 2024	1	106.04	
EFT51571	25/07/2024	NUTRIEN WATER	WWTP - SUPPLIES	1		3,269.47
INV 4132222708	07/2024	NUTRIEN WATER	WWTP - SUPPLIES	1	3,065.21	
INV 4132321918	07/2024	NUTRIEN WATER	DEPOT - SUPPLIES	1	49.61	
INV 4132357223	07/2024	NUTRIEN WATER	WWTP - SUPPLIES	1	154.65	
EFT51572	25/07/2024	OFFICEWORKS SUPERSTORES PTY LTD	SES - CAPITAL PURCHASE	1		1,981.86
INV 6152955009	07/2024	OFFICEWORKS SUPERSTORES PTY LTD	FREIGHT CHARGES - JULY 2024	1	59.95	

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INV 6153120010/07/2024		OFFICEWORKS SUPERSTORES PTY LTD	ADMIN - OFFICE SUPPLIES	1	207.91	
INV 6153379415/07/2024		OFFICEWORKS SUPERSTORES PTY LTD	SES - CAPITAL PURCHASE	1	1,714.00	
EFT51573	25/07/2024	OXTER SERVICES	C.202223-13 BURIAL	1		1,732.78
INV 28991	20/06/2024	OXTER SERVICES	AIRSTrip - SUPPLIES	1	59.82	
INV 29047	09/07/2024	OXTER SERVICES	C.202223-13 BURIAL	1	1,551.00	
INV 29048	09/07/2024	OXTER SERVICES	NAIDOC WEEK - 2024	1	121.96	
EFT51574	25/07/2024	PJ & DE ROBINSON	BURLONG PARK - MTCE	1		660.00
INV 0000051-	01/07/2024	PJ & DE ROBINSON	BURLONG PARK - MTCE	1	660.00	
EFT51575	25/07/2024	PORTER CONSULTINGENGINEERS	ENGINEERING SERVICES - CONSULTING SERVICES - JUNE 2024	1		11,880.00
INV 0002438226/06/2024		PORTER CONSULTINGENGINEERS	ENGINEERING SERVICES - CONSULTING SERVICES - JUNE 2024	1	11,880.00	
EFT51576	25/07/2024	PUBLIC TRANSPORT AUTHORITY	TRAIN TICKETS - MAY 2024	1		170.11
INV 399930	31/05/2024	PUBLIC TRANSPORT AUTHORITY	TRAIN TICKETS - MAY 2024	1	170.11	
EFT51577	25/07/2024	QUIN'S GOURMET BUTCHERS	NAIDOC WEEK 2024	1		169.90
INV 0908374310/07/2024		QUIN'S GOURMET BUTCHERS	NAIDOC WEEK 2024	1	169.90	
EFT51578	25/07/2024	RED DOT STORE	NAIDOC WEEK - 2024	1		56.00
INV 1465455011/07/2024		RED DOT STORE	NAIDOC WEEK - 2024	1	56.00	
EFT51579	25/07/2024	RM SMITH & SONS	KEANE ST - MATERIALS	1		2,640.00
INV 241873	12/07/2024	RM SMITH & SONS	KEANE ST - MATERIALS	1	1,320.00	
INV 241872	12/07/2024	RM SMITH & SONS	JENNAPULLIN RD - MATERIALS	1	1,320.00	
EFT51580	25/07/2024	RM SURVEYS	DEVELOPMENT SERVICES - CONSULTING SERVICES - JUNE 2024	1		1,388.75
INV INV-398130/06/2024		RM SURVEYS	DEVELOPMENT SERVICES - CONSULTING SERVICES - JUNE 2024	1	1,388.75	

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EFT51581	25/07/2024	ROWLANDS TV & VIDEO REPAIRS	NORTHAM POOL - REPAIRS	1		123.75
INV 26431	02/07/2024	ROWLANDS TV & VIDEO REPAIRS	NORTHAM POOL - REPAIRS	1	123.75	
EFT51582	25/07/2024	SOUTHERN CROSS AUSTEREO PTY LTD	ADVERTISEMENT - RADIO - JUNE 2024	1		1,430.00
INV 7165791830/06/2024		SOUTHERN CROSS AUSTEREO PTY LTD	ADVERTISEMENT - RADIO - JUNE 2024	1	1,430.00	
EFT51583	25/07/2024	SPECIALIZED CLEANING GROUP PTY LTD	ENGINEERING - EQUIPMENT HIRE	1		20,343.32
INV INV-209330/06/2024		SPECIALIZED CLEANING GROUP PTY LTD	ENGINEERING - EQUIPMENT HIRE	1	6,849.62	
INV INV-207730/06/2024		SPECIALIZED CLEANING GROUP PTY LTD	ENGINEERING - EQUIPMENT HIRE	1	13,493.70	
EFT51584	25/07/2024	STEPHEN CARRICKARCHITECTS	DEVELOPMENT SERVICES - CONSULTING SERVICES - JULY 2024	1		550.00
INV 0000197117/07/2024		STEPHEN CARRICKARCHITECTS	DEVELOPMENT SERVICES - CONSULTING SERVICES - JULY 2024	1	550.00	
EFT51585	25/07/2024	STEWART & HEATON CLOTHING CO.PTY LTD	BADGES & NAMEPLAQUES	1		231.04
INV SIN-392504/07/2024		STEWART & HEATON CLOTHING CO.PTY LTD	BADGES & NAMEPLAQUES	1	231.04	
EFT51586	25/07/2024	SYNERGY	361669310 RECREATION PRECINCT - 12/06/2024 to 09/07/2024	1		14,450.26
INV 2931107310/07/2024		SYNERGY	293110730 BILYA KOORT BOODJA - 12/06/2024 to 09/07/2024		1,495.13	
INV 3613334216/07/2024		SYNERGY	361333420 AVON MALL - 16/05/2024 to 15/07/2024		271.56	
INV 3616693117/07/2024		SYNERGY	361669310 RECREATION PRECINCT - 12/06/2024 to 09/07/2024		9,993.91	
INV 3358209417/07/2024		SYNERGY	335820940 CREATE 298 - 19/06/2024 to 16/07/2024		824.29	
INV 3616702518/07/2024		SYNERGY	361670250 NORTHAM LIBRARY - 20/06/2024 to 17/07/2024		363.01	
INV 8110294718/07/2024		SYNERGY	811029470 WUNDOWIE SWIMMING POOL - 20/06/2024 to 17/07/2024		119.60	
INV 3575496918/07/2024		SYNERGY	357549690 KILLARA DAYCARE CENTRE - 20/06/2024 to 17/07/2024		1,382.76	
EFT51587	25/07/2024	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES - JUNE 2024	1		32.81

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INV 0638-S3023/06/2024		TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES - JUNE 2024	1	32.81	
EFT51588	25/07/2024	TELSTRA LIMITED	TELSTRA CHARGES - JUNE 2024	1		4,159.17
INV 2726008910/07/2024		TELSTRA LIMITED	TELSTRA CHARGES - JUNE 2024	1	2,952.15	
INV 2726008910/07/2024		TELSTRA LIMITED	TELSTRA CHARGES - JUNE 2024	1	612.84	
INV 2726009010/07/2024		TELSTRA LIMITED	TELSTRA CHARGES - JUNE 2024	1	258.71	
INV 9026075017/07/2024		TELSTRA LIMITED	TELSTRA CHARGES - JUNE 2024	1	335.47	
EFT51589	25/07/2024	TENNANT AUSTRALIA	REC CENTRE - MTCE	1		1,065.90
INV 9205912322/07/2024		TENNANT AUSTRALIA	REC CENTRE - MTCE	1	457.60	
INV 9205912322/07/2024		TENNANT AUSTRALIA	REC CENTRE - MTCE	1	608.30	
EFT51590	25/07/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	JUBILEE & HENRY ST OVAL - MTCE	1		2,944.92
INV 9332	27/04/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	BERT HAWKE OVAL - MTCE	1	198.00	
INV 5937	01/05/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	HENRY ST OVAL - MTCE	1	143.00	
INV 7627	10/05/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	JUBILEE OVAL - MTCE	1	313.50	
INV 3119	17/05/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	JUBILEE & HENRY ST OVAL - MTCE	1	1,096.70	
INV 3892	07/06/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	HENRY ST OVAL - MTCE	1	187.00	
INV 3656	14/06/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	BERT HAWKE OVAL - MTCE	1	192.72	
INV 6365	21/06/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	HENRY ST OVAL - MTCE	1	198.00	
INV 6698	25/06/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	JUBILEE OVAL - MTCE	1	418.00	
INV 6421	25/06/2024	THE LINEKING GRASS LINEMARKING - MITCHELL HANSON T/AS	BERT HAWKE OVAL - MTCE	1	198.00	
EFT51591	25/07/2024	TPG TELECOM - ACCOUNT 2000050690	TPG CHARGES - JUNE 2024	1		5,962.66

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INV 2068642301/07/2024		TPG TELECOM - ACCOUNT 2000050690	TPG CHARGES - JUNE 2024	1	5,962.66	
EFT51592	25/07/2024	TPG TELECOM - ACCOUNT 2000054211	TPG CHARGES - JUNE 2024	1		705.52
INV 2068815601/07/2024		TPG TELECOM - ACCOUNT 2000054211	TPG CHARGES - JUNE 2024	1	705.52	
EFT51593	25/07/2024	WA DISTRIBUTORS PTY LTD	KIOSK - STOCK	1		71.55
INV 980563	18/07/2024	WA DISTRIBUTORS PTY LTD	KIOSK - STOCK	1	71.55	
EFT51594	25/07/2024	WA RANGERS ASSOCIATION INC	RANGERS - SUPPLIES	1		233.00
INV 32	27/06/2024	WA RANGERS ASSOCIATION INC	RANGERS - SUPPLIES	1	233.00	
EFT51595	25/07/2024	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN1607 - VEHICLE MTCE	1		2,269.10
INV INV-179117/06/2024		WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN2310 - VEHICLE MTCE	1	1,028.00	
INV INV-181103/07/2024		WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN1607 - VEHICLE MTCE	1	1,241.10	
EFT51596	25/07/2024	WHEATBELT (NRM) NATURAL RESOURCE MANAGEMENT	C.202223-14 - CEMETERY MTCE - 29.06.2024 TO 12.07.2024	1		3,426.56
INV 0030161912/07/2024		WHEATBELT (NRM) NATURAL RESOURCE MANAGEMENT	C.202223-14 - CEMETERY MTCE - 29.06.2024 TO 12.07.2024	1	3,426.56	
EFT51597	25/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	KILLARA - COPIER SERVICE/METER READING	1		566.20
INV 221169	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	WUNDOWIE LIBRARY - COPIER SERVICE/METER READING	1	18.21	
INV 221172	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	BKB - COPIER SERVICE/METER READING	1	92.50	
INV 221171	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	SES - COPIER SERVICE/METER READING	1	50.03	
INV 221173	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	VISITORS CENTRE - COPIER SERVICE/METER READING	1	109.01	
INV 221174	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	NORTHAM LIBRARY - COPIER SERVICE/METER READING	1	126.25	
INV 221176	07/07/2024	WHEATBELT OFFICE BM & COUNTRY COPIERS	KILLARA - COPIER SERVICE/METER READING	1	170.20	

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EFT51598	25/07/2024	WILDFLORA FACTORY PTY LTD T/A AUSTRALIAN WILDFLOWER SEEDS	VISITORS CENTRE - STOCK	1		208.46
INV INV-103401/07/2024		WILDFLORA FACTORY PTY LTD T/A AUSTRALIAN WILDFLOWER SEEDS	VISITORS CENTRE - STOCK	1	208.46	
EFT51599	25/07/2024	WINPRO ELECTRICAL	SES - MTCE	1		3,630.00
INV INV-303518/07/2024		WINPRO ELECTRICAL	SES - MTCE	1	3,630.00	
EFT51600	25/07/2024	WOOLWORTHS GROUP LIMITED (WOOLWORTHS GROUP)	WOOLWORTHS PURCHASES - JUNE2024	1		2,914.73
INV STI-041301/07/2024		WOOLWORTHS GROUP LIMITED (WOOLWORTHS GROUP)	WOOLWORTHS PURCHASES - JUNE2024	1	2,914.73	
EFT51601	25/07/2024	ZENIEN	CCTV - REPAIRS	1		10,648.18
INV I12350	18/07/2024	ZENIEN	CCTV - REPAIRS	1	7,994.25	
INV I12351	18/07/2024	ZENIEN	CCTV - MTCE	1	2,653.93	
EFT51602	29/07/2024	EVENTS INDUSTRY ASSOCIATION	COMMUNITY SERVICES - TRAINING	1		175.00
INV INV-000412/07/2024		EVENTS INDUSTRY ASSOCIATION	COMMUNITY SERVICES - TRAINING	1	175.00	
EFT51603	29/07/2024	PEDDERS SUSPENSION MIDLAND	PN2304 - VEHICLE MTCE	1		4,755.90
INV 4526	23/07/2024	PEDDERS SUSPENSION MIDLAND	PN2304 - VEHICLE MTCE	1	4,755.90	
DD20819.1	03/07/2024	TENNANT AUSTRALIA	RECREATION CENTRE LEASE FEE CLEANING EQUIPMENT JULY 2024	1		573.75
INV RECREA03/07/2024		TENNANT AUSTRALIA	RECREATION CENTRE LEASE FEE CLEANING EQUIPMENT JULY 2024	1	573.75	
DD20822.1	02/07/2024	AWARE SUPER	PAYROLL DEDUCTIONS	1		28,032.98
INV SUPER 02/07/2024		AWARE SUPER	SUPERANNUATION CONTRIBUTIONS	1	24,219.84	
INV DEDUCT02/07/2024		AWARE SUPER	PAYROLL DEDUCTIONS	1	2,868.80	
INV DEDUCT02/07/2024		AWARE SUPER	PAYROLL DEDUCTIONS	1	40.94	
INV DEDUCT02/07/2024		AWARE SUPER	PAYROLL DEDUCTIONS	1	40.94	

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INV DEDUCT02/07/2024		AWARE SUPER	PAYROLL DEDUCTIONS	1	700.00	
INV DEDUCT02/07/2024		AWARE SUPER	PAYROLL DEDUCTIONS	1	162.46	
DD20822.2	02/07/2024	PLUM SUPERANNUATION FUND	PAYROLL DEDUCTIONS	1		677.02
INV SUPER 02/07/2024		PLUM SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1	519.57	
INV DEDUCT02/07/2024		PLUM SUPERANNUATION FUND	PAYROLL DEDUCTIONS	1	157.45	
DD20822.3	02/07/2024	COLONIAL FIRST STATE SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		658.02
INV SUPER 02/07/2024		COLONIAL FIRST STATE SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1	658.02	
DD20822.4	02/07/2024	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		805.03
INV SUPER 02/07/2024		HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1	805.03	
DD20822.5	02/07/2024	REST INDUSTRY SUPER	PAYROLL DEDUCTIONS	1		3,503.00
INV SUPER 02/07/2024		REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	1	3,199.33	
INV DEDUCT02/07/2024		REST INDUSTRY SUPER	PAYROLL DEDUCTIONS	1	253.67	
INV DEDUCT02/07/2024		REST INDUSTRY SUPER	PAYROLL DEDUCTIONS	1	50.00	
DD20822.6	02/07/2024	QSUPER	PAYROLL DEDUCTIONS	1		922.35
INV SUPER 02/07/2024		QSUPER	SUPERANNUATION CONTRIBUTIONS	1	727.91	
INV DEDUCT02/07/2024		QSUPER	PAYROLL DEDUCTIONS	1	194.44	
DD20822.7	02/07/2024	LGIASUPER T/A BRIGHTER SUPER	SUPERANNUATION CONTRIBUTIONS	1		316.10
INV SUPER 02/07/2024		LGIASUPER T/A BRIGHTER SUPER	SUPERANNUATION CONTRIBUTIONS	1	316.10	
DD20822.8	02/07/2024	YKC SUPERFUND	PAYROLL DEDUCTIONS	1		968.20
INV SUPER 02/07/2024		YKC SUPERFUND	SUPERANNUATION CONTRIBUTIONS	1	721.00	
INV DEDUCT02/07/2024		YKC SUPERFUND	PAYROLL DEDUCTIONS	1	247.20	
DD20822.9	02/07/2024	MACQUARIE SUPER CONSOLIDATOR	PAYROLL DEDUCTIONS	1		607.75

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INV SUPER	02/07/2024	MACQUARIE SUPER CONSOLIDATOR	SUPERANNUATION CONTRIBUTIONS	1	452.58	
INV DEDUCT	02/07/2024	MACQUARIE SUPER CONSOLIDATOR	PAYROLL DEDUCTIONS	1	155.17	
DD20854.1	10/07/2024	BANKWEST	CHADD HUNT MASTERCARD -24/05/2024-20/06/2024	1		5,923.37
INV ALEX ES	10/07/2024	BANKWEST	ALEX ESPEY MASTERCARD-24/05/2024-20/06/2024	1	89.56	
INV COLIN Y	10/07/2024	BANKWEST	COLIN YOUNG MASTERCARD-24/05/2024-20/06/2024	1	1,080.35	
INV PAUL DE	10/07/2024	BANKWEST	PAUL DEVCIC MASTERCARD-24/05/2024-20/06/2024	1	1,000.00	
INV DEBBIE	10/07/2024	BANKWEST	DEBBIE TERELINCK MASTERCARD -24/05/2024-20/06/2024	1	2,267.82	
INV CHADD	10/07/2024	BANKWEST	CHADD HUNT MASTERCARD -24/05/2024-20/06/2024	1	1,485.64	
DD20856.1	10/07/2024	FINES ENFORCEMENT REGISTRY	LODGEMENT FEE FOR REGISTERING X110 UNPAID INFRINGEMENTS-FER14446906-09/07/2024	1		9,460.00
INV LODGEM	10/07/2024	FINES ENFORCEMENT REGISTRY	LODGEMENT FEE FOR REGISTERING X110 UNPAID INFRINGEMENTS-FER14446906-09/07/2024	1	9,460.00	
DD20891.1	16/07/2024	AWARE SUPER	PAYROLL DEDUCTIONS	1		27,177.63
INV SUPER	16/07/2024	AWARE SUPER	SUPERANNUATION CONTRIBUTIONS	1	23,152.58	
INV DEDUCT	16/07/2024	AWARE SUPER	PAYROLL DEDUCTIONS	1	2,838.99	
INV DEDUCT	16/07/2024	AWARE SUPER	PAYROLL DEDUCTIONS	1	800.00	
INV DEDUCT	16/07/2024	AWARE SUPER	PAYROLL DEDUCTIONS	1	256.75	
INV DEDUCT	16/07/2024	AWARE SUPER	PAYROLL DEDUCTIONS	1	129.31	
DD20891.2	16/07/2024	PLUM SUPERANNUATION FUND	PAYROLL DEDUCTIONS	1		688.63
INV SUPER	16/07/2024	PLUM SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1	528.48	
INV DEDUCT	16/07/2024	PLUM SUPERANNUATION FUND	PAYROLL DEDUCTIONS	1	160.15	
DD20891.3	16/07/2024	COLONIAL FIRST STATE SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		659.11
INV SUPER	16/07/2024	COLONIAL FIRST STATE SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1	659.11	
DD20891.4	16/07/2024	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		968.82

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INV SUPER	16/07/2024	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1	968.82	
DD20891.5	16/07/2024	REST INDUSTRY SUPER	PAYROLL DEDUCTIONS	1		3,169.13
INV SUPER	16/07/2024	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	1	2,848.23	
INV DEDUCT	16/07/2024	REST INDUSTRY SUPER	PAYROLL DEDUCTIONS	1	270.90	
INV DEDUCT	16/07/2024	REST INDUSTRY SUPER	PAYROLL DEDUCTIONS	1	50.00	
DD20891.6	16/07/2024	QSUPER	PAYROLL DEDUCTIONS	1		891.18
INV SUPER	16/07/2024	QSUPER	SUPERANNUATION CONTRIBUTIONS	1	696.74	
INV DEDUCT	16/07/2024	QSUPER	PAYROLL DEDUCTIONS	1	194.44	
DD20891.7	16/07/2024	LGIASUPER T/A BRIGHTER SUPER	SUPERANNUATION CONTRIBUTIONS	1		334.30
INV SUPER	16/07/2024	LGIASUPER T/A BRIGHTER SUPER	SUPERANNUATION CONTRIBUTIONS	1	334.30	
DD20891.8	16/07/2024	YKC SUPERFUND	PAYROLL DEDUCTIONS	1		968.20
INV SUPER	16/07/2024	YKC SUPERFUND	SUPERANNUATION CONTRIBUTIONS	1	721.00	
INV DEDUCT	16/07/2024	YKC SUPERFUND	PAYROLL DEDUCTIONS	1	247.20	
DD20891.9	16/07/2024	MACQUARIE SUPER CONSOLIDATOR	PAYROLL DEDUCTIONS	1		611.54
INV SUPER	16/07/2024	MACQUARIE SUPER CONSOLIDATOR	SUPERANNUATION CONTRIBUTIONS	1	455.40	
INV DEDUCT	16/07/2024	MACQUARIE SUPER CONSOLIDATOR	PAYROLL DEDUCTIONS	1	156.14	
DD20893.1	02/07/2024	AWARE SUPER	SUPERANNUATION CONTRIBUTIONS	1		222.29
INV SUPER	16/07/2024	AWARE SUPER	SUPERANNUATION CONTRIBUTIONS	1	222.29	
DD20822.10	02/07/2024	MTAA SUPERFUND	SUPERANNUATION CONTRIBUTIONS	1		241.41
INV SUPER	02/07/2024	MTAA SUPERFUND	SUPERANNUATION CONTRIBUTIONS	1	241.41	
DD20822.11	02/07/2024	MERCER SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	1		366.77
INV SUPER	02/07/2024	MERCER SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	1	366.77	

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DD20822.12	02/07/2024	AUSTRALIAN SUPER PTY LTD	PAYROLL DEDUCTIONS	1		6,048.44
INV SUPER	02/07/2024	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	1	5,658.91	
INV DEDUCT02/07/2024	02/07/2024	AUSTRALIAN SUPER PTY LTD	PAYROLL DEDUCTIONS	1	150.00	
INV DEDUCT02/07/2024	02/07/2024	AUSTRALIAN SUPER PTY LTD	PAYROLL DEDUCTIONS	1	239.53	
DD20822.13	02/07/2024	FIRST SUPER	SUPERANNUATION CONTRIBUTIONS	1		59.31
INV SUPER	02/07/2024	FIRST SUPER	SUPERANNUATION CONTRIBUTIONS	1	59.31	
DD20822.14	02/07/2024	HOSTPLUS SUPER	PAYROLL DEDUCTIONS	1		1,104.20
INV SUPER	02/07/2024	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	1	868.82	
INV DEDUCT02/07/2024	02/07/2024	HOSTPLUS SUPER	PAYROLL DEDUCTIONS	1	235.38	
DD20822.15	02/07/2024	TWUSUPER	SUPERANNUATION CONTRIBUTIONS	1		517.94
INV SUPER	02/07/2024	TWUSUPER	SUPERANNUATION CONTRIBUTIONS	1	517.94	
DD20822.16	02/07/2024	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1		366.77
INV SUPER	02/07/2024	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1	366.77	
DD20822.17	02/07/2024	SLATE SUPER	SUPERANNUATION CONTRIBUTIONS	1		297.60
INV SUPER	02/07/2024	SLATE SUPER	SUPERANNUATION CONTRIBUTIONS	1	297.60	
DD20822.18	02/07/2024	CBUS	PAYROLL DEDUCTIONS	1		641.66
INV SUPER	02/07/2024	CBUS	SUPERANNUATION CONTRIBUTIONS	1	477.83	
INV DEDUCT02/07/2024	02/07/2024	CBUS	PAYROLL DEDUCTIONS	1	163.83	
DD20822.19	02/07/2024	MEDIA SUPER	SUPERANNUATION CONTRIBUTIONS	1		54.15
INV SUPER	02/07/2024	MEDIA SUPER	SUPERANNUATION CONTRIBUTIONS	1	54.15	
DD20822.20	02/07/2024	PERPETUAL WEATHFOCUS SUPER PLAN	SUPERANNUATION CONTRIBUTIONS	1		68.05
INV SUPER	02/07/2024	PERPETUAL WEATHFOCUS SUPER PLAN	SUPERANNUATION CONTRIBUTIONS	1	68.05	

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DD20822.21	02/07/2024	ZURICH AUSTRALIA LIMITED	PAYROLL DEDUCTIONS	1		713.31
INV SUPER	02/07/2024	ZURICH AUSTRALIA LIMITED	SUPERANNUATION CONTRIBUTIONS	1	531.19	
INV DEDUCT02/07/2024	02/07/2024	ZURICH AUSTRALIA LIMITED	PAYROLL DEDUCTIONS	1	182.12	
DD20822.22	02/07/2024	UNISUPER	SUPERANNUATION CONTRIBUTIONS	1		1,172.71
INV DEDUCT02/07/2024	02/07/2024	UNISUPER	PAYROLL DEDUCTIONS	1	137.05	
INV DEDUCT02/07/2024	02/07/2024	UNISUPER	PAYROLL DEDUCTIONS	1	460.00	
INV SUPER	02/07/2024	UNISUPER	SUPERANNUATION CONTRIBUTIONS	1	575.66	
DD20822.23	02/07/2024	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1		208.90
INV SUPER	02/07/2024	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1	208.90	
DD20822.24	02/07/2024	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1		1,057.30
INV DEDUCT02/07/2024	02/07/2024	AUSTRALIAN RETIREMENT TRUST	PAYROLL DEDUCTIONS	1	139.36	
INV SUPER	02/07/2024	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1	917.94	
DD20822.25	02/07/2024	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	1		270.19
INV SUPER	02/07/2024	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	1	270.19	
DD20822.26	02/07/2024	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	SUPERANNUATION CONTRIBUTIONS	1		323.48
INV SUPER	02/07/2024	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	SUPERANNUATION CONTRIBUTIONS	1	323.48	
DD20822.27	02/07/2024	THE TRUSTEE FOR A E & DL WILLIAMS SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		135.61
INV SUPER	02/07/2024	THE TRUSTEE FOR A E & DL WILLIAMS SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1	135.61	
DD20891.10	16/07/2024	MTAA SUPERFUND	SUPERANNUATION CONTRIBUTIONS	1		247.19
INV SUPER	16/07/2024	MTAA SUPERFUND	SUPERANNUATION CONTRIBUTIONS	1	247.19	

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DD20891.11	16/07/2024	MERCER SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	1		409.84
INV SUPER	16/07/2024	MERCER SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	1	409.84	
DD20891.12	16/07/2024	AUSTRALIAN SUPER PTY LTD	PAYROLL DEDUCTIONS	1		6,200.82
INV SUPER	16/07/2024	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	1	5,861.29	
INV DEDUCT	16/07/2024	AUSTRALIAN SUPER PTY LTD	PAYROLL DEDUCTIONS	1	100.00	
INV DEDUCT	16/07/2024	AUSTRALIAN SUPER PTY LTD	PAYROLL DEDUCTIONS	1	239.53	
DD20891.13	16/07/2024	FIRST SUPER	SUPERANNUATION CONTRIBUTIONS	1		42.84
INV SUPER	16/07/2024	FIRST SUPER	SUPERANNUATION CONTRIBUTIONS	1	42.84	
DD20891.14	16/07/2024	HOSTPLUS SUPER	PAYROLL DEDUCTIONS	1		1,107.09
INV SUPER	16/07/2024	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	1	871.71	
INV DEDUCT	16/07/2024	HOSTPLUS SUPER	PAYROLL DEDUCTIONS	1	235.38	
DD20891.15	16/07/2024	TWUSUPER	SUPERANNUATION CONTRIBUTIONS	1		619.80
INV SUPER	16/07/2024	TWUSUPER	SUPERANNUATION CONTRIBUTIONS	1	619.80	
DD20891.16	16/07/2024	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1		366.77
INV SUPER	16/07/2024	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1	366.77	
DD20891.17	16/07/2024	SLATE SUPER	SUPERANNUATION CONTRIBUTIONS	1		292.66
INV SUPER	16/07/2024	SLATE SUPER	SUPERANNUATION CONTRIBUTIONS	1	292.66	
DD20891.18	16/07/2024	CBUS	PAYROLL DEDUCTIONS	1		612.01
INV SUPER	16/07/2024	CBUS	SUPERANNUATION CONTRIBUTIONS	1	455.75	
INV DEDUCT	16/07/2024	CBUS	PAYROLL DEDUCTIONS	1	156.26	
DD20891.19	16/07/2024	MEDIA SUPER	SUPERANNUATION CONTRIBUTIONS	1		46.43
INV SUPER	16/07/2024	MEDIA SUPER	SUPERANNUATION CONTRIBUTIONS	1	46.43	

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DD20891.20	16/07/2024	PERPETUAL WEATHFOCUS SUPER PLAN	SUPERANNUATION CONTRIBUTIONS	1		344.78
INV SUPER	16/07/2024	PERPETUAL WEATHFOCUS SUPER PLAN	SUPERANNUATION CONTRIBUTIONS	1	344.78	
DD20891.21	16/07/2024	ZURICH AUSTRALIA LIMITED	PAYROLL DEDUCTIONS	1		740.41
INV SUPER	16/07/2024	ZURICH AUSTRALIA LIMITED	SUPERANNUATION CONTRIBUTIONS	1	551.37	
INV DEDUCT	16/07/2024	ZURICH AUSTRALIA LIMITED	PAYROLL DEDUCTIONS	1	189.04	
DD20891.22	16/07/2024	UNISUPER	SUPERANNUATION CONTRIBUTIONS	1		1,140.30
INV DEDUCT	16/07/2024	UNISUPER	PAYROLL DEDUCTIONS	1	137.05	
INV DEDUCT	16/07/2024	UNISUPER	PAYROLL DEDUCTIONS	1	460.00	
INV SUPER	16/07/2024	UNISUPER	SUPERANNUATION CONTRIBUTIONS	1	543.25	
DD20891.23	16/07/2024	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1		325.49
INV SUPER	16/07/2024	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	1	325.49	
DD20891.24	16/07/2024	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1		1,048.16
INV DEDUCT	16/07/2024	AUSTRALIAN RETIREMENT TRUST	PAYROLL DEDUCTIONS	1	139.36	
INV SUPER	16/07/2024	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1	908.80	
DD20891.25	16/07/2024	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	1		270.19
INV SUPER	16/07/2024	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	1	270.19	
DD20891.26	16/07/2024	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	SUPERANNUATION CONTRIBUTIONS	1		324.41
INV SUPER	16/07/2024	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	SUPERANNUATION CONTRIBUTIONS	1	324.41	
DD20891.27	16/07/2024	THE TRUSTEE FOR A E & DL WILLIAMS SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		135.61
INV SUPER	16/07/2024	THE TRUSTEE FOR A E & DL WILLIAMS SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1	135.61	

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REPORT TOTALS

Bank Code	Bank Name	TOTAL
1	MUNI FUND	2,572,568.21
TOTAL		2,572,568.21

Payment dates 1st July 2024 – 31st July 2024

- Municipal Fund payment cheque numbers 35647 to 35655 Total \$166,035.14.

Electronic Funds Transfer

- Municipal Fund EFT51294 to EFT51603 Total \$2,290,472.07.
- Direct Debits Total \$116,061.00.

All have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

Month	Cheques 2024/2025	EFT Payments 2024/2025	Direct Debits 2024/2025	Payroll 2024/2025	Total Payments 2024/2025
July	\$ 166,035.14	\$ 2,290,472.07	\$ 116,061.00	\$ 538,368.09	\$ 3,110,936.30
August					\$ -
September					\$ -
October					\$ -
November					\$ -
December					\$ -
January					\$ -
February					\$ -
March					\$ -
April					\$ -
May					\$ -
June					\$ -
Total	\$ 166,035.14	\$ 2,290,472.07	\$ 116,061.00	\$ 538,368.09	\$ 3,110,936.30

The following table presents all payments made for the month from Council credit cards paid by direct debit on DD20854.1 - \$5,923.37

Summary Credit Card Payments	\$	Total
Chief Executive Officer		
29/05/2024-BKB WEBSITE - SQUARESPACE SUBSCRIPTION 2024/25	300.00	
29/05/2024-BKB WEBSITE - SQUARESPACE FEES	16.20	
6/06/2024-EVENT - BRINGING DOWERIN DOWNTOWN LUNCH	508.92	
7/06/2024-BKB WEBSITE - SQUARESPACE FEES	100.80	
8/06/2024-SHIRE CANVA TEAMS SUBSCRIPTION 2024/25	1021.90	
10/06/2024-FACEBOOK ADVERTISING	320.00	

		\$ 2,267.82
Executive Manager of Corporate Services		
30/05/2024-COMMUNITY SERVICES-TRAINING	510.00	
31/05/2024-AMAYSIM MOBILE-LICENCE	15.00	
11/06/2024-STARLINK AUSTRALIA-LICENCE	174.00	
11/06/2024-ADOBE-LICENCE	225.96	
20/06/2024-CORPORATE SERVICES - FEES & CHARGES	155.39	
		\$ 1,080.35
Executive Manager of Development Services		
29/05/2024-SPLASHTOP SOFTWARE SUBSCRIPTION 2024/25	85.00	
11/06/2024-BILYA FESTIVAL-SUPPLIES	497.00	
12/06/2024-DEVELOPMENT SERVICES - TRAINING	270.00	
17/06/2024-COMMUNITY SERVICES - TRAINING	633.64	
		\$ 1,485.64
Executive Manager of Engineering Services		
5/06/2024-FACEBOOK ADVERTISING	1000.00	
		\$ 1,000.00
Community Emergency Services Manager		
31/05/2024-FORMSTACK-SOFTWARE SUBSCRIPTION	89.56	
		\$ 89.56
Total Credit Card Expenditure		\$ 5,923.37

The following table presents payment made by Council for the Coles Card Account – June 2024. Paid on 25th July 2024 by EFT51531 - \$2,492.33

DATE	SUMMARY COLES CARD PAYMENTS	\$	TOTAL
HUMAN RESOURCES - ADMIN OFFICER			
6/06/2024	REWARD & RECOGNITION PROGRAM	250.00	
11/06/2024	REWARD & RECOGNITION PROGRAM	250.00	
20/06/2024	REWARD & RECOGNITION PROGRAM	250.00	
25/06/2024	REWARD & RECOGNITION PROGRAM	250.00	
26/06/2024	REWARD & RECOGNITION PROGRAM	250.00	
27/06/2024	REWARD & RECOGNITION PROGRAM	270.00	
	CATERING - REWARD & RECOGNITION PROGRAM	44.52	
27/06/2024	PROGRAM		
			\$ 1,564.52

GOVERNANCE OFFICER		
25/06/2024	COUNCIL SUPPLIES	115.55
25/06/2024	KITCHEN SUPPLIES	18.00
		\$ 133.55
ENGINEERING - ADMIN OFFICER		
6/06/2024	KITCHEN SUPPLIES	51.80
13/06/2024	KITCHEN SUPPLIES	19.12
20/06/2024	KITCHEN SUPPLIES	17.34
25/06/2024	KITCHEN SUPPLIES	6.40
		\$ 94.66
LIBRARY MANAGER		
19/06/2024	KITCHEN SUPPLIES	36.10
		\$ 36.10
MANAGER RECREATION & YOUTH SERVICES		
14/06/2024	REC CENTRE - STOCK	324.00
14/06/2024	REC CENTRE - STOCK	240.00
		\$ 564.00
COMMUNITY SERVICES - ADMINISTRATION & PROJECTS		
10/06/2024	KITCHEN SUPPLIES	4.50
11/06/2024	BKB - PROGRAM & EVENTS	25.50
18/06/2024	KITCHEN SUPPLIES	69.50
		\$ 99.50
Total Coles Card Expenditure		\$ 2,492.33

The following table presents payment made by Council for the Woolworths Card Account – June 2024. Paid on 25th July 2024 by EFT51600 - \$2,914.73

DATE	SUMMARY WOOLWORTHS CARD	\$	TOTAL
MANAGER COMMUNITY DEVELOPMENT & TOURISM			
5/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	7.50	
21/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	3.10	
21/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	2.00	
28/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	3.10	
			\$ 15.70
BKB TOURISM OFFICER			
10/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	41.19	

11/06/2024	BKB - PROGRAM & EVENTS	44.80	
12/06/2024	BKB - PROGRAM & EVENTS	5.25	
17/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	11.75	
25/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	4.75	
26/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	4.50	
27/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	115.50	
27/06/2024	VISITORS CENTRE - KITCHEN SUPPLIES	70.00	
			\$ 297.74
	DEVELOPMENT SERVICES OFFICER		
7/06/2024	RANGER SUPPLIES	16.00	
25/06/2024	RANGER SUPPLIES	39.75	
			\$ 55.75
	DEVELOPMENT SERVICES OFFICER		
5/06/2024	RANGER SUPPLIES	5.99	
6/06/2024	RANGER SUPPLIES	57.73	
13/06/2024	RANGER SUPPLIES	95.50	
			\$ 159.22
	KILLARA CLIENT CARE OFFICER		
4/06/2024	MEALS FOR CLIENTS	68.30	
5/06/2024	MEALS FOR CLIENTS	169.05	
19/06/2024	MEALS FOR CLIENTS	87.09	
26/06/2024	MEALS FOR CLIENTS	140.52	
28/06/2024	MEALS FOR CLIENTS	35.00	
			\$ 499.96
	KILLARA ADMIN OFFICER		
5/06/2024	MEALS FOR CLIENTS	290.74	
11/06/2024	MEALS FOR CLIENTS	482.87	
14/06/2024	MEALS FOR CLIENTS	110.20	
25/06/2024	MEALS FOR CLIENTS	321.91	
			\$ 1,205.72
	RECREATION SERVICES COORDINATOR		
5/06/2024	PROGRAMS & EVENTS	316.50	
19/06/2024	PROGRAMS & EVENTS	19.20	
20/06/2024	PROGRAMS & EVENTS	183.49	
21/06/2024	OFFICE SUPPLIES	68.40	
			\$ 587.59

LIBRARY MANAGER			
7/06/2024	PROGRAM & EVENTS	78.25	
13/06/2024	KITCHEN SUPPLIES	10.85	
26/06/2024	KITCHEN SUPPLIES	3.95	
			\$ 93.05
Total Woolworths Card Expenditure			\$ 2,914.73

The following table presents payment made by Council for Fuel Purchases / Products – June 2024.

DATE	SUMMARY OF FUEL PURCHASES / PRODUCTS	TYPE	\$
NON OPERATIONAL - LIGHT VEHICLES			
Jun-24	PN1310	FUEL PURCHASES	\$81.46
Jun-24	PN1905	FUEL PURCHASES	\$165.62
Jun-24	PN1906	FUEL PURCHASES	\$783.20
Jun-24	PN1907	FUEL PURCHASES	\$77.07
Jun-24	PN2004	FUEL PURCHASES	\$314.27
Jun-24	PN2005	FUEL PURCHASES	\$183.05
Jun-24	PN2006	FUEL PURCHASES	\$255.15
Jun-24	PN2013	FUEL PURCHASES	\$171.39
Jun-24	PN2015	FUEL PURCHASES	\$366.18
Jun-24	PN2016	FUEL PURCHASES	\$269.46
Jun-24	PN2019	FUEL PURCHASES	\$153.84
Jun-24	PN2101	FUEL PURCHASES	\$281.22
Jun-24	PN2105	FUEL PURCHASES	\$77.19
Jun-24	PN2309	FUEL PURCHASES	\$96.18
Jun-24	PN2311	FUEL PURCHASES	\$419.45
Jun-24	PN2312	FUEL PURCHASES	\$482.31
Jun-24	PN2313	FUEL PURCHASES	\$219.96
Jun-24		CARD FEES ONLY	\$7.70
		TOTAL	\$4,404.70
OPERATIONAL - LIGHT VEHICLES / MACHINERY / PLANT			
DEPOT VEHICLES			
Jun-24	LIGHT VEHICLES	FUEL PURCHASES	\$3,451.32
Jun-24	MACHINERY / PLANT	FUEL PURCHASES	\$14,253.94
		TOTAL	\$17,705.26
CESM / BFB			
Jun-24	CESM / BFB	FUEL PURCHASES	\$1,880.58
		TOTAL	\$1,880.58

RANGERS			
Jun-24	RANGERS	FUEL PURCHASES	\$644.52
		TOTAL	\$644.52
TOTAL FUEL PURCHASES			\$24,635.06

Payment to Dun Direct on 19th July 2024 by EFT51453 - \$23,654.38
Payment to Caltex Starcard on 19th July 2024 by EFT51442 - \$287.24
Payment to Business Fuel Card on 16th July 2024 by EFT51418 - \$693.44
Total Fuel Payment - \$24,635.06.

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering vouchers and electronic fund transfer payments as per above and totalling \$3,110,936.30 was submitted to the Ordinary Meeting of Council on Wednesday, 21st August 2024.



CERTIFICATION OF THE PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering vouchers \$3,110,936.30 was submitted to each member of the Council on Wednesday, 21st August 2024, 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

13.4.2 Budget Amendment 2023/24

File Reference:	8.2.7.1
Reporting Officer:	Colin Young (Executive Manager Corporate Services)
Responsible Officer:	Colin Young (Executive Manager Corporate Services)
Officer Declaration of Interest:	Nil.
Voting Requirement:	Absolute Majority
Press release to be issued:	No

BRIEF

To consider and adopt amendments to the 2023/24 Budget as presented.

ATTACHMENTS

Nil

A. BACKGROUND / DETAILS

The amendments to the 2023/24 Budget are proposed to realign several items that have been recorded as operating expenditure that can be deemed as capital in nature. This will maximise capitalisation and improve the Shire's overall operating position.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Performance Area: Performance. Outcome 12: Excellence in organisational performance and customer service.

Objective 12.1: Maintain a high standard of corporate governance and financial management.

Priority Action: Nil.

B.2 Financial / Resource Implications

The proposed amendments net out and as such have no impact on the 2023/24 Budget.

B.3 Legislative Compliance

Section 6.4 and 6.26(2)(g) of the Local Government Act.

Regulation 33A of the Local Government (Financial Management) Regulations 1996.

B.4 Policy Implications

F4.11 Budget Variation Reporting.

B.5 Stakeholder Engagement / Consultation

No external engagement undertaken.

B.6 Risk Implications

Refer to Risk Matrix [here](#).

Risk Category	Description	Rating (likelihood x consequence)	Mitigation Action
Financial	Changes do not reflect the current position of Council.	Unlikely (2) x Minor (2) = Low (4)	Ensure that existing policies and processes are implemented and are compliant with relevant legislation.
Health & Safety	N/A	N/A	N/A
Reputation	N/A	N/A	N/A
Service Interruption	N/A	N/A	N/A
Compliance	All Council purchasing policies and guidelines have been adhered to.	Unlikely (2) x Minor (2) = Low (4)	Ensure that existing policies and processes are implemented and are compliant with relevant legislation.
Property	N/A	N/A	N/A
Environment	N/A	N/A	N/A

B.7 Natural Environment Considerations

Nil.

C. OFFICER'S COMMENT

The following amendments are proposed to the 2023/24 Budget that are considered capital expenditure in nature, rather than operating expenditure:

1. Works carried out at the suspension bridge due to failure of some components = \$83,395.97
2. New fence due to safety concerns Wundowie Playground = \$9,309.09
3. Fence old basketball courts Clark Street utilised as a works laydown area = \$23,645.45
4. Civil works and installation of fitness equipment at Dr Dunlop Park = \$7,775.20
5. New Wastewater Pump and accessories at the Clark Street pumphouse = \$15,931
6. Roadside parking, construction, spray seal and kerbing on Fitzgerald Street = \$10,054.09
7. Roadside parking, construction, spray seal and kerbing on Strling Street = \$15,205.

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5108

Moved: Cr A J Mencshelyi

Seconded: Cr M P Ryan

That Council, by ABSOLUTE MAJORITY, ADOPTS the following amendments to the 2023/24 Budget:

Item	From	Credit (\$)	To	Debit (\$)
Suspension Bridge	MB9223	(83,395.97)	BR9223	83,395.97
Fence Wundowie Playground	W11351	(9,309.09)	PC11351	9,309.09
Fence Depot Laydown Area	RM2025	(23,645.45)	4120190	23,645.45
Dr Dunlop Park	W11333	(7,775.20)	PC11333	7,775.20
Clark Street Pump House	W10302	(15,931.00)	4130890	15,931.00
Parking Fitzgerald Street	FM2003	(10,054.09)	RC2003	10,054.09
Parking Strling Street	RM2015	(15,205.00)	RC2015	15,205.00
Impact		(165,315.80)		165,315.80

**CARRIED 8/0
BY ABSOLUTE MAJORITY**

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

13.5 COMMUNITY SERVICES

Nil.

14 MATTERS BEHIND CLOSED DOORS

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5109

Moved: Cr H J Appleton

Seconded: Cr A J Mencshelyi

That Council, in accordance with section 11.1(i) of the Shire of Northam Standing Orders Local Law 2018 and Section 5.23 (2)(c) of the Local Government Act 1995, MEETS behind closed doors to consider agenda item/s:

- 14.1 - Lease of a Portion of 44 Peel Terrace, Northam.
- 14.2 - Lease of Hangar 24 & 25 Northam Airfields.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

Members of the Gallery left the meeting at 6:16 pm.

14.1 LEASE OF A PORTION OF 44 PEEL TERRACE, NORTHAM

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5110

Moved: Cr A J Mencshelyi

Seconded: Cr C M Poulton

That Council, subject to there being no significant objections to the proposed disposal:

1. **AUTHORISES** a lease agreement with Ms Rebecca Davey trading as Wiggly Wag Tails Early Learning for a portion of 44 Peel Terrace, Northam (known as the Recreation Centre Creche and as detailed on Attachment 14.1.1) with the following terms:
 - a. Term: One year, with an option to renew for a further one year.

- b. Rent: \$10,972.54 per annum plus GST and annual CPI increases.
c. All other terms and conditions in accordance with A 8.5 Property Management (Leases and Licences).
2. DECLARES that the market valuation carried out on 2 November 2020 is believed to be a true and current indication of the market rent value.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

14.2 LEASE OF HANGAR 24 & 25 NORTHAM AIRFIELDS

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5111

Moved: Cr C M Poulton
Seconded: Cr H J Appleton

That Council:

1. In accordance with Policy A 8.5 - Property Management (Leases and Licences), APPROVES a lease with Northam Air Services Pty Ltd for Hangars 24 and 25 at the Northam Airfield (as detailed on Attachment 14.2.1 and 14.2.2), for a term of eleven years, with a five year renewal option.
2. DECLARES that the valuation obtained on 7 April 2022 is believed to be a true and current indication of the value.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

RECOMMENDATION / COUNCIL DECISION

Minute No: C.5112

Moved: Cr M P Ryan

Seconded: Cr C M Poulton

That Council move out from behind closed doors.

CARRIED 8/0

For: President C R Antonio, Cr A J Mencshelyi, Cr H J Appleton, Cr L C Biglin, Cr D A Hughes, Cr C M Poulton, Cr M P Ryan and Cr J E G Williams

Against: Nil

Members of the Gallery returned to the meeting at 6:17 pm.

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

16 URGENT BUSINESS APPROVED BY DECISION

Nil.

17 DECLARATION OF CLOSURE

There being no further business, the Shire President, C R Antonio, declared the meeting closed at 6:20 pm.

"I certify that the Minutes of the Ordinary Meeting of Council held on 21 August 2024 have been confirmed as a true and correct record."

 President

18/9/2024 Date