



Shire of Northam

Heritage, Commerce and Lifestyle

SHIRE OF NORTHAM

**MINUTES
OF THE
ORDINARY COUNCIL MEETING
HELD ON
WEDNESDAY
21 MARCH 2012**

SHIRE OF NORTHAM

MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 21 MARCH 2012 AT 5:30 PM

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SHIRE OF NORTHAM

Minutes of the Ordinary Council Meeting held in the Council Chambers on WEDNESDAY, 21 March 2012 at 5:30 pm

DISCLAIMER

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

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

1. OPENING AND WELCOME

Cr S B Pollard declared the meeting open at 5.38pm.

2. DECLARATION OF INTEREST

Parts of Division 6 Subdivision 1 of the Local Government Act 1995 requires Council members and employees to disclose any direct or indirect financial interest or general interest in any matter listed in this agenda.

The Act also requires the nature of the interest to be disclosed in writing before the meeting or immediately before the matter being discussed.

NB A Council member who makes a disclosure must not preside or participate in, or be present during, any discussion or decision making procedure relating to the disclosed matter unless the procedures set out in Sections 5.68 or 5.69 of the Act have been complied with.

Cr D Hughes has declared an 'Impartiality' Interest in Item 13.2.3 – Proposed Storage Shed and Signage – reserve 4951 (87) Duke Street, Northam as he is a member of the Northam's Mens Shed.

Mr Phil Steven has declared an 'Impartiality' Interest in Item 13.2.3 – Proposed Storage Shed and Signage – reserve 4951 (87) Duke Street, Northam as his wife is a member of the Northam Toy Library, who lease part of the Old Fire Station with the Mens Shed leasing the other part.

Cr U Rumjantsev has declared an 'Impartiality' Interest in Item 13.2.4 – Shire of Northam Draft Local Planning Scheme No.6 – as Cr Rumjantsev's spouse is a long term friend and acquaintance of Mr Mathew Pavlinovich (El Caballo)

Cr R Head has declared an 'Impartiality' Interest in Item 13.2.4 – Shire of Northam Draft Local Planning Scheme no.6 – No.8 ACDF re Country Club Land, as he is a Board Member ACDF (does not receive a sitting fee)

Cr D Beresford has declared an 'Impartiality' Interest in Item 13.2.4 – Shire of Northam Draft Local Planning Scheme No.6 – as his daughter and son in law occupy a property across the road from the property on the corner of Katrine Road and Springfield Drive.

Cr K Saunders has declared a 'Financial and Impartiality' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 8 ACDF & No 50 NCC as (1) her spouse has financial interest in Northam Country Club and (2) Cr Saunders is the President of the Northam Lawn Tennis Club and is also on the NCC Board of Management.

Cr K Saunders has declared a 'Financial' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6 – No 33 DAFWA and No 38 DAFWA – as she is employed by the Department of Agriculture and Food (Northam Office based)

Mr Chadd Hunt has declared an 'Indirect Financial' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 51 NCC – as he is a member of the Northam Country Club.

Mr Phil Steven has declared an ‘Proximity’ interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 51 NCC – as he lives next door to the owner of Submission 51.

Cr S Pollard has declared an ‘Impartiality’ interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 50 and No 51 – as the owner of Submission 51, is a past client of his Accounting Practice and is known to him..

Cr S Pollard has declared an ‘Proximity’ interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 3 – as his Self Managed Superannuation Fund own 12 Wellington Street, which is Proximate to 16 Wellington Street.

Cr R Head has declared a ‘Financial’ Interest in Item – 13.4.1 – as his spouse is employed at Killara Adult Day Care and Respite Centre

3. ATTENDANCE

COUNCIL

President	Cr S B Pollard
Councillors	T M Little
	U Rumjantsev
	R W Tinetti
	K D Saunders
	JE Williams
	R M Head
	A W Llewellyn
	D A Hughes
	DG Beresford

Acting Chief Executive Officer	CB Hunt
Executive Manager Development Services	P B Steven
Executive Manager Corporate Services	D R Gobbart
A/Executive Manager Engineering Services	A Haslett
Executive Manager Community Services	J McGready

GALLERY

19 Members in the Gallery and 1 member from the press

4. APOLOGIES

Chief Executive Officer N A Hale
Cr U Rumjantsev

5. LEAVE OF ABSENCE PREVIOUSLY APPROVED

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

6.1 LEAVE OF ABSENCE

Cr R Tinetti has applied for a leave of absence from all Council meetings between the following dates:

**04 April 2012 to 23 April 2012, and
14 May 2012 to 27 May 2012**

**Cr R Head has requested a leave of absence from all Council Meetings and activities between the following dates:
05.04.2012 to 22.04.2012**

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

8. PUBLIC QUESTION TIME

Ms T Beswick questioned the actions of the Shire of Northam in assisting with the return of the missing dogs and who would be providing compensation to the family, regarding the sterilisation of the dogs.

Shire President, Cr S Pollard responded by stating, that the Shire of Northam has sought legal advice on what action could be taken to assist with the return of the dogs, and that the general finding, is that the owners of the dogs need to seek their own independent legal advice on what action they could take to recover the dogs. The Shire President repeated on several occasions that the owners of the dogs needed to seek that independent advice.

9. PUBLIC STATEMENT TIME

Nil

10. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

11. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

11.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD 15 FEBRUARY 2012

RECOMMENDATION/COUNCIL DECISION

Minute No C.1728

**Moved: Cr R Head
Seconded: Cr D Hughes**

That the Minutes of the Ordinary Meeting of Council held on Wednesday 15 February 2012 be confirmed as a true and accurate record of that Meeting.

11.2 CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD 29 FEBRUARY 2012.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1729

**Moved: Cr T Little
Seconded: Cr D Hughes**

That the Minutes of the Special Meeting of Council held on Wednesday 29 February 2012 be confirmed as a true and accurate record of that Meeting.

11.3 CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON 07 MARCH 2012.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1730

**Moved: Cr D Hughes
Seconded: Cr K Saunders**

That the Minutes of the Special Meeting of Council held on Wednesday 07 March 2012 be confirmed as a true and accurate record of that Meeting.

12. ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION

12.1 PRESIDENTS REPORT - WEDNESDAY, 21 MARCH 2012.

<u>Visitations and Consultations</u>	
16/2/12	Super town government and public feedback session meetings
16/2/12	Ratepayer meeting re: GRV vs. UV systems with Cr. Little
20/2/12	Northam Looking to 2022 community consultation forum
22/2/12	Super town Avon sub region group feedback session
22/2/12	Councillor strategic issues forum meeting
23/2/12	Supertown CRG breakfast meeting
24/2/12	Avon Midlands Country Zone meeting – Cr. Little attended
25/2/12	Northam Men’s Shed breakfast
25/2/12	Wundowie swimming pool 50 th birthday event
26/2/12	Towards 2022 Community Consultation forum
27/2/12	Community Consultation forum #1
28/2/12	Community Consultation forum #2
29/2/12	Department of Indigenous Affairs re: recent anti social behaviour
29/2/12	Super town project team meeting
29/2/12	Community Consultation forum #3
1/3/12	Radiowest re: Towards 2022 Community Strategic Plan
1/3/12	Department of Training and Workforce Development re: Muresk
1/3/12	Chamber of Commerce sundowner
1/3/12	Community Consultation forum #4 (Final)
3/3/12	Concert in the Park #3
4/3/12	Clean Up Australia Day
7/3/12	Planner re: LPS No. 6 issues
7/3/12	Rates Competition prize winners acknowledgement
7/3/12	Councillor session re: LPS #6 and Strategy
8/3/12	AVAS meeting re: possible future location
8/3/12	Yongah Hill Detention Centre CRG meeting
12/3/12	Bendigo Community Bank meeting
12/3/12	Northam Bowling Club members meeting re: future
17/3/12	Concert in the Park #4 (Final)
18/3/12	Northam Triathlon
<u>Upcoming Events</u>	
23/3/12	Citizenship Ceremony
26/3/12	Rotary Club dinner meeting

28/3/12	Welcome to Northam newcomers BBQ
28/3/12	Councillors strategic planning meeting
1/4/12	Northam Flying 50 event
2/4/12	AROC meeting in Toodyay
25/4/12	ANZAC Day commemoration services
28/4/12	Bakers Hill Car Show event

OPERATIONAL ASPECTS

Clean Up Australia Day

Thank you to all who participated in the clean up effort around the Shire on Sunday 4th March and the schools and businesses who participated during that week.

Clock and Temperature Readout

I am very pleased to note that the clock outside the old Town Council building in Fitzgerald Street has now been reinstated and a temperature readout provided. This has been a 5 year project and I thank the CEO for persevering with my persistent pressure over this time.

Missing Dogs

It is disappointing that the missing Tilbrook dog's saga seems to remain unresolved and I have asked the CEO to update Councillors on efforts and outcomes to date.

Recreation, Killara and Road Construction

These programs seem to be falling behind schedule however the CEO assures me that all efforts are being made to complete the 2011/12 works schedule on time and on budget.

STRATEGIC ASPECTS

Community Consultation – Towards 2022

The creation of a Community Strategic Plan, which will guide the Shire over the next 10 years, has been initiated and a series of forums held across the Shire to garner Community input. A report will come to Council in due course for adoption.

GP Super clinic Site

The issue of a site for the clinic to be built upon is becoming extremely urgent as \$3.2m in Federal funding may be withdrawn if clear title to land is not in place in the next few weeks which will be highly detrimental to the future health needs of our community, in my view.

Local Planning Scheme #6 and Strategy

The adoption in principle of these documents is expected to be done this month and brings to an end another long running project to finalise the amalgamation process of the old Shire and Town Councils.

Regional Centres Development Plan (Supertowns)

The submission of the draft Interim Growth Plan and 4 business cases has occurred and we will now await the results of our submissions. It has been a very intense time for all involved in this strategic action however I think the data that has been obtained regarding Economic, Social & Community, Environmental and Hard & Soft Infrastructure has been very useful as has the dialogue with Education and Health providers. We should know before the end of the financial year to what extent we have been successful.

13. REPORTS OF OFFICERS

13.1. ADMINISTRATION

13.1.1 LOCAL GOVERNMENT REVIEW - COUNCILS FOR DEMOCRACY

Name of Applicant:	Councils for Democracy
Name of Owner:	N/A
File Ref:	1.6.5.2
Officer:	Neville Hale
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	08 March 2012

PURPOSE

For Council to consider a request by the “Councils for Democracy” group for support for the right of self determination by local authority constituents through the “Poll Provisions” of the Local Government Act 1995.

BACKGROUND

The Councils for Democracy (C4D) is concerned that the recent submission by WALGA to the Metropolitan Local Government Review Panel was silent on the retention and roll of the self-determination rights of local government constituents that are embodied in clauses 8, 9 and 10(2) of schedule 2.1 of the Local Government Act 1995, i.e Poll Provisions (see attached letter from Councils for Democracy).

On becoming aware of the concerns expressed by C4D, WALGA on 10 February 2012 released a Infopage advisory reiterating its support for the Poll Provisions referencing both the Submission paper and State Council resolution of October 2010 in which it opposed any changes to the poll provisions stating that “*the poll provision section of the Act is seen as a safety net for local authorities.*” (See attached infopage of 10 February 2012)

The C4D is seeking Council to resolve as follows:

That Council:

1. *Advise the Premier of the State of Western Australia, the Minister for Local Government, the Leader of the Opposition, the Shadow Minister for Local Government, our local members of the Legislative Assembly and Legislative Council, the Metropolitan Local Government Review Panel and the Parliament of Western Australia to forever uphold and not dilute our constituents’ right to self-*

determination as embodied in clauses 8, 9, and 10(2) of Schedule 2.1 of the Local Government Act 1995 (WA);

2. *Request the recipient of each such letter to notify our Council by written reply as to whether they do support and will continue to support the preservation without dilution of our constituents' right to self-determination as embodied in clauses 8, 9, and 10(2) of the Local Government Act 1995 (WA); and*
3. *Provide to the Secretariat of the Councils for Democracy a copy of each of our above letters and any responses that our Council receives, for use in demonstrating collective support for our constituents' right to self-determination in clauses 8, 9 and 10(2) of the Local Government Act 1995 (WA)*

STATUTORY REQUIREMENTS

Local Government Act 1995 – Schedule 2.1 Provisions about creating, changing the boundaries of, and abolishing districts.

CONFORMITY WITH THE PLAN FOR THE FUTURE

BUDGET IMPLICATIONS

N/A

OFFICER'S COMMENT

The Minister for Local Government has initiated a review of local governments in the metropolitan area and established the Metropolitan Local Government Review Panel (the Panel) to investigate possible changes to the structure and number of metropolitan local governments. The Panel is scheduled to release its draft findings for comment in mid April 2012. The (C4D) have suggested that the review is intended to reduce the number local governments, first within the metropolitan area and most likely across the State and the rights of constituents through the poll provisions may be in jeopardy.

Following consultation through the various Zones, WALGA prepared a submission to the Panel and this was endorsed by State Council on Monday, 30 January 2012.

The submission is a specific response to the Panel's Terms of Reference and sits within WALGA's policy of supporting voluntary reform which retains local representation and enables regional cooperation. (See attached Infopage outlining the key themes and subsequent 17 recommendations put forward).

Furthermore, on being approached by Ms Anita McInnes of Echo News regarding this matter and in response to a number of questions the Shire President advised:

Yes to whether the Shire had received the letter from Councils for Democracy

Yes it did quote clauses 8, 9 and 10(2) of Schedule 2.1 of the Act referencing the poll provision requirements

Yes it will be debated at the next meeting of Council

Question: Does the letter accuse the WA Local Government Association of not highlighting the Dadour Amendments in its submission to the Local Government Review Panel and does it call on the State Parliament to uphold these clauses?

Response: Not as such. It notes WALGA apparently did not mention them in its submission to the Review. This is not the same as "accusing". It does recommend writing to the Premier and others calling for the poll provisions to be "forever upheld"

Question: What is the City's (Shire's) preferred option in the amalgamation debate?

Response: As a country Shire, our current official position is as per our meeting minutes of 16 September 2009 item 13.1.5 minute C.985 which primarily states that we were unable to find a partner interested in voluntary amalgamation and that if a State Government initiated amalgamation were to occur that Northam, York and Toodyay would be our suggested regional grouping.

Further advice from WALGA on 24 February 2012 indicates that it anticipates a short time frame for response to the Panel's draft findings and it will be seeking comment on its indicative response within a few days of its release. Whilst not specifically mentioned, it is expected that the matter of the poll provisions could be addressed at that time.

Accordingly, it may be appropriate to await the outcome of the Draft Report of the Panel and WALGA's indicative response before committing to preparing pursuing the full extent of the C4D recommendation.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1731

Moved: Cr D Hughes

Seconded: Cr T Little

That Council support the retention of clauses 8, 9 and 10(2) of Schedule 2.1 but defer any further action until the Metropolitan Local Government Review Panel draft findings are released and WALGA's indicative response is available for comment.

The vote against is recorded as Cr R Head and Cr D Beresford



COUNCILS FOR DEMOCRACY

Western Australian Local Governments in support of their constituents' democratic right to self-determination

Dear Mayor / Shire President

LOCAL GOVERNMENT REFORM AGENDA

We write to you to seek your Council's support to join with your fellow councils to preserve the right of your constituents to decide for themselves whether or not your Council should be amalgamated with another council if that is ever proposed.

That right to self-determination is embodied in clauses 8, 9 and 10(2) of Schedule 2.1 of the *Local Government Act 1995 (WA)*. These "Poll Provisions" (called the "Dadour amendment" after the politician who introduced them) enshrine the right for 250 electors or 10% of electors in a local government district (whichever is the lesser) to require a poll on any proposed merger of their council, whereby they can veto the merger so long as at least 50% of electors participate in the poll and more than 50% of those who do participate elect to vote against the proposed merger.

This is fair in requiring proponents for change to use persuasion rather than force.

The Poll Provisions embody your constituents' democratic right to self-determination. Every democracy should be entitled to determine its own future.

The State Government of Western Australia intends to reduce the number of Local Governments, initially through its Metropolitan Local Government Review, but without any assurance that the Poll Provisions will not later be repealed, diluted or circumvented so as to forcibly implement any proposed reduction in council numbers.

The Western Australian Local Government Association (WALGA) in its submission to the Metropolitan Local Government Review shied away from any mention of the Poll Provisions and may not defend their continued preservation.

To better ensure that the State Government and WALGA recognise that the Poll Provisions are sacrosanct and must not be repealed, diluted or circumvented for any reason whatsoever, we request that you move your Council to formally resolve as follows:

THAT COUNCIL:

1. Advise the Premier of the State of Western Australia, the Minister for Local Government, the Leader of the Opposition, the Shadow Minister for Local Government, our local members of the Legislative Assembly and Legislative Council, the Metropolitan Local Government Review Panel, and the President of the Western Australian Local Government Association, that this Council calls upon the Parliament of Western Australia to forever uphold and not dilute our constituents' right to self-determination as embodied in clauses 8, 9 and 10(2) of Schedule 2.1 of the Local Government Act 1995 (WA).
2. Request the recipient of each such letter to notify our Council by written reply as to whether they do support and will continue to support the preservation without dilution of our constituents' right to self-determination as embodied in clauses 8, 9 and 10(2) of Schedule 2.1 of the Local Government Act 1995 (WA).
3. Provide to the Secretariat of the Councils for Democracy a copy of each of our above letters and any responses that our Council receives, for use in demonstrating collective support for our constituents' right to self-determination in clauses 8, 9 and 10(2) of Schedule 2.1 of the Local Government Act 1995.

We **attach** for your convenience contact details and a draft letter you can use to facilitate the above resolution.

We acknowledge that each council and each elected member of a council may have differing views on the benefits or otherwise of rationalisation of council numbers in this State. We nevertheless believe that all councils and each elected member share the view that their own and neighbouring democracies must decide for themselves whether rationalisation of their own council is in their best interests.

Each of the below signatories to this letter will be putting this proposal to their respective councils when it next convenes, and we would hope that you do likewise.

Even if you personally do not share this view we would be grateful if you would table this correspondence with your Council to enable it to consider our proposal. Should it be accepted by your Council, then any correspondence to the Secretariat of the Councils for Democracy should be emailed to cfid@cottesloe.wa.gov.au.

Yours sincerely



Jock Barker
Mayor
Town of Claremont



Kevin Morgan
Mayor
Town of Cottesloe



Ron Norris
Mayor
Town of Mosman Park



Rachel Thomas
President
Shire of Peppermint Grove

Schedule 2.1 — Provisions about creating, changing the boundaries of, and abolishing districts

[Section 2.1(2)]

8. Electors may demand poll on a recommended amalgamation

- (1) Where the Advisory Board recommends to the Minister the making of an order to abolish 2 or more districts (*the districts*) and amalgamate them into one or more districts, the Board is to give notice to affected local governments, affected electors and the other electors of districts directly affected by the recommendation about the recommendation.
- (2) The notice to affected electors has to notify them of their right to request a poll about the recommendation under subclause (3).
- (3) If, within one month after the notice is given, the Minister receives a request made in accordance with regulations and signed by at least 250, or at least 10%, of the electors of one of the districts asking for the recommendation to be put to a poll of electors of that district, the Minister is to require that the Board's recommendation be put to a poll accordingly.
- (4) This clause does not limit the Minister's power under clause 7 to require a recommendation to be put to a poll in any case.

[Clause 8 amended by No. 64 of 1998 s. 52(3).]

9. Procedure for holding poll

- (1) Where, under clause 7 or 8, the Minister requires that a recommendation be put to a poll —
 - (a) the Advisory Board is to —
 - (i) determine the question or questions to be answered by electors; and
 - (ii) prepare a summary of the case for each way of answering the question or questions;
 and
 - (b) any local government directed by the Minister to do so is to —
 - (i) in accordance with directions by the Minister, make the summary available to the electors before the poll is conducted; and
 - (ii) subject to subclause (2), declare* the Electoral Commissioner, or a person approved by the Electoral Commissioner, to be responsible for the conduct of the poll under Part 4, and return the results to the Minister.

** Absolute majority required.*

- (2) Before making a declaration under subclause (1)(b)(ii), the local government is to obtain the written agreement of the Electoral Commissioner.

[Clause 9 amended by No. 49 of 2004 s. 67(4) and (5).]

10. Minister may accept or reject recommendation

- (1) Subject to subclause (2), the Minister may accept or reject a recommendation of the Advisory Board made under clause 3 or 6.
- (2) If at a poll held as required by clause 8 —
 - (a) at least 50% of the electors of one of the districts vote; and

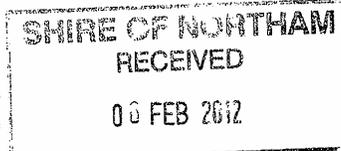
- (b) of those electors of that district who vote, a majority vote against the recommendation, the Minister is to reject the recommendation.
- (3) If the recommendation is that an order be made and it is accepted, the Minister can make an appropriate recommendation to the Governor under section 2.1.

10A. Recommendations regarding names, wards and representation

- (1) The Advisory Board may —
 - (a) when it makes its recommendations under clause 3 or 6; or
 - (b) after the Minister has accepted its recommendations under clause 10,
 in a written report to the Minister, recommend the making of an order to do any of the things referred to in section 2.2(1), 2.3(1) or (2) or 2.18(1) or (3) that the Board considers appropriate.
- (2) In making its recommendations under subclause (1) the Advisory Board —
 - (a) may consult with the public and interested parties to such extent as it considers appropriate; and
 - (b) is to take into account the matters referred to in clause 8(c) to (g) of Schedule 2.2 so far as they are applicable.

[Clause 10A inserted by No. 64 of 1998 s. 52(4).]

INFOPAGE



16.5.2 STATUS *out*
 doc I28056 *Neil*

To: Chief Executive Officer **From:** Tony Brown
 Executive Manager
 Governance and Strategy

Organisation: All Councils **Date:** 1 February 2012

Subject: Metropolitan Local Government Review **Reference:** 05-01-034-0018

IN BRIEF

Operational Area:	Chief Executive Officer & Council
Key Issues:	<ul style="list-style-type: none"> WALGA's Submission to the Metropolitan Local Government Review Panel was endorsed by State Council on 30 January 2012 Recommendations of the Submission are provided overleaf and the full Submission is available on the Association's website

The Association's Submission to the Metropolitan Local Government Review Panel was endorsed by State Council on Monday, 30 January 2012.

The Submission is a specific response to the Panel's Terms of Reference and sits within the context of our policy of supporting voluntary reform which retains local representation and enables regional cooperation. Our consultation with the sector culminated in a full round of Zone meetings and a Special State Council Meeting and included the Association hosting a Visioning Forum in August 2011, a Governance Models Forum in January 2012 and a number of focus groups during the process. A policy forum – the President's Advisory Group – was also established to guide the development of the Association's submission.

The Submission contains four key components:

- i. Responses to the Metropolitan Local Government Review Panel's Issues Paper
- ii. Critical success factors
- iii. Governance Models
- iv. Transition Process

Key themes of the Submission and its recommendations include the need to:

- Improve intergovernmental relations
- Enhance coordination between all governments and government agencies (Local and State)
- Review legislation to empower Local Governments, and
- Remove revenue constraints from Local Governments

The list of recommendations is contained on the following page; however they are best read in the context of the commentary contained within the Submission.

The Submission is available to download from the WALGA website at <http://www.walga.asn.au/LGReform/MetropolitanLocalGovernmentReview.aspx>. The report, *Metropolitan Local Government Reform: Development and Analysis of Alternative Models*, prepared by Conway Davy and Planning Context for the Governance Models Forum held in January 2012 is also available for download.

The Metropolitan Local Government Review Panel is expected to release its draft findings for public comment in late March or early April and provide a final report to the Minister for Local Government in June 2012. The Association, and all Local Governments, will be invited to respond to the Panel's draft findings.

Local Government House
 15 Altona Street
 West Perth WA 6005
 PO Box 1544
 West Perth WA 6872
 Facsimile (08) 9322 2611
 Telephone (08) 9321 5055
 Email info@walga.asn.au
 Website www.walga.asn.au

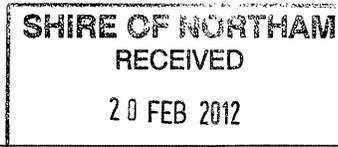
For Further information please contact
Tony Brown, (08) 9213 2051 & tbrown@walga.asn.au



The Voice of Local Government



INFOPAGE



FILE 1.6.5.2	STATUS out
DOC 128321	From: REB Mr Tony Brown

To: Chief Executive Officers
Mayors & Presidents
Executive Manager
Governance & Strategy

Organisation: All Councils
Date: 10 February 2012

Subject: Clarification – WALGA Support for Poll Provisions

IN BRIEF

Operational Area:	Chief Executive Officer
Key Issues:	<ul style="list-style-type: none"> WALGA fully supports the poll provisions contained in schedule 2.1 of the <i>Local Government Act 1995</i> WALGA's submission to the Metropolitan Local Government Review Panel highlights the importance of community support for Local Government boundary changes

The Association has become aware that some members have expressed doubt regarding WALGA's support for the poll provisions contained in schedule 2.1 of the *Local Government Act 1995*. This doubt relates to the Metropolitan Local Government Review process established by the Minister for Local Government.

WALGA's submission to the Review, which was endorsed by State Council following a full round of Zone meetings, was a specific response to the Panel's *Issues Paper* and Terms of Reference. It was not intended as a comprehensive restatement of all of the Association's policy positions on the broad subject of Local Government reform. Neither the *Issues Paper* nor the Terms of Reference made reference to the poll provisions contained in schedule 2.1 of the *Local Government Act 1995*.

On the issue of Local Government boundary change, in response to the *Issues Paper* question 16 (page 31), the Association's submission stated:

"The first and most important criterion for changes to Local Government boundaries is deep and broad community support. Without the affected communities embracing the change, the newly created Local Government entity may struggle to merge administrative and political systems and develop a coherent community of interest."

WALGA's response to this question continued:

"To ensure that any Local Government boundary changes, including amalgamations, are successful, the current Local Government Advisory Board criteria should be considered in conjunction with economic, social, environmental and organisational sustainability principles. Thorough and strategic consideration of these criteria, underpinned by broad community consultation, is crucial for future Local Governments to represent communities of interest."

The poll provisions of schedule 2.1 were last considered by WALGA State Council in October 2010 in response to the *Local Government Reform Steering Committee Report*. State Council resolved to oppose any changes to the poll provisions in the *Local Government Act 1995*. The Minutes of the State Council meeting stated the following in support of the poll provisions: *"The poll provision section of the Act is seen as a safety net for local communities."*

Any attempt to amend the *Local Government Act 1995* in relation to the poll provisions contained in schedule 2.1 would be vigorously challenged by the Association.

The Association's submission to the Metropolitan Local Government Review Panel is available on the Panel's website and the WALGA website at:

<http://www.walga.asn.au/LGReform/MetropolitanLocalGovernmentReview.aspx>

Local Government House
15 Allona Street
West Perth WA 6005
PO Box 1544
West Perth WA 6872
Facsimile (08) 9322 2611
Telephone (08) 9321 5055
Email info@walga.asn.au
Website www.walga.asn.au

For Further information please contact
Tony Brown, (08) 9213 2051 & tbrown@walga.asn.au



The Voice of Local Government





INFOPAGE

FILE 1.6.5.2 STATUS DEF NPA
DOC I28473 RES No Tony Brown

To: Chief Executive Officer **From:** Executive Manager Governance and Strategy

Organisation: All Councils **Date:** 23 February 2012

Subject: Metropolitan Local Government Review **Reference:** 05-01-034-0018

IN BRIEF

Operational Area:	Chief Executive Officer & Council
Key Issues:	<ul style="list-style-type: none"> Metropolitan Local Government Review Panel to release draft findings in April 2012 Local Governments to consider a process for providing a submission to the Panel and to WALGA

The Metropolitan Local Government Review Panel is scheduled to release its draft findings for public comment sometime mid-April 2012.

We anticipate a short time frame for response – perhaps only 3 or 4 weeks – so it will be critical to consider how you will deal with developing both your Council's input to the Association's response as well as your Council's response to the Panel's draft findings, well in advance of the consultation period.

The Association intends to develop and distribute an indicative response within a few days of the release of the draft findings. All Local Governments (Particularly Metropolitan Councils) are encouraged to establish a process for their Council to formally consider the Panel's draft findings as well as WALGA's proposed response and provide prompt feedback to the Association.

As soon as the draft findings are released we will clarify response deadlines and the time frame for responding to the Association's draft response. Whilst our preference is to have the sector's response endorsed through the State Council process prior to submission, if this is not possible we will make the submission subject to subsequent State Council endorsement.

Your Council's feedback to the Association's response to the Panel's draft findings will determine the composition of the final submission from WALGA. Whilst the absence of certainty around dates and deadlines is frustrating, this advice at least affords your Council an opportunity to establish a process to effectively manage your response in what will be a condensed timeframe.

Local Government House
15 Altona Street
West Perth WA 6005
PO Box 1544
West Perth WA 6872
Facsimile (08) 9322 2611
Telephone (08) 9321 5055
Email info@walga.asn.au
Website www.walga.asn.au

For Further information please contact

Tony Brown, (08) 9213 2051 & tbrown@walga.asn.au

The Voice of Local Government

Re: Councils For Democracy letter

Page 1 of 2

Neville Hale

From: Steven Pollard [president@northam.wa.gov.au]
Sent: Friday, 24 February 2012 5:00 PM
To: 'Anita McInnes'
Cc: Neville Hale
Subject: RE: Councils For Democracy letter

Hi Anita,

1. Yes.
2. Yes.
3. Yes.
4. Not as such. It notes WALGA apparently did not mention them in its submission to the Review. This is not the same as "accusing". It does recommend writing to the Premier and others calling for the poll provisions to be "forever upheld".
5. As a country Shire, our current official position is as per our meeting minutes for 16th September, 2009 item 13.1.5 minute C.985 which primarily states that we were unable to find a partner interested in voluntary amalgamation and that if a State government initiated amalgamation were to occur that Northam, York and Toodyay would be our suggested regional grouping.

Thanks,
 Steve

From: Anita McInnes [mailto:anita.mcinnis@echo-news.com]
Sent: Friday, 24 February 2012 10:33 AM
To: Steven Pollard
Subject: Re: Councils For Democracy letter

Hi Steve,

Would you get these questions answered and tell me who to attribute them to please?

1. Has the city received a joint letter from the Claremont, Cottesloe, Mosman Park and Peppermint Grove councils sent under the banner of Councils For Democracy and does this letter ask the city to join them in the fight to preserve the right of constituents to decide whether their councils should be amalgamated?
2. Does the letter quote clauses 8,9 and 10 (2) of the Local Government Act enshrining the right for 250 electors or 10 per cent of electors in a local government area to require a poll on any proposed merger?
3. Will the city debate this letter and if so will it be on the agenda for the next shire meeting?
4. Does the letter accuse the WA Local Government Association of not highlighting the Dadour Amendments in its submission to the local Government Review panel and does it call on State Parliament to uphold these clauses?
5. What is the city's preferred option in the amalgamation debate?

My deadline is Monday 3pm.

Also Steve just wanted to thank you for the president's message. It is due to be published in our March 10 issue.

I hope that doesn't make it out of date. (I will get back to you if I think it will or if you want to adjust it let me know).

Thanks
 cheers

Kind Regards,

Anita McInnes

28/02/2012

Neville Hale

From: Marlene Plews
Sent: Thursday, 23 February 2012 8:43 AM
To: Neville Hale
Subject: FW: I28395 - 1.6.5.5 - Attention: Chief Executive Officer - Metropolitan Local Government Review
SynergySoft: I28395

Marlene Plews
Senior Records Officer
Shire of Northam
PO Box 613, NORTHAM WA 6401
Telephone: (08) 9622 6100
Facsimile: (08) 9622 1910
Email: records@northam.wa.gov.au
Web: www.northam.wa.gov.au

Disclaimer by the Shire of Northam

"If you are not the intended recipient, please advise by return e-mail immediately, and delete the e-mail and any attachments without using or disclosing the contents in any way. The views expressed in this e-mail are those of the author, and do not represent those of the Shire of Northam unless this is clearly indicated.

You should scan this e-mail and any attachments for viruses. The Shire of Northam accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this e-mail."

From: Tony Brown [<mailto:tbrown@walga.asn.au>]
Sent: Wednesday, 22 February 2012 4:24 PM
To: All Councils
Subject: I28395 - 1.6.5.5 - Attention: Chief Executive Officer - Metropolitan Local Government Review

Dear Chief Executive Officer

The Metropolitan Governance Review Panel is scheduled to release its draft findings for comment in April, (possibly the 13th although this remains unconfirmed).

We anticipate a short time frame for response – perhaps only 3 or 4 weeks – so it will be critical for you to consider how you will deal with developing both your Council's input to the Association, and your own response to the Panel, well in advance of the consultation period.

The Association intends to develop and distribute an indicative response within a few days of the release of the draft findings. All Metropolitan Local Governments in particular are requested to put in place a process for their Council to formally consider the Panel's draft findings and the proposed WALGA response and provide prompt feedback to WALGA - probably by no later than May 3rd.

As soon as the draft findings are released we will clarify response deadlines, and the time frame for submission of the Association's response. Whilst our preference is to have our response endorsed through the State Council process prior to submission, if this is not possible we will make any submission subject to subsequent State Council endorsement.

23/02/2012

Your Council's feedback to the Association's response to the Panel's draft findings will determine the composition of the final submission from WALGA. Whilst the absence of certainty around dates and deadlines is frustrating, it is important that you establish a process for developing your input.

If you have any queries please do not hesitate to contact me on 9213 2025, rburges@walga.asn.au or WALGA's Executive Manager Governance & Strategy, Tony Brown on 9213 2051 or tbrown@walga.asn.au

Yours Sincerely

Ricky Burges
Chief Executive Officer

23/02/2012

METROPOLITAN LOCAL GOVERNMENT REVIEW – WALGA SUBMISSION

Response to the Issues paper distributed by the Metropolitan Local Government Review Panel – January 2012

Critical Success Factors

- **Intergovernmental Relations** – The need for a review of State Government – Local Government Relations.
- **Proposed Local Government Commission** – Be established to provide a strategic and coordinated approach to Local government capacity building initiatives. The current Local Government Department is seen to have a potential conflict of roles and should be reduced to a compliance and regulatory function.
- **Legislation and Legislative Change** – Freeing up General Competency Powers
 - Remove Rate Exemptions for Independent living units;
 - Government Trading entities pay rates to Local Government;
 - Allow the use of freehold land as security for borrowing;
 - Fees and Charges to be removed from Legislation and Councils be empowered to set their own;
 - Review the regulatory and compliance burden on Regional Local Government;
 - Enable Local Governments to establish regional subsidiaries;
 - Enable Local Government to establish Council Controlled Organisations

WALGA hired consultants Conway Davy and Planning Context to propose four alternatives for the structure of Metropolitan Local Government.

Alternative Models

1. Approximately 20 local governments and a Metropolitan Regional Council;
2. 10 to 15 local governments developed around Activity Centres defined in WAPD Report “Directions 2031” and a Metropolitan Regional Council;
3. 6 Cities made up by existing Sub Regional Areas of the Metropolitan Region;
4. 1 Super City consisting of the whole of the Perth Metropolitan Region with a network of Community Boards.

A Forum of existing Metropolitan Local Governments was held on the 16th January 2012 to consider the models presented. The Forum was equally in favoured models 1 and 2 as these models retained the current functions of Local Government. The preferred model incorporated two key components – the determination of Local Government boundaries based on appropriate criteria and improved mechanisms for regional cooperation and coordination. The Forum favoured a lesser number of Local Governments of approximately 15 to 20 referenced to Activity Centres identified in the “Directions 2031 Report”.

SUBMISSION RECOMMENDATIONS

1. Develop a protocol guiding communication and consultation between the State government and Local Government sector be developed as a matter of urgency.
2. Establish an independent Local Government Commission for capacity building.
3. Undertake a comprehensive review of the Local Government Act 1995 to restore the principle of 'general competence'.
4. Remove rate exemptions for independent living units except for those granted an exemption by Commonwealth Aged Care Act 1997.
5. LandCorp and other Government Trading Entities to pay rates to Local Governments.
6. Local Governments be entitled to use freehold land as security for borrowing.
7. Remove fees and charges from legislation giving councils the power to set their own fees and charges.
8. Review the regulatory and compliance burden on Regional Local Governments.
9. Allow Local Governments to establish Regional Subsidiaries.
10. Enable Local Government to establish council controlled organisations.
11. A governance model be based on the following guiding principles:
 - Sustainability Principles – (economic, social, environmental and organisational) with reference given to the "Directions 2031 Report" activity centres and some specialist and secondary centres. The existence of strategic industrial areas and other major land uses should also be considered.
 - Establishment of Regional Bodies for service delivery and regional strategic planning.
 - Enhancement of intergovernmental relations between the State and Local Government sector at the strategic, policy and project levels.
12. The State Government must be cognisant of the potential impacts of the Review Panel recommendations will have on the workforce and financial position of Local Government.

13.1.2 AROC - 2011-12 COUNTRY LOCAL GOVERNMENT FUND

Name of Applicant:	Shire of Chittering
Name of Owner:	N/A
File Ref:	8.2.5.22
Officer:	Neville Hale
Officer Interest:	N/A
Policy:	N/A
Voting:	Simple Majority
Date:	14 March 2012

PURPOSE

For Council to endorse the regional project recommended by the Avon Regional Organisational of Councils (AROC).

BACKGROUND

The Shire of Northam is a member of AROC which consists of the Shires of Chittering, Dowerin, Goomalling, Toodyay, Victoria Plains and Northam. AROC receives regional funding of \$2.742 million under the Royalties for Regions Country Local Government Fund for the 2011-12 financial year.

In respect to 2012-12, the Shire of Chittering is seeking \$792,412 and the full allocation is summarised as:

	\$
Multi purpose Medical Centre	792,412
Northam Respite Centre	700,000 (%Total of \$2.4 million incl 2010-2011)
Heritage Rail Project	1,250,000

These projects have been endorsed by AROC as CLGF Regional projects and will deliver economic and social benefits across the region, ie. Killara Respite Centre – Northam and wider Avon, The Heritage Rail Project – Dowerin, Goomalling and Northam and this latest project based in Chittering with benefit to Chittering, Victoria Plains and Toodyay.

STATUTORY REQUIREMENTS

Local Government Act – Financial Management

Royalties for Regions, Country Local Government Fund Regional – Funding guidelines.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Developing Our Shire

SCOPE: Our activities in town planning and development have a significant influence on the style and character of the Shire.

AIMS: Our Aims are to;

- Create an Integrated urban centre with a full range of services,
- Sustain and maintain the distinctive character of the Shire,
- Maintain Northam as a special needs place, and
- Balance development needs with sustainable economic, social and environment objectives.

BUDGET IMPLICATIONS

N/A

OFFICER'S COMMENT

The proposed Bindoon Multi Purpose Medical Centre will ensure as appropriate standard of health services are retained in the region and provide co-location of all medical services to meet current and future needs. It is envisaged that the facility will provide social and economic benefit to the Wheatbelt region. Bindoon and the Shire of Chittering is experiencing significant population growth as peri-urban shire and also services high traffic volumes on the Great Northam Highway and Central Midlands Highway through Moora.

As one of a number of smaller health centres being developed, it will complement the larger regional and metropolitan hospital facilities.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1732

Moved: Cr K Saunders

Seconded: Cr T Little

That the Shire of Northam endorse the Avon Regional Organisation Council's recommended Bindoon Multi Purpose Medical Centre and provide an appropriate letter of support.



Ms Natasha Mossman
Shire of Chittering
PO Box 70
BINDOON WA 6502

Our ref: 8.2.5.22/O20761
Enquiries: Neville Hale

Dear Ms Mossman

SUPPORT FOR THE DEVELOPMENT OF A MULTI-PURPOSE MEDICAL CENTRE

The Shire of Northam would like to provide its support for the development of a multi-purpose medical centre in Bindoon.

Support for the multi-purpose medical centre in Bindoon is based on the rapid development of the Shire of Chittering, as a peri-urban local government that services the needs of many residents and those travelling through the wider Avon region of which this Shire included.

It is a well-known that medical services in rural areas are not meeting the current demands. However, the Shire of Northam believes projects like this will assist in closing the current gap between what is needed and what is provided. Moreover, this project recognises the need for essential and ancillary services to be available across a wide regional area, particularly one that services the high volume traffic on Great Northern Highway.

Should you wish to discuss this matter further, please do not hesitate to contact the undersigned

Yours sincerely

NEVILLE A HALE
CHIEF EXECUTIVE OFFICER

NAH:SF

14 March 2012



Government of **Western Australia**
Department of **Regional Development and Lands**



Royalties for Regions Country Local Government Fund Application Form 2011-12

Regional Groups of Local Governments

To receive funding under the CLGF groups are required to complete this form and submit it together with a business case for an eligible project. Groups are required to complete a separate form and business case for each project they wish to undertake.

Forms must be signed by the Chief Executive Officer and President of each of the local governments within the group.

RDL will liaise with the nominated managing legal entity, as per this application form, in regards to the Financial Assistance Agreement, funding payments and reporting requirements.

Applicants should ensure that information provided in both the application form and business case meets the funding criteria as detailed in the CLGF Regional Groups of Country Local Government 2011-12 Guidelines. A copy of this form, the business case template and the CLGF guidelines can be found at: www.royaltiesforregions.wa.gov.au.

Please complete all sections of the form.

The mailing address for returning this form is:

**Manager, Reporting and Evaluation
Department of Regional Development and Lands
Regional Investment Division
PO Box 1143
WEST PERTH WA 6872**

If you require more information or help to complete this form please contact James McCluskey on telephone (08) 6552 4459 or Free Call 1800 735 784 or email clgf@rdl.wa.gov.au.

**ROYALTIES FOR REGIONS
COUNTRY LOCAL GOVERNMENT FUND (CLGF)
REGIONAL GROUPS APPLICATION FORM – 2011-12**

1. GROUP DETAILS:

Name of group:	Avon Regional Organisation of Councils
Group members:	Shires of: Chittering, Dowerin, Goomalling, Northam, Toodyay and Victoria Plains

2. PROJECT SUMMARY:

(Please provide brief details as full description will need to be provided in the accompanying business case)

<p>Project Name: Multi-Purpose Medical Centre</p>
<p>Project Description: The establishment of a multi-purpose medical centre in Bindoon to ensure an appropriate standard of health services are retained in the region and provide for the co-location of all medical services.</p>
<p>Project Benefits:</p> <ul style="list-style-type: none"> • Retain the local GP in the region and encourage future business growth, thus reinforcing the WDC and RDA strategic focus of 'livable communities' • Support private general practice • Ensure appropriate building space is provided for current medical service providers • Encourage the growth of new medical services to the region • Increase the hours of deliverable service by providing appropriate and separate operating spaces under the one roof • Provide a purpose built facility for the co-location of a range of new medical services • Provide office space that can be used by visiting professional, who will deliver a range of medical services that the region would not otherwise have access to.
<p>Regions Impacted: A multi-purpose medical centre in Bindoon would impact the Shire of Chittering directly, however would also provide a social and economic benefit to the entire Wheatbelt region.</p>

Please attach more information if insufficient space

3. PROJECT DETAILS:

Regional Planning Process Attended	Est Start Date of Project	Est Completion Date of Project	Project Category (Please Tick Appropriate Box)	
Yes	April 2012 (see table below)	June 2013 (see table below)	Agriculture	<input type="checkbox"/>
			Economic Development	<input checked="" type="checkbox"/>
			Cultural and Community	<input checked="" type="checkbox"/>
			Education	<input type="checkbox"/>
			Utilities, Power and Water	<input type="checkbox"/>
			Health	<input checked="" type="checkbox"/>
			Communications	<input type="checkbox"/>
			Recreation and Environment	<input type="checkbox"/>
			Tourism	<input type="checkbox"/>
			Transport	<input type="checkbox"/>
Mining	<input type="checkbox"/>			

Main Activities/Milestone	Milestone Date	Responsibility
Complete detailed design & Specifications	April 2012	Consultant Architect
Award Tender	May 2012	Shire of Chittering
Commence construction	June 2012	Contractor
Site works		Contractor
Construct building		Contractor
Internal fit out		Contractor
Complete construction	June 2013	Contractor
Complete external works	June 2013	Contractor

4. EXPENDITURE DETAILS:

CLGF Funds Available to Group (ex GST): \$ 2,742,412.00
--

4.1 **\$792,412.00** is to be allocated to the infrastructure project – as supported by the attached business case

4.2 **Individual Local Government Contributions:**

[Please show the amount that each local government is contributing to this project from its 2011-12 CLGF Regional Groupings Allocation. Please note it is a requirement that all members support the project (including financial support)]

Local Government	Total 2011-12 CLGF Regional Groupings Allocation	Contribution to this Project from 2011-12 CLGF Regional Groupings Allocation
Shire of Chittering	\$466,115.00	\$134,682.58
Shire of Dowerin	\$342,785.00	\$99,046.73
Shire of Goomalling	\$294,149.00	\$84,993.50
Shire of Northam	\$783,124.00	\$226,281.00
Shire of Toodyay	\$558,405.00	\$161,349.51
Shire of Victoria Plains	\$297,834.00	\$86,058.27
Total	\$2,742,412.00	\$792,412.00

[Please add more rows if more local governments are members of the group.]

5. GOVERNANCE ARRANGEMENTS

Details of nominated legal entity (local government authority or council) that will manage and deliver the project(s):

Name of legal entity:	Shire of Chittering		
ABN:	48 445 751 800	GST Registered:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Address:	6177 Great Northern Highway, Bindoon WA		
Postal Address:	PO Box 70, Bindoon WA 6502		
Web Address:	www.chittering.wa.gov.au		
Contact Person:	Gary Tuffin		
Position/Title:	Chief Executive Officer		
Telephone:	9576 4600	Fax:	9576 1250
Email:	chatter@chittering.wa.gov.au		

1. DECLARATION

[This section must be signed by the Chief Executive Officer and President of each local government in the group]

We the undersigned declare:

That we are authorised to supply this information on behalf of the local governments identified in section one (1) above.

That the nominated project accurately reflects the group's regional priorities as supported by the attached business case.

That all the information supplied in this form is, to the best of my knowledge, accurate and complete and that the Department of Regional Development and Lands will be notified of any change to the information supplied and any other information or circumstances arising that may affect this project(s) proposal.

Below are my details and signature, acknowledging the above:

Name	Gary Tuffin
Title	Chief Executive Officer
Organisation	Shire of Chittering

Signature: _____ Date: _____

Name	Alex Douglas
Title	President
Organisation	Shire of Chittering

Signature: _____ Date: _____

2. DECLARATION

[This section must be signed by the Chief Executive Officer and President of each local government in the group]

We the undersigned declare:

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That all the information supplied in this form is, to the best of my knowledge, accurate and complete and that the Department of Regional Development and Lands will be notified of any change to the information supplied and any other information or circumstances arising that may affect this project(s) proposal.

Below are my details and signature, acknowledging the above:

Name	Dacre Alcock
Title	Chief Executive Officer
Organisation	Shire of Dowerin

Signature: _____ Date: _____

Name	Dale Metcalf
Title	President
Organisation	Shire of Dowerin

Signature: _____ Date: _____

3. DECLARATION

[This section must be signed by the Chief Executive Officer and President of each local government in the group]

We the undersigned declare:

That we are authorised to supply this information on behalf of the local governments identified in section one (1) above.

That the nominated project accurately reflects the group's regional priorities as supported by the attached business case.

That all the information supplied in this form is, to the best of my knowledge, accurate and complete and that the Department of Regional Development and Lands will be notified of any change to the information supplied and any other information or circumstances arising that may affect this project(s) proposal.

Below are my details and signature, acknowledging the above:

Name	Clem Kerp
Title	Chief Executive Officer
Organisation	Shire of Goomalling

Signature: _____ Date: _____

Name	John Bird
Title	President
Organisation	Shire of Goomalling

Signature: _____ Date: _____

4. DECLARATION

[This section must be signed by the Chief Executive Officer and President of each local government in the group]

We the undersigned declare:

That we are authorised to supply this information on behalf of the local governments identified in section one (1) above.

That the nominated project accurately reflects the group's regional priorities as supported by the attached business case.

That all the information supplied in this form is, to the best of my knowledge, accurate and complete and that the Department of Regional Development and Lands will be notified of any change to the information supplied and any other information or circumstances arising that may affect this project(s) proposal.

Below are my details and signature, acknowledging the above:

Name	Neville Hale
Title	Chief Executive Officer
Organisation	Shire of Northam

Signature: _____ Date: _____

Name	Steve Pollard
Title	President
Organisation	Shire of Northam

Signature: _____ Date: _____

5. DECLARATION

[This section must be signed by the Chief Executive Officer and President of each local government in the group]

We the undersigned declare:

That we are authorised to supply this information on behalf of the local governments identified in section one (1) above.

That the nominated project accurately reflects the group's regional priorities as supported by the attached business case.

That all the information supplied in this form is, to the best of my knowledge, accurate and complete and that the Department of Regional Development and Lands will be notified of any change to the information supplied and any other information or circumstances arising that may affect this project(s) proposal.

Below are my details and signature, acknowledging the above:

Name	Lindsay Delahaunty
Title	Acting Chief Executive Officer
Organisation	Shire of Toodyay

Signature: _____ Date: _____

Name	Kevin Hogg
Title	President
Organisation	Shire of Toodyay

Signature: _____ Date: _____

6. DECLARATION

[This section must be signed by the Chief Executive Officer and President of each local government in the group]

We the undersigned declare:

That we are authorised to supply this information on behalf of the local governments identified in section one (1) above.

That the nominated project accurately reflects the group's regional priorities as supported by the attached business case.

That all the information supplied in this form is, to the best of my knowledge, accurate and complete and that the Department of Regional Development and Lands will be notified of any change to the information supplied and any other information or circumstances arising that may affect this project(s) proposal.

Below are my details and signature, acknowledging the above:

Name	Harry Hawkins
Title	Chief Executive Officer
Organisation	Shire of Victoria Plains

Signature: _____ Date: _____

Name	Geoff Erickson
Title	President
Organisation	Shire of Victoria Plains

Signature: _____ Date: _____

January 4, 2012

MULTI-PURPOSE MEDICAL CENTRE**1.0 EXECUTIVE SUMMARY**

The Shire of Chittering as a peri-urban council is one of the fastest growing local governments in the Wheatbelt with an average growth rate of 6% over the last 5 years. The townsite of Bindoon is strategically located 85kms from the Perth's CBD, and is the Gateway to the Midwest.

The Community & Council have identified the urgent need for the establishment of a Multi-Purpose Medical Centre due to the inadequate, unsuitable and unsustainable accommodation that is currently housing its community's health services.

This project is considered to be in line with the Wheatbelt Development Commission's Strategic Framework in that the development will result in social and economic benefit to the region through the retention and addition of new medical services. Furthermore the planned method of delivery of these medical services does not necessitate the provision of a hospital and aligns itself well to the directives of the Southern Inland Health Initiative in supporting sustainable private general practice.

Currently council provides two buildings for health services in separate locations. The first, a surgery for the local GP (purpose built for one (1) doctor) and the second building houses Silver Chain and Western Health (originally an old shire staff house). Both buildings are no longer fit for purpose.

Council has considered a number of options to address this issue, details of which are explored in this project plan. The preferred solution is to co-locate all medical services in the one building.

This project will ensure an appropriate standard of health services are retained in the region and provide for the co-location of all medical services, with provision for housing other required health services not currently provided in the region, or are, on a very limited basis.

The new centre will provide the following services

1. Dietitian services
2. Diabetes educator services
3. Health promotions officer (Gingin based)
4. Occupational therapy
5. Physiotherapy
6. Chiropractor
7. Speech pathology
8. Mental Health services
9. Immunisation
10. Travel medicine
11. Insurance medicals
12. Family health services
13. Speciality medicals for employment or sports
14. Longevity medicine, quality of health and life, illness prevention
15. Community health nurse (child and school health)
16. Telehealth services

The construction period for the total project is 12 months.

January 4, 2012

MULTI-PURPOSE MEDICAL CENTRE

Sources of funding for the project have been identified as;

Council loan	\$183,000
CLGF	\$792,411
Total project funds	\$975,411

The Shire of Chittering will be responsible for the administration, receipt and management of all funding sought under this business plan for the construction of the Multi purpose Medical Centre. The Shire has appropriately qualified and experienced personnel in the management of construction projects and where required will contract external expertise to assist in the delivery of the project.

13.1.3 ZOOS VICTORIA - MUTE SWANS

Name of Applicant:	Melbourne Zoo
Name of Owner:	N/A
File Ref:	5.2.6.4
Officer:	Neville Hale
Officer Interest:	N/A
Policy:	N/A
Voting:	Simple Majority
Date:	14 March 2012

PURPOSE

For Council to consider a request from the Melbourne Zoo to obtain a male cygnet mute swan on a breeding loan.

BACKGROUND

As Council is aware, the white swans of Northam have had a successful breeding season with 7 cygnets propagated. The Melbourne Zoo has previously approached the Shire seeking an opportunity to improve the quality of its breeding program but the Shire has not been in a position to assist.

Given the availability of seven cygnets, the Melbourne Zoo has again sought the Shire's assistance.

STATUTORY REQUIREMENTS

To be determined and resolved by the Melbourne Zoo

CONFORMITY WITH THE PLAN FOR THE FUTURE

Developing Our Shire

SCOPE: Our activities in town planning and development have a significant influence on the style and character of the Shire.

- AIM:** Our aims are to –
- Create and integrated urban centre with a full range of services
 - Sustain and maintain the distinctive character of the Shire
 - Maintain Northam as a special place, and
 - Balance development needs with sustainable economic, social and environment objectives.

BUDGET IMPLICATIONS

Transport and veterinary costs, potential to recoup from Melbourne Zoo

OFFICER'S COMMENT

Whilst this is an unusual request, it presents the Shire with an opportunity to promote its long association with White Mute Swans, and can assist in the improvement of the gene pool of the Australia wide breeding program and may present an opportunity to ultimately introduce new genetic strengths to the Shire's own breeding program.

STAFF RECOMMENDATION

That the Acting Director of the Melbourne Zoo be advised of the Shire's willingness to make available on loan one of its male cygnet White Mute Swans subject to all legislative and animal welfare matters being addressed.

ALTERNATE MOTION

Minute No C.1733

Moved: Cr R Head

Seconded: Cr A Llewellyn

- 1. That the acting director of the Melbourne zoo be advised of the shire's willingness to make available on loan one of its male cygnet white swans under the following conditions:**
- 2. That DNA testing is conducted at Melbourne zoo expense to establish suitability of the bird to enhance breeding quality.**
- 3. That a written agreement is to be prepared to define that Melbourne zoo is responsible for all costs involved in:**
- 4. Addressing legislative and animal welfare matters relating to transport of the bird.**
- 5. Insurance of the bird at an agreed value.**
- 6. Full cost of an attendant during transport to and return from Melbourne.**
- 7. Written agreement on a percentage arrangement for sharing of any resultant progeny.**
- 8. Shire of Northam to be responsible for micro chipping the bird prior to transport.**

CARRIED 5/4

SUBSTANTIVE MOTION/COUNCIL DECISION

Minute No C.1734

Moved: Cr R Head

Seconded: Cr A Llewellyn

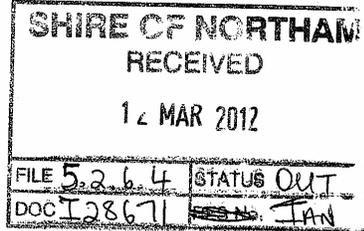
- 1. That the acting director of the Melbourne zoo be advised of the shire's willingness to make available on loan one of its male cygnet white swans under the following conditions:**
- 2. That DNA testing is conducted at Melbourne zoo expense to establish suitability of the bird to enhance breeding quality.**
- 3. That a written agreement is to be prepared to define that Melbourne zoo is responsible for all costs involved in:**
- 4. Addressing legislative and animal welfare matters relating to transport of the bird.**
- 5. Insurance of the bird at an agreed value.**
- 6. Full cost of an attendant during transport to and return from Melbourne.**
- 7. Written agreement on a percentage arrangement for sharing of any resultant progeny.**
- 8. Shire of Northam to be responsible for micro chipping the bird prior to transport.**

CARRIED 5/4



Mr. N.A. Hale
CEO
Shire of Northam
P.O. Box 613
Northam WA 6401

1st March 12



PO Box 74
Parkville
Vic 3052
Australia
T: 61 3 9285 9300
F: 61 3 9285 9330
www.zoo.org.au

Dear Mr Hale ,

I am writing to request if it possible for Melbourne Zoo to acquire a male Mute Swan (*Cygnus olor*) from the Shire of Northam.

Currently Melbourne Zoo has a solitary female for whom we have had no success in finding a mate through the Zoos and private aviculture. We have heard that the Shire of Northam has successfully bred some cygnets this year.

If we could obtain a male on breeding loan we would be happy to provide offspring back to the Northam Shire once successful breeding has occurred. This could benefit both swan populations with the transfer of new genetic material between the eastern and western populations.

Hoping for a favourable reply,

Yours sincerely,

Hans Van Weerd
Acting Director Melbourne Zoo



Werribee
Open Range Zoo
PO Box 460
Werribee
Vic 3030
Australia
T: 61 3 9731 9600
F: 61 3 9731 9644

Melbourne
Zoo
PO Box 74
Parkville
Vic 3052
Australia
T: 61 3 9285 9300
F: 61 3 9285 9330

Healesville
Sanctuary
PO Box 248
Healesville
Vic 3777
Australia
T: 61 3 5957 2800
F: 61 3 5957 2870

ABN: 96 913 959 053

Australian made 100% recycled paper

13.2. DEVELOPMENT SERVICES

**13.2.1 PROPOSED RETROSPECTIVE PLANNING APPROVAL FOR EARTHWORKS
- LOT 20 GADEN ROAD, WUNDOWIE**

Name of Applicant:	Nathan Rykes & Clare Hawke
Name of Owner:	Nathan Rykes & Clare Hawke
File Ref:	A15723
Officer:	Phil Steven / Roy Soerja Djanegara
Officer Interest:	Nil
Policy:	Local Planning Policy 1.6, Local Planning Policy 1.19 – Retrospective Planning Applications and Table Fee 1 and 2
Voting:	Simple
Date:	29 February 2012

PURPOSE

This application has been referred to Council for determination as the earth works are higher than 1.0m of fill. As stated in the Shire of Northam Local Planning Policy 1.19 – Retrospective Planning Applications and Fee Table 2 – retrospective approval for earthworks exceeding 1m shall be referred to Council for determination.

BACKGROUND

The Shire received an application for Retrospective Planning Approval for earthworks at Lot 20 Gaden Road, Wundowie.

The following table lists the key dates in regards to this application.

Date	Item / Outcome
7 June 2011	Approval to relocate the building envelope was sent out to the applicant.
12 December 2011	Shire officers undertook a site inspection and noted that substantial earthworks had commenced without approval.
19 December 2011	A meeting between the applicants and the Shire’s planning officers took place. Shire officers explained that a separate planning approval is required for site works.
10 January 2012	An application for a Retrospective Planning Report was lodged.
18 January 2012	The application is advertised to the adjacent neighbours.
2 February 2012	End of advertising period.

16 February 2012	A revised site plan received by the Shire.
6 February 2012	A report is being prepared for the Council.

Additional Information

The subject lot is zoned Rural Smallholding under the Shire of Northam's Town Planning Scheme No. 3 and has a total area of 2.0 hectares. The lot is currently vacant and the applicant at this stage will not lodge a building licence as they are not yet ready to build a house. However a site plan has been submitted indicating the proposed future development of the site.

A site inspection carried out by Shire Officers confirmed that earthworks have already commenced (see attached photo). The applicants were contacted by Shire staff and instructed to cease all works on the subject lot until the required approvals had been applied for and obtained. The applicants have ceased all works on the site.

Two sea containers were found on the site and had been placed there without the Shire's approval. The Shire contacted the applicants in order to have the containers removed and the applicants have agreed to this request. However, to date the containers have not been removed.

STATUTORY REQUIREMENTS

The following provisions of Town Planning Scheme No 3 apply to this application:

"8.1. Requirement for approval to commence development

Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the Local Government. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the Local Government under Part 9."

- Note:*
1. *The planning approval of the local government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).*
 2. *Development includes the erection, placement and display of any advertisements.*

Clause 8.4 of Town Planning Scheme No 3 provides guidance on dealing with applications that require retrospective approval for unauthorised development and prescribes:

"8.4. Unauthorized existing developments

- 8.4.1. *The Local Government may grant planning approval to a use or development already commenced or carried out regardless of when it was*

commenced or carried out, if the development conforms to the provisions of the Scheme.

8.4.2. Development which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful upon the grant of planning approval.”

Note: 1. Applications for approval to an existing development are made under Part 9.

2. The approval by the local government of an existing development does not affect the power of the local government to take appropriate action for a breach of the Scheme or the Act in respect of the commencement or carrying out of development without planning approval.

The following section of the Shire of Northam Local Planning Policy applies to this application:

1.19 Retrospective Planning Applications and Fees

Table 2 - Development That Will be Referred to Council for Determination

<i>Development Type</i>	<i>Zone</i>	<i>Design/Location</i>
<i>Earthworks</i>	<i>All Zones</i>	<i>Where the earthworks: (a) Exceeds 1m of fill; (b) Comprises more than one third of the total land area; (c) Would not be consistent with the requirements, in the opinion of the Shire’s Executive Manager Regulatory Services, under the building program; and (d) In the opinion of Shire staff, constitutes negative amenity impact to the local area or to adjoining landowners.</i>

1.6 EARTHWORKS

If earthworks are not being undertaken as a component of the building licence then separate planning approval for earthworks are to be obtained. Earthworks should be contained within the setbacks applicable to each lot or within the designated building envelope (if applicable).

Public consultation has taken place in accordance with Clause 9.4 of TPS 3 with no objections being received from adjoining landowners.

CONFORMITY WITH THE PLAN FOR THE FUTURE

GOAL: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

Approval of this application will result in the lot having the necessary earthworks required for development.

BUDGET IMPLICATIONS

The applicant has paid \$139.00 in planning application fees. As a consequence of development taking place without approval, the applicant has also paid an additional \$139 by way of penalty in accordance with the Shire's current Schedule of Fees and Charges. The total payment received to date is \$278.00.

OFFICER'S COMMENT

It is acknowledged that there is a necessity for earthworks to be done on the site in order for any development to occur. However, earthworks covering 2500m² of the building envelope (entire building envelope) seems to be too large for building a house. Therefore a site plan depicting the future development on this site has to be submitted in order to explain the need for the extensive earthworks. The site plan and the accompanying statement that was submitted to the Shire are satisfactory in terms of explaining the reasons why such a large area was needed for their house.

Although the building envelope has been determined to be 22.47m from the rear boundary, the house setback should not be closer than 50m and the proposed shed should not be closer than 30m from the rear boundary, as required by the Bush Fire Management Plan which is also consistent with the Shire's policy for the area.

The applicant has lodged a grading plan which shows that the earthworks will be confined within the approved building envelope. However the grading plan indicated that the cut and fill will be about 3m high which requires Council approval to proceed.

As noted earlier in this report, a site inspection undertaken by Shire Officer's has confirmed that the development of the earthworks on the lot has commenced without Planning Approval or a Building Licence being issued by the Shire.

Two sea containers have been placed on the property without approval. It is assumed that the sea containers will be used during the earthworks. The Shire has requested the removal of the containers by the applicants. The applicants have agreed to remove the containers.

The applicant will submit a separate planning approval for a retaining wall. In the interim the earthworks need to be stabilised to stop erosion by stormwater. Therefore, it is recommended that a condition addressing this matter be imposed.

When the applicants realised that they had illegally commenced work, they ceased all work immediately and wanted to rectify the mistake by applying for retrospective approval. The applicants have been very cooperative in fulfilling their responsibility to meet the Shire's requirements.

It is recommended that Council grant conditional retrospective approval.

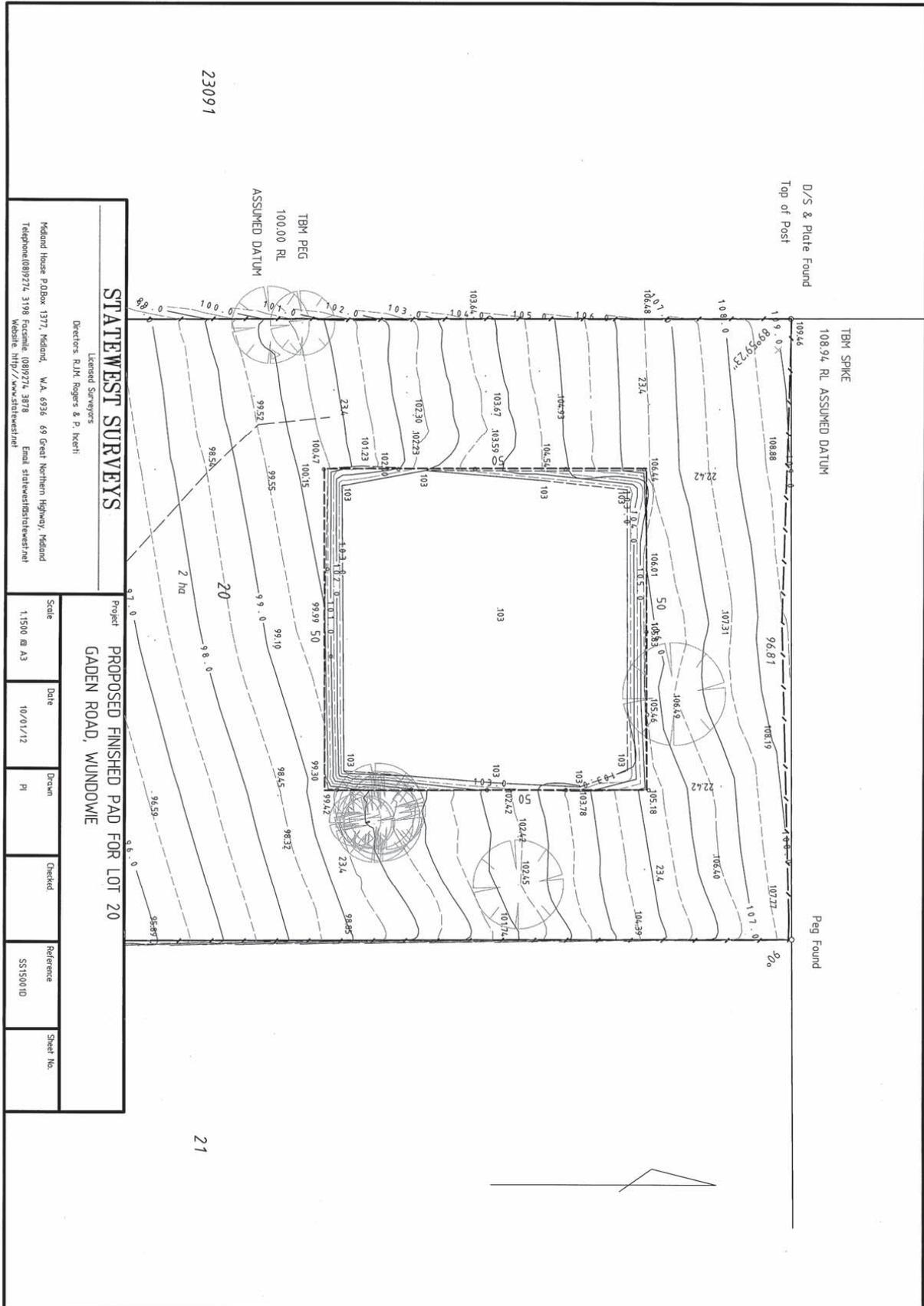
RECOMMENDATION/COUNCIL DECISION

Minute No C.1735

Moved: Cr T Little

Sencoded: Cr D Hughes

- 1. That Council grants retrospective planning approval for the earthworks on Lot 20 Gaden Road, WUNDOWIE, subject to the following conditions:**
 - a) All development being in accordance with the approved plans.**
 - b) The land being graded and stabilised.**
 - c) Retaining walls are to be provided where the angle of natural repose of the soil cannot be maintained. Drawn details certified by a structural engineer must be submitted for approval.**
 - d) A sign being placed on site by the applicant to the satisfaction of Council advising of the approval of the stated development, such sign to remain in place until the development is completed.**
 - e) The drainage of the site to be in accordance with Council's requirements.**
 - f) Prior to recommencement of earthworks, a landscaping plan be submitted and approved by the Shire of Northam which depicted plantings of native vegetation to screen the earthworks.**
- 2. Unless otherwise approved by the Shire, within three months of the date of approval the applicants remove the sea containers from the subject lot.**



STATEWEST SURVEYS
 Licensed Surveyors
 Directors: R.J.K. Rogers & P. Ivetti

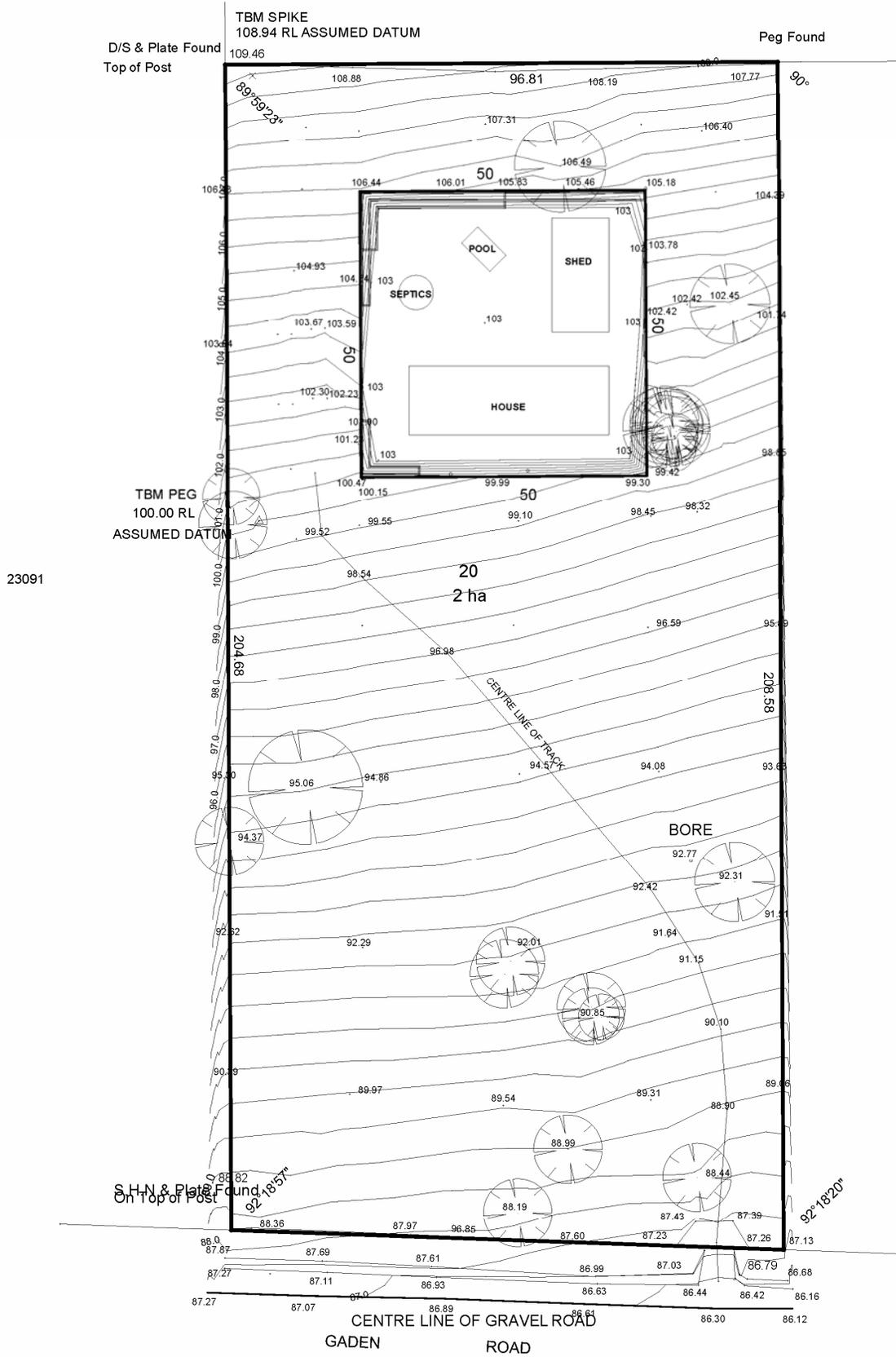
Midland House P.O.Box 1377, Midland, W.A. 6936 69 Great Northern Highway, Midland
 Telephone: (08)9724 3198 Facsimile: (08)9724 3878 Email: statewest@statewest.net
 Website: http://www.statewest.net

Project		PROPOSED FINISHED PAD FOR LOT 20	
Scale		1:1500 @ A3	
Date	10/01/12	Drawn	PI
Checked		Reference	SS150010
Sheet No.			









13.2.2 ADVERTISING BOARD FOR LOT 24 FOX ROAD, BURLONG, NORTHAM

Name of Applicant:	Greg Rowe & Associates on behalf of Paramount Outdoor
Name of Owner:	Edna Joy Bignell
File Ref:	A1659
Officer:	Phil Steven / Roy Soerja Djanegara
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple
Date:	29 February 2012

PURPOSE

The Shire has received an application for Planning Approval from Greg Rowe and Associates on behalf of Paramount Outdoor. The proposal is to permit the placement of an Advertising Sign on the subject site (Lot 24 Fox Road), in close proximity to the boundary with Great Eastern Highway.

The proposal requires Council approval as it does not conform with the exempted advertisement provisions as outlined under Schedule 5 of TPS 3. Shire Officers do not currently have the delegated authority to approve signage that does not meet the Scheme provisions.

BACKGROUNDBackground of Key Dates and Determinations

The following table lists the key dates in regards to this application.

Date	Item / Outcome
2 September 2011	Planning Application received by the Shire.
12 September 2011	Additional information received by the Shire
27 September 2011	Referred to external agencies (Main Roads WA) for comment.
10 October 2011	Additional information provided by Greg Rowe to Main Roads WA
20 October 2011	Main Roads WA's comment received by the Shire.
9 November 2011	Advertisement to adjacent neighbour was conducted and no objection received by 24 November 2011
1 December 2011	An Independent Traffic impact Study is required by the Shire
23 January 2012	Artist impression and an independent Traffic Consultant's report received by the Shire.
10 February 2012	Report prepared for Council.

The owner of the land and Paramount Outdoor has entered into an agreement with regards to this application. Paramount Outdoor wishes to erect an advertising sign in the northern portion of the subject site.

The proposal incorporates placement of an advertising sign, comprising a double-sided advertising sign on top of two poles. The sign has a proposed clearance of 2 metres from the ground, with a dimension of 8.3 metres by 2.2 metres. This proposed Advertising Sign will be positioned so that it can be seen by traffic travelling from both an east and west bound direction on the Highway. Each side of the sign will have a total area of 18.26m². The proposal will require Council approval due to non-compliance with the Scheme provisions.

The sign is proposed on the basis that the Office of Road Safety wishes to increase their current level of road safety advertising. Ancillary commercial advertisements will be displayed on off peak/end of campaign periods, potentially for a large period of the year. The advertising material will change as required based on the campaigns, and the display of ancillary commercial material.

The proposed sign does not incorporate any moving parts or mechanisms. The proposed sign will be positioned perpendicular to the road and the setback no more than five metres from the private property boundary, so as to avoid any concerns relating to vehicle safety.

STATUTORY REQUIREMENTS

In accordance with TPS 3, section 5.13 Development of Lots Abutting a Major Road Reserve:

5.13.1 Within 50 metres of a Major Road Reserve where this Reserve is within the Agriculture – Local zone, Agriculture – Regional zone or Rural Smallholding zone, the following shall not be permitted except with the approval of the local government;

(a) the construction of a building or other work with the exception of a fence;

(b) the clearing of trees or substantial indigenous vegetation with the exception of those which are dead, diseased or dangerous or for the purpose of a firebreak.

5.13.2 The use and/or development of land within view of a Major Road Reserve will be subject to the provisions and policies applicable to the zone in which the land is located as well as any additional conditions or standards imposed by the local government for the purpose of maintaining the visual amenity of these areas.

In accordance with TPS 3, the objectives of the Agriculture Local Zone are:

“To provide for horticulture, intensive agriculture, agroforestry, local services and industries, buffer areas for extractive industries, tourist uses and conservation of landscape qualities in accordance with the capability of the land.”

In the Scheme: “advertisement” means “any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising”.

One of the objectives of the Shire of Northam Local Planning Strategy is:

- *“To ensure the protection of the rural vista adjacent to highways”.*

In the By-Law Relating to Signs, Hoardings and Bill Posting “Advertising Device” means “any object on which words or numbers or figures are written, placed, affixed or painted for the purpose of advertising any business, function, operation, event or undertaking or any product or thing whatsoever, and includes any vehicle or trailer or other similar stationary object placed or located so as to serve the purpose of advertising any business, function, event, product or undertaking;”

Under Schedule 5 of TPS 3 there is no provision for an Exempted Advertisement in relation to the subject site, therefore, the proposal cannot be exempt from needing Planning Approval. In addition, Shire Officers do not currently have delegated authority to approve signage that does not meet the Scheme provisions and therefore, the application must be determined by Council.

REFERRAL TO EXTERNAL AGENCIES

As part of the assessment process, this application was referred to Main Roads WA for comment to assess aspects of the proposal in relation to road safety and conformity with the requirements of the WA Road Traffic Code. Subsequently Main Roads WA provided the following advice in relation to the application:

“...Main Roads have no objections or issue with the proposed construction of this structure provided it is set back sufficiently from Lot 24’s highway frontage as is required under Council’s Town Planning Scheme 3 section 5.13.

- *From the brief technical detail it appears that the sign will not be non-compliant with the WA Road Traffic Code.*
- *The sign would be seen to have distractive potential if placed within 120m of a traffic device (that is subject to the 100km/h posted speed zone). However if*

placed outside the road reserve, and not at an intersection, this restriction is removed as detailed in Appendix C of the Guide to Management of Advertising Signs.

- *No sign of this type will be allowed within the road reserve”.*

Based on the above information from Main Roads WA the decision to approve the proposed signage ultimately rests with the Council.

The applicant has also provided an independent Traffic Consultant’s report which proposes the following recommendations:

1. Ensure that the proposed advertising sign is located outside of the 11m Clear Zone measured from the edge line of the Great Eastern Highway carriageway.
2. Ensure that the proposed advertising sign is located perpendicular to the road ensuring clear visibility of the sign content to both directions of travel along Great Eastern Highway.
3. Ensure that the proposed advertising sign is located such that it does not impact on the drivers sightlines in both directions of travel along Great Eastern Highway.
4. Ensure that the content of the proposed advertising sign is legible with minimum level of glare and the colour scheme is not the same as the Australian Standard traffic signs so not to cause confusion or distraction to the drivers.
5. Consider coating the sign poles with a light-reflecting material to make it visible during low visibility conditions.
6. Ensure that the design of the advertising sign poles can sustain the extreme weather conditions but are also frangible for potential vehicle impact. If the posts are no-frangible ensure they are located behind guard fence or other vehicle barriers, or placed where it is unlikely to be reached by out-of-control vehicle.

The proposal also requests that the Shire varies its minimum front and side setback provision for Agriculture Local from 25 metres and 20 metres to two metres from the property boundaries. As this request requires a variation of setback, an advertisement to adjacent neighbours has been conducted on 9th November 2011. No objections have been received regarding this proposal.

CONFORMITY WITH THE PLAN FOR THE FUTURE

GOAL: To partner with business stakeholders to identify opportunities for economic growth and continuously improve the presentation of the Shire to attract new residents and investment.

COMMENT: An opportunity exists for the Shire to ensure the on-going preservation of the rural amenity.

BUDGET IMPLICATIONS

The applicant has paid \$139.00 in Planning Application fees.

OFFICER'S COMMENT

The proposed advertising sign located within 50 metres of a Major Road Reserve and within the Agriculture - Local zone.

The purpose of section 5.13 of the Town Planning Scheme Number 3 is to maintain the visual amenity of these areas, as well as the rural vista along major road reserves. This rural vista plays a significant role in creating an image, of the Shire of Northam, as an agricultural area. Therefore, it is important to maintain the 50 metres buffer zone along the Great Eastern Highway.

The proposed advertising sign located on an Agriculture Local Zone and the objectives of the Agriculture Local Zone are:

“To provide for horticulture, intensive agriculture, agroforestry, local services and industries, buffer areas for extractive industries, tourist uses and conservation of landscape qualities in accordance with the capability of the land.”

The proposal has nothing to do with agricultural activities and although it doesn't hinder agricultural activities on the site, it is not in line with the objectives of the zone.

The proposed Advertising Sign may not be beneficial for the locality; however it may be commercially profitable for the land owner. As a source of income for the owner of the property it will indirectly contribute to economic growth. However, this sort of venture will attract other land owners to do the same and result in more Advertising Signs being placed in the area and along the Highway. This possibility will damage the amenity, the natural beauty and safety of the area.

The By-law Relating to Signs, Hoardings and Bill Posting, states that the Council may refuse to issue a licence if the sign or hoarding advertises goods or services which are not displayed or offered for sale or otherwise available to the public upon or from the land where the sign or hoarding is erected.

The proposed Advertising sign does not promote anything produced on the site where it is located or anything locally produced within the Shire. It will only profit Paramount Outdoor the Advertising Sign Company, which is not a local company, or the owner of the property.

Main Roads WA has assessed aspects of the proposal in relation to road safety and conformity with the requirements of the WA Road Traffic Code and has subsequently advised that there are no major issues with the proposal from the traffic safety point of view.

The location of the proposed Advertising Sign is on the Great Eastern Highway approximately 2.3 kilometres from the turn off to the Town of Northam. The size and proximity of the proposed Advertising sign to the town's western entrance does not create a desirable image for the town.

The location of the proposed Advertising Sign is two metres from the northern boundary of the property, which is outside of the 11m Clear Zone measured from the edge line of the Great Eastern Highway carriageway. This distance is in line with the recommendation of the independent Traffic Consultant. Main Roads WA have no objection regarding this proposal. While the proposal meets all technical requirements, the issue remains of rural preservation and one of precedent in that there is no provision in the TPS3 to regulate/limit the number of Advertising Device in that locality or for that matter along all roads that lead into Northam.

STAFF RECOMMENDATION

That Council refuse this planning application for the double-sided, perpendicular, promotional signage to be located on lot 24 Fox Road, Burlong due to the following reasons:

- 1. The proposed Advertising Sign does not contribute to maintaining the sense of friendliness and the warm country feel so characteristic of the Shire of Northam.**
- 2. The approval of the Proposed Advertising Sign will encourage other land owners in the locality to erect similar advertising devices along Great Eastern Highway. The approval of this application will create a precedent, thus allowing for further erection of advertising devices within the Shire. This proposal will have a negative impact on the amenity, natural beauty and safety of the area.**
- 3. The proposed Advertising Sign does not contribute to achieving the Shire's goals. It will not enhance the image of the Shire or contribute to attracting new residents and investment.**
- 4. The proposed Advertising Sign is not in line with the objective of the scheme in ensuring the protection of the rural vista adjacent to the Great Eastern Highway.**
- 5. The Proposed Advertising Sign is within the 50 metres buffer zone along the Great Eastern Highway.**

Note Should the council approve this application it should be subject to the following conditions:

1. All development being in accordance with the approved plans.

2. A sign licence application being submitted to and approved by the Shire's Building Department prior to installation.
3. The signage is to be erected 50 metres from the northern boundary of the property, in order to maintain the visual amenity along Great Eastern Highway.
4. The signage being maintained to the satisfaction of the Local Government. Should the sign fall into disrepair or become unsightly, the Local Government may require its replacement or removal.
5. The signage being located outside of any road reserve in compliance with the WA Road Traffic Code.
6. The signage not exceeding a maximum total height of six (6) metres.
7. The erection of the signage is subject to approval from Main Road Western Australia.
8. A building application is required prior to the erection of the Advertising Sign. The application have to be accompanied by a certificate from a structural engineer certifying that the structure is in all respects of sufficient strength to support the sign, under all conditions, and that the sign is itself of structurally sound design.
9. An annual fee in accordance to the Third Schedule of the By-Law Relating to Signs, Hoardings and Bill Posting, have to be paid prior to the erection of the Advertising Sign.

ALTERNATIVE MOTION

Minute No C.1736**Moved: Cr.R head****Seconded: Cr D Hughes**

That Council approve the planning application for a double-sided, perpendicular, promotional signage to be located on lot 24 Fox Road, Burlong with the following conditions:

1. **All development being in accordance with the approved plans.**
2. **A sign licence application being submitted to and approved by the Shire's building department prior to installation.**
3. **The signage to be erected on private property and at a distance outside the eleven (11) metre clear zone measured from the edge line of the great eastern highway carriageway.**

4. The signage being maintained to the satisfaction of the Local Government. Should the sign fall into disrepair or become unsightly, the local government may require its replacement or removal.
5. The signage not exceeding a maximum total height of six (6) metres.
6. The erection of the signage is subject to approval from Main Roads Western Australia.
7. A building application is required prior to the erection of the advertising sign. Such application to be accompanied by a certificate from a structural engineer certifying that the structure is in all respects of sufficient strength to support the sign, under all conditions, and that the sign is itself of structurally sound design.
8. An annual fee in accordance to the third schedule of the by-law relating to signs, hoardings and bill posting, must be paid prior to erection of the advertising sign.
9. Council officers to authorise all advertising and changes thereto prior to appearance on the advertising sign
10. This approval is valid for a period of three (3) years at which time it must be reviewed by council.

CARRIED/6/3

Vote against is recorded as Cr S Pollard, Cr D Beresford and Cr J Williams

SUBSTANTIVE MOTION/COUNCIL DECISION

Minute No C.1737

Moved Cr R Head

Seconded: Cr D Hughes

That Council approve the planning application for a double-sided, perpendicular, promotional signage to be located on lot 24 Fox Road, Burlong with the following conditions:

1. All development being in accordance with the approved plans.
2. A sign licence application being submitted to and approved by the Shire's building department prior to installation.

- 3. The signage to be erected on private property and at a distance outside the eleven (11) metre clear zone measured from the edge line of the great eastern highway carriageway.**
- 4. The signage being maintained to the satisfaction of the Local Government. Should the sign fall into disrepair or become unsightly, the local government may require its replacement or removal.**
- 5. The signage not exceeding a maximum total height of six (6) metres.**
- 6. The erection of the signage is subject to approval from Main Roads Western Australia.**
- 7. A building application is required prior to the erection of the advertising sign. Such application to be accompanied by a certificate from a structural engineer certifying that the structure is in all respects of sufficient strength to support the sign, under all conditions, and that the sign is itself of structurally sound design.**
- 8. An annual fee in accordance to the third schedule of the by-law relating to signs, hoardings and bill posting, must be paid prior to erection of the advertising sign.**
- 9. Council officers to authorise all advertising and changes thereto prior to appearance on the advertising sign**
- 10. This approval is valid for a period of three (3) years at which time it must be reviewed by council.**

CARRIED 6/3

The vote against is recorded as Cr S Pollard, Cr D Beresford and Cr J Williams



Figure 1. Proposed location of the sign



Figure 2. Southbound view along Great Eastern Highway

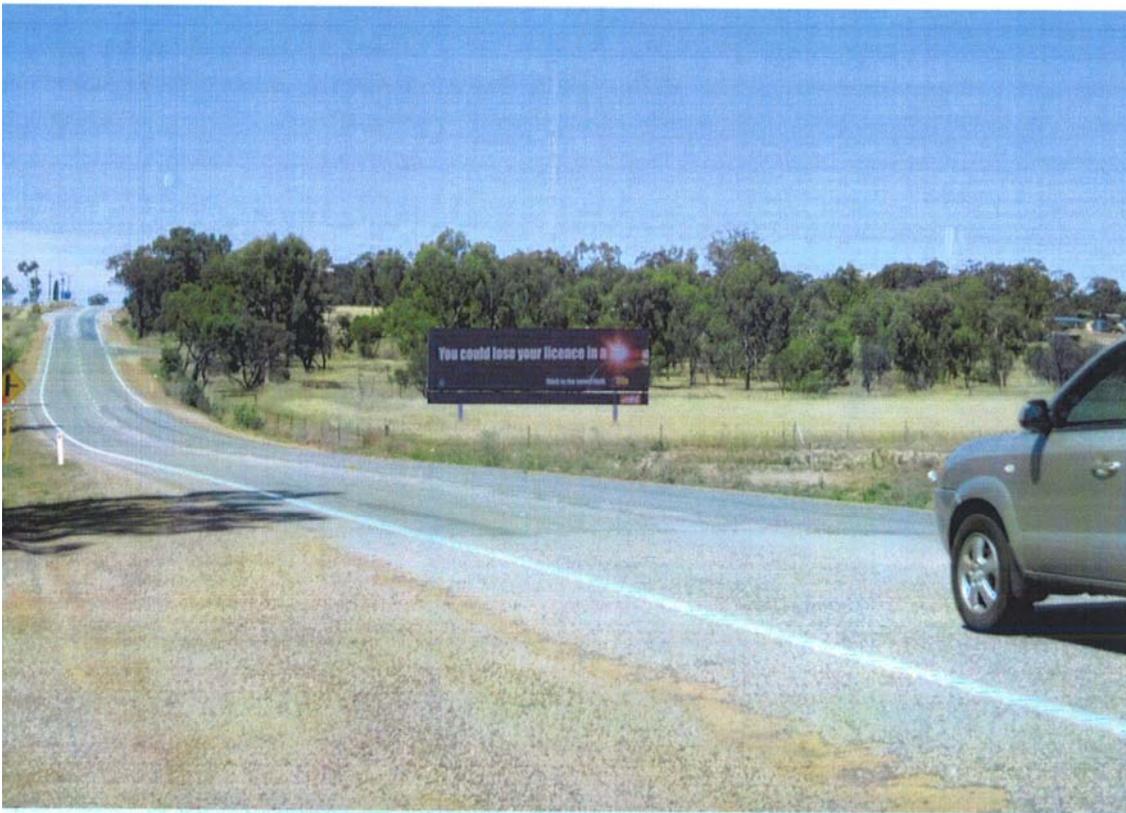
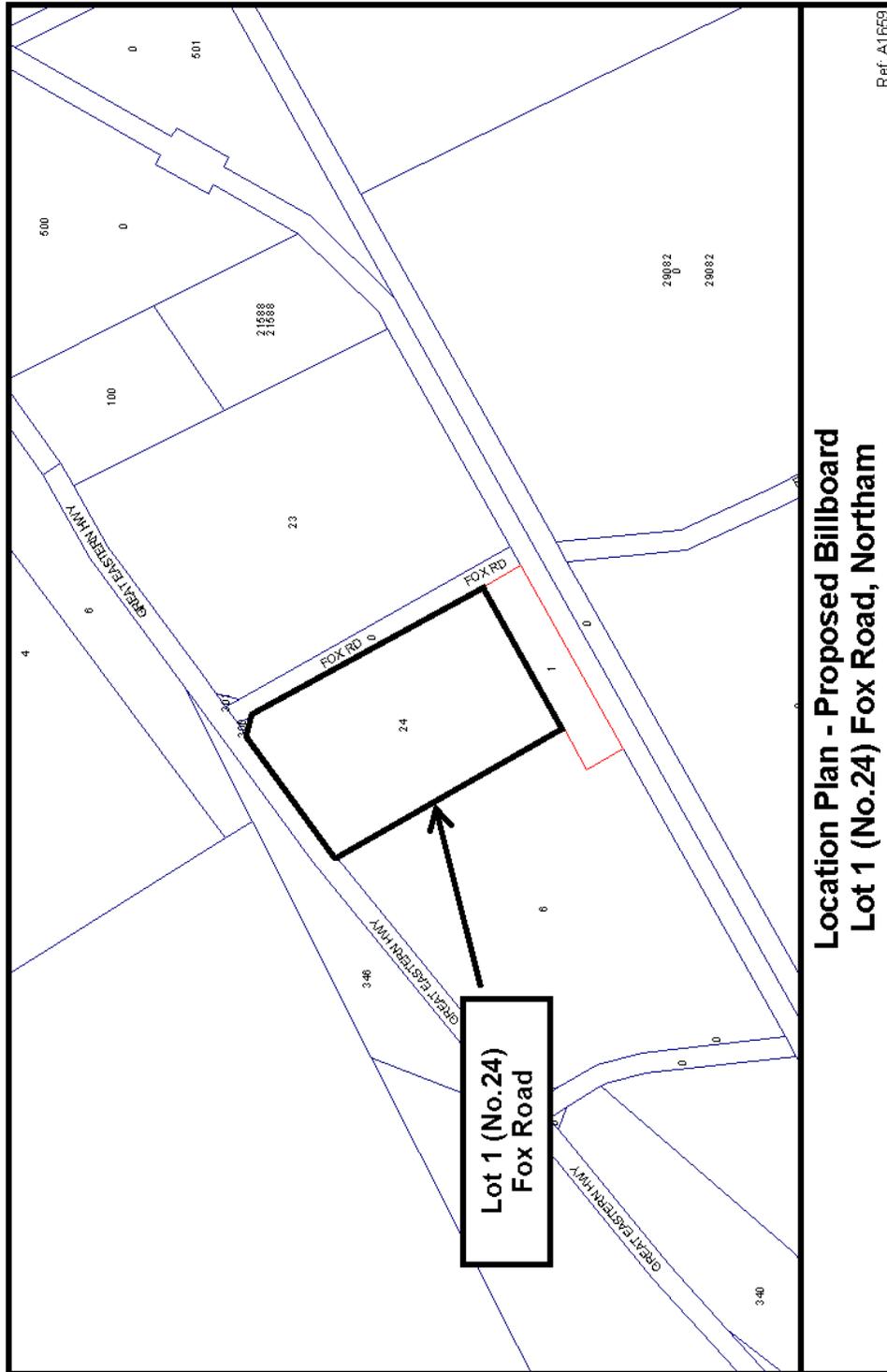


Figure 3. Northbound view along Great Eastern Highway



Cr D Hughes has declared an 'Impartiality' Interest in Item 13.2.3 – Proposed Storage Shed and Signage – reserve 4951 (87) Duke Street, Northam as he is a member of the Northam's Mens Shed.

Mr Phil Steven has declared an 'Impartiality' Interest in Item 13.2.3 – Proposed Storage Shed and Signage – reserve 4951 (87) Duke Street, Northam as his wife is a member of the Northam Toy Library, who lease part of the Old Fire Station with the Mens Shed leasing the other part.

13.2.3 PROPOSED STORAGE SHED AND SIGNAGE - RESERVE 4951 (87) DUKE STEET, NORTHAM

Name of Applicant:	James Riddle (Northam Men's Shed Inc)
Name of Owner:	Shire of Northam
File Ref:	A10590
Officer:	Phil Steven / Sophie Gatter
Officer Interest:	Northam Toy Library - Impartiality
Policy:	Nil
Voting:	Simple
Date:	01 March 2012

PURPOSE

The Shire has received an application for Planning Approval to undertake proposed additions to part of the old Northam Fire Station site, known as Reserve 4951 (87) Duke Street, Northam that is currently being utilised by the Northam Men's Shed, the Northam Toy Library and the Northam Avon Descent Association.

BACKGROUND

The following table lists the key dates in regards to this application.

Date	Item / Outcome
2 February 2012	Application for Planning Approval received by the Shire.
15 February 2012	Site Inspection carried out by Shire Officers
28 February 2012	Application undergoes internal DCU Assessment
1 March 2012	Report prepared for Council.

The Northam Men's Shed is currently leasing reserve land known as 87 Duke Street, Northam which is owned by the Shire of Northam and is also the site of the old Northam Fire Station.

The Northam Men's Shed has received funding from Lotterywest to the value of approximately \$46,600 to assist in the undertaking of the proposed additions to this site.

The proposed work includes the construction of a 180m² Colorbond storage shed that will be used for the purpose of the storage and instillation of wood work and metal work machinery and tools (see attached plans). In addition to this, the group has recently contacted the Shire requesting permission to erect a 1.2m² sign depicting the Northam Men's Shed logo to be located at the front of the subject site (see attached letter for size specifications and colour scheme of signage).

Under the lease agreement made between the Shire of Northam and the Northam Men's Shed in September 2010, the lessee is required to obtain the written consent of the Shire in order to undertake any additions or alterations to the building, as well as for the proposed erection of any signage on the site.

STATUTORY REQUIREMENTS

The subject site of this application vested for "Public Purpose" under the provisions of TPS 5 and is 1829m² in area.

Reserve land is addressed under Part 3 of TPS 5. In accordance with Clause 3.4.1 of the Scheme, any proposal to commence or carry out development on reserve land requires an application for Planning Approval to be lodged and approved by the Shire.

Clause 3.4.2 stipulates that in determining an application for Planning Approval the Local Government is to have due regard to –

- (a) the matters set out in Clause 10.2; and
- (b) the ultimate purpose intended for the Reserve.

In relation to this, TPS 5 does not outline any specific guidelines which limit the height, bulk or scale of development on reserve land. There are also no specified boundary setback requirements for development on reserve land.

The proposed outbuilding is to have a total area of 180m², with a 3.0 metre wall height and located 1.5 metres from the rear lot boundary, 2 metres from one side boundary and 7.1 metres from the other side boundary.

The proposal was advertised to surrounding land owners in accordance with Clause 9.4 of the Scheme which resulted in one submission (a non-objection) being received. Accordingly the proposed size, height and location of the outbuilding are considered to be acceptable.

The area in which the shed is proposed forms part of the Northam Men's Shed existing lease, so the lease will not require amendment.

The second part of this application pertains to the proposed placement of a 1.2m² sign depicting the Northam Men's Shed logo to be located at the front of the subject site. In relation to the placement of signage on the site, the lease agreement states the following:

“... (t) Signs – The Lessee will not without the prior written consent of the Lessor erect, display, paint, affix or exhibit on or to the interior or the exterior of the Leased Premises any sign, placard, name, notice or advertisement”.

“... (u) Remove Signs – The Lessee will at his cost on the expiration or sooner determination of the term of this Lease remove or paint over as the Lessor may require any sign, placard, name, notice or advertisement exhibited or erected on the Leased Premises by the Lessee”.

In the Scheme: “advertisement” means [*“any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising”*].

Under Schedule 5 of TPS 5 there is the provision for Exempted Advertisements In relation to reserve land, the following provision applies:

Land Use and/or Development	Exempted Sign	Maximum Size
<p>RESERVES: Includes – Highways, Local Road, Public Purposes, Railway, Recreation and Regional Road Reserves.</p>	<p>Signs relating to the functions of government, a public authority or Local Government, excluding those of a promotional nature.</p> <p>Traffic signs erected by government, a public authority or Local Government.</p> <p>Signs pursuant to and in accordance with a statute.</p> <p>All advertisements that are not visible outside buildings or from outside the reserve.</p>	<p>Up to 2 sq m each.</p>

Accordingly, while the proposal meets the maximum size requirements for signage on reserve land, it doesn't fall within the exempted advertisement provisions outlined under Schedule 5 of TPS 5 since it is of a promotional nature. In line with this, the application must be determined by Council since officers do not currently have the delegated authority to approve signage that does not meet the Scheme provisions.

CONFORMITY WITH THE PLAN FOR THE FUTURE

GOAL: To partner with business stakeholders to identify opportunities for economic growth and continuously improve the presentation of the Shire to attract new residents and investment.

BUDGET IMPLICATIONS

The applicant has paid \$259.00 in Planning Application fees, and has submitted a request that the Shire reimburse the planning and building fees for the project, due to unforeseen cost increases for the project (see attached letter). Once the shed is complete, the Shire may invariably become responsible for maintenance of the shed in the distant future.

OFFICER'S COMMENT

It is widely recognised that the Men's Shed concept has been successful in Northam, Wundowie and the wider community. The Northam Men's Shed has little means to raise money for restoration works and additions so they rely on donations and grants.

In relation to the outbuilding, the proposed development is on Shire land and will ultimately be a Shire asset. Supporting this application would demonstrate the Shire's support for promoting the Men's Shed concept and will enable the club to positively utilise the money received from Lotterywest to carry out the proposed construction of the outbuilding. In relation to the proposed signage on site, it is likely that this development would provide further opportunity to promote the Men's Shed concept. The approved signage can then be removed at the expiration of the term of the lease in accordance with the lease agreement.

In preparation for building, the Shire has obtained advice on whether the large pepper tree at the rear of the property should be removed since its root system may affect the foundation of the future shed. Advice from a local tree contractor has indicated that the tree would not impact the shed's foundation provided it is pruned and a trench of compacted sodium bentonite is installed between the tree and the shed. It is proposed that this advice is followed. The Chairman of the Northam Men's Shed has advised that most members are in favour of the tree being retained.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1739

Moved: Cr R Tinetti
Seconded: Cr D Hughes

That Council,

- 1. issue Planning Approval for the proposed outbuilding to be located on**

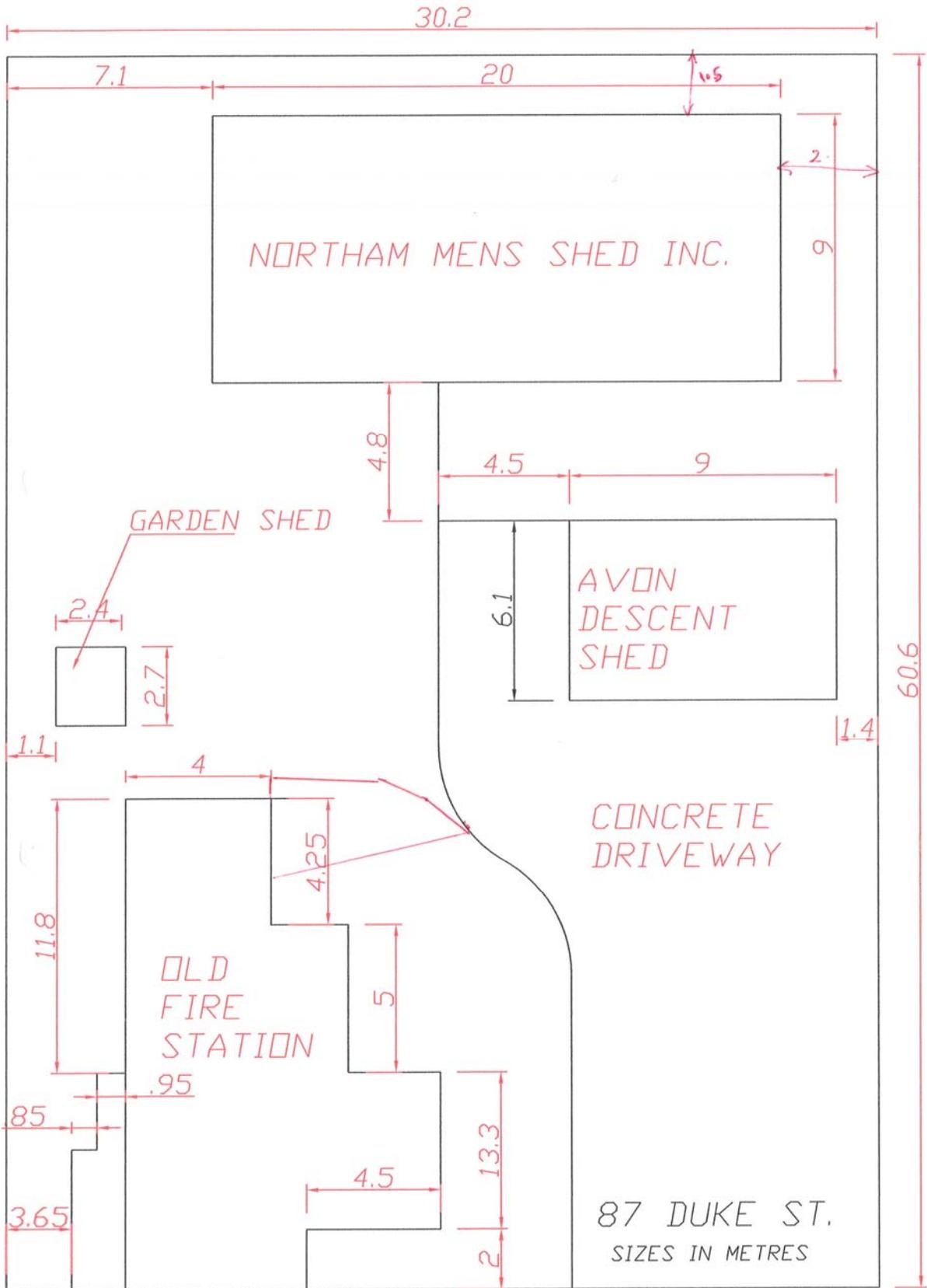
Reserve 4951 (87) Duke Street, Northam subject to the following conditions:

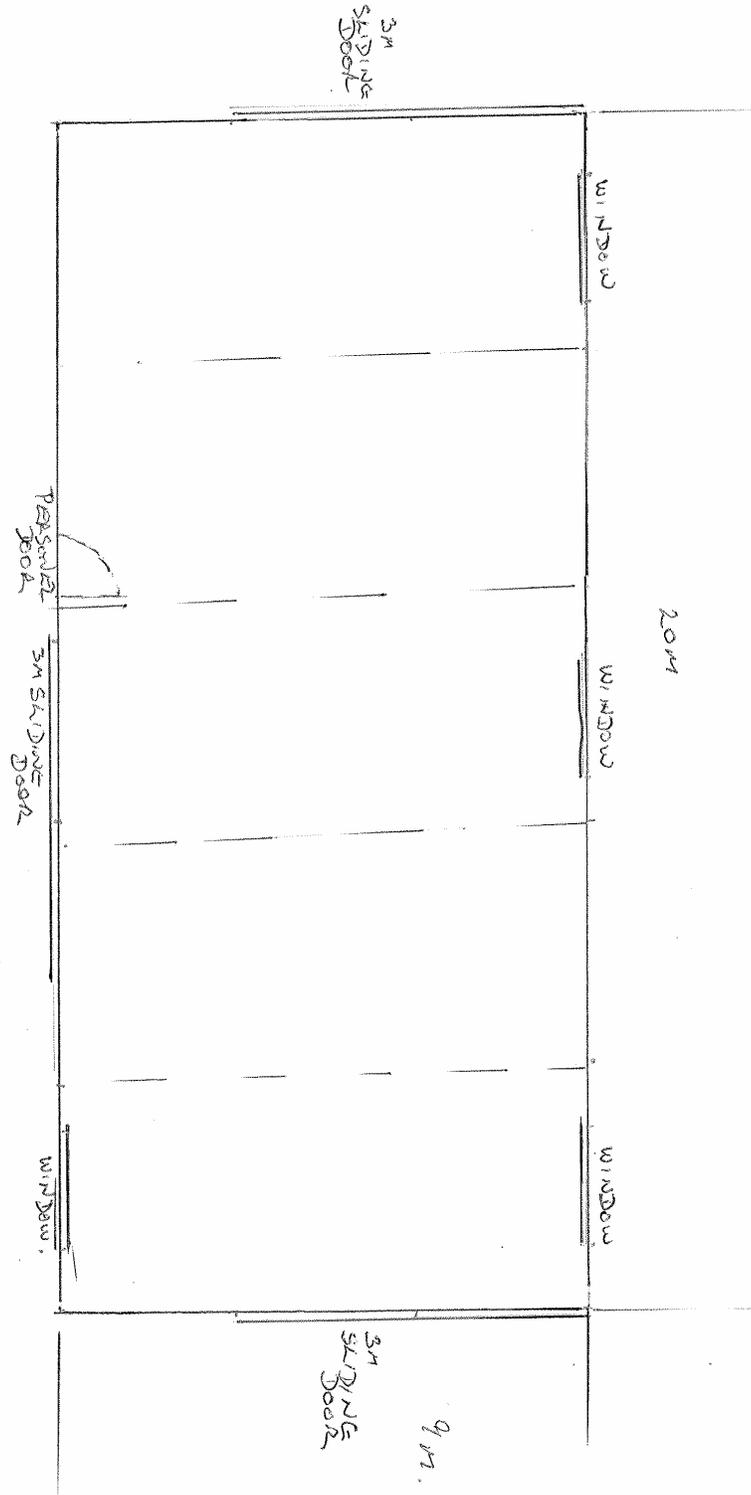
- (a) All development being in accordance with the approved plans.**
- (b) All stormwater being contained on site or directed to the Local Government's street stormwater drainage network. No runoff onto adjacent properties shall be permitted.**
- (c) No second hand materials being used in the construction of the building without the prior approval of the Local Government.**
- (d) The outbuilding not being used for human habitation without the prior written approval of the Local Government.**
- (e) The roof and walls of the outbuilding not being clad in Zincalume or other highly reflective materials/finishes.**
- (f) Should complaints be received in regards to noise, then hours of operation are to be reduced or modifications to equipment in the outbuilding being made to the satisfaction of the Local Government.**

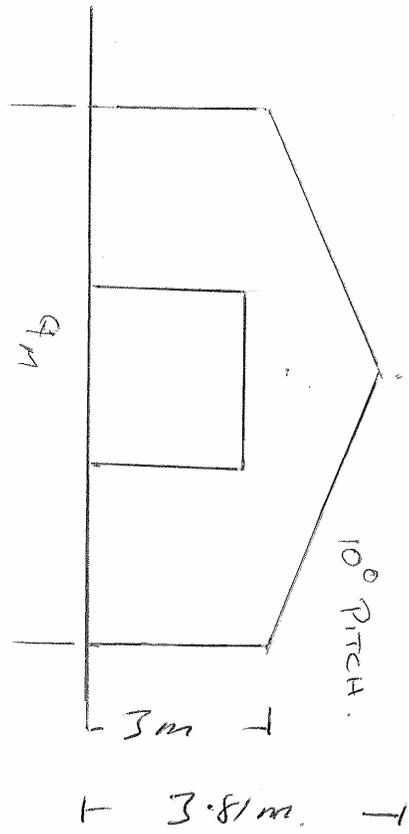
2. issue planning approval for the proposed erection of a 1.2m² sign depicting the Northam Men's Shed Logo located on Reserve 4951 (87) Duke Street, Northam subject to the following conditions:

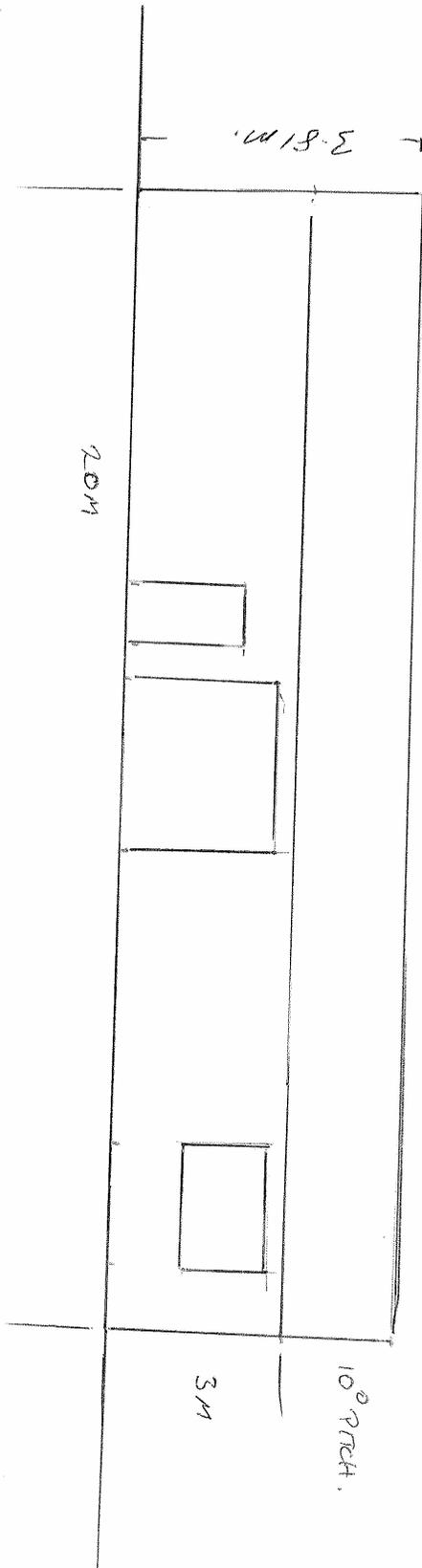
- (a) A drawing plan detailing the dimensions and colour scheme of the signage being submitted to and approved by the Local Government prior to instillation.**
- (b) A site plan detailing the location (including boundary setback distances) of the signage being submitted to and approved by the Local Government prior to instillation.**
- (c) A sign licence application being submitted to and approved by the Shire's Building Department prior to installation.**
- (d) The signage being maintained to the satisfaction of the Local Government. Should the sign fall into disrepair or become unsightly, the Local Government may require its replacement or removal.**
- (e) The signage being located outside of any road reserve in compliance with the WA Road Traffic Code.**
- (f) The signage being removed from the premises at the expiration of the term of lease in accordance with the lease agreement, to the satisfaction of the Local Government.**

3. does not waive the Shire's application fees for the project, but provides a donation to the Northam Men's Shed equivalent to the Shire's building and planning fees with the exclusion of the BRB and BCITF levies that are received for the project.











SHIRE OF NORTHAM	
RECEIVED	
23 JAN 2012	
FILE A10590	STATUS OUT
DOC I27790	RES No. Grill

Secretary
C/o 25 Burnside Ave,
Northam.
W.A. 6401.

Mr P B Steven
Executive Manager Development Services

Dear Mr Steven

We request permission as required by our lease agreement to erect a sign at the front of the old fire station near the driveway ,one meter back from the fence
The sign proposed will be 1200mm high and 1000 mm wide with our logo, the same as on our letter head, painted yellow on a green background, on sheet metal on a pipe frame.

Awaiting your reply
David Doye
Secretary



SHIRE OF NORTHAM	
RECEIVED	
05 MAR 2012	
FILE	A10590 STATUS out
DOC	I28602 RES No. Ray

Secretary
C/o 25 Burnside Ave,
Northam.
W.A. 6401.

Neville A Hall
Chief Executive Officer
Shire of Northam

Dear Neville

The Northam Men's Shed Inc requests the re-imbursment of the Development and Building fees to assist us in the financing of our shed as the cost has escalated since the original quotes were obtained.

David Doye
Secretary

Cr U Rumjantsev has declared an 'Impartiality' Interest in Item 13.2.4 – Shire of Northam Draft Local Planning Scheme No.6 – as Cr Rumjantsev's spouse is a long term friend and acquaintance of Mr Mathew Pavlinovich (El Caballo)

Cr R Head has declared an 'Impartiality' Interest in Item 13.2.4 – Shire of Northam Draft Local Planning Scheme no.6 – No.8 ACDF re Country Club Land, as he is a Board Member ACDF (does not receive a sitting fee)

Cr D Beresford has declared an 'Impartiality' Interest in Item 13.2.4 – Shire of Northam Draft Local Planning Scheme No.6 – as his daughter and son in law occupy a property across the road from the property on the corner of Katrine Road and Springfield Drive.

Cr K Saunders has declared a 'Financial and Impartiality' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 8 ACDF & No 50 NCC as (1) her spouse has financial interest in Northam Country Club and (2) Cr Saunders is the President of the Northam Lawn Tennis Club and is also on the NCC Board of Management.

Cr K Saunders has declared a 'Financial' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6 – No 33 DAFWA and No 38 DAFWA – as she is employed by the Department of Agriculture and Food (Northam Office based)

Mr Chadd Hunt has declared an 'Indirect Financial' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 51 NCC – as he is a member of the Northam Country Club.

Mr Phil Steven has declared an 'Proximity' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 51 NCC – as he lives next door to the owner of Submission 51.

Cr S Pollard has declared an 'Impartiality' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 50 and No 51 – as the owner of Submission 51, is a past client of his Accounting Practice and is known to him.

Cr S Pollard has declared an 'Proximity' interest in Item 13.2.4 - Shire of Northam Draft Local Planning Scheme No.6, No 3 – as his Self Managed Superannuation Fund own 12 Wellington Street, which is Proximate to 16 Wellington Street.

Minute No C.1740

Moved: Cr R Tinetti
Seconded: Cr A Llewellyn

That Council move into Committee.

CARRIED 9/0

Cr S Pollard adjourned the meeting for five (5) minutes at 7.30pm.

Cr S Pollard reconvened the meeting at 7.35pm.

Cr K Saunders departed the Chambers at 9.33pm.

Cr K Saunders returned to the Chambers at 9.38pm.

Cr S Pollard adjourned the meeting for five (5) minutes at 9.48pm.

Cr S Pollard reconvened the meeting at 9.53pm.

13.2.4 SHIRE OF NORTHAM DRAFT LOCAL PLANNING SCHEME NO.6

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	3.1.1.13
Officer:	Phil Steven / William Baston / Brooke Newman
Officer Interest:	Nil
Policy:	Planning and Development Act 2005 Planning and Development Regulations 2009
Voting:	Simple Majority
Date:	07 March 2012

PURPOSE

For Council to consider to adopt in final the Draft Local Planning Scheme No 6 and resolve to request that the Minister for Planning give final consent with inclusion of the proposed density changes within the Northam townsite as a consequence of the State Government’s Regional Centres Development Plan (“Supertowns”) and minor modifications as a result of the submissions received during the public advertising period.

BACKGROUND

On the 17th March 2010, Council, at its Ordinary Council Meeting, resolved to prepare a Local Planning Scheme as follows:

“1. That Council resolve, in pursuance of section 72 of the Planning and Development Act 2005, to prepare the Shire of Northam Local Planning Scheme with reference to an area situated wholly within the Shire of Northam and enclosed within the inner edge of the black border on a plan as attached.”

2. *That Council, with respect to the proposed new Shire of Northam Local Planning Scheme, endorse the statement setting forth the purpose, aims and anticipated format of the Scheme as documented in Attachment 1 to this report."*

On the 6th October 2010, Council, at its Ordinary Council Meeting, resolved to adopt the draft Local Planning Scheme as follows:

- "1. *That Council adopt for the purpose of public advertising Local Planning Scheme No.6 consisting of:*
- *Scheme Text;*
 - *Scheme Map.*
2. *That Council forward Local Planning Scheme No.6 to the Environmental Protection Authority for assessment prior to commencing advertising for public inspection in accordance with the provisions of the Planning and Development Act 2005.*
 3. *That Council forward Local Planning Scheme No.6 to the Western Australian Planning Commission seeking consent for advertising for public inspection in accordance with the provisions of the Planning and Development Act 2005."*

On 29 February 2012, Council, at a Special Council Meeting, resolved to defer considering final adoption of the Local Planning Scheme No 6 and Local Planning Strategy.

STATUTORY REQUIREMENTS

Council's resolution in this matter will help to ensure compliance with the procedural requirements of the *Planning and Development Act 2005* and *Planning and Development Regulations 2009* as they apply specifically to the preparation of all new Local Planning Schemes and associated Local Planning Strategies in Western Australia.

Section 72 of the *Planning and Development Act 2005* refers to the preparation of a Local Planning Scheme.

Draft Local Planning Scheme No 6 was advertised for the required statutory timeframe. As a result of the advertising period, 49 submissions were received (see attached Schedule of Submissions).

It is proposed to resolve to request the Minister for Planning to adopt in final the Draft Local Planning Scheme No 6 incorporating provisions related to the Preliminary Northam Growth Plan and modifications as a result of submissions received during the advertising process.

CONFORMITY WITH THE PLAN FOR THE FUTURE

GOAL: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

GOAL: To anticipate the land use needs within the Shire and implement planning decisions that ensures availability of appropriately zoned land that

compliments orderly and environmentally sustainable growth and development.

The adoption of a new Local Planning Scheme and associated Local Planning Strategy for all land within the Shire's municipal district is consistent with the general strategic direction contained in the Shire's "Plan for the Future 2010" document.

BUDGET IMPLICATIONS

The current budget allocation for the 2011 / 2012 Budget is \$20,000.

OFFICER'S COMMENT

In order to formally progress the Shire's proposed new Local Planning Scheme and associated Local Planning Strategy, Council is required to pass a resolution to incorporate modifications as a result of the submissions received during the advertising process, to allow for the short term recommendations of the Preliminary Northam Growth Plan to be included in the draft and request the Minister for Planning to adopt in final the Draft Local Planning Scheme No 6.

Schedule of Submissions

There were number of submissions received relating to various issues. The main issues being:

1. Avon West Precinct

Under the existing Shire of Northam Local Planning Strategy, the land identified within the "Avon West Precinct" carried a provision to allow for subdivision with a minimum lot size of 50ha.

The Draft Local Planning Strategy No 6 proposes to remove this provision. There are a number of reasons for the Shire's approach as follows:

- A. The topography of the land. It is not considered that the land contained within the Avon West Precinct is suitable for subdivision due to the steep slopes and granite/rocky outcrops.

There is a small amount of low lying level land within the area and it is envisaged that this area should be continued to be farmed.

The construction of dwellings and effluent disposal is difficult to achieve on land incorporating steep slopes and granite/rocky outcrops. Similarly, there would be numerous difficulties with constructing roads due to high granite outcrops and significant creeklines which traverse the entire area.

- B. It is envisaged that this area should be protected as an environmentally significant area and should be utilised as a "rural vista" for the approach to

Northam from Toodyay. Agricultural landuses should be encouraged and the protection of the hills and steep slopes are considered to be essential to achieving the rural vista desired for this area. It is considered that construction of dwellings and ancillary outbuildings would destroy the agricultural/rural attraction of the area.

It is not supported that remnant vegetation be removed from the land as this also lends itself to promoting a vegetated natural rural landscape for the area.

- C. There has been a considerable lack of subdivision activity in the area since the adoption of the previous Local Planning Strategy in December 2004. In the last four years, a subdivision has been approved in the area but to date, only one lot has been cleared from the approved subdivision.

This trend clearly identifies the area as being low demand and carries with it a high cost to develop.

- D. The Avon West Precinct has a number of extractive industries present. Some of these are not currently operating but, due to remaining resources, may at some point in the future, recommence operation.

Subdivision where extractive industries and basic raw materials have been identified should not be encouraged and the Department of Mines and Petroleum have made a submission on landuse conflicts between basic raw materials extractions and rural living subdivisions.

- E. A number of the lots within the Avon West Precinct contain parcels that abut the Avon River. Foreshore management is difficult to achieve due to the lack of interest from Government Departments to take over the management of the area. Allowing residential development on land with river frontage is not encouraged as it is difficult to control contaminants, pests and livestock from destroying the natural foreshore and the river in general.

Residential development is also not encouraged in areas identified as having a flood risk.

2. Mining of Basic Raw Materials and Minerals

Submissions received from the Department of Mines and a number of mining companies has identified the need to modify the landuse definitions within the Draft Local Planning Scheme No 6.

Basic raw materials and minerals are identified under the Mining Act 1987 as follows:

*“**minerals** means naturally occurring substances obtained or obtainable from any land by mining operations carried out on or under the surface of the land, but does not include -*

- (a) soil; or
- (b) a substance the recovery of which is governed by the Petroleum and Geothermal Energy Resources Act 1967 or the Petroleum (Submerged Lands) Act 1982; or
- (ba) without limiting paragraph (b), geothermal energy resources as defined in the Petroleum and Geothermal Energy Resources Act 1967 section 5(1); or
- (c) a meteorite as defined in the Museum Act 1969; or
- (d) any of the following substances if it occurs on private land -
 - (i) limestone, rock or gravel; or
 - (ii) shale, other than oil shale; or
 - (iii) sand, other than mineral sand, silica sand or garnet sand; or
 - (iv) clay, other than kaolin, bentonite, attapulgite or montmorillonite;”

The above definition can be explained as meaning that all basic raw materials are classified as “minerals” and are governed by the Mining Act 1987 except (when present on privately owned land) minerals identified under (d) above. Minerals defined under (d) above are governed by the Mining Act 1987 only when present on Crown land.

Minerals that are covered by the Mining Act 1987 are governed by the Department of Mines and Petroleum and exclude Local Government jurisdiction.

3. Landuse Issues (El Caballo, Linley Valley Abattoir and Hepple’s Abattoir)

It is proposed to control landuse issues regarding the El Cabello resort by applying a “Special Control Area” over the land which will allow for development in a controlled and sustainable manner.

The Linley Valley Abattoir is proposed to be retained as a “Special Use Area” and not “Agriculture-Local” with an “Additional Use”. This will ensure the future expansion of the abattoir and control the issue of sensitive landuses via the imposition of the 500m buffer area. It is, however, proposed to exclude existing residential land from the “Special Control Area” and rezone those to “Rural Residential”. These landholdings are currently utilised for residential purposes.

4. Individual Rezoning Requests

A number of individual rezoning requests have been made and each have been assessed on their merits. Comments have been made regarding these individual requests and reference is made to the schedule of submissions attached.

Schedule of Modifications

A schedule of modifications has been prepared which details proposed changes to the text and maps of both the Local Planning Scheme No 6 and Local Planning Strategy No 6 and has been attached to this report.

Northam Growth Plan

The draft Local Planning Scheme No 6 embodies the principles of ‘sustainable and liveable’ community. As such, it is recommended that Council resolve that a modified draft including Northam Growth Plan provisions for higher density zoning within the townsite of Northam.

A large number of properties within the townsite of Northam have been identified for higher density development and for additional “Mixed Use/Commercial” development. Maps detailing these proposed zoning changes are attached to this report.

Until such time as Local Planning Scheme No 6 and Local Planning Strategy No 6 have been adopted in final by the Minister and gazetted, the Shire’s current Local Planning Strategy and Town Planning Scheme No 3 and the Northam townsite Local Planning Strategy and Town Planning Scheme No 5 will continue to operate.

Minute No C.1741

Moved: Cr R Head
Seconded: Cr T Little

That the Committee recommend to Council the amended changes as determined by Council as reflected in dot point one (1).

CARRIED 9/0

Minute No C.1742

Moved: Cr K Saunders
Seconded: Cr A Llewellyn

That Council move out of Committee.

CARRIED 9/0

RECOMMENDATION/COUNCIL DECISION

Minute No C.1743

Moved: Cr D Hughes
Seconded: Cr R Head

That Council, pursuant to the Planning and Development Act 2005, resolve as follows to:

- 1. endorse the attached Schedule of Submissions with the following modifications to submissions 6,13,14,17,26, 27,36b and 52 (avon West**

precinct) Submissions 8 & 50 (Residential R40), Submission 9 (remove from strategy) Submission 10 (Residential R10), Submission 25 (include in Local planning strategy area), Submission 28 (schedule uses) Submission 31 remove Lot 8108 Clackline Toodyay Road, Submission 45 (mixed use to Byfield Street) Submission 51 (R30 outside of the flood plain).

- 2. adopt in final Local Planning Scheme No 6 with modifications as outlined in the Schedule of Modifications (Scheme) and consisting of:

 - (a) Scheme Text;**
 - (b) Scheme Map.****
- 3. adopt in final Local Planning Strategy with modifications as outlined in the Schedule of Modifications (Strategy) and consisting of:

 - (a) Strategy Text;**
 - (b) Strategy Map.****
- 4. endorse the Chief Executive Officer and the Shire President to duly sign the Draft Local Planning Scheme No 6 and Local Planning Strategy.**
- 5. forward the finally adopted and duly signed Local Planning Scheme No 6 and Local Planning Strategy to the Western Australian Planning Commission seeking Minister's Consent in accordance with the provisions of the Planning and Development Act 2005 and Town Planning Regulations.**

CARRIED 9/0

**Shire of Northam
Schedule of Submissions
Draft Local Planning Scheme No 6**

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
1	DG & THM Webber	Lot 800 (3381) Great Eastern Highway, Wundowie (El Cabello Retail Shops and Tavern)	<p>I am the new owner of Lot 800, 3381 Great Eastern Highway, Wundowie, known as El Cabello Retail Shops and Tavern.</p> <p>A new planning scheme is being drawn up, I would like to run a small "short Stay" Caravan Park, on the above lot.</p> <p>I hope you would consider adding this to my present zoning.</p> <p>I am aware of all the requirements and regulations on caravan parks.</p> <p>Also please include the Tavern in the zoning.</p>	<p>Lot 800 Great Eastern Highway, Wundowie is zoned Special Use Zone 1 which is defined as "Tavern and uses ancillary thereto as approved by the Local Government".</p> <p>The proposed "Caravan Park" would require Council to include the use within the definition of Special Use 1 for Lot 800.</p> <p><u>Recommendation:</u></p> <p>That "Caravan Park" be included in the definition of Special Use 1 Lot 800. The request for Tavern Use has been addressed in the advertised Draft LPS 6.</p> <p>Council Resolution:</p> <p><i>That "Caravan Park" be included in the definition of Special Use 1 Lot 800. The request for Tavern Use has been addressed in the advertised Draft LPS 6.</i></p>	
2	Civil Aviation Safety Authority	Northam Airport	<p>Firstly thank you for providing a copy of the Shire of Northam Planning Scheme No 6 to enable CASA to review and provide comment.</p> <p>In regard to the document there is a reference made that the current aerodrome is licensed. CASA now has basically four categories of aerodromes under the current Civil Aviation Safety Regulations (CASR Part 139) and Manual of Standards Part 139 (MOS139). That being Certified, Registered,</p>	<p>The submission from the Civil Aviation Safety Authority is noted.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</p> <p>Council Resolution:</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>Aeroplane Landing Areas (ALA) and Certain Other Aerodromes (Air transport operations by aircraft under CASR 121 B).</p> <p>From CASA's point of view Northam aerodrome is considered an ALA. This has no bearing on the current draft LPS No 6 but does define from a regulatory sense the requirements that must be met in the operation of the aerodrome. It would be prudent to change the reference from licensed.</p> <p>All other considerations as listed in the document in regard to the aerodrome and its operations appear to be acceptable. Noise modelling and the consideration of buffer zones are positive steps to help control urban spread in and around aerodromes thus hopefully reducing complaints.</p> <p>Future development of the aerodrome to cater for air transport operation will require satisfaction of the CASR's and MOS Part 139.</p> <p>Further to this and for the Shire's information I have compiled a list below of some relevant regulations and documents. All of these and more are located on the CASA web site detailed below http://www.casa.gov.au/.</p> <p>CASR 139 D – Reporting and Safety inspections requirements for certain other aerodromes.</p> <p>CASA Manual of Standards Part 139 Chapter 13 – Standards for Aerodromes intended for small aircraft conducting Air Transport Operations under CASA 121B.</p> <p>Advisory Circular 139c-08(0) – Reporting Tall Structures.</p>	<p><i>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</i></p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>Advisory circular 139_92A-9(0) – Guidelines on aerodromes intended for conducting Regular Public Transport.</p> <p>Civil Aviation Authority Publication 92-1(1) – Guidelines for Aeroplane Landing Areas.</p> <p>Civil Aviation Authority Publication 92-3(1) – Guidelines for manned balloon launching and land areas.</p> <p>These are some of the more relevant pieces of information in regard to Northam's ALA. If you or any of the team at the Shire of Northam have any question in regard to the aerodrome, please don't hesitate to contact me on the details below.</p>		
3	Stephen Withnell	16 Wellington Street, Northam	<p>Regarding our property at sixteen Wellington Street, Northam and having perused the No 5 Planning Scheme we are seeking to change the land use at this address to residential or mixed use.</p> <p>It has always been perceived by Ronald and Stephen Withnell that this address at which all our parents uncles and aunt were born and raised would be where we finally retire to. The fact that council appear to have changed the classification of the land use has taken us by somewhat of a surprise and we are now at the stage to set ourselves for retirement and develop the block.</p> <p>We have no intention of selling or developing the block for any use other than building five or six high quality villa units (or the like) for our own use.</p> <p>We would appreciate your assistance in preparing a pathway to achieve this development.</p>	<p>The submission from the property owner is acknowledged, the zoning is shown to be Commercial under LPS 6. This zone restricts residential land use to the following:</p> <ul style="list-style-type: none"> • Aged Persons Hostel • Boarding House • Caretaker's Dwelling • Multiple Dwelling • Residential Building • Tourist Accommodation <p>The above residential permissible land uses do not meet the property owner's request. Due to the location of the site within the Town Centre, the proximity to the train station and Coles Supermarket it is suggested that the site has a higher development potential for a mixture of Commercial and residential living land use which is possible under the current zoning.</p> <p><u>Recommendation:</u></p>	

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				<p>That the proposed rezoning to allow residential units not be included/approved.</p> <p>Council Resolution</p> <p><i>That the proposed rezoning to allow residential units not be included/approved.</i></p>	
4	Department of Education	N/A	<p>Thank you for your letter dated 4 October 2011 regarding the Local Planning Scheme No 6 and Local Planning Strategy.</p> <p>The Department of Education has reviewed the documents and wishes to make the following comments:</p> <p>Based upon the information contained within the Planning Strategy regarding the rate of growth in Northam and the availability of residential lots, the Department of Education has adequate facilities to accommodate the expected increase in student yield.</p> <p>The existing schools in the townsite have sufficient capacity to cater for the increased lot yield in the future residential areas identified west and south of the town.</p>	<p>The submission for the Department of Education is noted and accepted.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</p> <p>Council Resolution</p> <p><i>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</i></p>	
5	Heritage Council of WA	N/A	<p>Thank you for your correspondence received on 7 October 2011 regarding the Draft Local Planning Scheme No 6 and Local Planning Strategy.</p> <p>After reviewing the documents from a heritage perspective, we would like to make the following comments:</p> <p>The Heritage Council welcomes the level of</p>	<p>The submission from the Heritage Council of WA is noted and accepted.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</p>	

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			<p>prominence heritage has been given in both the Draft Scheme and within the Local Planning Strategy. We are supportive of your intention to apply the provisions of the Model Scheme Text to Part 7 of the proposed Scheme. We are particularly encouraged by the actions indicated in the Strategy concerning the review of the existing Municipal Inventory and the establishment of a Heritage List.</p> <p>Thank you for the opportunity to comment on the Draft Scheme and Local Planning Strategy. We look forward to the review of your Municipal Inventory and the adoption of a Heritage List.</p>	<p>Council Resolution</p> <p>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</p>	
6	John Masters	Avon Locations X & Y, Lot 200 and 201 (1252 and 1246) Northam-Toodyay Road, Katrine	<p>Submission on Draft Local Planning Strategy for Lots 200 and 201, Northam - Toodyay Road, Katrine</p> <p>1. Introduction</p> <p>I make this submission as the long term owner of the above locations and have lived at this location and operated it as a family farm for my whole life.</p> <p>2. Draft Local Planning Strategy (LPS)</p> <p>The subject properties which are separated by Northam - Toodyay Road and have an area of 950 ha (Lot 200) and 59 ha (Lot 201) are shown as being:</p> <p>a) Being within the Avon West Precinct (Lot 200);</p> <p>b) Being within the Avon River Precinct (Lot 201); and</p> <p>c) Being within Areas of Environmental Significance.</p> <p>Lot 200 is the main farming property of which approximately 350 ha are arable lands</p>	<p>1. Noted. The submission from the land owner requests the ability to subdivide Lot 201 into 4 lots and maintain the current ability under the Local Planning Strategy for TPS 3 for Lot 200 to be subdivided into 50 hectare properties.</p> <p>2. Noted.</p>	

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			<p>suitable for cropping and grazing. The balance of the cleared lands are suitable for grazing only.</p> <p>3. Avon West Precinct</p> <p>In the existing Local Planning Strategy the subject land is included within the Avon West Precinct as Agriculture where further subdivision is possible to a minimum lot size of 50 ha subject to land capability and satisfaction of performance criteria. As a result of the potential to subdivide properties to a minimum of 50 ha the subject land already has an existing subdivision on portion of its south - eastern boundary comprising 27 lots in total and many small rural lots in close proximity including within the Shire of Toodyay. The agricultural use of the subject land has been and will continue to be affected by these subdivisions in the following manner:</p> <ul style="list-style-type: none"> a) The introduction of so many existing and future residents has made it more difficult to continue farming due to the potential of these new neighbours to introduce weeds, pests, chemicals and other such adverse impacts; b) The land values, and in turn rates, are increased with the expectation of future subdivision, creating an adverse impact on the sustainability of existing agricultural use of the subject land; c) The previous existing Strategy recognised the difficulty of maintaining sustainable agricultural activity in view of the steep and rocky nature of areas within the Avon West Precinct; d) The property includes areas where the highest and best use of the land suitable for farming in the river valley is cropping 	<p>3. The deletion of the Avon West Precinct from the Draft LPS was based on protection of environmentally significant areas, numerous extractive industry buffers, and protection of significant drainage lines. It was envisaged due to the lack of 50 hectare development since the creation of the Local Planning Strategy as part of the adoption of TPS 3 in December 2004, that a green belt around the Northam Town site should be maintained. This would be achieved by retaining original landholdings.</p> <p>Due to the rocky nature of the land and the elevations of the existing land, road construction and effluent disposal would be difficult to achieve. Unexploded Ordinances may also be present in the area.</p> <p>It was considered appropriate to remove the Avon West Precinct as very little subdivision has actively taken place since the adoption of the LPS in 2004, thus demonstrating the difficulty, cost preventive ground works and lack of market demand.</p>	

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			<p>and grazing. This is one of only three properties contiguous between the properties either subdivided or with approval to subdivide and the Shire of Toodyay boundary. Retaining the minimum lot sizes of 50 ha from the existing Local Planning Strategy should not create a precedent for further areas to be included and subdivided as there are only 3 properties so directly affected by existing subdivisions adjacent to the subject land. The other two lots being Lot 5 and Lot 102, both of which are also in the area where the minimum lot size is 50 ha under the current LPS.</p> <p>4. Areas of Environmental Significance</p> <p>The subject land is shown as 'Agricultural Areas' in the existing LPS and had included in 'Areas of Environmental Significance'. The whole of the subject land has now been included in 'Areas of Environmental Significance' in the draft LPS. Portions of the subject land are being used for agriculture, primarily cropping and grazing. Although not necessarily large enough for a full time income without more intensive use, the land is suitable for agricultural use and agriculture is suitable to generate a part-time income.</p> <p>The LPS should reflect the agricultural use of portion of the property and retain it in Rural. Including the subject land in Rural would be consistent with the aims of the LPS of protecting agricultural land and to facilitate a range of different lifestyles. The environmentally significant areas on the subject land would still be protected through other relevant provisions.</p>	<p>4. The land is considered to be of high environmental significance and it is envisaged that the removal of 50 hectare lot size subdivision in the Avon West Precinct will preserve the rural landscape. The undeveloped land within the Avon West Precinct is considered to be a natural resource which should be protected and enhanced to demonstrate rural landscape for future generations and maintain vegetation vistas and undulating undeveloped hills which will serve as a green entry approach to the Shire of Northam from north and south.</p>	

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			<p>Although the subject land is shown on the Strategy Plan as 'Areas of Environmental Significance' in the Text there is no description of this specific use. It is assumed that this area is described and has the vision and strategy applied under the heading Environmental Protection and Conservation Strategy. Observing the full requirements of the Environmental Protection and Conservation Strategy could restrict agricultural use and increase land management costs. This appears to be in conflict with the Vision/Objectives to:</p> <p><i>Protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of current and future generations while providing the appropriate development opportunities to promote the local economy'.</i></p> <p>Increasing the agricultural potential of the land will mean increasing stocking rates which does not lend itself to protecting the environmentally significant areas, remnant vegetation and the escarpment on the property. Further consideration should be given to balancing the agricultural use and environmental aims. Allowing subdivision down to an average of 50 ha will provide greater flexibility when considering planning and development opportunities and will allow environmentally significant areas to be preserved.</p> <p>5. Retaining the potential to subdivide</p> <p>Lot 200 to a minimum area of 50 ha together with the two adjacent lots being Lot 5 and Lot 102 will allow the existing 'dead end' at Smith Road and other subdivisional roads to provide more than one access and egress for fire and emergency safety and</p>	<p>5. Road access from Toodyay-Northam Road through to Smith Road would be difficult to achieve and maintain due to traversing ridgelines and seasonal watercourses.</p>	

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			<p>traffic circulation and improved lot layout</p> <p>6. The existing property together with adjacent farms cannot sustain suitable financial returns from cropping and grazing due to:</p> <ul style="list-style-type: none"> - less than 50% of the property being suitable due to the steep escarpment, hills and rocky outcrops; - rising cost of agriculture production and diminishing returns; - the rising land costs due to land being sort for lifestyle and speculation to the point where purchasing agricultural land to increase production for a farming operation is not economically sustainable; and - increased risk to agriculture from increased numbers of neighbours often with little rural experience introducing, for example, pests, domestic pets and weeds and therefore preventative measures resulting in increased costs. <p>7. Proximity to the rural small holdings and rural – residential areas in Toodyay where much of the land has already been subdivided further impacts on rural land values increasing price per hectare;</p> <p>8. Diversity of surrounding lots and uses also adds to land values and farming problems. The diverse holdings and uses include:</p> <ul style="list-style-type: none"> a) river lifestyle lots; b) small scale rural lots; c) rural living and rural residential lots; d) Lots 8,56 and Pt Lot 50 on the northern side of the Avon River is zoned for Residential School- Higher Education Institution; e) proximity to small holdings in the Shire 	<p>6. Historically it has not been demonstrated that land in the area is in demand for lifestyle lots and only one subdivision has physically occurred in the area.</p> <p>7. It is not considered that the land in the Avon West Precinct is in close proximity to rural-residential development.</p> <p>8. Removing potential subdivision opportunities will alleviate the risks outlined in Point 8 of the submission and should ensure the continuation of farming practices currently carried out in the Avon West Precinct.</p>	

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			<p>of Toodyay;</p> <p>f) proximity to Avon and Mortlock Rivers Special Control Area; and</p> <p>g) relatively small broadacre lots being used for cropping and grazing or more intensive uses.</p> <p>9. We currently farm several of the surrounding properties on a leasing basis which is the only way the family farming operation on Lot 200 can be economically viable;</p> <p>10. The leasing of the arable areas of nearby small lots can therefore be collectively farmed by one or two farmers in the area to achieve suitable economic returns;</p> <p>11. Subdivision would allow the lower, flatter, good quality agricultural land to continue in larger holdings while subdividing the less viable, topographically challenging hills;</p> <p>12. Recent and ongoing actions to make Northam a 'Supertown' will further support to demand for lots which are 50 ha and larger to add to the variety of activities and lifestyles sought by increased population.</p> <p>13. Lot 201 is within the Avon River Precinct on the Strategy Plan however there is no description of the Precinct in the Strategy. This area is farmed in a manner appropriate to the conditions including partial flooding which occurs occasionally. The Strategy proposes to include the land in a special control area for the Avon River in the Scheme. The intent being to ensure future development and use of the land is appropriately located, preserves ecological values and landscape qualities and does not adversely affect the capacity to convey</p>	<p>9. Comments are noted.</p> <p>10. It is considered that leasing of surrounding lands can be achieved without subdivision.</p> <p>11. Steep slopes are not considered appropriate for residential development due to construction difficulty, destruction of remnant vegetation, fire risk and the inability to achieve effluent disposal.</p> <p>12. It has been demonstrated in the Draft Local Planning Strategy that there is sufficient infill development and appropriately zoned "lifestyle" properties within the Shire which will adequately cater for growth and expansion.</p> <p>13. Foreshore management is a challenging exercise both in terms of management and the cost of management. Higher intensity subdivision along the Avon River would increase the risk of pollutants, pests and stock entering the river system. Fencing and obstruction of water flow may also result when potential land owners develop land for rural pursuits land uses.</p>	

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			<p>floodwaters or to give rise to any further land degradation and to protect the visual landscape.</p> <p>We generally support the aims of this Precinct, but note that it is becoming increasingly impractical to farm these areas which are separated from the balance of the farm by the railway and Northam-Toodyay Road.</p> <p>There should be more opportunity to subdivide suitable areas on the river side of the Northam – Toodyay Road for rural lifestyle and limited agricultural activity. In addition when subdivision occurs or at other opportunities there must be a strategy for a Government agency to take care and responsibility for the foreshore/foreshore reserve. We have had the experience of offering portion of our land, which has a title extending into the river, to Government but there is no Government agency willing to take ownership and management of the land. Government should develop a suitable strategy for subdivision and creation of a foreshore reserve including allowing adjoining owners to assist in management. In return a small number of rural lots where suitable home sites are identified should be created. The LPS should support and facilitate such a strategy.</p> <p>Submission on Draft Local Planning Scheme No. 6 For Lots 200 and 201, Northam-Toodyay Road, Katrine</p> <p>1. Draft Local Planning Scheme No. 6 (LPS No. 6) In the Draft LPS No. 6 the Subject Land is shown as:</p> <p>a) Agriculture Local Zone;</p>	<p>Government bodies are reluctant to take on responsibility for foreshore management due to the lack of financial and physical resources. It is not supported to allow residential development in flood risk areas.</p> <p><u>Submission on Draft Local Planning Scheme No. 6</u></p> <p>1. Comments are noted.</p>	

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			<p>b) Being within the Avon River Special Control Area (Lot 201); and</p> <p>c) Being within the Landscape Protection Special Control Area.</p> <p>We continue to farm the property but need to lease nearby farming land to make agriculture economically sustainable.</p> <p>2. Zoning</p> <p>We support the zoning and the objectives for the zone which provide for the protection of agricultural land uses and activities while preserving the landscape and character of the rural area.</p> <p>While generally supporting the objective to control the fragmentation of broad – acre farming properties through the process of subdivision, the subject land is in an area where existing lots can be subdivided to a minimum lot size of 50 ha as provided for in the existing Local Planning Strategy. The result has been that the subject land is now almost an enclave of broad acre farming being 950 ha in area bounded by or in close proximity to 50 ha plus lots which have been created under the existing Scheme and Strategy.</p> <p>The subject land has approximately 50% of the property on relatively flat, undulating and arable lands adjacent to the Avon River suitable for grazing and cropping. Much of the property is steep and often rocky with good quality remnant vegetation interspersed with areas of pasture but with sites suitable for housing.</p> <p>The landowners wish to retain the potential to subdivide so that funds from the subdivision of less agriculturally capable</p>	<p>2. The zoning of the land under LPS 6 is such that protection of landscape and environmental qualities are retained and enhanced. Higher density development would be detrimental to the rural landscape of the land within the area.</p> <p>Higher intensive agricultural uses of the land may not be possible to achieve whilst being able to maintain landscape and natural rural vistas.</p> <p>Due to the topography of the land it is demonstrated that development of the land would be difficult and not cost effective.</p>	

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			<p>areas can be invested in the intensification of agriculture on the suitable areas and due to the impact of already created small holdings in close proximity.</p> <p>Careful design of the lot layout and identification of appropriate house sites will ensure the landscape and character of the area would be protected.</p> <p>It is recommended that the Scheme (and Strategy) should retain the existing opportunity to subdivide the subject land to a minimum lot size of 50 ha.</p> <p>3. Retaining the potential to subdivide Lot 200 to a minimum area of 50 ha together with the two adjacent lots being Location 5 and Lot 102 will allow the existing 'dead end' at Smith Road and other subdivisional roads to provide more than one access and egress for fire and emergency safety and traffic circulation and improved lot layout.</p> <p>The existing property cannot sustain suitable financial returns from cropping and grazing due to:</p> <ul style="list-style-type: none"> - than 50% of the property being suitable due to the steep escarpment, hills and rocky outcrops; - rising cost of agriculture production and diminishing returns; - the rising land costs due to land being sort for lifestyle and speculation to the point where purchasing agricultural land to increase production for a farming operation is not economically sustainable; - increased risk to agriculture from increased numbers of neighbours often with little rural experience introducing, for example, pests, domestic pets 	<p>3. It is open to the Shire to negotiate with landowners to obtain suitable land for road reserves to connect Smith Road to Northam-Toodyay Road.</p> <p>Steep escarpment is not considered to be suitable land topography for residential development. Fire risk is a significant contributing factor to preclude subdivision.</p> <p>Since the date of adoption of the Local Planning Strategy under TPS 3 there has been one subdivision undertaken where two lots have physically been created. This would not be considered demonstrative of higher density subdivision occurring on neighbouring properties.</p> <p>Leasing of land for agricultural purposes can be achieved without subdivision and may well be more cost effective.</p>	

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			<p>and weeds and therefore preventative measures resulting in increased costs;</p> <ul style="list-style-type: none"> - Proximity to the rural small holdings in Toodyay where much of the land has already been subdivided impacts on rural land values increasing price per hectare; and - Diversity of surrounding lots and uses adds to land values and farming problems. The diverse holdings and uses include: <ul style="list-style-type: none"> a) river lifestyle lots; b) small scale rural lots; c) rural living and rural residential lots; d) Lots 8,56 and Pt Lot 50 on the northern side of the Avon River is zoned for Residential School – Higher Education Institution; e) proximity to small holdings in the Shire of Toodyay; f) proximity to Avon and Mortlock Rivers Special Control Area; and g) relatively small broadacre lots being used for cropping and grazing or more intensive uses. <p>We currently farm several of the surrounding properties on a leasing basis which is the only way the family farming operation on Lot 200 can be economically viable.</p> <p>The leasing of the arable areas of nearby small lots can therefore be collectively farmed by one or two farmers in the area to achieve suitable economic returns.</p> <p>Subdivision would allow the lower flatter good agricultural land to continue in larger holdings while subdividing the less viable topographically challenging hills.</p>	<p>Subdivision of land primarily consisting of escarpments, hills and granite outcrops is not generally supported as road construction, development, effluent disposal and drainage management are difficult to achieve. Fire risk is also increased due to the presence of remnant vegetation and sloping conditions.</p>	

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			<p>4. Landscape Protection – Special Control Area (LPSCA)</p> <p>Portion of the subject land is in the LPSCA in the existing scheme and there is no objection to including the property in the LPSCA in the new Scheme.</p> <p>As discussed in Points 2 and 3 above, the land should retain potential to subdivide the property for lots with a minimum of 50 ha where the landscape values are preserved. Accordingly, Clause 6.3 should reflect that the subject land can be subdivided in a manner consistent with the adjacent properties and be supported in the Local Planning Strategy.</p> <p>This submission is not suggesting the manner in which this would be reflected in the LPS as it would depend upon whether any other lots should be included however, the land owners request that current opportunities for subdivision should be retained (This matter is further explained in the submission on the Draft Local Planning Strategy).</p> <p>5. Avon River Special Control Area (ARSCA)</p> <p>We generally support the aims and objectives of the ARSCA but as argued in our submission on the Local Planning Strategy we believe that where suitable areas for house sites are identified that potential for limited subdivision should be supported. The land is very difficult to farm and not really economical and is potentially more suitable as lifestyle, intensive agriculture, tourist or recreational type uses.</p> <p>If subdivided then a river foreshore reserve can be created for the long term enhancement and management of the</p>	<p>4. It is envisaged that development would detract from the landscape values of the proposed Landscape Protection Special Control Area (LPSCA) as potential land owners would construct dwellings, ancillary outbuildings, stock management outbuildings and install water catchment infrastructure. This would clearly detract and be a detriment to the existing natural rural vistas of the area and would therefore be inconsistent with the objectives of the LPSCA.</p> <p>5. Subdivision within the Avon River Special Control Area (ARSCA) is generally not supported as the land is in places, subject to flooding. This provision would exclude further subdivision of Lot 201.</p> <p>Foreshore management is difficult to achieve as limited financial and resource facilities prevent the creation of foreshore reserves.</p> <p>Despite Officer comments above, it is</p>	

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			<p>ARSCA. Any building or development would need to satisfy all the environmental standards in the ARSCA such as having no development within the floodplain, road agreement on river foreshore reserve ownership and management, protection of visual landscape, flood and fire management, land use and other such matters.</p> <p><u>See Attachments S6A – S6E</u></p>	<p>recognised that there may be potential for subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the area be split into two distinct areas, being the Avon North Precinct and the Avon South Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p> <p><u>Recommendation:</u></p> <p>1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct.</p> <p>The Avon North Precinct is bounded by the Northam/Toodyay Shire boundary to the North, the Northam/Toodyay Road to the east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south</p>	

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				<p>and Leaver/Decastilla Road (and appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <p>2. That the Local Planning Strategy maps be amended to include the Avon North Precinct and the Avon South Precinct with the following notation applicable to each precinct as follows:</p> <p>“AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken.” <p>“AVON SOUTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable 	

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				<p>agricultural production.</p> <ul style="list-style-type: none"> • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special controls to all future land use and development.” <p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p> <p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> • The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental areas, steep escarpments, granite outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is 	

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				<p>not considered appropriate to allow subdivision in the area denoted as the Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and environmental significant land preventing possible subdivision.</p> <p>4. Insert a new dot point in Strategies:</p> <ul style="list-style-type: none"> • “Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes.” <p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 hectares) and the Avon North Precinct (4 to 40 hectares);” <p>Council Resolution</p> <p><i>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West</i></p>	

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				<p><i>Precinct as follows:</i></p> <p><i>Avon West Planning Precinct</i></p> <p><i>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following criteria:</i></p> <ul style="list-style-type: none"> <i>i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River;</i> <i>ii) Where it is not located on land identified as having significant agricultural potential;</i> <i>iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;</i> <i>iv) Where safe and efficient road access can be provided;</i> <i>v) Where essential services are capable of being provided and maintained efficiently and at reasonable cost;</i> <i>vi) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas;</i> <i>vii) Where bush fire risk can be suitably managed;</i> <i>viii) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i> <i>ix) Where it is not located within any defined floodplain;</i> 	

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				<p>x) <i>Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair are promoted;</i></p> <p>xi) <i>Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> - <i>Planting and/or retention of vegetation;</i> - <i>Fencing of remnant vegetation;</i> - <i>Control of stock along wetland and foreshore areas;</i> - <i>Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> - <i>Management of stormwater drainage;</i> - <i>Creation of rights of public access to foreshore areas;</i> - <i>Preparation of conservation management plans;</i> - <i>Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements.</i> 	

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7	Department of Mines & Petroleum	N/A	<p>Thank you for your letter dated 4 Oct 2011 inviting comment on the above draft Local Planning Strategy and Local Planning Scheme No 6 documents.</p> <p>The Geological Survey of Western Australia (GSWA) has assessed these two documents on behalf of the Department of Mines and Petroleum (DMP) with respect to mineral and petroleum resources, geothermal energy and basic raw materials.</p> <p>In August 2009, GSWA commented on the proposed amalgamation of the Town Planning Scheme and the Local Planning Strategy. We are pleased to see that the data we provided on geology and mineral prospectivity have been included in this Draft Local Planning Strategy. However, we are concerned that a number of important issues we raised in our original submission have not been addressed. Furthermore, a number of new issues have become apparent since our earlier submission as a result of more recent studies.</p> <p>Our assessment raises a number of concerns with both the draft Local Planning Strategy and Local Planning Scheme.</p> <p>LOCAL PLANNING SCHEME</p> <p>MINING OF CONSTRUCTION MATERIALS</p> <p>On Crown land, construction materials are defined as a 'mineral' and hence there is need for Mining Leases for sand, clay, rock or gravel extraction. On private property, construction</p>	<p>The submission from the Department of Mines and Petroleum is noted and accepted.</p> <p>Mineral extraction is governed either by the Mines Act 1987 or as an extractive industry under Local Government legislation. "Minerals" are defined under the Mining Act 1987 as:</p> <p>"minerals means naturally occurring substances obtained or obtainable from any land by mining operations carried out on or under the surface of the land, but does not include —</p> <ul style="list-style-type: none"> (a) soil; or (b) a substance the recovery of which is governed by the <i>Petroleum and Geothermal Energy Resources Act 1967</i> or the <i>Petroleum (Submerged Lands) Act 1982</i>; or (ba) without limiting paragraph (b), geothermal energy resources as defined in the <i>Petroleum and Geothermal Energy Resources Act 1967</i> section 5(1); or (c) a meteorite as defined in the <i>Museum Act 1969</i>; or (d) any of the following substances if it occurs on private land — <ul style="list-style-type: none"> (i) limestone, rock or gravel; or (ii) shale, other than oil shale; or (iii) sand, other than mineral sand, silica sand or garnet sand; or (iv) clay, other than kaolin, bentonite, attapulgite or montmorillonite;" <p>Comments are noted.</p>	

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			<p>material extraction and sale is authorised by the Shire through grant of Extractive Industry Licences. It is very likely that mining of construction materials will be required for all new infrastructure (roads, bridges, telecommunications, etc) to be built in the Shire.</p> <p>It is important for existing resource extraction sites, either as Mining Leases on Crown Land or Extractive Industry sites under Shire authority, where there are resources that will last for a number of years, to be identified in the Strategy and protected in the Scheme from developments that could conflict with extraction, such as any new rural living developments or townsite expansions.</p> <p>We are pleased to note that the 'Strategic Land Use Plans' in the Local Planning Strategy show buffers around approved Extractive Industry Licences. We note that Section 5.32.2 (b) refers to a separation distance of 1000 metres for extractive and mining industries. For non-blasting operations we consider that this distance is too large and prescriptive. DMP recommends the current Environmental Protection Authority (EPA) guideline of 300-500 metres be used for certain commodities e.g. sand, limestone and gravel, depending on the size of the operation. The EPA recommends a separation buffer of 1000 metres for hard rock quarries that include blasting, crushing and screening e.g. The Lakes quarry.</p> <p>A number of significant basic raw material resource areas located outside the Shire of</p>	<p>Comments are noted.</p> <p>It is envisaged that appropriate buffer areas surrounding extractive industry/mining operations would be 1,000m surrounding a hard rock extraction area and 500m for sand, gravel and clay.</p> <p>Comments are noted and accepted.</p>	

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			<p>Northam, either abut or are close to the Shire boundary. These include clay, gravel and sand resources north of Clackline in the Shire of Toodyay, and a sand resource south of Seabrook in the Shire of York. Separation buffers for these resources extend into the Shire of Northam.</p> <p>It is also important to protect the amenity of future residents by not planning to introduce zoning that will intensify the number of sensitive land uses within the Environmental Protection Agency's (EPA) guidance separation distances from current or future long term extraction sites.</p> <p>There are 7 Crown reserves within the Shire specifically for 'gravel'. An examination of these has shown that two north of Bakers Hill are already possibly compromised by adjacent rural residential development. Nevertheless, five Crown reserves for gravel (R23746, R3203, R20839, R15898, and R11413) do warrant consideration and protection for future long term use.</p> <p>MINING ACT</p> <p>We note that in Section 4.3 of the Draft Local Planning Scheme the Zoning Table classifies the landuse 'Industry – Mining' as an 'A' within 'Agricultural Local' and 'Agricultural Regional'. In reference to legislation, Section 120 of the <i>Mining Act 1978</i> states that town planning schemes and local laws are to be considered but do not derogate from the Mining Act. Therefore, planning schemes cannot prohibit or affect the granting of mining tenements (mining leases and</p>	<p>Comments are noted. Any proposal for sensitive landuses will be assessed in relation to the buffer area and will be excluded from any such buffer area.</p> <p>Comments are noted. The locations of the reserves should be incorporated into the Local Planning Strategy maps.</p> <p>Comments are noted.</p>	

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			<p>exploration licences) or the carrying out of any mining operation authorised by the Mining Act. However, there are likely to be a number of mineral to owner land titles within the Shire that are not covered by the Mining Act 1978.</p> <p>DMP strongly requests that Section 5.32 of the Draft Local Planning Scheme 'Extractive and Mining Industries' has the following qualifying statement added to ensure that there is no confusion about the respective roles of DMP and the Shire with respect to mining approvals: "The following provisions relate to mining and extractive industry proposals that are not administered under the Mining Act 1978."</p> <p>The Draft Local Planning Scheme also classifies 'Industry- Extractive' as an "A" within 'General Industry', 'Agricultural Local' and 'Agricultural Regional'. "Industry- Extractive" should be listed as a "P" use for these General Agriculture or Rural areas.</p> <p>LOCAL PLANNING STRATEGY</p> <p>MINERAL RESOURCES AND BASIC RAW MATERIALS</p> <p>As the data submitted by GSWA in August 2009 are now over two years old, this is an opportune time to update the mineral resources and basic raw materials information in Section 3.4 of the Draft Local Planning Strategy.</p> <ul style="list-style-type: none"> "32 mining tenements have been granted wholly or partly within the Shire including 1 	<p>Comments are noted.</p> <p>It is not considered appropriate to assign extractive or mining industries as a "P" use in the General Industry, Agriculture-Regional, Agriculture-Local, Rural Smallholdings or Rural Residential zones as under the Planning and Development Act an extractive industry or mining operation not administered by the Mines Act 1987 requires a planning application. "P" uses generally do not require a planning application to be lodged. It is also considered appropriate to apply a "A" use listing so as to obtain comments from adjoining landowners to ensure the better management of the mining operations.</p> <p>Comments are noted and figures are to be</p>	

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			<p>accordance with EPA guidelines. Mining and extractive industries warrant protection from inappropriate land use developments and separation buffers ensure that planning decisions do not introduce sensitive land uses that have the potential to sterilize the State's valuable resources.</p> <p>The Coates vanadium deposit is located 2.8 km northeast of Wundowie. The known vanadium mineralization consists of two separate bodies associated with magnetite lenses at the core of a layered gabbro. Intense weathering of the gabbroic sequence has led to the development of a residual laterite up to 15 metres thick, which is slightly enriched in V₂O₅. The extent of the mineralization is not fully known, and it is possible that it may ultimately prove to be larger. DMP continues to recommend that this area remain zoned 'Rural' and that the 500 m separation buffer be recognised to prevent any further subdivision that could effectively sterilize this vanadium deposit. (Fig. 2).</p> <p>The Clackline kaolin deposit is located within 1 km of the Clackline townsite. This Priority Resource Location for clay (SPP 2.4 Basic Raw Materials) includes the Clackline Clay, Clackline Sillimanite, Clackline Clay 2, and Clackline Clay 3 mines and has been mapped by the GSWA as a regionally significant clay resource. DMP recommends that this area remain zoned 'Rural' and that the 500 m separation buffer be recognised to prevent any further subdivision that could effectively sterilize this important clay resource. (Fig.3).</p>	<p>Comments are noted. The area of vanadium should be clarified with the Department of Mines and Petroleum and included as a "Mineral Extraction Investigation Area" which would incorporate a 500 - 1,000m buffer area over any future mining operations.</p> <p>Comments are noted. The area of kaolin should be clarified with the Department of Mines and Petroleum and included as a "Mineral Extraction Investigation Area" which would incorporate a 500 - 1,000m buffer area over any future mining operations.</p>	

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			<p>Section 6.1 RURAL LIVING DEVELOPMENT</p> <p>Key Issues</p> <p>As shown in Figure 1 the western portion of the Shire is highly prospective for bauxite mineralization. A number of granted mining tenements are being actively explored with the aim of identifying sufficient bauxite resources to support the development and operation of a refinery in the South West of Western Australia. DMP is concerned that the Shire's support for further rural living subdivision development in the 'Darling Scarp North Precinct' and 'Eastern Slopes Precinct', in areas of high bauxite prospectivity, have the potential to cause land use conflict and possible sterilization of resources. DMP recommends the deferral of the Shire's rural living subdivision strategy in these precincts until bauxite exploration is completed, and the extent of resources is known.</p> <p>In order to protect the State's known and undiscovered mineral resources the following statements should be added:</p> <ul style="list-style-type: none"> • "Future rural living development must avoid areas that contain known mineral resources or basic raw materials, and those areas that are highly prospective for mineral resources and where exploration activities are likely to define mineral deposits. • Prevent the intensification of sensitive land usage within and adjacent to designated buffer areas." 	<p>Bauxite extraction, except when located on "mineral rights to owner" landholdings, is governed by the Mines Act 1987 and is not governed by the Local Government's Local Planning Scheme No 6 or Strategy.</p> <p>It is not possible to exclude rural residential or residential development from the area identified at attachment S7A as the area encompasses the majority of the western portion of the Shire. It is envisaged that there is a requirement for the planned and structured expansion of Wundowie, Bakers Hill and Clackline townsites to accommodate population expansion.</p> <p>It is not considered appropriate to alter the Local Planning Strategy as Clause 6.2 for Rural Living Development states that subdivision will only be supported where "natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected". Given that a 500-1,000m buffer is applied to extractive/mining industries, it would not be possible for higher density sensitive landuses to encroach upon</p>	

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			<p><u>See Attachments S7A – S7C</u></p>	<p>identified basic raw materials and resources.</p> <p>Due consideration is also applied to sensitive land usage within and adjacent to designated buffer areas and, generally, sensitive landuse development is excluded from buffer areas.</p> <p><u>Recommendation:</u></p> <p>Modify paragraph 5.321 of the Local Planning Scheme No 6 as follows:</p> <p>5.32 Extractive and Mining Industries</p> <p>5.32.1 The development of extractive and mining industries that are not covered by the Mining Act 1978 in the Scheme Area will only be supported by the local government under the following circumstances:</p> <p>Amend the landuse definition of “Industry – extractive” as follows:</p> <p>“industry – extractive” means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining.”</p> <p>Amend the landuse definition of “Industry –</p>	

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				<p>mining" as follows:</p> <p>"Industry – mining" means land used commercially to extract minerals from the land but which is not defined in the provisions of the Mining Act 1978.</p> <p>Not to amend the provisions of the Local Planning Strategy in terms of residential density as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials present and prevent the encroachment of such development with the allocation of a buffer.</p> <p>Amend the Local Planning Strategy Maps in order to incorporate appropriate buffer areas over existing extractive industries in Toodyay and York (as per attachment S7A).</p> <p>Amend the Local Planning Strategy text to update appropriate statistics for mining operations in the Shire of Northam under the heading of "3.4 Mineral Resources and Basic Raw Materials".</p> <p>Amend the Local Planning Strategy map to show a "Mineral Extraction Investigation Area" over the identified vanadium deposit near Wundowie and the kaolin deposit near Clackline. State that the areas are for</p>	

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				<p>investigation of mineral resources and will have a 500-1,000m buffer area should mining activities be instigated.</p> <p>Council Resolution</p> <p>Modify paragraph 5.321 of the Local Planning Scheme No 6 as follows:</p> <p>5.32 Extractive and Mining Industries</p> <p>5.32.1 The development of extractive and mining industries that are not covered by the Mining Act 1978 in the Scheme Area will only be supported by the local government under the following circumstances:</p> <p>Amend the landuse definition of "Industry – extractive" as follows:</p> <p>"industry – extractive" means an industry which <u>is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining.</u>"</p> <p>Amend the landuse definition of "Industry – mining" as follows:</p>	

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				<p><i>“Industry – mining” means land used commercially to extract minerals from the land but which is not defined in the provisions of the Mining Act 1978.</i></p> <p><i>Not to amend the provisions of the Local Planning Strategy in terms of residential density as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials present and prevent the encroachment of such development with the allocation of a buffer.</i></p> <p><i>Amend the Local Planning Strategy Maps in order to incorporate appropriate buffer areas over existing extractive industries in Toodyay and York (as per attachment S7A).</i></p> <p><i>Amend the Local Planning Strategy text to update appropriate statistics for mining operations in the Shire of Northam under the heading of “3.4 Mineral Resources and Basic Raw Materials”.</i></p> <p><i>Amend the Local Planning Strategy map to show a “Mineral Extraction Investigation Area” over the identified vanadium deposit near Wundowie and the kaolin deposit near Clackline. State that the areas are for investigation of mineral resources and will have a 500-1,000m buffer area should</i></p>	

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				<i>mining activities be instigated.</i>	
8	Avon Community Development Foundation	Lot 9000 Wood Drive, Northam	<p>We have for some time been concerned that the efforts to attract industry may be compromised by our inability to offer decent workforce suitable accommodation options.</p> <p>Accordingly, I have pleasure in enclosing our submission in relation to our intended development of this site and the need for a rezoning to R30/40. R30 would work but R30/40 would provide greater flexibility. Our moves to acquire the land would be conditional upon the success of this application.</p> <p>The ultimate development is proposed to offer specialist "grouped" housing to the weekdays "singles" workforce. However it will combine a mix of one, two and three bedrooms.</p> <p>We see this as an attraction to industry and expanding government agencies. It will also be provide a win-win for the Country Club through an additional "captive" audience.</p> <p>SUBJECT OF SUBMISSION (State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property). On behalf of a community owned, not for profit association registered under the Associations Incorporation Act and subject to purchase and settlement of sale of land.</p> <p>ADDRESS OF PROPERTY AFFECTED BY SCHEME (If</p>	<p>The submission from the Avon Community Development Foundation is noted and accepted.</p> <p><u>Recommendation:</u></p> <p>That the residential density be increased from R15 to R30 for Lot 9000 Wood Drive, Northam.</p> <p>Council Resolution</p> <p><i>That the residential density be increased from R15 to R40 for Lot 9000 Wood Drive, Northam.</i></p>	

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			<p>applicable) (Include lot number and nearest street intersection) Lot 9000 Wood Drive Northam. See attached PC Application No. 135593.</p> <p>SUBMISSION Give in full your comments and any arguments supporting your comments – continue on additional sheets if necessary).</p> <p>* WAPC No. 135593 has expired and ACDF is requesting that the Shire of Northam agree to restore Lot 9000 Wood Drive to R30/40</p> <p>* ACDF intends to invest in a small lot Unit/Housing development. For this project to be viable Lot 9000 would need to be rezoned.</p> <p>* The Shire of Northam is aware of the amount of accommodation that will be required in the near future to house the influx of staff being employed in the Northam area.</p> <p><u>See Attachments S8A</u></p>		
9	Clackline Progress Association	Reserve 29179 Lot 40 Clackline Hall and Lot 28 Clackline Townsite	<p>It is suggested in the draft TP that LOT 28 could be considered for future small block (2000 sq metres) residential.</p> <p>Considerable discussion ensued:</p> <ul style="list-style-type: none"> • So close to the Clackline Hall could be seen to be perhaps undesirable. • If Walker Road was to be made, located correctly and bitumenised- this would be seen as most undesirable. • A greater number of residents could be healthy for the Clackline Store • What would be possible future uses? • We would much prefer to keep the rural setting 	<p>The submission from the Clackline Progress Association is noted.</p> <p>The Clackline Hall and Reserve 29179 are proposed to be zoned “Public Purpose” and not proposed for subdivision under Town Planning Scheme No 6 mapping.</p> <p>The proposed Local Planning Strategy has identified the land as “future possible residential development” as the land is demonstrating a logical townsite expansion subject to rezoning and structure planning exercises.</p>	

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			<p>of the Hall, and the shaded parking.</p> <ul style="list-style-type: none"> • Through- traffic would be a negative – play groups use of hall etc. • Removal of trees would be negative. <p>The feeling of the meeting was that no decision on the block's future should be made for at least 5 years, and that the TP should reflect this.</p> <p>Also that the Clackline community be kept informed of any immediate decision and into the future, regarding this block.</p>	<p><u>Recommendation:</u></p> <p>Not to alter the mapping of Local Planning Scheme 6.</p> <p>Not to alter the provisions of the proposed Local Planning Strategy.</p> <p>Council Resolution</p> <p><i>Alter the Local Planning Strategy mapping to delete "Future Possible Residential Development" over Reserve 29179 being the Clackline Hall.</i></p>	
10	Ian Parker	Lots 340, 1, 21 and 22 Carter Street, Grass Valley	<p>On behalf of the registered proprietors names in the enclosed certificates of title, I, Ian Herbert Parker wish to make the following submission.</p> <p>We request that Lots 340, 1, 21 and 22 be rezoned from commercial to Residential R10 blocks in accordance with adjoining lots. We wish to have this done in order to facilitate their sale.</p> <p><u>See Attachments S10A</u></p>	<p>Lots 340, 1, 21 and 22 Carter Street are zoned "Commercial" as the predominant landuse for those lots is commercial related industry.</p> <p>It is envisaged that each town site within the Shire of Northam should have a commercial component to allow for sufficient industry to support the town site.</p> <p><u>Recommendation:</u></p> <p>That Lots 340, 1, 21 and 22 remain zoned "Commercial".</p> <p>Council Resolution</p> <p><i>Lots 340, 21 and 22 be rezoned to Residential R10.</i></p>	
11	David Welsh	Lot 161 (4673) Great Eastern	We purchased our property at Lot 161, 4673 Great Eastern Highway, Bakers Hill with a long term vision	Lot 161 is proposed under Local Planning Scheme No 6 to be zoned "Rural Residential".	

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		Highway, Bakers Hill	<p>of establishing a business with exposure to Great Eastern Highway. However, Draft Planning Scheme No. 6 makes no provision for us to fulfill our intentions.</p> <p>Our property is located on the Eastern approach to Bakers Hill town site and is ideally positioned to establish a business to service this rapid growth area of the Shire of Northam.</p> <p>The high exposure of the Eastern approach to Bakers Hill should be recognised as an appropriate location for mixed business. Accordingly, it would be appreciated if the Shire could modify Town Planning Scheme No. 6 to include this area, including our property, as a "Mixed Use" zoning.</p>	<p>This would facilitate subdivision at a higher density.</p> <p>Lot 161 is separated from the "Commercial" zoned land within Bakers Hill by residential zoned land ("R10" density) and is also located outside of the gazetted town site boundary which, if zoned "Mixed Use" would create a fragmented approach to the commercial centre of Bakers Hill.</p> <p><u>Recommended:</u></p> <p>Lot 161 remain zoned "Rural Residential".</p> <p>Council Resolution</p> <p>Lot 161 remain zoned "Rural Residential".</p>	
12	Liz Bushby, Gray & Lewis	Lot 100 Cnr East and Byfield Street and Lot 105 Cnr East Street and Frankish Road	<p>We act on behalf of the owners of Lots 100 and 105 East Street in Northam. On behalf of our clients we seek Council support for a Residential zone over this land with an 'R15' density code and offer the following supporting information;</p> <p>1. Ownership and Location Plan</p> <p>We represent the owners of the following lots;</p> <p>Lot 100 on Plan 13407 Owner: Jane Bushby (8839m²)</p> <p>Lot 105 on Plan 13407 Owner: Caroline Rutton (9268m²)</p>	<p>The submission from Gray & Lewis is noted, accepted and agreed.</p> <p><u>Recommendation:</u></p> <p>That Lots 100, 102, 103, 104, 105, 106, 107 and 108 bounded by Byfield Street to the north, Broomhall Road to the east, Frankish Road to the South and East Street to the west be rezoned to "Residential R20" to facilitate higher density subdivision, subject to connection to sewer.</p> <p>Council Resolution</p> <p>That Lots 100, 102, 103, 104, 105, 106, 107</p>	

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			<p>Lot 100 is located on the corner of East Street and Byfield Street, and adjacent Lot 105 is located on the corner of East Street and Frankish Road. A plan showing our clients land is included below;</p> <p><u>See Attachments S12A</u></p> <p>2. Existing Zoning</p> <p>The subject lots are currently zoned 'Special Residential' under the Shire of Northam Town Planning Scheme No 5 ('Scheme 5'). The lots originally formed part of "Woodley Farm" and larger lot sizes were created to <i>"to promote the improvement of landscape values at Woodley Farm"</i>, according to the Shire of Northam Local Planning Strategy endorsed by the Western Australian Planning Commission (WAPC) in April2002.</p> <p>3. Draft Local Planning Strategy</p> <p>The Draft Local Planning Strategy provides the strategic planning basis for future zonings of land throughout the local government area, and reviews future population and community needs, existing and future land supply, and the need to maximise use of existing infrastructure.</p> <p>We would like to commend the Shire for progressing the Local Planning Strategy and Scheme review, as it is essential to effectively plan for future sustainable growth.</p> <p>The Draft Shire of Northam Local Planning Strategy</p>	<p><i>and 108 bounded by Byfield Street to the north, Broomhall Road to the east, Frankish Road to the South and East Street to the west be rezoned to "Residential R20" to facilitate higher density subdivision, subject to connection to sewer.</i></p>	

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			<p>(the Strategy') identifies that there has been steady population growth which will be capitulated by its identification as a 'supertown' under the Regional Centres Development Plan. The Strategy importantly identifies the need to consolidate growth in the Northam townsite and recognises that there will be continual demand for for new residential dwellings over the next 10 to 15 years.</p> <p>The Strategy earmarks that there is available vacant land in the Northam townsite which needs to be utilised prior to proceeding with new land release. This is an important consideration however the Shire should ensure there is flexibility and examine opportunities for contained new residential zones close to established residential areas and where services and infrastructure are available.</p> <p>The Strategy should also look for opportunities to provide suitable new residential interfaces with existing established residential areas. Such an opportunity exists on Lots 100 and 105 which is immediately adjacent to existing residential areas west of East Street and north of Byfield Street.</p> <p>4. Proposed Zoning (Draft Local Planning Scheme No 6)</p> <p>Under Draft Local Planning Scheme No 6 ('the Scheme') all of the lots historically created as part of 'Woodley Farm' are proposed to be zoned 'Residential' with a density code of 'R2.5'.</p> <p>The 'R2.5' Code allows for a minimum lot size of 4000m². The impact is that the majority of existing lots in this area will have minimum subdivision</p>		

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			<p>potential as many are already within the 4000m² range, and most are under 8000m².</p> <p>Our clients lots will have subdivision potential under the proposed 'R2.5' coding as both lots have areas exceeding 8000m². Our clients fully support the Residential designation of their lots under the Strategy, however object to the low density code.</p> <p>5. Submission and Recommended Zoning</p> <p>We recommend that the Shire amend the Draft Local Planning Strategy and zoning of Lots 100 and 105 under draft Local Planning Scheme No 6 to an 'R15' density code. An R15 density code over our clients land will allow for a minimum lot size of 580m² and average of 666m².</p> <p>The proposed density of R15 density would simply be an extension of the existing R15 areas established to the immediate west and north – refer map below.</p> <p><u>See Attachments S12B</u></p> <p>In support of this request, we offer the following justification:</p> <ol style="list-style-type: none"> 1. The Shire recognises that Northam Townsite has potential for increased residential development and needs to cater for future population growth. It is clear that there will be stimulus opportunities through the 'Supertown' designation and Regional Centres Development Plan. 		

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			<p>2. The Strategy appropriately identifies a need to ensure development occurs on existing available vacant residential land throughout the Shire, however there is also a need to provide for flexibility by creating opportunities for new residential lots and potential housing stock. Lots 100 and 105 provide an opportunity for a new contained residential subdivision in a strategic location.</p> <p>3. Our clients combined land parcels would form a natural extension to the existing R15 residential area located to the immediate north and west.</p> <p>4. Lots 100 and 105 have site specific attributes and locational advantages that give an R15 significant planning merit and weight. They are both corner lots with access to two existing constructed roads, have a direct interface with existing Residential R15 zones, are cleared, have access to existing infrastructure, and are substantially undeveloped. Lot 100 is vacant land and Lot 105 has a dwelling and outbuildings in a contained building envelope.</p> <p>5. A Residential R15 subdivision over Lots 100 and 105 would complete the existing subdivision pattern in East Street, provide a residential interface with lots to the west, ensure a consistent residential streetscape on both sides of East Street and act as a suitable connection between residential to the west and retained lower density residential to the east.</p> <p>6. It is appropriate to run residential density boundaries through rear lot boundaries,</p>		

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			<p>rather than separate density zonings by streets. The use of streets for density boundaries results in inconsistent setbacks and streetscapes. A front setback of 15 metres would apply to the R2.5 zoning proposed over Lots 100 and 105 east of East Street, whereas a 6 metre front setback applies to existing R15 lots directly opposite west of East Street. An 15 density for our clients lots would result in a unified, consistent and completed residential streetscape on both sides of East Street.</p> <p>7. To the north of Byfield Street there are already R15 densities on both sides of East Street. It is logical to continue this R15 density and pattern south of Byfield Street to Lots 100 and 105. It will provide integration with the established residential area and lot patterns.</p> <p>8. Services such as power, water, sewer and telecommunications can be extended from the existing residential area on East Street. Increasing the density over Lots 100 and 105 1-4 will reduce the cost per lot to allow those services to extend to the proposed Residential area. Sewer is available immediately to the north of Byfield Road however some upgrades may be required – refer service plan below.</p> <p><u>See Attachments S12C</u></p> <p>6. Conclusion</p>		

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>In summary we seek Council support to modify the Draft Strategy and Scheme to earmark and zone Lots 100 and 105 as Residential with an R15 density code in lieu of the current proposed R2.5 density.</p> <p>The higher density should be supported in recognition of strong links to existing R15 density areas, access to constructed roads, unique locational advantages, access to infrastructure, and to complete a cohesive residential streetscape on both sides of East Street.</p> <p>An R15 residential density for the subject lots will strengthen the Draft Strategy and has clear planning benefits and justification as outlined in this submission.</p> <p>Our clients strongly support the proposed 'Residential' zone earmarked in the draft Scheme for their land, however consider the low R2.5 density fails to maximise opportunities for new housing development in a serviced area already surrounded by R15 subdivision.</p> <p>Clearly the Shire has an opportunity to enhance the Draft Strategy and Scheme by supporting R15 density Residential development on Lots 100 and 105 as;</p> <ul style="list-style-type: none"> i. a natural extension of the northern and western R15 area; ii. to maximise lots on land with access to existing constructed roads; iii. to provide a unified residential streetscape on East Street and complete the existing residential 		

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>streetscape;</p> <p>iv. to provide integration with established residential development;</p> <p>v. to cater for short to medium term population growth;</p> <p>vi. to maximise use of existing services and infrastructure in a prime location;</p> <p>vii. to maximise use of existing substantially undeveloped cleared land.</p> <p>We look forward to receiving favourable support by the Planning Department and Council in regards to this matter. If you have any queries, please do not hesitate to contact me.</p>		
13	Anthea Brown on Behalf of Owners	Lot 102 (967) Northam-Toodyay Road, Katrine	<p>1. The Draft Local Planning Scheme No. 6 (LPS No. 6)</p> <p>In the Draft LPS No. 6 the subject Land is shown as:</p> <p>a) Agriculture-Local Zone b) Additional Use (Schedule 2)- A2 Group Farming; and c) Being within the Landscape Protection Special Control Area.</p> <p>2. Zoning</p> <p>The existing LPS allows for the Subdivision of the Subject Land into minimum lots sizes of 50ha.</p> <p>The existing LPS has facilitated the subdivision of other properties within the area and now the Subject Land is an isolated and hemmed in farming property bounded by 50 ha lot subdivisions on two sides (which have been created under the existing Scheme and</p>	<p>1. Comments are noted.</p> <p>2. To date, one subdivision has been created to the west of the subject land. Another proposed subdivision to the south of the subject land has yet to be physically created.</p> <p>The previous Local Planning Strategy has been in force since 2004 and, aside from the subdivision of land to the east of Northam-Toodyay Road, no application to</p>	

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			<p>Strategy) and a main road and associated easements on a third side.</p> <p>Due to the existence of the other subdivisions and the population that they support, the Subject Land is struggling to maintain farming credentials and relevance and has, for some considerable time, been uneconomic. There are no "farming solutions" to this dilemma as the topography of the Subject Land, its limited size and high cost of entry to land holding in the area simply mean it can not support an economic farming operation.</p> <p>Consequently, the Landowners have, over the past several years been exploring the opportunity to subdivide the property into minimum 50ha lots. This process is continuing. To date the Landowners have:</p> <ul style="list-style-type: none"> • Resolved that subdivision is the only realistic alternative for the property; • Ceased quarrying operations and commenced re-vegetation of the quarry area; • Scaled back farming operations to rehabilitate pasture and reduce damage to existing vegetation and trees; • Subdivided the lot on the other easatern side of the Notham- Toodyay Road; and • Engaged qualified consultants to commence a subdivision application. <p>The landowners are supportive of preserving the landscape and character of the rural area and they consider that careful design of the lot layout and identification of appropriate house sites will ensure the landscape and character of the area is protected. It is clear from the topography of the Subject Land that the area closest to the Avon River maintains an arable aspect whilst the majority area over the escarpment clearly is not arable.</p>	<p>subdivide the subject land has been approved by the WAPC.</p> <p>The topography of the subject land would encompass substantial difficulty in achieving subdivision such as road construction, degradation of rural vistas, removal of remnant vegetation, proximity to extractive industry, inability to achieve effluent disposal due to granite/rocky outcrops and increased fire risk do to land slopes.</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>It is requested that the Scheme (and Strategy) should retain the existing opportunity to subdivide the Subject Land to a minimum lot size of 50 ha.</p> <p>3. Additional Use</p> <p>In Schedule 2 -A2 the Subject Land is incorrectly described as 'Avon Loc. Z on C/T 1964/285. This should be modified to show the correct details which are: 'Lot 102 on Deposited Plan 55137- Street No. 967Northam- Toodyay Road, Katrine'.</p> <p>4. Landscape Protection – Special Control Area (LPSCA)</p> <p>The subject land is in the LPSCA in the existing scheme and there is no objection to including the property in the LPSCA in the new Scheme.</p> <p>As discussed in Point 2 above, the land should retain potential to subdivide the property for lots with a minimum of 50 ha where the landscape values are preserved. Accordingly, Clause 6.3.3 should reflect that the subject land can be subdivided in a manner consistent with the adjacent properties and be supported in the Local Planning Strategy.</p> <p>This submission is not suggesting the manner in which this would be reflected in the LPS as it would depend upon whether any other lots should be included however, the land owners desire to retain the current opportunities for subdivision should be retained (This matter is further explained in the submission on the Draft Local Planning Strategy).</p> <p><u>See Attachments S13A & S13B</u></p>	<p>3. Comments are noted.</p> <p>The construction of dwellings and ancillary outbuildings will detract from the rural landscape by fragmenting the natural rural vista.</p> <p>The Avon West Precinct has been addressed in detail in conjunction with responses to submission No 6.</p> <p>Despite Officer comments above, it is recognised that there may be potential for subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the area be split into two distinct areas, being the Avon North Precinct and the Avon South</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p>Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p> <p><u>Recommendation:</u></p> <ol style="list-style-type: none"> 1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct. <p>The Avon North Precinct is bounded by the Northam/Toodyay Shire boundary to the North, the Northam/Toodyay Road to the east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south and Leaver/Decastilla Road (and appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <ol style="list-style-type: none"> 2. That the Local Planning Strategy maps be amended to include the Avon North Precinct and the Avon South Precinct with the following notation applicable to each 	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p>precinct as follows:</p> <p>“AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken.” <p>“AVON SOUTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special controls to all future land use and development.” 	

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				<p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p> <p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental areas, steep escarpments, granite outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is not considered appropriate to allow subdivision in the area denoted as the Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and, environmental significant land preventing possible subdivision. <p>4. Insert a new dot point in Strategies:</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<ul style="list-style-type: none"> • “Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes.” <p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 hectares) and the Avon North Precinct (4 to 40 hectares);” <p>Modify Additional Use A2 in Schedule 2 of the Local Planning Scheme 6 to read the property description as:</p> <p>“Lot 102 (967) Northam-Toodyay Road, Katrine and being on Deposited Plan 55137”</p> <p>Council Resolution</p> <p><i>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West Precinct as follows:</i></p> <p><i>Avon West Planning Precinct</i></p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p><i>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following criteria:</i></p> <ul style="list-style-type: none"> <i>i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River;</i> <i>ii) Where it is not located on land identified as having significant agricultural potential;</i> <i>iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;</i> <i>iv) Where safe and efficient road access can be provided;</i> <i>v) Where essential services are capable of being provided and maintained efficiently and at reasonable cost;</i> <i>vi) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas;</i> <i>vii) Where bush fire risk can be suitably managed;</i> <i>viii) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i> <i>ix) Where it is not located within any defined floodplain;</i> <i>x) Where the risk of land and water degradation are minimal, development will not lead to any</i> 	

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				<p><i>adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair are promoted;</i></p> <p><i>xi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> <i>- Planting and/or retention of vegetation;</i> <i>- Fencing of remnant vegetation;</i> <i>- Control of stock along wetland and foreshore areas;</i> <i>- Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> <i>- Management of stormwater drainage;</i> <i>- Creation of rights of public access to foreshore areas;</i> <i>- Preparation of conservation management plans;</i> <i>- Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements.</i> 	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p><i>Modify Additional Use A2 in Schedule 2 of the Local Planning Scheme 6 to read the property description as:</i></p> <p><i>“Lot 102 (967) Northam-Toodyay Road, Katrine and being on Deposited Plan 55137”</i></p>	
14	Anthea Brown on Behalf of Owners	Lot 102 (967) Northam-Toodyay Road, Katrine	<p>1. The Draft Local Planning Strategy (LPS)</p> <p>In the Draft LPS, the Subject Land (Lot 102) is shown as being within:</p> <ul style="list-style-type: none"> a) the Avon West Precinct; b) an Area of Environmental Significance; c) a Priority Resource and Extraction Area (portion only); and d) an Extractive Industry Buffer (portion only). <p>Pursuant to the existing LPS, further subdivision of the Subject Land is permitted to a minimum of 50 ha per lot (subject to land capability and satisfaction of performance criteria).</p> <p>2. The Subject Land</p> <p>The Subject Land is unique, in that it is the only sizable property in the Avon West Precinct, which is characterised by rocky topography and being bounded by existing subdivisions, a main road, and east/west rail. The Subject Land:</p> <ul style="list-style-type: none"> a) is bordered on one side by the Northam - Toodyay Road, (together with a rail, electricity and water easement); b) has an existing subdivision on its western boundary comprising 27 lots in total; being 7 lots ranging in size from 45 ha to 	<p>1. Comments are noted.</p> <p>2. Comments are noted.</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>124 ha with an average lot size of 73 ha;</p> <p>c) on the south – eastern boundary of the Subject Land borders an approved subdivision for a total of 27 lots averaging just over 50 ha in area. Of these, 8 lots abut the Subject Land; and</p> <p>d) in very close proximity to an approved Higher Education Institution.</p> <p>The topography of the Subject Land means that well less than 50% of the Subject Land is arable and hence the Subject Land is presently a non-economically viable sheep farm. The previous LPS recognised the difficulty of maintaining sustainable agricultural activity within the Avon West Precinct due to the steep and rocky nature of certain areas. The Subject Land is afflicted by a substantial rocky outcrop which effectively divides the property in two, rendering large tracts of the Eastern side of the property non-arable.</p> <p>In addition to the problems caused by the topography, farming operations on the Subject Land are severely affected by the adjoining subdivisions because:</p> <p>i. The introduction of so many existing and future residents makes it impossible to control the influx of vermin, disease and other pests due to the potential of these new neighbours to introduce weeds, disease, pests, chemicals, animals and other such adverse impacts;</p> <p>ii. The proposed approved Higher Education Institution will exacerbate the issue identified in (i) above;</p> <p>iii. Due to the introduction of the matters identified in (i) above, maintaining existing or obtaining future biosecurity</p>	<p>The proposed subdivision to the south east has not been physically created as yet.</p> <p>Property within the Avon West Precinct has been commented on in detail in relation to submission No 6 and it is considered that the comments raised by Officer's in relation to that submission can be attributed to the subject property. The subject land has similar attributes to the land described by submission No 6 and it is, therefore, considered appropriate that the comments raised at submission 6 are to be related to this submission.</p> <p>The proposed higher education site is located to the north east of the subject land. It is also located on the other side of the rail reserve, Northam-Toodyay Road and the Avon River. It is not considered that the proposed higher education facility will have any negative impacts on the subject land.</p>	

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			<p>accreditations for the Subject Land and the existing sheep stud are either in jeopardy or practically and commercially unsustainable; and</p> <p>iv. Due to the high land values caused by the subdivisions it is beyond economic reality to expand the farming operations to a commercial level.</p> <p>Being able to fulfil their expectation to subdivide the rear portion of the Subject Land would be consistent with the surrounding land uses and lot sizes.</p> <p>In retaining the minimum lot sizes of 50 ha from the existing LPS it would not create a precedent for further areas to be included and subdivided as this is the only property so directly affected by existing subdivisions adjacent to the Subject Land and there are only two further properties between the subject land and the Shire of Toodyay boundary which may also be in similar circumstances.</p> <p>Similarly, a retention of the ability to subdivide is completely consistent with the surrounding properties and supportive the stated objectives of the Shire of Northam in becoming a "Supertown".</p> <p>3. Areas of Environmental Significance</p> <p>Pursuant to the existing LPS, the Subject Land is shown as 'Agricultural Areas' and not included in 'Areas of Environmental Significance'.</p> <p>Inexplicably, the Subject Land has now been included in 'Areas of Environmental Significance' in the draft LPS. We note that Strategy Plan does not provide a description of this specific use nor any further commentary on why this change has been</p>	<p>3. The subject land was included in the Areas of Environmental Significance to provide continuation of natural rural landscapes and vistas from property located to the north of the subject site. It is proposed to protect and enhance this environmentally significant resource to provide a "green belt" entry approach from Toodyay.</p>	

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			<p>proposed.</p> <p>There is no basis for the Subject Land to now be included as there has been no alteration to the property or its surrounds for some considerable time.</p> <p>4. Priority Resource and Extraction Area</p> <p>A portion of the Subject Land is within the Priority Resource and Extraction Area (PREA). This is no longer relevant as the Land Owners have relinquished the extraction licence to operate the quarry and have no intention of re-opening the quarry.</p> <p>The portion of the Subject Land shown as PREA should be removed.</p> <p>It is understood there is no quarrying occurring on the adjoining properties.</p> <p>5. Extractive Industries Buffer</p> <p>A portion of the Subject Land is within an Extractive Industries Buffer (EIB). In line with comments at point 5 above, the EIB should be removed, as there is no existing extraction licence and no intention of future quarrying operations.</p> <p><u>See Attachments S14A & S14B</u></p>	<p>4. The intention of the landowner not to re-open the quarry operations on the subject land does not detract from the fact that there is a mining resource present on the subject land which could be accessed by future landowners. 50ha lot sizes is not suitable for the running of an extractive industry.</p> <p>Despite Officer comments above, it is recognised that there may be potential for subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the area be split into two distinct areas, being the Avon North Precinct and the Avon South Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p><u>Recommendation:</u></p> <p>1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct.</p> <p>The Avon North Precinct is bounded by the Northam/Toodyay Shire boundary to the North, the Northam/Toodyay Road to the east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south and Leaver/Decastilla Road (and appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <p>2. That the Local Planning Strategy maps be amended to include the Avon North Precinct and the Avon South Precinct with the following notation applicable to each precinct as follows:</p> <p>“AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all 	

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				<p>areas of environmental significance as depicted.</p> <ul style="list-style-type: none"> • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken.” <p>“AVON SOUTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special controls to all future land use and development.” <p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> • The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental areas, steep escarpments, granite outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is not considered appropriate to allow subdivision in the area denoted as the Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and, environmental significant land preventing possible subdivision. <p>4. Insert a new dot point in Strategies:</p> <ul style="list-style-type: none"> • "Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes." 	

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				<p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 hectares) and the Avon North Precinct (4 to 40 hectares);” <p>Council Resolution</p> <p><i>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West Precinct as follows:</i></p> <p><i>Avon West Planning Precinct</i></p> <p><i>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following criteria:</i></p> <ul style="list-style-type: none"> <i>i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River;</i> <i>ii) Where it is not located on land identified as having significant agricultural potential;</i> <i>iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;</i> 	

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				<p>iv) <i>Where safe and efficient road access can be provided;</i></p> <p>v) <i>Where essential services are capable of being provided and maintained efficiently and at reasonable cost;</i></p> <p>vi) <i>Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas;</i></p> <p>vii) <i>Where bush fire risk can be suitably managed;</i></p> <p>viii) <i>Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i></p> <p>ix) <i>Where it is not located within any defined floodplain;</i></p> <p>x) <i>Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair are promoted;</i></p> <p>xi) <i>Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its</i></p>	

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				<p><i>rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> - <i>Planting and/or retention of vegetation;</i> - <i>Fencing of remnant vegetation;</i> - <i>Control of stock along wetland and foreshore areas;</i> - <i>Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> - <i>Management of stormwater drainage;</i> - <i>Creation of rights of public access to foreshore areas;</i> - <i>Preparation of conservation management plans;</i> - <i>Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements.</i> 	
15	Greg Rowe & Associates	Lots 2, 5, 6, 7, 8 and 10 Linley Valley Road, Wundowie, Lot 421 Wundowie and Lot 5485 Linley Valley Road, Wundowie	<p>The landholdings are owned by Kelvedon Pty Ltd a subsidiary of the CMG. Our Client also has interests in the form of easements for wastewater disposal, transportation and access on the adjoining Golf Course on Lot 88 Jocosia Rise and the El Caballo Lifestyle Village at Lots 81, 83 and 89 Jocosia Rise.</p> <p>LVP is licensed by the Department of Environment and Conservation (DEC). The terms of the licence include:</p> <ul style="list-style-type: none"> » The housing, feeding and watering of pigs; » The slaughter of live animals; and » The discharge of waste water into two series of wastewater treatment ponds with re-use by El Caballo Golf Course. 	<p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>LVP accounts for 98 percent of pigs killed in Western Australia, of which 30 percent are exported. LVP exports 55 percent of fresh Australian pork to Singapore. Therefore, the abattoir is central to the success of Western Australian pig farms and downstream producers for the domestic market, and the Western Australian and Australian economies as a leading exporter. LVP is a very significant component of the total agri-food sector in Western Australia, which is a sector, earmarked for growth by State and Federal Governments.</p> <p>LVP is a significant local and regional employer with 260 employees. Most of these employees live locally and utilize local services. LVP employees a number of Burmese refugees, indigenous persons and people with disabilities as part of its onsite workforce.</p> <p>For LVP to realize its potential contribution to local, regional and state employment and wealth generation, it needs to be able to operate without the difficulties of unnecessary conflict with neighbouring land uses.</p> <p>In summary LVP is a strategic employment and economic generator within the Shire, the region and the State of Western Australia. Further it is a critical element in the supply chain for the State's pig production and pork industries.</p> <p>Draft Local Planning Strategy</p> <p>Special Use Designation</p> <p>The LPS map identifies the abattoir landholding for 'Special Use'. We understand the 'Special Use' designation is proposed to reflect the use of the subject site for the purposes of an abattoir.</p> <p>Whilst our Client does not specifically object to the highlighting of the importance of the</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>abattoir through the 'Special Use' designation concerns are raised as to the limiting affect of the 'Special Use' designation of the land. This is discussed in further detail under the heading of draft Local Planning Scheme No.6.</p> <p>Buffers</p> <p>The LPS indentifies a buffer area around the abattoir and wastewater treatment ponds. These buffers are shown as 'processing plant buffer' and 'wastewater pond buffer' on the LPS map. It is understood that the 500 metre buffer around the wastewater treatment ponds generally reflects the 'buffer' approved as part of the El Caballo Lifestyle Village proposal.</p> <p>In enquiring as to the author of the buffer for the abattoir both the Shire and the Department of Planning were unable to advise the author of the buffer defined in the LPS. Whilst our Client supports a buffer surrounding the abattoir the source of the buffer shown on the LPS is queried?</p> <p>With respect to buffers Statement of Planning Policy No. 1 - State Planning Framework Policy (SPP 1) includes general principles for land use planning and development. One of these principles is:</p> <p>» <i>A3 (iii) Planning should provide for economic development by avoiding land use conflicts by separating sensitive and incompatible uses from industry and other economic activities with off site impacts</i></p> <p>SPP1 incorporates the application of State Planning Policy 4.1 - Draft State Industrial Buffer Policy (Draft SPP4.1). Draft SPP4.1 applies State wide to planning decision making, and proposals which seek to provide for sensitive lands uses in proximity to existing industrial areas, and essential infrastructure.</p>	<p>Comments are noted.</p> <p>Buffers are set in accordance with EPA Guidelines for separation distances for Industrial and Sensitive landuses and are utilised as a guide over other industries within the Shire of Northam.</p> <p>Draft SPP 4.1 describes the allocation of industrial buffers is to be in accordance with the Guidance for the Assessment of Environmental Factors No 3 Separation Distances Between Industrial and Sensitive Land Uses (Environmental Protection Authority – June</p>	

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			<p>Three objectives of SPP 4.1 are:</p> <ul style="list-style-type: none"> » <i>Avoid conflict between industry and/or essential infrastructure and sensitive land uses;</i> » <i>Protect industry and/or essential infrastructure from encroachment by those land use that would be sensitive to impacts and adversely impact the efficient operations;</i> » <i>Promote compatible use in areas affected by off site impacts of industry and/or essential infrastructure.</i> <p>There is a clear need to protect the abattoir from encroachment of land uses that would be sensitive to its impacts, and would adversely impact on efficient operation of the abattoir. Promotion of a buffer area to exclude incompatible land uses is therefore appropriate.</p> <p>Section 6.4 of Draft SPP4.1 provides criteria for determining planning proposals in buffer areas. Section 6.4 requires that in considering development or planning proposals in a buffer area, supported by an endorsed technical analysis, regard should be given to:</p> <ul style="list-style-type: none"> » <i>The proximity to the emission source and estimated level of impact and/or risk on the use or development;</i> » <i>The sensitivity of the proposed use or development to off site emissions and risk;</i> » <i>The mitigation measures proposed to be undertaken to reduce the level of off site emissions or risk, including proposed cleaner production or resource recovery techniques.</i> » <i>The level of understanding demonstrated by existing landowners as to the potential/likely impact (including the acceptance of likely reduced amenity) and/or risk, and the mechanisms proposed to ensure that prospective purchasers or future landowners will be made aware of the likelihood of reduced amenity or potential risk from those impacts;</i> » <i>The known potential for any increase or reduction</i> 	<p>2005) ("the Guidelines") and that the WAPC and the local government are bound to utilise this document.</p> <p>The Local Planning Policy 6 proposes a 500m buffer surrounding the abattoir operations and the waste water odour emitting ponds. The Guidelines state a requirement for a buffer of between 500m and 1,000m. Therefore, the WAPC, in consultation with the local government, assigned a buffer of 500m the abattoir and the waste water odour emitting ponds.</p>	

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			<p>» <i>in off site emission or risk impacts in the future;</i></p> <p>» <i>The potential for the proposal to constrain the operation of existing or future industry infrastructure protected by the buffer;</i></p> <p>» <i>Advice received from the EPA, DEC, Department of Housing, Department of Mines and Petroleum, Department of State Development and any other relevant agencies.</i></p> <p>» <i>Local government views or submission made during any public consultation period; and</i></p> <p>» <i>Any other relevant town planning consideration.</i></p> <p>Statement of Planning Policy No. 2.5 -Agricultural and Rural Land Use Planning (SPP2.5) is also relevant in the consideration of a buffer for the abattoir. SPP2.5 requires the minimization of land use conflict between sensitive and agricultural land uses by:</p> <p>» <i>Providing adequate separation distance between potential conflicting land uses; and</i></p> <p>» <i>Introducing management requirements that protect existing agricultural land uses.</i></p> <p>The Shire is required to have due regard to SPP1 and SPP2.5 in assessing the appropriateness of the LPS, LPS6 and buffers for the abattoir.</p> <p>Buffer and El Caballo Lifestyle Village</p> <p>It is understood that Council considers a 500 metre distance from the wastewater treatment ponds on the abattoir landholdings as an appropriate buffer from sensitive development. The buffer distance was defined in the approval of the El Caballo Lifestyle Village on Lots 81, 83 and 89 Jocosa Rise, Wundowie.</p> <p>In relation to a buffer from the abattoir and proposed El Caballo Lifestyle Village on Lots 81, 83 and 89 Jocosa Rise, Wundowie the Council at its Ordinary Council Meeting of 16 February 2011 resolved to replace condition 1.3 of the</p>		

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			<p>Planning Approval issued for the Lifestyle Village with the following condition:</p> <p><i>'An investigation is to be conducted by a suitably qualified consultant assessing the existing 'on ground' odour ('odour assessment) on the development site, and lodged with the Shire. The development may not commence until the Shire is satisfied after considering the odour assessment and consulting with the DEC that the odour assessment demonstrates that current or future residents are not at significant risk of being exposed to nuisance odours from existing land uses.'</i></p> <p>The condition was subsequently 'cleared' by Council at the Ordinary Council Meeting of 20 July 2011. The Department of Environment and Conservation (DEC) provided advice to the Council that in relation to the on ground odour assessment undertaken:</p> <p><i>'That based on the information that has been provided by the Shire (the proponents amended on-ground odour assessment) and the operation status-quo remaining the same at the Linley Volley Abattoir Facility it appears that future residents should not be at significant risk of being exposed to nuisance odours from the abattoir pond waste water treatment system.'</i></p> <p>The advice from the DEC is, in our Client's view is not free from doubt, as to the risk of future residents being exposed from nuisance odours from the abattoir ponds waste water treatment system.</p> <p>The on-ground odour assessment by its nature also does not take into account other amenity impacts associated with the abattoir such as noise and light spill. Such impacts need to be taken into account when determining an appropriate buffer.</p> <p>With respect to buffers our Client maintains</p>		

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			<p>the view that a 500 metre buffer from the waste water treatment ponds is not appropriate as it does not provide sufficient distance between the abattoir and sensitive land uses.</p> <p>As indicated in the DEC's advice in relation to the 'on-ground odour assessment' there remains the possibility that sensitive land uses outside of 500 metres may be affected by the abattoirs operations in respect to odour.</p> <p>Our Client is of the view that a one kilometre buffer from the abattoir is appropriate consistent with the buffer distance specified for an abattoir in the Environmental Protection Authorities (EPA) Guidance for the Assessment of Environmental Factors No.3 (Separation Distances between Industrial and Sensitive Land Use).</p> <p>Draft Local Planning Scheme No 6</p> <p>LPS6 identifies the abattoir landholdings for 'Special Use'. The objective of the 'Special Use' zone under LPS6 is as follows:</p> <p><i>Provide for special categories of land use which are not fully compatible with other zones in the Scheme.</i></p> <p>Clause 4.7 Special Use Zones of LPS6 provides:</p> <p><i>Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.</i></p> <p>4.7.2 <i>A person must not use any land, or any structure of buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.</i></p> <p>The provisions of Schedule 4 relating to Lots 7, 8, 10, 421 and 5845 Linley Valley Road are as</p>		

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			<p>follows:</p> <ol style="list-style-type: none"> 1. <i>All development and land use shall be subject to on Application for Planning Approval.</i> 2. <i>All development and use shall be in accordance with any plans, conditions and management requirements approved by the local government.</i> 3. <i>No alterations or extensions to the land use shall be undertaken without the approval of the local government.</i> 4. <i>Any application for Planning Approval should be referred to the Environmental Protection Authority.</i> <p>Our Client objects to the abattoir landholdings being zoned 'Special Use'. The 'Special Use' zone provides for an unacceptable limitation on land uses that may occur on the landholdings. It is our Client's preference that the abattoir landholdings retain an underlying Agricultural-Local zoning with 'Additional Uses' for the abattoir and associated activities. Clause 4.5 of LPS6 'Additional Uses', is as follows:</p> <p><i>Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.</i></p> <p>A significant amount of the abattoir landholdings is not currently utilised by the abattoir and associated land uses. It would be unreasonable to restrict the utilisation of this land for 'Special Use' purposes which would otherwise be available under the Agricultural-Local zoning for development. As an example, parts of Lot 5485, and Lot 7 Linley Valley Road are currently excess to abattoir operational requirements and could be used for income generating activities consistent with an Agricultural-Local zoning. If this land is later required for abattoir related activities the 'Additional Use' provisions could allow the use of the land for abattoir activities.</p>	<p>Applying a buffer for an abattoir of 500m around the facility prevents any other form of sensitive landuse (residential dwelling) to take place on the land. Therefore, it is not possible to allow any sensitive landuse to be conducted from the subject land or within the 500m buffer.</p> <p>It is therefore not possible to change the zoning to "Agriculture-Local" with an "Additional Use".</p>	

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			<p>It is noted that Lots 2, 3, 4, 5 and 6 Linley Valley Road are included within the 'Special Use' zone. These properties are primarily use for rural-residential purposes and not for abattoir activities. On this basis these properties should be excluded from the 'Special Use' zone.</p> <p>Tourist Zone</p> <p>The land immediately to the east of the abattoir landholdings is zoned Tourist under LPS6. In the Tourist zone there are a number of sensitive land uses which are incompatible with the abattoir's operations these include, but are not limited to:</p> <ul style="list-style-type: none"> ➤ Bed and Breakfast. ➤ Boarding House. ➤ Caravan Park. ➤ Hotel. ➤ Holiday Home. ➤ Childcare Premises. <p>Such land uses should not be permitted in proximity to the abattoir landholdings.</p> <p>Special Control Area</p> <p>In order to provide an appropriate level of protection to the abattoir from the further encroachment of sensitive land uses it is requested that a Special Control Area (SCA) under Part 6 of LPS6 be put in place. The SCA is proposed for the buffer areas associated with the abattoir.</p> <p>The SCA for the abattoir buffer would be in similar terms to the Wastewater Treatment Plant Buffer identified under Clause 6.5 of LPS6. Clause 6.5 requires that any development and use of land located within a wastewater treatment plant buffer area is compatible with any existing, or</p>	<p>Development on adjacent tourist zoned land is subject to encroachment on the buffer area for the abattoir and odour emitting waste water ponds.</p> <p>The onus of proof of no or management of minimal adverse effect to the sensitive landuses on the tourist land is on the developer of the said tourist land and will be taken into account by the local government at development proposal stage.</p> <p>It is not considered appropriate to assign a Special Control Area for the land containing within the 500m buffer areas for the the abattoir and waste water pond as the "Special Use" zone adequately controls development of the land and will allow for future expansion of the abattoir.</p>	

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			<p>proposed future development and use of the relevant wastewater treatment plant. It is understood at this juncture the SCA for Wastewater Treatment Plant Buffer under LPS6 only applies to Water Corporation infrastructure.</p> <p>It is considered that an SCA for the abattoir would offer an appropriate level of protection for the abattoir from encroachment of sensitive land uses, and ensure its ongoing viability.</p> <p>Conclusion</p> <p>With respect to both the LPS and LPS6 our Client requests:</p> <ul style="list-style-type: none"> ➤ That the abattoir landholdings be zoned Agricultural-Local with an "Additional Use" for abattoir and related activities. ➤ The "Additional Use" for the abattoir and related activities should include: <p style="margin-left: 20px;"><i>Abattoir. Means land and buildings used for the slaughter of animals, including (but limited to), temporary holding of animals prior to slaughter, treatment, processing and packaging of carcasses (including butchering of carcasses), offal and by-products and the treatment and disposal of waste water.</i></p> ➤ A one kilometre buffer area is provided in the LPS and LPS6 from the abattoir in accordance with EPA's Guidance for the Assessment of Environmental Factors No 3 (Separation Distances between Industrial and Sensitive Land use). ➤ A Special Control Area should be put in place for the abattoir buffer area to provide an appropriate protection mechanism for the abattoir's ongoing operation and provide land use certainty. ➤ All sensitive land uses within the buffer from the abattoir should not be permitted as such 	<p><u>Recommendation:</u></p> <ol style="list-style-type: none"> 1. The request for the rezoning to "Agriculture-Local" with an Additional Landuse variation over the land is not supported. Retain the "Special Use 9" zone. 2. Modify the "Special Use 9" zone as follows: <p style="margin-left: 20px;">FROM: "Abattoir & uses ancillary thereto as approved by the local government."</p> <p style="margin-left: 20px;">TO: "Abattoir, uses ancillary thereto and other landuses as approved by the local government."</p> 2. The 500m buffer to the abattoir operations and odour emitting waste water ponds be retained. 3. The proposal for a Special Control Area be rejected as not necessary. 	

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			<p>land uses are incompatible with the abattoir's ongoing operation.</p> <p>➤ Lots 2, 3, 4, 5 and 6 Linley Valley Road should be excluded from the Special Use zone as these lots are not utilised for abattoir activities.</p>	<p>4. It is not necessary to exclude the existing sensitive landuses as "not permitted". All new proposals will be assessed in accordance with the operating Local Planning Strategy and Local Planning Scheme 6.</p> <p>5. Lots 3, 4, 5 and 6 be excluded from the "Special Use 9" zone and be rezoned to "Rural Residential".</p> <p>Council Resolution</p> <p>1. <i>The request for the rezoning to "Agriculture-Local" with an Additional Landuse variation over the land is not supported. Retain the "Special Use 9" zone.</i></p> <p>2. <i>Modify the "Special Use 9" zone as follows:</i></p> <p>FROM: <i>"Abattoir & uses ancillary thereto as approved by the local government."</i></p> <p>TO: <i>"Abattoir, uses ancillary thereto and other landuses as approved by the local government."</i></p> <p>3. <i>The 500m buffer to the abattoir</i></p>	

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				<p><i>operations and odour emitting waste water ponds be retained.</i></p> <p>4. The proposal for a Special Control Area be rejected as not necessary.</p> <p>5. It is not necessary to exclude the existing sensitive landuses as "not permitted". All new proposals will be assessed in accordance with the operating Local Planning Strategy and Local Planning Scheme 6.</p> <p>6. Lots 3, 4, 5 and 6 be excluded from the "Special Use 9" zone and be rezoned to "Rural Residential".</p>	
16	Department of Indigenous Affairs	N/A	<p>LOCAL PLANNING SCHEME NO 6 AND LOCAL PLANNING STRATEGY</p> <p>Thank you for your letter dated 4 October 2011 regarding the Local Planning Scheme No 6 and the Local Planning Strategy for areas of land within the Shire of Northam. It is noted the Local Planning Strategy comprises all land within the Shire of Northam and the Local Planning Scheme No 6 consists of a number of land areas (as indicated on the provided maps 1-16) within the Shire of Northam.</p> <p><u>Local Planning Strategy</u></p> <p>It is noted the Local Planning Strategy has several purposes: apply the State Planning Strategy and interpret the framework of State and regional policies and plans for the local area; establish the local government's aims for the Shire and the strategies, policies and general</p>	<p>The submission from the Department of Indigenous Affairs is noted.</p> <p><u>Recommendation:</u></p> <p>Insert the following paragraph in the Local Planning Scheme 6 after clause 10.2(h):</p> <p>(i) the conservation of any place that has been entered into the Aboriginal Heritage Information System and any provisions of the Aboriginal Heritage Act 1972 (AHA) and the effect of the proposal on the character or appearance of the culturally significant property.</p> <p>Council Resolution</p>	

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			<p>proposals to achieve these aims; provide an explanation for the statutory provisions of Local Planning Scheme No.6 to assist the local government make decisions under the Scheme; explain the local government's broad strategy for the area in a way which is understandable to the public; provide a basis for coordinating public and private development; and promote the Shire's identity within the Wheatbelt Region.</p> <p>In August 2009, the Department of Indigenous Affairs (DIA) provided comment on the proposed Local Planning Strategy, and provided an Aboriginal heritage site search detailing 69 heritage places on the DIA database. An updated search of the database has been conducted (see attached) and 72 Aboriginal heritage places have been identified. A search of the Aboriginal Heritage Information System is publically available at:</p> <p>http://www.dia.wa.gov.au/AHIS/</p> <p>In addition to the content within section 7.1 of the Local Planning Strategy, it is suggested that when assessing proposed land use proposals the Cultural Heritage Due Diligence Guidelines are used to assist in determining whether the proposed development may impact Aboriginal sites. For land developments it is suggested these guidelines are utilised early in the process as in some cases, heritage surveys and approvals from state authorities may need to be obtained. The guidelines are available from the DIA website at:</p> <p>http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA_Due_Diligence_Guidelines.pdf</p> <p><u>Local Planning Scheme No 6</u></p> <p>The Local Planning Scheme No 6 (the Scheme) details a number of areas within the Shire of Northam (Maps 1-16) for the purpose that includes, but is not limited to, setting aside land for</p>	<p><i>Insert the following paragraph in the Local Planning Scheme 6 after clause 10.2(h):</i></p> <p><i>(i) the conservation of any place that has been entered into the Aboriginal Heritage Information System and any provisions of the Aboriginal Heritage Act 1972 (AHA) and the effect of the proposal on the character or appearance of the culturally significant property.</i></p>	

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			<p>reserves, zoning land and controlling and guiding land use and development.</p> <p>It is noted in the preamble of the Local Planning Scheme No 6 that the Scheme text should be read in conjunction with the Local Planning Strategy (as discussed above) for the Shire.</p> <p>It is recommended a section on Aboriginal heritage is included in the Scheme. Land developers are required to comply with the Aboriginal Heritage Act 1972 (AHA) and should understand their responsibilities and obligations. It is noted in the Scheme that Part 7, Heritage Protection, does not mention Aboriginal heritage or the responsibilities of developers and land users. It is also recommended that reference within the Scheme is made to the content of the Cultural Heritage Due Diligence Guidelines (see link cited above).</p> <p><u>See Attachments S16A</u></p>		
17	Keith Bradford	Lot 340 (652) Clackline Toodyay Road	The right to subdivide down to 50 hectares should not be taken away as it is not a viable farm in its own right. Approximately half of it is unproductive due to bush poison salt breakaway and poor powder bark country. It is by no means a broad acre farm. Also, the precedent has already well and truly been set as there are numerous small holdings around us.	<p>The removal of the 50ha subdivision potential within the Avon West Precinct has been covered in responses to previous submissions. Furthermore, Lot 340 does not have any prospect for future road linkages to provide more than one entry/exit point for fire management purposes.</p> <p>Despite Officer comments above, it is recognised that there may be potential for subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the</p>	

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				<p>area be split into two distinct areas, being the Avon North Precinct and the Avon South Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p> <p><u>Recommendation:</u></p> <ol style="list-style-type: none"> 1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct. <p>The Avon North Precinct is bounded by the Northam/Toodyay Shire boundary to the North, the Northam/Toodyay Road to the east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south and Leaver/Decastilla Road (and appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <ol style="list-style-type: none"> 2. That the Local Planning Strategy maps be amended to include the Avon North 	

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				<p>Precinct and the Avon South Precinct with the following notation applicable to each precinct as follows:</p> <p>“AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken.” <p>“AVON SOUTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special 	

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				<p>controls to all future land use and development.”</p> <p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p> <p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental areas, steep escarpments, granite outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is not considered appropriate to allow subdivision in the area denoted as the Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and environmental significant land preventing possible subdivision. 	

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				<p>4. Insert a new dot point in Strategies:</p> <ul style="list-style-type: none"> • “Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes.” <p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 hectares) and the Avon North Precinct (4 to 40 hectares);” <p>Council Resolution</p> <p>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West Precinct as follows:</p> <p>Avon West Planning Precinct</p> <p>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following criteria:</p>	

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				<ul style="list-style-type: none"> <i>i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River;</i> <i>ii) Where it is not located on land identified as having significant agricultural potential;</i> <i>iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;</i> <i>iv) Where safe and efficient road access can be provided;</i> <i>v) Where essential services are capable of being provided and maintained efficiently and at reasonable cost;</i> <i>vi) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas;</i> <i>vii) Where bush fire risk can be suitably managed;</i> <i>viii) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i> <i>ix) Where it is not located within any defined floodplain;</i> <i>x) Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental</i> 	

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				<p><i>impact and environmental protection and repair are promoted;</i></p> <p><i>xi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> <i>- Planting and/or retention of vegetation;</i> <i>- Fencing of remnant vegetation;</i> <i>- Control of stock along wetland and foreshore areas;</i> <i>- Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> <i>- Management of stormwater drainage;</i> <i>- Creation of rights of public access to foreshore areas;</i> <i>- Preparation of conservation management plans;</i> <i>- Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements.</i> 	
18	Hon Mia Davies MLC	N/A	I write in relation to proposed amendments to the Shire of Northam's Local Planning Scheme No.6, with specific reference to the residential development at El Caballo, adjacent to the Linley Valley Pork's Woorlooloo abattoir.	The submission from Hon Mia Davies MLC is noted and accepted. It is envisaged that appropriate management controls have been placed over the Linley Valley Pork Abattoir and	

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			<p>The Shire of Northam is one of the fastest growing regional towns within driving distance of Perth and has a current estimated population of 11,258. With WA's population set to rise dramatically in the next 20 years, Northam will continue to be an attractive lifestyle option for people from all walks of life looking for a rural lifestyle close to Perth. The selection of Northam as one of nine 'SuperTowns' under the State Government's <i>Regional Centres Development Plan</i> in July 2011 was recognition that the town and region has a strong foundation to encourage and facilitate growth.</p> <p>The El Caballo Lifestyle Village has the potential to introduce up to 500 new homes into a region targeted for high growth over the next eight to ten years. The project is consistent with this and other State Government strategies, including meeting affordable housing demand, and providing the option for an ageing population to remain in their own accommodation with appropriate care.</p> <p>Adjacent to this is the Linley Valley Abattoir, one of WA's largest export pork producers, which provides essential income and employment to the Avon Valley Region. They are fully accredited and compliant with bodies such as AQIS, AUSMeat, HACCP and NASAA. The abattoir is licenced by the Department of Environment and Conservation and operates under the Environmental Protection Act which prohibits unreasonable emissions from any premises. There are existing residences within 400m of the abattoir that have been occupied and I understand that the last recorded complaint to the Shire of Northam was in the early 1990's.</p> <p>I do not support the view that the development of the El Caballo site or any proposed expansion plans at the abattoir establishes the conditions for a future land use</p> <p>The community has a right to expect that the</p>	<p>the El Caballo Lifestyle Village which will facilitate co-existence of the two landuses.</p> <p><u>Recommendation:</u></p> <p>Relevant controls be put in place to allow for co-existence of landuses. See comments and recommendations at other submissions.</p> <p>Council Resolution</p> <p><i>Relevant controls be put in place to allow for co-existence of landuses. See comments and recommendations at other submissions.</i></p>	

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			<p>abattoir is operating at best practice and meeting Government imposed license requirements to manage the less desirable processes within its operation. Conversely, the developer of the Lifestyle Village should be required to ensure that any prospective buyer is aware of the proximity of the abattoir and its functions.</p> <p>It is my view that with appropriate support, the Linley Valley Abattoir and El Caballo Lifestyle Village should be able to co-exist. Given they both represent significant investment, business and growth potential for the region a positive outcome would be for the Local Planning Scheme to reflect the importance of both proponents to the future economic and social development of the region.</p>		
19	William Pearce on behalf of Willward Park No 1 Pty Ltd and Rehard No 1 Pty Ltd	Lot 100 Kingia Road, Wundowie (Kingia Road and Hawke Avenue)	<p>1.0 INTRODUCTION</p> <p>Gray & Lewis have been engaged by Mr William E. Pearce to represent Willward Park No 1 Pty Ltd and Rehard No 1 Pty Ltd, the owners of Lot 100 Kinga Road, Wundowie to prepare a submission in respect to the Draft Local Planning Scheme No. 6 and Local Planning Scheme.</p> <p>The submission has been prepared at relatively short notice and we propose to provide additional supplementary information prior to consideration of submissions by Council.</p> <p>By way of background information William Pearce has prepared a letter to provide some context to the submission and set out the landowner's aspirations for the growth and development of Wundowie and in particular for Lot 100 Kinga Road – (Attachment 1).</p> <p>2.0 SITE DESCRIPTION</p>	Comments are noted.	

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			<p>Foundry Works. It should be noted that the Department of Environment and Conservation has recently classified the site 'not contaminated – unrestricted use' – (Attachment 3).</p> <p>The Water Corporation Waste Water Treatment Plant (WWTP) is located directly to the south of the property. The WWTP 350m buffer extends into the southern portion of Lot 100. Within this buffer area certain land uses (including residential) will not be permitted.</p> <p>2.3 Existing Zoning</p> <p>The portion of Lot 100 south of Fernie Road is zoned 'Industrial'. The northern portion is zoned 'Agriculture'. The 3 smaller lots fronting Kinga Road (not part of Lot 100) are zoned 'Residential R5'.</p> <p>2.4 Physical Description - Land Capability</p> <p>The land generally falls from west at approximately 315m AHD to the east along Fernie Road at approximately 285m AHD and towards the south at a level of 275m AHD.</p> <p>The land is not constrained by surface drainage or wetlands other than the area directly adjacent to the southern boundary of Lot 100.</p> <p>Soils and geotechnical ground conditions would generally be similar to the site conditions for the existing development within the townsite.</p> <p>The majority remaining vegetation is in relatively poor condition. A detailed</p>	<p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>of lot sizes from R12.5 to R5 with the potential for a retirement village.</p> <p>A preliminary Development Concept Plan (Figure 2) has been prepared to provide an indication of potential land uses. (It is noted that the plan needs to be refined in respect to the exclusion of residential development from within the WWTP buffer area).</p> <p>The letter provided by William Pearce provides some background as to the existing development and community needs in Wundowie. We understand there are few (if any) houses/lots for sale and given the town's relatively close proximity to the Perth metropolitan area, coupled with the more affordably priced land, demand for housing will continue to grow.</p> <p>The one issue we have with the Local Planning Scheme No. 6 proposals is that the Scheme should be amended to incorporate the portions of Lot 100 outside of the WWTP buffer into a 'Development' zone now.</p> <p>The problem with the current proposal is that when the Local Planning Strategy is finally adopted we will have to commence a separate scheme amendment process, followed by structure planning – all of which takes considerable time.</p> <p>There is an opportunity to zone the land to 'Residential Development' or 'Development' as part of the current Scheme review.</p> <p>Such 'Residential Development' zoning is a broad zoning classification and still requires detailed structure planning to</p>	<p><u>Recommendation:</u></p> <p>To amend the area identified under the Local Planning Strategy as “Development Investigation Area” to the east of Kingia Road as follows:</p> <p>“Development Area</p> <ul style="list-style-type: none"> - Future light and service industry, mixed use and/or residential development. - Residential and/or light industrial uses. - Rezoning and structure planning required.” <p>Under Local Planning Scheme No 6, rezone Loc 27073 (Lot 100) Werrabee Road, Wundowie (being both portions of land north and south of Fernie Road) from “Agriculture-Local” to the north and “General Industry” to the south of Fernie Road to “Development”.</p> <p>Inserting into the Scheme Text a Development Zone as follows:</p> <p>“Development Zone</p> <p>The objectives of the development zone are to:</p> <ul style="list-style-type: none"> (a) Designate land for future development; (b) Provide for orderly planning and development of larger areas of land for light and service industry, mixed use and/or rural residential, residential and associated purposes through the preparation of a structure and/or 	

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			<p>define land use and residential densities etc. as a pre-requisite to subdivision approval.</p> <p>By incorporating the subject land into a 'Development' zone during this current Scheme review process will save a delay of some 2 years to progress a scheme amendment separately.</p> <p>Given that the land is relatively unconstrained and represents a logical urban expansion to the exiting townsite, there is no reason not to zone the land now to facilitate detailed structure planning and subdivision design.</p> <p>We would like to meet with the Shire officers to discuss and expand on the proposals early in the new year.</p> <p><u>See Attachment S19A</u></p>	<p>development plan; and</p> <p>(c) Ensure the adequate provision of physical and community infrastructure.”</p> <p>Insert appropriate Development Zone within the zoning table as attached (Marked “Attachment 1”).</p> <p>Council Resolution</p> <p><i>To amend the area identified under the Local Planning Strategy as “Development Investigation Area” to the east of Kingia Road as follows:</i></p> <p><i>“Development Area</i></p> <ul style="list-style-type: none"> - <i>Future light and service industry, mixed use and/or residential development.</i> - <i>Residential and/or light industrial uses.</i> - <i>Rezoning and structure planning required.”</i> <p><i>Under Local Planning Scheme No 6, rezone Loc 27073 (Lot 100) Werribee Road, Wundowie (being both portions of land north and south of Fernie Road) from “Agriculture-Local” to the north and “General Industry” to the south of Fernie Road to “Development”.</i></p> <p><i>Inserting into the Scheme Text a Development Zone as follows:</i></p>	

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				<p><i>“Development Zone</i></p> <p><i>The objectives of the development zone are to:</i></p> <ul style="list-style-type: none"> <i>(a) Designate land for future development;</i> <i>(b) Provide for orderly planning and development of larger areas of land for light and service industry, mixed use and/or rural residential, residential and associated purposes through the preparation of a structure and/or development plan; and</i> <i>(c) Ensure the adequate provision of physical and community infrastructure.”</i> <p><i>Insert appropriate Development Zone within the zoning table as attached (Marked “Attachment 1”).</i></p>	
20	Main Roads WA	N/A	<p>Further to your correspondence and enclosures of the 4 October 2011, Main Roads WA provides the following comments.</p> <p><u>Local Planning Strategy</u></p> <p>Section 4.5 Transport mentions the Perth Adelaide National Highway (PANH) and correctly identifies that <i>'no timeframe has been set for completion of the project'</i>.</p>	<p>The submission from Main Roads WA is noted and accepted.</p> <p><u>Recommendation:</u></p> <p>Add “Rural Residential” to Clause 8.2 (vi) of the Local Planning Scheme No 6.</p> <p><i>Council Resolution</i></p> <p><i>Add “Rural Residential” to Clause 8.2 (vi) of</i></p>	

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			<p>The project for the proposed PANH (Orange Route) is not in Main Roads WA current 4 year forward estimated construction program and is therefore considered long term.</p> <p>Great Eastern Highway (GEH) is the major arterial road through areas of possible new Rural Residential and Rural Smallholding developments. Any development in close proximity to GEH should develop independent road networks as new access to GEH is typically not permitted as it is not the function of highways and main road to provide a basis for subdivision.</p> <p>Local Planning Scheme No 6</p> <p>With respect to Rural Residential and Rural Smallholdings any subdivision of the land should, wherever possible, use existing local roads or develop road networks independent of the Main and Regional Roads. In order to protect the function and safety of these Main and Regional Roads, these developments should not create additional direct access to these roads.</p> <p>Section 8.2 specifies that development approval is required when;</p> <p>(vi) <i>the development is within 50 metres</i></p>	<p><i>the Local Planning Scheme No 6.</i></p>	

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			<p><i>of a Major and/or Regional Road reserve where the reserves/s abut land classified Agriculture – Local Zone, Agriculture – Regional Zone or Rural Smallholding.</i></p> <p>Given the potential for noise generation by Major and Regional roads, Rural Residential should be added to Item (vi).</p>		
21	Greg Rowe & Associates	Lot 1 Oyston Road, Bakers Hill (Copley)	<p>Greg Rowe and Associates acts on behalf of the owner (Mrs Sue Ferguson) of Lot 1 Oyston Road, Copley.</p> <p>The subject site is subject to Scheme Amendment No.23 to Town Planning Scheme No.3 which was forwarded to the Minister for Planning for Final Approval. It is understood the amendment has been returned the Shire of Northam as the documents were not correctly endorsed by the Shire.</p> <p>It is noted that the Draft Local Planning Scheme No.6 (LPS6) does not reflect the rezoning of the site to Rural-Smallholdings under TPS3. It is requested that as the final approval of Scheme Amendment No.23 is imminent pending the Shire of Northam's correct endorsement of the Scheme Amendment documentation that the subject site be zoned Rural-Residential under LPS6 similar to the adjoining properties on Oyston Road which are currently zoned Rural-Smallholdings. This would reflect the sites future development for rural-residential purposes at the 2.0ha minimum lot size proposed.</p> <p>We trust this email will be considered in the finalisation of the Draft Local Planning Scheme No.6 and Local Planning Strategy.</p>	<p>The submission from Greg Rowe & Associates has been noted and accepted.</p> <p><u>Recommendation:</u></p> <p>That Lot 1 Oyston Road, Bakers Hill be rezoned from "Agriculture-Local" to "Rural Residential".</p> <p>That Schedule 11 of the Local Planning Scheme 6 text be modified to include provisions for Lot 1 Oyston Road, Bakers Hill.</p> <p>Approval of Scheme Amendments to Town Planning Scheme No 3 will be rolled over upon final approval.</p> <p>Council Resolution</p> <p><i>That Lot 1 Oyston Road, Bakers Hill be rezoned from "Agriculture-Local" to "Rural Residential".</i></p> <p><i>That Schedule 11 of the Local Planning Scheme 6 text be modified to include provisions for Lot 1 Oyston Road, Bakers</i></p>	

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				<p><i>Hill.</i></p> <p><i>Approval of Scheme Amendments to Town Planning Scheme No 3 will be rolled over upon final approval.</i></p>	
22	Bauxite Resources Limited	N/A	<p>It has come to our attention that the Shire of Northam is currently undertaking a consultation process with regards to the Local Planning Strategy and Local Planning Scheme No 6 documents.</p> <p>We understand the proposed changes include the treatment of mining and exploration activities on rural smallholding and rural residential zoned lots as "not permitted"; categories. Unlike agricultural zones, neither of these planning zones allow for exploration, extractive industry licenses or mining in the proposed TPS No.6. As an example, in the proposed development North of Wundowie in the Western portion of the Shire, a rezoning of Agricultural zones to rural small holdings is proposed and will not allow for any extraction of raw materials, gravel and or bauxite. This area is subject to the Shire's rural living subdivision strategy and could have serious consequences for our company and others across the bauxite gravel mining, extractive industries and road building industries.</p> <p>There are 10 mining/exploration tenement applications wholly or partly within the Shire.</p>	Comments are noted.	

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			<ul style="list-style-type: none"> • Many of the granted tenements in the Darling Range area of the western part of the Shire are for bauxite exploration; however mineral exploration is also targeting platinum, gold, iron ore and base metal mineralization in the Shire's eastern areas. • We understand there are 74 mines and mineral deposits in the Shire of which 20 are operational, 22 are shut and 32 are undeveloped deposits, prospects or occurrences. • The Shire has 7 Crown Reserves for gravel. • The major operating mines mainly produce construction materials (i.e. aggregate, gravel, sand, clay and silica sand.) <p>One of the Shire's main strategies is to 'identify and protect important mineral and basic raw materials in the Shire to provide opportunity for exploration and extraction in accordance with acceptable environmental standards'. To achieve that, Local Government must ensure that project proponents and land owners provide reasonable access for exploration at all stages of project development and operation.</p> <p>The Wundowie Northwest Precinct LSP Lots 2, 3, 4, 5, 7, M2035, M2036 Golf Links Road and Lot 20 Fernie Road, Wundowie Proposal seeks to facilitate the future subdivision and development of the above lots for rural-residential purposes. We understand that development and our activities can</p>		

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			<p>co- exist; however the Proposal to rezone has the potential to directly affect access to significant mineralization.</p> <p>We are currently exploring in the area in question as part of a program to define sufficient bauxite gravel resources to support a number of potential projects including the development and operation of a modern bauxite refinery in the South West of Western Australia ('Project'). The refinery project would be of significant economic and social benefit to Western Australia and in particular, the communities directly involved. From our work to date we are aware that the bauxite mineralisation through the area in question is reasonably continuous and of high quality.</p> <p>BRL's significant concerns are:</p> <ol style="list-style-type: none"> 1. The proposal may directly affect BRL's activities and our access to mineral resources and mining related infrastructure: <ol style="list-style-type: none"> a. We have identified the Wundowie Proposal area as potentially containing significant resources with which to potentially underpin the refinery project and have expended significant funds in the area in the last 18 months. b. Any rezoning of the Wundowie Proposal area and furthermore in the 'rural living subdivision strategy could have serious consequences including potentially precluding exploration, mining, or development of a mining project for 		

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			<p>bauxite gravels. This could therefore create a future loss of an important, good quality mineral and basic raw material.</p> <p>2. To date the definition of the resource within the Shires boundaries has been limited to desktop assessment pending further exploration. (The desktop assessment is presently confidential information but relevant extracts are available on request by DMP.) Our exploration tenements however extend across the Shire boundary and from the extensive drilling to date in the northern part of our tenement we can confirm that the bauxite mineralisation extends south across the Shire boundary into the Proposal area and its surrounds.</p> <p>In addition, we advise that the desktop assessment carried out in the southern part of the tenements (within your Shire) has resulted in the identification of the potential for commercially significant resources, which has in turn lead to the negotiation and execution of several exploration agreements with relevant freehold landowners in the Proposal area.</p> <p>For example:</p> <p>a. BRL has a binding and exclusive exploration agreement ('Agreement') with the freehold Owner of 613 Golf Links Road, Wundowie also known as Certificate of Title Volume 1380, Folio</p>	<p>Lot 5 has not yet been rezoned to "Rural Residential" and is located within the proposed Wundowie North West Precinct Structure Plan.</p>	

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			<p>150 being Lot 5 on Diagram 46665 ('Land').</p> <p>b. This means:</p> <p>i. BRL has a prior claim empowering BRL to explore and drill for minerals and other resources on the Land without interference or hindrance;</p> <p>ii. The Owner may not transfer, assign or otherwise part with possession or any interest in the Land unless the assignee is similarly bound by all conditions of the Agreement;</p> <p>iii. The Agreement confers on BRL an option to mine subject to statutory approvals and an agreement on compensation; and</p> <p>iv. The Agreement is for a Term of three (3) years commencing 1 August 2011, with option to extend the Agreement.</p> <p>c. Any rezoning or resulting frustration of the Agreement by the Proposal may give rise to loss by BRL.</p> <p>3. The Proposal impacts directly on the rights granted to BRL under tenement E70/3159 and in accordance with the <i>Mining Act 1978</i>. This may give rise to loss by BRL.</p> <p>MINING ACT – DMP has advised that the Shire of Northam Section 4.3. of the Draft Local Planning Scheme, the Zoning Table classifies the landuse 'Industry- Mining' as an 'A' within 'Agricultural Local' and 'Agricultural Regional'. In reference to legislation, Section 120 of the Mining Act 1978 states that town planning schemes and local laws</p>	<p><u>Recommendation:</u></p> <p>Insert a new paragraph 5.32.1 (d) as follows:</p> <p>5.32.1...</p>	

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			<p>are to be considered but do not derogate from the Mining Act. Therefore, planning schemes cannot prohibit or affect the granting of mining tenements (mining leases and exploration licenses) or the carrying out of any mining operation authorised by the Mining Act. However, there are likely to be a number of mineral to owner land titles within the Shire that are not covered by the Mining Act 1978.</p> <p>We would like to request that Section 5.32 of the Draft Local Planning Scheme 'Extractive and Mining Industries' has the following qualifying statement added to ensure that there is no confusion about the respective roles of DMP and the Shire with respect to mining approvals: "The following provisions relate to mining and extractive industry proposals that are not administered under the Mining Act 1978."</p> <p>The Draft Local Planning Scheme also classifies 'Industry- Extractive' as an "A" within 'General Industry', 'Agricultural Local' and 'Agricultural Regional'. We recommend "Industry- Extractive" should be listed as a "P" use for these General Agriculture or Rural areas. Not as an 'X' (not permitted for rural smallholding and rural residential).</p> <p>Finally we support DMP and the recommendation to protect the State's known and undiscovered mineral resources and for the following statements to be added:</p> <ul style="list-style-type: none"> • "Future rural living development must avoid areas that contain known mineral resources or basic raw materials, and those areas that are highly prospective for mineral resources and where exploration activities are likely to 	<p>"(d) where the extraction of minerals or basic raw materials under the proposal are not defined in the provisions of the Mining Act 1978."</p> <p>Amend the landuse definition of "Industry – extractive" as follows:</p> <p>"industry – extractive" means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining."</p> <p>Amend the landuse definition of "Industry – mining" as follows:</p> <p>"Industry – mining" means land used commercially to extract minerals from the land but which is not defined in the provisions of the Mining Act 1978.</p> <p>Not to amend the provisions of the Local Planning Strategy as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials</p>	

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			<p>define mineral deposits.</p> <ul style="list-style-type: none"> Prevent the intensification of sensitive land usage within and adjacent to designated buffer areas." 	<p>present and prevent the encroachment of such development with the allocation of a buffer.</p> <p>Council Resolution</p> <p>Insert a new paragraph 5.32.1 (d) as follows:</p> <p>5.32.1...</p> <p>"(d) where the extraction of minerals or basic raw materials under the proposal are not defined in the provisions of the Mining Act 1978."</p> <p>Amend the landuse definition of "Industry – extractive" as follows:</p> <p>"industry – extractive" means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining."</p> <p>Amend the landuse definition of "Industry – mining" as follows:</p> <p>"Industry – mining" means land used commercially to extract minerals from the land but which is not defined in the</p>	

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				<p><i>provisions of the Mining Act 1978.</i></p> <p><i>Not to amend the provisions of the Local Planning Strategy as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials present and prevent the encroachment of such development with the allocation of a buffer.</i></p>	
23	Anette & Rupert Poulton	9 Yates Street, Bakers Hill	<ol style="list-style-type: none"> 1. Yates Street stay at present position 2. Hoopers Park to stay and continue with care and improvement. 3. Development on Newman Road frontage to be included to take future problems away from Great Eastern Highway and to give Bakers Hill a town centre. 	<ol style="list-style-type: none"> 1. Yates Street is not proposed to be relocated as part of the Local Planning Scheme or Strategy. 2. No change is proposed to Hoopers Park as part of the Local Planning Scheme or Strategy. 3. Land bounded by Newman Street in the north, Bedford Street in the east, Great Eastern Highway in the south and reserve land on the corner of Great Eastern Highway and Yates Road is proposed to be zoned "Commercial". This will promote development along Newman Road. <p><u>Recommendation:</u></p> <p>No changes supported or deemed necessary.</p> <p>Council Resolution</p>	

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				No changes supported or deemed necessary.	
24	Land InSights	Lot 501 Muluckine Road, Grass Valley	<p>Land Insights is pleased to submit on behalf of the landowners of the property mentioned above, a submission on the Shire of Northam draft Local Planning Scheme No. 6.</p> <p>The owners of Lot 501 Muluckine Road, Grass Valley request that the Shire consider changing the zone of the property from <i>Agriculture – Regional</i> to <i>Rural Residential</i>. Please find enclosed Form 4 and the Land Capability Assessment Report to support the request.</p> <p>Please don't hesitate to contact me should you have any queries or wish to discuss the above.</p> <p>Landowner Submission</p> <p>It is requested that the Shire consider changing the zone of Lot 501 Muluckine Road, Grass Valley from "Agriculture-Local" to "Rural Residential" in the Shire of Northam Local Planning Scheme No 6.</p> <p>A land capability assessment report is attached to support the request. See Attachment S24A</p>	<p>The submission from Land InSights is noted.</p> <p>It is envisaged that the expansion of the Grass Valley townsite area should be done in a staged and structured manner. Thus, the future possible rezoning provision is incorporated into the strategy to allow the landowner to undertake the rezoning and structure planning exercise in the future.</p> <p>It is not necessary to rezone the property as it is envisaged that the expansion of the Grass Valley townsite will be a future staged development not an immediate development.</p> <p><u>Recommendation:</u></p> <p>No changes to the Local Planning Scheme No 6 or the Local Planning Strategy.</p> <p>Council Resolution</p> <p>No changes to the Local Planning Scheme No 6 or the Local Planning Strategy.</p>	
25	Greg Rowe & Associates on behalf of Dale and Lisa West	Lot 10 Great Eastern Highway, Muluckine	Greg Rowe and Associates acts on behalf of Dale and Lisa West the owners of Lot 10 Great Eastern Highway Muluckine (subject site) in relation to a submission on the draft Local Planning Strategy (LPS) and Local Planning Scheme No.6 (LPS6).	Comments are noted.	

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			<p>Property Particulars</p> <p>The subject site is described as:</p> <p>» Lot 10 on Diagram 16717 volume 1149 and folio 973.</p> <p>The subject sites property street address is known as 7756 Great Eastern Highway, Muluckine.</p> <p>Under the current Town Planning Scheme No.3 (TPS3) the subject site is zoned 'Agricultural-Regional' and is partially contained with the Northam Town Expansion Special Control Area.</p> <p>Northam Surrounds Structure Plan</p> <p>The Northam Surrounds Structure Plan (NSSP) identifies the adjoining land to the west of the subject site for either equine related rural-residential subdivision (2-4 ha), or larger industrial lots where sewer is neither required nor economical to develop.</p> <p>Part of the subject site is identified as rural-agricultural for the purposes of the NSSP with the remainder of the landholding being outside of the NSSP area.</p> <p>Draft Local Planning Strategy</p> <p>Under the draft LPS the subject site is identified for rural land uses. The land immediately to the west of the subject site is contained within the Townsite Boundary and is identified for Townsite uses</p> <p>Our Client considers the subject site suitable for rural-residential development given the lands</p>	<p>Comments are noted.</p> <p>Comments are noted. However, the land to the west of Lot 10 is located within the "proposed" town boundary.</p> <p>Lot 10 was found to be unsuitable for inclusion</p>	

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			<p>proximity to the central Northam and scenic attributes. The subject site is ideally located for rural-residential development with expansive scenic views over the Northam townsite to the south west with an undulating and interesting landform. Located on the corner of Great Eastern Highway and Yilgarn Road the subject site provides an opportunity to create a quality entry statement into Northam and a showcase rural-residential development.</p> <p>The subject site could be developed for rural-residential purposes in a consolidated development with the adjoining Lot 321 Yilgarn Road, Muluckine. This would create a coordinated development from the eastern extent of the Northam Townsite boundary.</p> <p>An opportunities and constraints plan has been prepared to assist in examining the potential for future rural-residential development (refer to Annexure 'A'). The opportunities and constraints plan assists in demonstrating that the subject site has few constraints that would prevent future rural-residential development.</p> <p>Further detailed investigations in relation to the suitability of the land for rural-residential development are required however preliminary investigations indicate that the land is suitable for such development.</p> <p>Recognising the above, it is requested that the land be identified for Future Rural-Living Development under the LPS. As an alternate the subject site could 'Development Investigation Area – Rural Residential' should the Shire be of the view that future investigations are required in relation to the suitability of the site for rural-residential development.</p> <p>The subject site should be identified for Future Rural-Living Development as:</p>	<p>in the future rural living area as it is considered that safe and efficient road access is not able to be provided due to the proximity of the corner of Great Eastern Highway and Yilgarn Avenue. It is likely that Main Roads WA will not permit entry/exit road infrastructure in this location.</p> <p>It is also considered inappropriate as the rural landscape vista on the entry to Northam from Great Eastern Highway is to be preserved and enhanced. Encouraging rural residential development would detract from this rural landscape.</p> <p>Lot 10 is bounded by two major roads and it not considered appropriate for development as rural vistas along major roads are required to be protected and enhanced.</p> <p>Further, the predominant landuse in the close proximity of Lot 10 (and including Lot 10) is agricultural purposes. It is therefore not supported on the grounds of proximity to other rural residential areas.</p> <p>Comments are noted.</p>	

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			<ul style="list-style-type: none"> » The subject site is in close proximity (5 kilometres) to the Centre of Northam. » The subject site has access to essential services such as power and water. Provision of reticulated water supply is generally required for rural-residential subdivision with lot sizes of 1 –4 ha in accordance with the Western Australian Planning Commission (Commission) Development Control Policy 3.4 Subdivision of Rural Land (DC3.4). » The land is relatively unconstrained. It is cleared of native vegetation, there are no water courses or wetlands and the land form is suitable for rural-residential development. » The subject site has vehicular access to Yilgam Avenue. » The anticipated increase in community services and infrastructure resulting from the Supertowns initiative is likely to make Northam a more desirable place to live and increase demand for rural-residential lots. » There are limited opportunities for rural-residential development as a housing choice in the vicinity of the Northam Townsite. The land identified for a Development Investigation Area – Rural Residential west of the Northam Airport is potentially constrained by the Airport and associated buffer. The Avon Arc Sub Regional Strategy identifies that the need for an Airport buffer will limit growth potential of this area. Similarly, land identified for Residential/Equestrian east of the Airport may also be impacted upon by Airport operations. <p>Further to the above, it is considered that the identification of the subject site for Future Rural-Living Development is consistent with the Settlement Strategy for rural living as identified on pages '72' to '74' of the LPS as:</p>	<p>Comments are noted.</p>	

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			<p>» The land is located in close proximity to the Northam Townsite which is consistent with the Settlement Strategy objective of locating future rural living development in close proximity to established settlements.</p> <p>» The subject site avoids environmentally sensitive and bush fire prone areas.</p> <p>» The land does not have significant agricultural value.</p> <p>To illustrate how the land may be subdivided for rural-residential purposes a subdivision concept plan is provided (refer to Annexure 'B'). The plan illustrates that the subject site can be readily subdivided into 1.0 ha lots. A total lot yield of 31 lots is provided.</p> <p>In accordance with the Commission's DC3.4 subdivision of rural land for closer settlement, i.e. rural-residential, should be properly planned through the preparation of regional and local planning strategies and provided for in Local Planning Schemes prior to subdivision. It is therefore requested that the land be identified in the LPS for Rural-Living to allow for future rural residential development.</p> <p>The Commission's Statement of Planning Policy 2.5 Agricultural and Land Use Planning (SPP2.5) does not identify the subject land being within an Agricultural Priority Management Area and as such the subject site is not considered to have any regional agricultural significance.</p> <p>SPP2.5 provides the following objective in relation to rural-settlement:</p> <p><i>Plan and provide for rural settlement where it can –</i></p> <p>a. <i>Benefit and support existing communities, and</i></p> <p>b. <i>Have access to appropriate community services and infrastructure.</i></p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>It is considered that the subject sites location in proximity to the centre of Northam, and Northam's status as a regional town, would allow for development of the land to be consistent with the rural- settlement objectives of SPP2.5. That is, future residents would have immediate access to community facilities and infrastructure provided in the town and the additional residential population would provide additional demand for local services.</p> <p>SPP2.5 provides that land should be identified in a local planning strategy as being suitable for closer settlement. Consistent with the requirements of SPP2.5 it is requested that the subject site be identified for future residential development.</p> <p>Draft Local Planning Scheme No.6</p> <p>LPS6 proposes to zone the subject site 'Agricultural-Regional.' The adjoining Yilgarn Avenue and Great Eastern Highway are reserve as 'Major Road' and 'Regional Road' respectively.</p> <p>The objectives of the 'Agricultural-Regional' zone under LPS6 are:</p> <ul style="list-style-type: none"> » <i>To provide for extensive and intensive agriculture uses which contribute to the general well-being of the region and the state and which are compatible with the capability of the land.</i> » <i>To protect the potential of agricultural/and for primary production and to preserve the landscape and character of the rural area.</i> » <i>To control the fragmentation of broad-acre farming properties through the process of subdivision</i> » <i>To protect broad-acre agricultural land for land degradation and further loss of biodiversity by:</i> <ul style="list-style-type: none"> o <i>Minimising clearing of remnant vegetation and encouraging the protection of existing remnant vegetation;</i> 	<p><u>Recommendation:</u></p> <p>No change recommended to the Local Planning Scheme or the Local Planning Strategy.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<ul style="list-style-type: none"> o <i>Encouraging the development of and protection of corridors of native vegetation;</i> o <i>Encouraging the development of environmentally acceptable surface and sub-surface drainage works; and</i> o <i>Encouraging rehabilitation of salt affect land.</i> <p>Ultimately, our Client's preference is that the site is zoned 'Rural-Residential' under LPS6. The Rural- Residential zoning would allow for further subdivision of the land. The objective of the 'Rural- Residential' zone under LPS6 is as follows:</p> <ul style="list-style-type: none"> » <i>To provide for the use of land for rural living purposes in a rural setting on lot generally ranging in size from 1 to 4 hectares whilst preserving the amenity of such areas, ensuring landscape protection and conservation and controlling land use impacts.</i> » <i>To reduce or eliminate the detrimental affect of keeping livestock in the zone by limiting stock to those kept for hobby purposes and not for commercial gain.</i> <p>It is anticipated that a Scheme Amendment to have the subject site zoned 'Rural- Residential' under LPS6 would follow after the landholding is identified in the LPS for potential rural-residential development</p> <p>Clause 5.17.2 of LPS6 provides that where a lot abuts a Major or Regional Road direct access may not be permitted where access is available from a side or rear street Clause 5.17.3 of LPS6 further provides that where access to a lot is only available via a Major or Regional Road vehicles must be able to enter and leave the site in forward gear.</p>	<p>A previous proposal to rezone Lot 10 from "Agriculture-Local" to "Rural Smallholdings" under former Town Planning Scheme No 3 was not supported by the WAPC.</p> <p>Safe and efficient access may not be possible from either Great Eastern Highway or Yilgarn due to the large traffic flow on both roads.</p>	

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			<p>Access to the subject site is currently available from Great Eastern Highway. For future rural-residential development access is proposed from Yilgam Avenue with the Great Eastern Highway access to be retained for the existing dwellings.</p> <p>Avon Arc Sub-Regional Strategy</p> <p>The subject site is contained within the Avon Valley Zone of Rejuvenated Drainage landform unit in accordance with the Schematic Land Use Plan of the Avon Arc Sub-Regional Strategy.</p> <p>Within the Avon Valley Zone of Rejuvenated Drainage in relation to rural living the Avon Arc Sub-Regional Strategy provides:</p> <ul style="list-style-type: none"> » <i>Subdivision for rural living to occur only in close proximity to Consolidated Urban Settlement in the western or central band of the Unit where consistent with local planning strategies.</i> » <i>Subdivision of land in the eastern side of the Unit should generally not be supported.</i> <p>It is considered that the subject site is in close proximity to Consolidated Urban Settlement being only 5.0 kilometres from the centre of Northam and the land abuts the Townsite boundary consistent with the requirement of the Avon Arc Sub-Regional Strategy.</p> <p>It is not considered that the land is within the eastern side of the Avon Valley Zone of Rejuvenated Drainage landform unit where subdivision is not supported, as the land is centrally located adjacent to the Northam Townsite.</p> <p>On the basis of the above it is considered that identification of the landholdings for Future Rural-Living Development is consistent with the Avon</p>	<p>Lot 10 is not considered to be in close proximity to consolidated urban settlement. "Close Proximity" is envisaged as being 1-2 kilometres from consolidated urban settlement.</p>	

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			<p>Arc Sub-Regional Strategy.</p> <p>Servicing</p> <p>To enable the subject site to be developed for future rural-residential purposes the landholding must be adequately serviced. A preliminary review of servicing for the subject site has been undertaken and detailed below.</p> <p>Power</p> <p>Power is currently provided to the subject site via high voltage transmission lines along Yilgarn Avenue. These transmissions lines traverse the northern boundary of the landholding.</p> <p>It is anticipated that power can be provided from the existing service infrastructure with upgrades provided as necessary.</p> <p>Water</p> <p>Reticulated water is currently provided to the site from a connection to the south east of the site (Northam-York Road). Reticulated water service is also located within approximately 1.0 kilometre to the south west of the subject site in the vicinity of the Northam Race Course.</p> <p>To facilitate future rural-residential development reticulated water supply is required to be provided. Further investigation with Water Corporation in relation to service capacity and requirements are required.</p> <p>Sewer</p> <p>Reticulated sewer connection is not available to the subject site. It is anticipated that on site effluent disposal system would be used consistent with normal practice for rural-residential development.</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>Conclusion</p> <p>It is considered that the subject site is suitable for future rural-residential development and as such it is requested that the landholding be identified for Future Rural-Living Development under the LPS. As an alternate the subject site could 'Development Investigation Area- Rural Residential' should the Shire be of the view that future investigations are required in relation to the suitability of the site for rural- residential purposes.</p> <p>The subject site could be developed for future rural-residential purposes in a consolidated proposal with the adjoining Lot 321 Yilgarn Road, Muluckine.</p> <p>The designation of the subject site as a Future Rural-Living Development in the LPS is considered appropriate to allow development of the site for rural-residential purposes and is consistent with State Planning Policy. Ultimately, a Scheme Amendment to rezone the subject site to Rural-Residential under LPS6 would be required.</p> <p><u>See Attachment S25A</u></p>	<p>Comments are noted.</p> <p>Lot 10 is not considered appropriate for Rural Residential zoning and future subdivision due to the following:</p> <ol style="list-style-type: none"> 1. Not considered to be in close proximity to urban settlement; 2. Access to the land would be difficult to achieve due to major roads abutting the land. 3. The land is required for protection of rural and environmental significant vistas and entry to Northam. 4. The primary landuse for Lot 10 and the adjoining areas is agricultural. 5. Possible future expansion of the existing Northam Industrial Area. <p><u>Recommendation:</u></p> <p>No changes to the Local Planning Scheme No 6 or the Local Planning Strategy.</p> <p><i>Council Resolution</i></p> <p><i>No changes to the Local Planning Scheme No 6.</i></p>	

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				<p><i>Alter the Local Planning Strategy maps to indicate Lot 10 Great Eastern Highway and Lot 351 Yilgarn Avenue as being "Development Investigation Area:</i></p> <ul style="list-style-type: none"> - <i>Investigate potential for future development;</i> - <i>Rural Smallholdings and/or Light Industrial landuses;</i> - <i>Rezoning and structure planning required.</i> 	
26	Stephen Tonkin	Lot 5 (1291) Northam- Toodyay Road, Katrine	<p>1. Introduction</p> <p>I make this submission as the long term owner and occupier of the above location.</p> <p>2. Draft Local Planning Strategy</p> <p>In the Draft Local Planning Strategy (LPS) the subject property, Lot 5 is shown as being:</p> <p>a) Within the Avon West Precinct; and b) Within Areas of Environmental Significance.</p> <p>Lot 5 is leased to an adjacent farmer who uses the property to add to the area of arable land on his own farm. Approximately 120 ha of land is arable and suitable for cropping and grazing. The balance of the cleared lands are suitable for grazing only. The total area of the property is 438 ha and it is located immediately adjacent to the boundary of the Shire of Toodyay.</p> <p>3. Avon West Precinct</p> <p>In the existing Local Planning Strategy the subject land is included within the Avon West Precinct as Agriculture where further subdivision is possible to a minimum lot size of 50 ha subject to land capability and satisfaction of</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>performance criteria. As a result of the potential to subdivide to 50 ha the subject land already has a number of nearby properties with existing approved 50 ha + lots and rural – residential and rural living lots in the Shire of Toodyay. The subject land has been and will continue to be affected by these subdivisions in the following manner:</p> <ul style="list-style-type: none"> a) The introduction of so many existing and future residents has made it more difficult to continue farming due to the potential of these new neighbours to introduce weeds, pests, chemicals and other such adverse impacts; b) The land values, and in turn rates, are increased with the expectation of future subdivision, creating an adverse impact on the sustainability of existing agricultural use of the subject land; c) The previous strategy recognised the difficulty of maintaining sustainable agricultural activity in view of the steep and rocky nature of areas within the Avon West Precinct; d) The property includes area's where the highest and best use of the land suitable for farming in the river valley is cropping and grazing. This is one of only three properties in this area which are in similar circumstances. Retaining the minimum lot sizes of 50 ha from the existing Local Planning Strategy should not create a precedent for further areas to be included and subdivided as there are only 3 properties so directly affected by existing subdivisions adjacent to the subject land. The other two lots are Lot 200 and Lot 102, both of which are also in the area where the minimum lot size is 50 ha under the current LPS. <p>4. Areas of Environmental Significance</p> <p>The subject land was shown as 'Agricultural Areas' in the existing LPS and was included in 'Areas of Environmental Significance'. The subject</p>	<p>The Avon West Precinct under the proposed Local Planning Strategy has been dealt with in detail in previous submission responses and can also be appropriated to this submission.</p> <p>It is viewed that the land in the Avon West Precinct is not suitable for subdivision to 50ha lot sizes for a number of reasons which have been previously addressed at responses to submission No 6.</p> <p>Comments are noted.</p>	

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			<p>land remains in 'Areas of Environmental Significance' in the draft LPS. Portions of the subject land are being used for agriculture, primarily cropping and grazing. Although not large enough for a full time income, the land is suitable for agricultural use and agriculture is sustainable as a part – time income which is how the land is presently used.</p> <p>The LPS should reflect the agricultural use of portion of the property and retain the whole property in Rural. Including the subject land in Rural would be consistent with the aims of the LPS of protecting agricultural land and to facilitate a range of different lifestyles. The environmentally significant areas on the subject land would still be protected through other relevant provisions if subdivided.</p> <p>Although the subject land is shown on the LPS Strategy Plan as 'Areas of Environmental Significance' in the Text there is no description of this specific use. It is assumed that this area is described and has the vision and strategy applied under the heading Environmental Protection and Conservation Strategy. Observing the full requirements of the Environmental Protection and Conservation Strategy could restrict agricultural use and increase land management costs. This appears to be in conflict with the Vision/Objectives to:</p> <p><i>Protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of current and future generations while providing the appropriate development opportunities to promote the local economy.</i></p> <p>Increasing the agricultural potential of the land will mean increasing stocking rates which does not lend itself to protecting the environmentally significant areas, remnant vegetation and the</p>	<p>It is not considered to be proper and orderly planning to dual zone a land parcel, particularly when the landuses are not entirely compatible.</p> <p>Noted. However, it is considered that the land would be assessed for environmental significance as a whole and would take into account areas of less environmental significance.</p>	

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			<p>escarpment on the property. Further consideration should be given to balancing the agricultural use and environmental aims. Allowing subdivision down to an average of 50 ha will give greater flexibility when considering planning and development opportunities and will allow environmentally significant areas to be preserved.</p> <p>5. Retaining the potential to subdivide Lot 5 to a minimum area of 50 ha together with the two adjacent lots being Location 200 and Lot 102 will allow the existing 'dead end' at Smith Road and other subdivisional roads to provide more than one access and egress for fire and emergency safety and traffic circulation and improved lot layout.</p> <p>6. The existing property together with adjacent farms cannot sustain suitable financial returns from cropping and grazing due to:</p> <p style="padding-left: 40px;">less than 30% of the property being suitable due to the steep escarpment, hills and rocky outcrops; rising cost of agriculture production and diminishing returns; the rising land costs due to land being sort for lifestyle and speculation to the point where purchasing agricultural land to increase production for a farming operation is not economically sustainable; and increased risk to agriculture from increased numbers of neighbours often with little rural experience introducing, for example, pests, domestic pets and weeds and therefore preventative measures resulting in increased costs.</p> <p>7. The farmers on Lot 200 currently farm</p>	<p>Noted. However, it is not possible to increase agricultural uses without development approval whereby the impact to environmental significance will be assessed.</p> <p>There are options available for a connection from Smith Road to a future road reserve proposed under a future subdivision.</p> <p>Comments are noted.</p>	

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			<p>several of the surrounding properties including my property on a leasing basis which is the only way the family farming operation on Lot 200 can be economically viable.</p> <p>8. The leasing of the arable areas of nearby small lots can therefore be collectively farmed by one or two farmers in the area to achieve suitable economic returns.</p> <p>9. Subdivision would allow the lower flatter good agricultural land to continue in larger holdings while subdividing the less viable and very hilly areas of Lot 5.</p> <p>10. My property is also adjacent to the rural small holdings in Toodyay where much of the land has already been subdivided which impacts on rural land values increasing the price of rural land per hectare.</p> <p>11. Diversity of surrounding lots and uses adds to land values and farming problems make potential subdivision as permitted under the existing LPS desirable. The diverse holdings and uses of nearby properties include:</p> <ul style="list-style-type: none"> a) river lifestyle lots; b) small scale rural lots; c) rural living and rural residential lots; d) Lots 8,56 and Pt Lot 50 on the northern side of the Avon River is zoned for Residential School – Higher Education Institution; e) proximity to small holdings in the Shire of Toodyay; f) proximity to Avon and Mortlock Rivers Special Control Area; and g) relatively small broadacre lots being used for cropping and grazing or more intensive uses. 	<p>Comments are noted.</p> <p>It is not considered that subdivision is a suitable solution to leasing prospects. On the contrary, should subdivision occur, it is not guaranteed that individual landowners will allow their landholdings to be leased.</p> <p>Steep slopes are not suitable for residential subdivision for a number of reasons as previously commented on at submission No 6.</p> <p>It is not considered that there are adjoining small lot subdivisions adjacent to the subject property. A small number of lots adjoining the subject lot within the Shire of Toodyay are less than 50ha. The remainder of the land adjacent to the subject land are 100ha and over. There is a subdivision of rural residential sized lots but it is positioned on the other side of the Northam Toodyay Road and Avon River and is not considered to be an influence to the subject land.</p>	

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			<p>12. Recent and ongoing actions to make Northam a 'Supertown' will further support to demand for lots which are 50 ha and larger to add to the variety of activities and lifestyles sought by increased population.</p> <p>13. Due to the limited agricultural potential and returns from the property I anticipate that if I sought to sell the property however it would be too expensive when compared to the potential and current agricultural production returns and is too large for a lifestyle purchaser. Allowing 50 ha minimum lot sizes to remain will provide greater opportunities for ongoing agricultural use and a variety of lifestyle and/or boutique rural activities.</p> <p><u>See Attachment S26A</u></p>	<p>Studies undertaken to date support sufficient infill planning which will cater for increased population numbers.</p> <p>Despite Officer comments above, it is recognised that there may be potential for subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the area be split into two distinct areas, being the Avon North Precinct and the Avon South Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p> <p><u>Recommendation:</u></p> <p>1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct.</p> <p>The Avon North Precinct is bounded by the</p>	

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				<p>Northam/Toodyay Shire boundary to the North, the Northam/Toodyay Road to the east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south and Leaver/Decastilla Road (and appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <p>2. That the Local Planning Strategy maps be amended to include the Avon North Precinct and the Avon South Precinct with the following notation applicable to each precinct as follows:</p> <p>“AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken.” 	

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				<p>“AVON SOUTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special controls to all future land use and development.” <p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p> <p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> • The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental 	

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				<p>areas, steep escarpments, granite outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is not considered appropriate to allow subdivision in the area denoted as the Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and, environmental significant land preventing possible subdivision.</p> <p>4. Insert a new dot point in Strategies:</p> <ul style="list-style-type: none"> • “Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes.” <p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 	

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				<p>hectares) and the Avon North Precinct (4 to 40 hectares);”</p> <p>Council Resolution</p> <p>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West Precinct as follows:</p> <p>Avon West Planning Precinct</p> <p>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following criteria:</p> <ul style="list-style-type: none"> i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River; ii) Where it is not located on land identified as having significant agricultural potential; iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land; iv) Where safe and efficient road access can be provided; v) Where essential services are capable of being provided and maintained efficiently and at reasonable cost; vi) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas; vii) Where bush fire risk can be suitably managed; 	

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				<p>viii) <i>Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i></p> <p>ix) <i>Where it is not located within any defined floodplain;</i></p> <p>x) <i>Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair are promoted;</i></p> <p>xi) <i>Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> <i>- Planting and/or retention of vegetation;</i> <i>- Fencing of remnant vegetation;</i> <i>- Control of stock along wetland and foreshore areas;</i> <i>- Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> 	

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				<ul style="list-style-type: none"> - <i>Management of stormwater drainage;</i> - <i>Creation of rights of public access to foreshore areas;</i> - <i>Preparation of conservation management plans;</i> - <i>Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements.</i> 	
27	Stephen Tonkin	Lot 5 (1291) Northam-Toodyay Road, Katrine	<p>1. The Draft Local Planning Scheme No. 6 (LPS No. 6)</p> <p>In the Draft LPS No.6 the Subject Land is shown as:</p> <p>a) Agriculture-Local Zone; and b) Being within the Landscape Protection Special Control Area.</p> <p>2. Zoning</p> <p>I support the zoning and the objectives for the zone which provide for the protection of agricultural land uses and activities while preserving the landscape and character of the rural area.</p> <p>While generally supporting the objective to control the fragmentation of broad – acre farming properties through the process of subdivision, the subject land could be subdivided to a minimum lot size of 50 ha as provided for in the existing Local Planning Strategy (LP Strategy) which we wish to be retained. The result of the LP Strategy supporting subdivision in this area has been that the subject land is now the last of three larger properties which remain unsubdivided properties within an area where many smaller lots have been created or approved.</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>There has been little subdivision activity in the Avon West Precinct since the adoption of the previous Local Planning Strategy in 2004. This has been addressed in detail at the comments for submission No 6.</p>	

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			<p>The subject land has approximately 30% of the property on flat lands adjacent to the Northam – Toodyay Road which is suitable for grazing and cropping. The balance of the property is steep and often rocky with good quality remnant vegetation and small pockets of grazing land with areas suitable for housing sites.</p> <p>The landowners wish to retain the potential to subdivide this property to give them more flexibility for the future use of the property and because of the impact of subdivision in this area on the sustainability of farming.</p> <p>Careful design of the lot layout and identification of appropriate house sites will ensure the landscape and character of the area would be protected.</p> <p>It is recommended that the Scheme (and Strategy) should retain the existing opportunity to subdivide the subject land to a minimum lot size of 50 ha.</p> <p>The property is too small in the present circumstances to be economically sustainable for agriculture for the following reasons:</p> <p>i) The existing property together with adjacent farms cannot sustain suitable financial returns from cropping and grazing due to:</p> <p>less than 30% of the property being suitable due to the steep escarpment, hills and rocky outcrops; rising cost of agriculture production and diminishing returns;</p>	<p>The fact that a large portion of the land is steep and rocky with remnant vegetation present lends itself to be excluded from subdivision potential. Fire risk is increased where steep slopes are incorporated into a residential design.</p> <p>Comments are noted. However, subdivision in the Avon West Precinct is not supported for reasons detailed at submission No 6.</p>	

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			<p>the rising land costs due to land being sort for lifestyle and speculation to the point where purchasing agricultural land to increase production for a farming operation is not economically sustainable; and increased risk to agriculture from increased numbers of neighbours often with little rural experience introducing, for example, pests, domestic pets and weeds and therefore preventative measures resulting in increased costs.</p> <p>Subdivision would allow the lower flatter good agricultural land to continue in larger holdings while subdividing the less viable topographically challenging hills;</p> <p>ii) Proximity to the rural small holdings (Rural Living and Rural Residential) in Toodyay where much of the land has already been subdivided impacts on rural land values increasing price per hectare;</p> <p>iii) Diversity of surrounding lots and uses adds to land values and farming problems. The diverse holdings and uses include:</p> <p>a) river lifestyle lots; b) small scale rural lots; c) rural living and rural residential lots; d) Lots 8,56 and Pt Lot 50 on the northern side of the Avon River is zoned for Residential School – Higher Education Institution; e) proximity to small holdings in the Shire of Toodyay; f) proximity to Avon and Mortlock</p>	<p>Steep slopes and rocky/granite outcrops are not considered to be suitable topography to support subdivision.</p> <p>Development of property within flood risk areas is not supported.</p> <p>The higher education facility is not considered to impact the subject land.</p> <p>Detailed responses to similar submission No 6</p>	

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			<p>Rivers Special Control Area; and relatively small broadacre lots being used for cropping and grazing or more intensive uses.</p> <p>3. Landscape Protection – Special Control Area (LPSCA)</p> <p>The subject land is in the LPSCA in the existing scheme and there is no objection to including the property in the LPSCA in the new Scheme.</p> <p>As discussed in Point 2 above, the land should retain potential to subdivide the property for lots with a minimum of 50 ha where the landscape values are preserved. Accordingly, Clause 6.3.3 should reflect that the subject land can be subdivided in a manner consistent with the adjacent properties and be supported in the Local Planning Strategy.</p> <p>This submission is not suggesting the manner in which this would be reflected in the LPS No. 6 as it would depend upon whether any other lots should be included however, the land owners desire to retain the current opportunities for subdivision should be retained (This matter is further explained in the submission on the Draft Local Planning Strategy).</p> <p>4. Development of Second Dwellings</p> <p>Under the previous Scheme Council could approve two dwellings on a single Rural lot.</p> <p>In Section 5.37.1 and 5.37.2 Development in the Agriculture – Local and Agriculture – Regional Zones in LPS No. 6. the local</p>	<p>can be attributed to the subject land.</p> <p>Comments are noted.</p> <p>50ha subdivision is not supported for reasons outlined above and at submission No 6.</p> <p>It is not considered appropriate to alter the provisions of clauses 5.37.1 and 5.37.2 as adequate provision is made for the construction</p>	

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			<p>government will generally only support 1 single dwelling. It may consider one additional dwelling where:</p> <p>it is required for farm management or tourism purposes; or the additional dwelling(s) will only accommodate a family member or workers accommodation.</p> <p>Further to this Section 5.37.3 states that the existence of more than one dwelling will not be construed as a basis for subdivision.</p> <p>I would prefer that the approval of a second dwelling in the Agriculture – Local or Regional zone should be a permitted use subject to it being suitably located on the property. There are many reasons why you may want to construct a second dwelling on a rural property. For example it may be to accommodate a dependant who is <u>not</u> related and <u>not</u> a farm worker or for security of the property and/or residents. In view of the statement that the existence of two dwellings will not justify subdivision, I feel the restrictions listed in 5.37.2 are unnecessary and recommend that the approval of a second dwelling is less restrictive by being made a Permitted use.</p> <p><u>See Attachment S27A</u></p>	<p>of a second dwelling on an “Agriculture-Local” property. A caretakers dwelling would be an appropriate residence for a non-related dependent or a person for security of the primary residential property.</p> <p>Despite Officer comments above, it is recognised that there may be potential for subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the area be split into two distinct areas, being the Avon North Precinct and the Avon South Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p> <p><u>Recommendation:</u></p> <p>1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct.</p> <p>The Avon North Precinct is bounded by the Northam/Toodyay Shire boundary to the North, the Northan/Toodyay Road to the</p>	

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				<p>east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south and Leaver/Decastilla Road (and appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <p>2. That the Local Planning Strategy maps be amended to include the Avon North Precinct and the Avon South Precinct with the following notation applicable to each precinct as follows:</p> <p>“AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken.” <p>“AVON SOUTH PRECINCT</p>	

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				<ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special controls to all future land use and development.” <p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p> <p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> • The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental areas, steep escarpments, granite 	

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				<p>outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is not considered appropriate to allow subdivision in the area denoted as the Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and, environmental significant land preventing possible subdivision.</p> <p>4. Insert a new dot point in Strategies:</p> <ul style="list-style-type: none"> • “Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes.” <p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 hectares) and the Avon North 	

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				<p>Precinct (4 to 40 hectares);”</p> <p>Council Resolution</p> <p>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West Precinct as follows:</p> <p>Avon West Planning Precinct</p> <p>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following criteria:</p> <ul style="list-style-type: none"> i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River; ii) Where it is not located on land identified as having significant agricultural potential; iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land; iv) Where safe and efficient road access can be provided; v) Where essential services are capable of being provided and maintained efficiently and at reasonable cost; vi) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas; vii) Where bush fire risk can be suitably managed; viii) Where natural primary resources 	

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				<p><i>including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i></p> <p><i>ix) Where it is not located within any defined floodplain;</i></p> <p><i>x) Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair are promoted;</i></p> <p><i>xi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> <i>- Planting and/or retention of vegetation;</i> <i>- Fencing of remnant vegetation;</i> <i>- Control of stock along wetland and foreshore areas;</i> <i>- Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> <i>- Management of stormwater drainage;</i> 	

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				<ul style="list-style-type: none"> - Creation of rights of public access to foreshore areas; - Preparation of conservation management plans; - Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements. 	
28	Fermora Pty Ltd (El Caballo Lifestyle Village)	El Caballo Lifestyle Village	<p>We refer to the Draft Local Planning Scheme No.6 (LPS6), including the Local Planning Strategy and Scheme Maps, which is currently being advertised for comment.</p> <p>We are extremely concerned by two amendments that LPS6 proposes, namely:-</p> <ul style="list-style-type: none"> i) Making "Park Home Park" an X use in the Tourist Zone; and ii) A 500m buffer being formalised around Linley Valley Abattoir and associated waste water ponds. <p>These proposed amendments have clearly been prompted by the representations made by the Linley Valley Abattoir, and WA Pork Producers Association on their behalf, to the Minister for Planning and we note the Minister's response by a letter dated 18th July 2011 which was incorrectly sent to us by his office (attached).</p> <p>If these amendments are incorporated into LPS6 as proposed, then it puts at significant risk the existing approved lifestyle village and the viability of the El Caballo Resort, golf course, tavern and shops.</p> <p>We set out below our submission in relation to LPS6</p>	<p>The submission from Fermora Pty Ltd is noted.</p> <p>It was envisaged by the Shire that the 500m buffer distance from the Linley Valley Abattoir would be to ensure the limitation of adverse odour emissions should the Abattoir propose expansion in the future.</p> <p>The Environmental Protection Authorities (EPA) Guidance for the Assessment of Environmental Factors No.3 (Separation Distances between Industrial and Sensitive Land Use) states that between 500m and 1,000m is an applicable landuse buffer between an abattoir and a sensitive landuse (dwelling).</p> <p>Based on an odour study that was undertaken, it is considered that a 500m buffer around the Abattoir is appropriate.</p> <p>It is considered appropriate to allow the lifestyle village to develop to its potential whilst still excluding the land incorporated in the buffer zone for the abattoir.</p> <p><u>Recommendation:</u></p>	

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			<p>accordingly.</p> <p>1. Background / History</p> <p>Our company spent in excess of \$8m purchasing El Caballo Resort (Resort) and 96 acres of land and improvements (Development Land) overlooking the golf course in 2006.</p> <p>During 2006/2007 the company spent \$2.3m in capital upgrades to the Resort and during 2007/2008 incurred a further \$2m of trading losses in attempt to run the Resort solely as a tourist based facility relying on revenue of functions and accommodation. To increase revenues we also imported Spanish horses and re-started the horse shows for which El Caballo Blanco was renowned and we also ran special events during this time such as concerts and rodeos.</p> <p>By 2009 it was clear that the destination was not well patronised and no amount of capital injection would make the Resort a viable tourist only business. This is further evidenced by that since the early 90's the Resort has had numerous owners who have failed to make it viable. Even the introduction of a \$12m international golf course in the late 90's did not assist greatly. The scale of the facility is such that the essential operating and maintenance costs are prohibitive when compared to the revenue received from tourist based activities. The only path forward to make El Caballo viable was to introduce a further use that was compatible and complimentary to the tourist activities in the area.</p> <p>In late 2008 we began planning the development of a</p>	<p>Apply a "Special Use" zone over the Park Home Park.</p> <p>Add the additional text into the "Special Use" table as follows:</p> <p>See "Attachment 2".</p> <p>Apply a "Special Use" zone over the Golf Course land.</p> <p>Add the additional text into the "Special Use" table as follows:</p> <p>See "Attachment 3".</p> <p>Retain the 500m buffer surrounding the Linley Valley Abattoir and the Waste Water Treatment Ponds for the Abattoir.</p> <p>Council Resolution</p> <p>Apply a "Special Use" zone over Lot 90 Great Eastern Highway, Wundowie.</p> <p>Add the additional text into the "Special Use" table as follows:</p> <p>See "Attachment 2"</p> <p>Apply a "Special Use" zone over Lot 88 Great Eastern Highway, Wundowie.</p>	

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			<p>Lifestyle Village on part of the Development Land and in April 2009 we submitted a planning application to the Shire of Northam for a 242 park-home Lifestyle Village.</p> <p>2. Approved Development</p> <p>On 20th January 2010 the Shire of Northam granted conditional planning approval to the Lifestyle Village. There were 32 conditions placed on the approval. One of these conditions included a setback which resulted in the number of park-homes being reduced from 242 to 181. This setback is 500m from the abattoir & associated ponds, 230m of which is on our property. This will be referred to later in this submission.</p> <p>In January 2011 we received firm project finance and set about clearing the remainder of our conditions that were preventing on- ground commencement. In July 2011 we received the clearance from the Shire of Northam to the final condition preventing on-ground commencement and in the first week of August 2011 we commenced site works.</p> <p>We have completed 95% of the civil works for stage one (44 home sites) which include:-</p> <p>Roads & drainage; Below ground electrical, communications, sewerage, gas and water reticulations; Installation of a Department of Health approved waste water treatment plant; Upgrade and widening of the entry road – Jocosa Rise Retaining walls</p>	<p>Add the additional text into the “Special Use” table as follows:</p> <p>See “Attachment 3”.</p> <p>Retain the 500m buffer surrounding the Linley Valley Abattoir and the Waste Water Treatment Ponds for the Abattoir.</p>	

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			<p>Further to this we have carried out a major refurbishment of the El Caballo Resort buildings and committed to in excess of \$1.3m of display homes (5) forming a display village, which have now been installed on-site.</p> <p>3. Future Development</p> <p>The approved development uses approximately 1/3 of the Development Land. The long-term plan for us, which would come of no surprise, is to extend the Lifestyle Village in accordance with consumer demand for the homes to the remaining 2/3 of the Development Land. This could in effect see a Lifestyle Village of 400-500 park-homes at El Caballo.</p> <p>However; as outlined in Section 8 below, LPS6 proposes to remove park-homes as a permitted use within our Tourist zoning and further proposes to formalise a 500m buffer around the neighboring abattoir. This is an off-site buffer that extends up to 230m into our property and severely affects the development potential of the Development Land.</p> <p>As identified later in this submission the operating costs of the facility are such that 181 homes does not adequately meet those costs. We initially sought 242 homes with a view to expansion later on.</p> <p>Typically other lifestyle village developers have sought villages of between 370 and 450 on far smaller sites than El Caballo. Our intention was always to increase the number of homes to 400 or even 500 if demand permits. In all likelihood, 440 would be an ideal number for the facilities available in the area.</p>		

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			<p>If future development at the Development Land is prohibited in the way LPS6 proposes then it puts at significant risk the viability of the Lifestyle Village project and with it El Caballo Resort, the golf course and other tourist facilities in the area.</p> <p>4. Lifestyle Villages</p> <p>The term "Lifestyle Village" has been given to the development, but the model for our village is significantly different to that used in other "Lifestyle Villages" that have been built in WA.</p> <p>Lifestyle Villages have sometimes been used as a backdoor to residential development in areas that otherwise would seem unsuitable for residential living.</p> <p>El Caballo is different. The locality is a highly desirable location for residents and tourists alike. The proximity to Perth, the surrounding golf course, the Avon Valley hills and the resort facilities make this a unique site.</p> <p>LPS6 discusses the strategically located tourism sites in and around Northam, including Wundowie. It also refers to complementing existing natural and man-made features of the Shire. The Resort and the golf course are the only significant features of the Wundowie area. Without complementing these existing significant features with additional uses that increase the population in the immediate vicinity, the Resort and golf course will continue to be unviable businesses and will not be available to benefit tourism in the area.</p> <p>The Lifestyle Village we are building is a genuine supplementary use to the main tourist activities in the</p>		

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			<p>locality. Whilst we are providing the land to home owners by way of a 60-year lease, it is not in anyway a contract that holds them there for the full period. In fact, residents wanting to leave the village need only give 60 days notice.</p> <p>The development of El Caballo as a lifestyle village also complies with the majority of WAPC Planning Bulletin 83/2011 – Planning for Tourism. We note in particular:-</p> <p>Homes within El Caballo Lifestyle Village can be sublet. This is not something that other villages have permitted, however something that our lease document provides for. This allows the individual home owners who may be on holiday to include their home into the letting pool of the facility as a whole.</p> <p>The homes being built on site are suitable for short stay accommodation if needed (refer above). The sites generally are between 160m2 and 260m2 and the homes range from 65m2 (internal) 1-bed home and 121m2 (internal) 3-bed home.</p> <p>The Resort occupies the area of the site with the highest tourism amenity, being Great Eastern Highway. Nothing in the development of the lifestyle village will alter that.</p> <p>The development of the lifestyle village as a complimentary use has given the tourism component of the facility a resultant benefit. There has been a significant upgrade to the existing Resort lobby, function rooms, reception area and pool area with lawn bowls soon to be added. The tennis courts and mini-golf are also receiving a refurbishment through funding that, without the lifestyle village, would not</p>		

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			<p>have been available to the Resort. Furthermore, our budget forecast for 2 years allows for a complete refurbishment of the Resort accommodation, potentially adding further accommodation as the demand requires.</p> <p>The lifestyle village will have flow on effects to the immediate locality. The introduction of a new population will make the Resort and golf course viable as well as the tavern and would introduce a range of tenants into the currently empty shops. IGA Supermarkets is in discussion with the owner and subject to the increase in the immediate population are willing to open an IGA X-press store at El Caballo. This is expanded on in section 5 below.</p> <p>The site has been master planned in such a way that the more permanent residents are suitably separated from the main tourist accommodation to ameliorate the potential for any conflict such as noise. The Resort is positioned on the highway with prime access for tourism whilst the lifestyle village is being constructed on the other side of the golf course. The two share common facilities, with further facilities planned to be built at the lifestyle village site within 2 years.</p> <p>Generally, tourist precincts have a residential population in the immediate vicinity which supports the tourist activities in the quieter times. El Caballo is in a relatively isolated position and does not have an existing residential population for the tourist activities to supplement from, which is why the development of the lifestyle village is crucial for the viability of the Resort and all of the tourist activities in the area. We attach for your reference letters received from the golf course and the owner of the tavern</p>		

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			<p>and shops, both of whom fully support the development of our lifestyle village.</p> <p>The locality is generally zoned agriculture with some rural small holdings in the area. The only industry nearby is the existing Linley Valley Abattoir, operating as a non-conforming use, which has been well addressed through the planning phase of the lifestyle village.</p> <p>The area is perfectly suited to the Lifestyle Village concept. This has been made crystal clear to us by the overwhelming response we have had to a relatively small marketing campaign of 6 weeks with no television advertising. At the time of writing this submission our "significant enquiries" has reached 162.</p> <p>What sets our lifestyle village apart from other villages is the quality and quantity of facilities and the genuinely high quality land that we have chosen for the development. The land is elevated some 48 metres at the ridge and the development is terraced on the side of the hill overlooking the golf course and rolling hills of the Avon Valley.</p> <p>Here's a small comparison of our facilities to that of another lifestyle village in Perth, in this case Hillview Lifestyle Village, High Wycombe.</p> <p><u>See Attachment S28A</u></p> <p>El Caballo's facilities will be unmatched by any other lifestyle village, tourist park or even retirement village in WA. Some villages in the past have had problems in delivering facilities to residents in the promised time. El Caballo, by utilising the existing resort facilities has a major</p>		

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			<p>head start and has the added benefit of being the only lifestyle village in WA that is built adjacent to and is surrounded by a reticulated 18 hole international golf course.</p> <p>As an example of the extent our facilities are going to, the men's workshop is a 300sqm enclosed area which is split into 3 sections. One section for woodworking with lathes, drill presses etc, another section for steel working with lathes, welders etc and a final section for socialising with leather couches, big screen television, drinks fridge and kitchenette. The area also has additional land attached where, with permission, guys can get together and work on their cars, boats, caravans and even golf carts.</p> <p>This is a stark contrast to the (maximum) 50sqm tin sheds other lifestyle villages are putting up, with residents required to fit it out themselves. This contrast is visible in the quality of many of the facilities at El Caballo in comparison with other villages.</p> <p>El Caballo is the gateway to the Avon Valley and Wheatbelt Region and our lifestyle village is a significant stepping stone for Northam becoming a SuperTown which we address further in section 6.</p> <p>5. Asset to Locality</p> <p>The El Caballo locality falls right on the border of Mundaring & Northam just inside the Shire of Northam. It is perfectly located on the main eastern arterial road being Great Eastern Highway.</p> <p>The locality is home to the El Caballo Resort, the El Caballo</p>		

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			<p>Golf Course, El Caballo Roadhouse, Tavern & Shops and El Caballo Heights- a 50 lot rural estate.</p> <p>The tourist and business activities in the area are verging on non-existent. The Resort has been closed for 18 months and is only now being reopened due to the Lifestyle Village funding to include the Resort as part of the facilities for the village. The golf course was sold 12 months ago and continues to lose money every week. The tavern trades poorly and the 6 shops beside it have been vacant for at least 6 years. The only business that is viable in the area is the roadhouse which is surviving off the trucks that fuel up with diesel about to head to the eastern states- hardly a tourist activity.</p> <p>The reason the tourist and business activities in the area are suffering is due to the extremely low population in the immediate vicinity. There is no existing population to supplement from and this is where the lifestyle village becomes a major asset to the locality.</p> <p>IGA Supermarkets (Property Development Division) has been in touch with both the owner of the tavern and shops, and more recently with us, looking to open an "IGA X-press" in the locality. They are committed to opening the store based on the increased population the Lifestyle Village will bring. Having an IGA in the vicinity would be a very attractive amenity to tourists and local residents alike. IGA stores typically attract other businesses which set up nearby, including newsagent and post office. Again, these would be very attractive amenities to tourists and local residents alike.</p> <p>See attached letter from IGA attached, which indicates they would willingly increase the size of their store to</p>		

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			<p>match the number of homes we have on site. Similarly then one can appreciate that if the lifestyle village does not proceed because 181 homes is unviable, then IGA would not setup there at all.</p> <p>6. SuperTowns</p> <p>The SuperTowns initiative is to encourage regional communities to plan for the future to take advantage of the expanding population of Perth.</p> <p>More detailed, <i>"The SuperTowns vision is to have balanced communities, with lifestyle options and access to services. They will have affordable, quality housing and a diverse range of job opportunities. The towns will offer more choices for people to live in regional areas and an attractive alternative to living in the metropolitan area"</i>.</p> <p>El Caballo Lifestyle Village fits this mould perfectly. We are creating a lifestyle option for over 45's which provides quality, affordable housing and the facilities available not only within the village, but also the surrounding communities make this a very attractive alternative to living in the metropolitan area.</p> <p>There are numerous flow on effects from the village, which are amplified if given the opportunity to extend to 400 homes:-</p> <ol style="list-style-type: none"> 1. The homes while being quality built are relatively inexpensive as they are separated from the land cost. The average cost to enter El Caballo Lifestyle Village is \$299,000, where 		

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			<p>as the median house price in the area is \$480,000;</p> <ol style="list-style-type: none"> 2. The houses these over 45's are selling to enter the village are being made available to the wider market. There are many signs of a housing shortage in WA in the next 3-5 years, particularly with the resource sector activities in WA; 3. The increased population supports the tourism based facilities in the area which are a benefit to the wider public; and 4. It provides the first attractive lifestyle option in the Shire of Northam, a regional community, as part of the SuperTowns initiative, without having drawn on any Royalties for Regions funding. <p>El Caballo is located within 200m of the Mundaring-Kalgoorlie water pipeline. This allows the area to be well suited to development. It is also the route in which natural gas may be extended from Midland to Northam. We're told this is a \$90m project if undertaken and feasibility studies are being carried out.</p> <p>Our lifestyle village is being developed with gas reticulated off a main bullet. This has been done in a way that switching to natural gas at the appropriate time would be a simple process. If 400 homes are built at El Caballo then this would be a significant pick up for this gas project.</p> <p>7. Ageing in place & affordable housing</p> <p>A major demographic of Perth is our ageing baby boomers. Perth, certainly the eastern suburbs through to</p>		

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			<p>the Wheatbelt, is seemingly unprepared for the sheer volume of people that are turning 65 starting this year (2011). El Caballo aims to address a shortage of homes in a suitable location with appropriate facilities for this demographic. Whilst our village is aimed at over 45's, in reality the average age of people who live in lifestyle villages is 60-65.</p> <p>El Caballo Lifestyle Village is being designed in such a way that ageing people will be able to live in the homes for years to come. The homes are built with wide passages, minimal stairs and are low maintenance. In time there will be a registered nurse on site and access for aged support services such as Silver Chain.</p> <p>Security at the village has been thought through. The village is a fully gated community with video surveillance and an audio-visual intercom links the front gate of the village to each home. The gates are automatically locked each night from 6pm to 6am and the village is managed 24-7 by staff.</p> <p>The homes are built by WA quality home builder Fleetwood Homes. Fleetwood have been in the industry for 48 years, but the range of homes we have designed with them for El Caballo is the first park homes of this quality. The homes are built with concrete bases and steel frames. The fixtures and fittings are top of the range with stainless steel Westinghouse kitchen appliances and stone bench tops. The homes are air-conditioned and can be optioned up with timber floors, solar power systems etc.</p> <p>The government is investing a lot of funding in search of solutions to affordable housing. By separating the house</p>		

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			<p>cost from the land cost we have been able to deliver these homes for a price of between \$100,000 and \$250,000 cheaper than the median house price in this area. Whilst the occupants have ongoing site fees to pay, the site fees can be subsidised by Centrelink Rent Assistance for eligible pensioners. The site fees also cover access to and maintenance of the resort facilities that otherwise would not be at their disposal.</p> <p>We reiterate our earlier statement with regard to the lifestyle and facilities on offer. This development is not cheap backdoor to residential development. It has been master-planned to form an integrated community with focuses on tourism, the ageing population and housing affordability. If the village is restricted to 181 homes, the homes to be sold as part of stages 2-4 (homes 45-181) would be significantly higher in price to attempt to re-coup the infrastructure costs to date. This risks the acceptability of the product in the market and therefore risks the viability of the village as a whole.</p> <p>8. Objections to certain provisions of LPS6 We attach for your reference an overall map showing the area, our approved development, restrictions and setbacks currently in place. The two proposed provisions of LPS6 discussed below restrict future expansion of the lifestyle village. This has been brought about by the perceived threat that our village will adversely affect the Linley Valley Abattoir. Such representations have been made to the office of the Minister for Planning by the Linley Valley Abattoir.</p> <p>The Shire of Northam and the Department of Environment & Conservation (DEC) have spent considerable resources over the past 3 years reviewing this matter and putting conditions on our approval so that all concerns in relation</p>		

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			<p>to the Linley Valley Abattoir were addressed.</p> <p>I attach for your reference copies of letters dated 7.1.2010 from the EPA and 23.12.2009 from the Minister for Environment, both of whom acknowledge the measures put in place by the Shire with support of DEC. These measures satisfy both authorities that the two developments can co-exist without conflict. Further attached are letters from the DEC dated 26.11.10 and 10.1.11 which among other things state that the risk of conflict between the abattoir and ourselves is low and that they are satisfied that with the measures the Shire has put in place that the odour study was not required. Note a revised condition was issued and subsequently met to the satisfaction of the DEC and Shire.</p> <p>It must be noted that we have bent over backwards for the past 5 years to design and develop our property in such a way that assists mitigating any potential emissions that may escape the premises of the abattoir from affecting our residents. In the same time the abattoir has not co-operated with the process at all. All they have done is attempted to block any development of our land at every chance through appeals, objections and court cases.</p> <p>No emissions have been detected on our site in the past 6 years under our ownership and the Shire's last recorded complaint against the abattoir was in the early 1990's (20 years ago).</p> <p>The abattoir is a facility that is licenced by the DEC. Their emissions, waste water treatment, slaughter practices, removal of offal etc is all monitored by DEC. The same DEC that is satisfied that our two developments can co-exist with proper measures in place. Measures that the DEC has ensured the Shire has placed as conditions on</p>		

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			<p>our approval.</p> <p>Making Park Home Park an X use in the Tourist Zone</p> <p>As stated in section 3, the initial development (181 homes) uses only 1/3 of the Development Land and the long-term plan is to extend the Lifestyle Village in accordance with consumer demand for the homes to the remaining 2/3 of the Development Land.</p> <p>The Lifestyle Village is a permitted use as a Park Home Park under our Tourist zoning. This zoning is consistent with all of our property.</p> <p>The proposed restriction LPS6 places on the development by making Park Home Park an X use in the tourist zone prevents this further development and puts at risk the initial development.</p> <p>The income derived from the lifestyle village supplements the tourist activities of the resort and golf course. As mentioned in section 1, the revenue being created by El Caballo Resort during 2006-2008 was significantly short of the required amount to break even let alone make the business viable. However; there are considerable capital costs in developing a lifestyle village, not to mention the labour intensive task of operating the facility to a high standard to ensure the village and tourism aspects are appropriately maintained.</p> <p>To make the development viable, these two aspects require an initial development return and ongoing revenue higher than the sale and site fees for 181 homes.</p>		

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			<p>The Shire is fully aware of our intentions to develop our properties to their full potential, as we have had close contact with the Shire since we purchased the properties in 2006. Notwithstanding the purchase costs of the property and the losses we have suffered since owning the property, we have spent in excess of \$4m in developing the first stage (44 sites) of this village. Much of this investment is one-off costs that address not only the 44 sites but also the 181 and in some cases 400. To now be prohibited from any expansion past 181 homes when the Shire is fully aware our plans to expand, is totally unreasonable.</p> <p>If the goal of this change to prohibit park home parks in tourist zone is to protect the nearby abattoir from "encroachment" (refer to letter of Minister for Planning attached) then with due respect, it's missed the boat. We reject the encroachment argument in any case, but notwithstanding the 61 homes to the west of our current approved development which would require a site specific study (technical analysis) to get approval, the next 200+ homes would be positioned further away from the abattoir and ponds than the current approval of 181 homes. Therefore the extension of 181 homes to 400 homes would make no difference to the abattoir. In any case, a 500m setback has been enforced by the Shire in accordance with EPA Guidance Statement No. 3 and recommendations from DEC.</p> <p>If this proposed restriction of park homes is put in place, it will affect our company in the order of \$20m (development profit) and more than \$1.5m pa revenue thereafter (site fees).</p> <p>500m buffer being formalised around Linley Valley</p>		

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			<p>Abattoir and associated waste water ponds.</p> <p>The current Local Planning Strategy (March 2005) states:-</p> <p><i>"Industrial buffers are not currently in place around the Wooroloo abattoirs. It is understood that pollution control devices such as scrubbers have been installed which have been sufficiently successful to ensure that no negative impacts have been experienced at the El Caballo Resort or the surrounding rural residential areas."</i></p> <p>LPS6 proposes to install a permanent 500m buffer around the abattoir and waste water ponds of Linley Valley Abattoir (the Wooroloo abattoirs referred to above). This 500m extends up to 230m into our property, therefore becoming an off-site buffer, one which adversely affects our property significantly.</p> <p>The Linley Valley Abattoir has created the perception that the Lifestyle Village is a threat to the abattoir. This is a one-sided commercial argument that has not been fairly addressed in the proposed LPS6.</p> <p>Our Lifestyle Village is approved in accordance with the existing tourist zoning. We have been co-operative with the Shire to ensure we keep our development at a distance of 500m from the abattoir and associated ponds.</p> <p>Whilst 500m has been adopted by the Shire, it is only a guideline issued by the EPA. That guideline is able to be reduced with satisfactory on-site buffer studies and odour modeling (technical analysis referred to in Draft SPP 4.1). In fact the odour assessment we had carried out by The Odour Unit could not detect any odours from the abattoir at our property boundary adjoining the abattoir which is only 270m from the ponds.</p>		

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			<p>The abattoir is a licensed premise that is not permitted to emit pollution (odour, noise, light, dust) that affects any sensitive premises. Sensitive premises are clearly defined in the Environmental Protection Act, the licence under which the abattoir operates and Draft SPP 4.1. We have existing residences and tourist operations that are defined sensitive uses at the Development Land that are only 380m-400m from the abattoir and have not experienced any of these emissions.</p> <p>Therefore, as the abattoir is prohibited from affecting our 19-room motel and function centre located just 380-400m from the abattoir, then it is only logical that development past 380-400m would not be affected. However as noted, LPS6 plans to formalise a 500m buffer as a standard buffer identified by EPA Guidance Statement No.3.</p> <p>The abattoir is using an outdated pond system for treating their waste water. New facilities in appropriate industrial areas are only approved now with a pond system have their ponds covered with a membrane which ensures odour are ducted and burnt off, eliminating the risk of odour pollution. Many abattoirs now use a new system which keeps the entire waste water treatment within an enclosed building as further insurance against odour pollution.</p> <p>The Linley Valley Abattoir has been given the opportunity to carry on operations without changing systems or installing the membrane covers; however the "protection" that they are now being afforded by way of a 500m buffer proposed in LPS6 is clearly advantaging them and disadvantaging us.</p>		

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			<p>The community has a right to expect that the abattoir is using world's best practice to manage its pollutions and emissions. This is not currently happening; however the practice they are using has been adequate to date. It is the responsibility of the abattoir to ensure their facilities are inline with world's best practice so as to prevent their processes from affecting surrounding sensitive uses. It is not fair to attempt to quarantine someone else's land, when clearly they are carrying out developments thereon.</p> <p>The 500m buffer as proposed by LPS6 has not had an on-site scientific study carried out to see if the buffer is even required or if it is, to what extent. Draft SPP 4.1 contemplates strategies to facilitate land use transitions and staging of development to progressively implement buffer management. Our development has started in the east, furthest away from the abattoir and development back to the 500m line or indeed back to 370m (to allow for the 61 homes "lost" as part of our Development Approval reducing the number of homes from 242 to 181) could take 2-4 years depending on market take-up of the lifestyle village product.</p> <p>It is clear with our current approval that the Shire fully intends to maintain and enforce the 500m setback in accordance with EPA Guidance Statement No. 3, which provides for site-specific studies to reduce the buffer. This is also provided for in Draft SPP 4.1 (technical analysis).</p> <p>What is not clear is that if this 500m is enshrined in LPS6 if we would require a scheme amendment to reduce the buffer in the future, or only the technical analysis as previously discussed.</p> <p>We see this puts additional and unnecessary red tape in front of future proposed development if we sought to</p>		

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			<p>complete the technical analysis and obtain approval for the 61 homes we "lost" as part of our Development Approval. These homes could be permanently lost without chance to reduce the buffer and this would lead to a loss of potential profits to our company in the order of more than \$6m initially (development profit) and more than \$400,000pa revenue thereafter (site fees).</p> <p>9. Possible Solutions</p> <p>We can to some extent understand as noted above that park home parks have been used incorrectly on occasion in the past. If the point of the change on use within the zoning is to prevent this as a blanket restriction in this Shire and likely all Shires, then perhaps if the Shire and the Minister for Planning agree, El Caballo could be given an Additional Use or Special Use allowing development to a certain number of park homes. We would suggest 450. This would then solve our problem while also addressing the bigger issue.</p> <p>10. Summary</p> <p>El Caballo is an iconic destination in Perth that has a long history. For the past 20 years it has struggled to survive with various owners trying to make it commercially viable as a tourist only facility.</p> <p>By developing this lifestyle village we are providing a solution that not only addresses the needs of El Caballo to survive but also fits in with the government's pursuits with regards to SuperTowns, ageing in place, housing affordability and tourism.</p> <p>We have committed significant funds to this project in view of having a village of 400-500 homes. If expansion past</p>		

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			<p>181 homes is restricted, then the viability of the approved lifestyle village, the El Caballo Resort, golf course, tavern and shops and any chance of an IGA will be severely at risk.</p> <p>From our point of view, this is an important development for the Shire of Northam in helping to bridge the gap between the metro area and Northam therefore providing a great stepping stone for SuperTowns which we are aware the Shire is committing significant funding to.</p> <p>Our project is well supported by the Shire, the Wheatbelt Development Commission and the Minister for Regional Development as well as the community generally.</p> <p>Therefore we propose the following two amendments to the advertised LPS6:-</p> <ol style="list-style-type: none"> 1. Leave "Park Home Park" as a permitted use within the Tourist zoning, or give El Caballo an Additional or Special Use to 450 homes on the following basis:- <ul style="list-style-type: none"> i) The Shire has had due regard to the abattoir throughout the planning process; ii) The DEC and EPA both support, and in some cases helped form, the position of the Shire; iii) The DEC assesses conflict between the abattoir and our development as low risk; iv) The vast majority of further development of the lifestyle village will be further away from main odour sources than the current approved development; 		

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			<ul style="list-style-type: none"> v) Any proposed development closer than 500m would require site-specific studies and technical analysis to the satisfaction of DEC Air Quality Management Branch; vi) Development is well under way and significant funds have already been spent by the developer with a view to expanding a permitted use; vii) The village meets a requirement of the community with regard to affordable housing, ageing in place and tourism; and viii) The village meets the criteria of development envisaged by SuperTowns and is the first major stepping stone for Northam in this regard. <p>2. Remove the requirement to place a 500m buffer around the Linley Valley Abattoir and associated waste water ponds for all the same reasons above and further on the following basis:-</p> <ul style="list-style-type: none"> i) The Shire and DEC has already enforced EPA Guidance Statement No. 3 and a 500m buffer is currently in effect; ii) If the developer is able to complete site-specific studies and technical analysis to the satisfaction of DEC Air Quality Management Branch that reduces the 500m buffer in the future, then the land should not be prohibited from development; iii) The developer bought the land free of any buffer easements or encumbrances and with a current Local Planning Strategy that stated that buffers were not in place around the Woorloo abattoirs and through their equipment (scrubbers etc) that no negative 		

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			<p>impacts would be experienced at El Caballo;</p> <p>iv) The abattoir is licenced by DEC under the EP Act which prevents pollution affecting sensitive premises; and</p> <p>v) El Caballo has already has significant existing defined sensitive uses (motel, function centre) inside the 500m buffer area.</p> <p><u>See Attachment S28A</u></p>		
29	Bauxite Alumina Joint Ventures	N/A	<p>Bauxite Alumina Joint Ventures Pty Ltd ('BAJV') is the manager of a joint venture between Bauxite Resources limited ('BRL') and Yankuang, exploring for bauxitic and other minerals on the land the subject of TPS No.6. On this basis, BAJV has standing to make a submission objecting to certain aspects of TPS No.6. [Please note this Submission should (ideally) be read in conjunction with the submission made directly by BRL (also dated 19 December 2011). I have not repeated information made in that submission in order to save the reader time; however that submission relates to the same land the subject of this submission.]</p> <p>BAJV understands the rezoning of land to Rural Small Holdings is proposed. This will not allow for extraction of raw materials such as gravel or bauxite. This rezoning is likely to have serious consequences for BAJV.</p> <p>The Department of Mines and Petroleum ('DMP') Geological Surveys of Western Australia has identified highly prospective mineralisations within the Shire of Northam. Q-he DMP has also made a submission regarding TPS No.6) As a direct consequence of this prospectivity, BAJV manages exploration on some 12 tenements held by the joint venture partners, wholly or partly within the Shire of Northam. These tenements</p>	<p>The submission from Bauxite Alumina Joint Ventures is noted.</p> <p>Comments made in relation to submission No 7 can also be attributed to this submission.</p> <p>Bauxite is a mineral covered by the Mining Act 1987 and outside of the jurisdiction of the Local Government.</p> <p>Comments are noted.</p>	

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			<p>are granted in accordance with the <i>Mining Act 1978</i>.</p> <p>The TPS No.6 will affect parts of these tenements, and limit exploration and extraction of those highly prospective mineralisations.</p> <p>BAJV notes that the <i>Mining Act 1978</i> prevails over Town Planning Schemes and Local Planning Laws; and that Local Planning Schemes must not prohibit or affect the granting of mining leases and exploration licences or the carrying out of any mining operation authorised by the <i>Mining Act 1978</i>.</p> <p>The potential for prohibition of mining and extractive industry operations authorised by the <i>Mining Act 1978</i> arises under TPS No.6 because of the limited nature of activities permitted under the Rural Smallholding and Rural Residential Zones outlined in Table 1 – Zoning Table, page 11 of TPS No.6. Table 1 of TPS No.6 indicates extractive industries and mining are not permitted; although for Agricultural zoning it is subject to Advertising. We note that many Agricultural zones are being considered for rezoning to Rural Smallholding and Rural Residential Zones, such as the North Wundowie Precinct Subdivision.</p> <p>The tenements currently managed by BAJV entitle BAJV to reserve the right to continue to explore on those tenements in order to ascertain actual mineralisation.</p> <p>Respectfully, BAJV seeks the following amendment and inclusion to the draft TPS No.6:</p> <ul style="list-style-type: none"> • A 'Permitted' (indicated by a P) or an 'Advertising' (indicated by an A) allowance shown in any zoning Tables for agricultural, mining industry and extractive industry licence, or tenements on rural residential and rural smallholdings, rather than a 'Not 	<p>Comments are noted.</p> <p>Any proposal for higher density residential subdivision will be assessed against the identified mineral extraction areas and will be excluded from any identified buffer. However, it is not possible to prevent sequential structured expansion of townsites to accommodate population increases within the area identified as possible bauxite extraction area as the area itself encompasses the entire western portion of the Shire.</p> <p>Comments are noted.</p> <p><u>Recommendation:</u></p> <p>Insert a new paragraph 5.32.1 (d) as follows:</p> <p>5.32.1...</p> <p>“(d) where the extraction of minerals or basic</p>	

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			<p>Permitted' (indicated by an X);and</p> <ul style="list-style-type: none"> Inclusion of a clause ensuring this allowance only applies to subdivision approvals for new Rural Residential and Rural Smallholding lots, rather than existing developed lots; and that written consent of the relevant landowners must be given prior to any advertising period. <p>This recommendation for amendment and inclusion aims to avoid any conflict between TPS No.6 and the <i>Mining Act 1978</i>; and also aims to assure landholders and the Shire of Northam that BAJV does not seek to affect land that is already developed.</p> <p><u>See Attachments S29A</u></p>	<p>raw materials under the proposal are not defined in the provisions of the Mining Act 1978."</p> <p>Amend the landuse definition of "Industry – extractive" as follows:</p> <p>"industry – extractive" means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining."</p> <p>Amend the landuse definition of "Industry – mining" as follows:</p> <p>"Industry – mining" means land used commercially to extract minerals from the land but which is not defined in the provisions of the Mining Act 1978.</p> <p>Not to amend the provisions of the Local Planning Strategy as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials present and prevent the encroachment of such development with the allocation of a buffer.</p>	

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				<p>It is not appropriate to allocate a "P" use to the industry-extractive and industry-mining landuses as these landuse definitions do not refer to minerals administered under the Mines Act 1987.</p> <p>Council Resolution</p> <p>Insert a new paragraph 5.32.1 (d) as follows:</p> <p>5.32.1...</p> <p>"(d) where the extraction of minerals or basic raw materials under the proposal are not defined in the provisions of the Mining Act 1978."</p> <p>Amend the landuse definition of "Industry – extractive" as follows:</p> <p>"industry – extractive" means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining."</p> <p>Amend the landuse definition of "Industry – mining" as follows:</p>	

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			<p>Western Australia has identified that the Shire of Northam contains within its boundaries a number of highly prospective potential mineralisations. A number of AMEC members currently have mining tenements within, intersecting or next to the Shire of Northam. Some of those tenements are live, while others are pending. Furthermore, a number of tenement holders have a Joint Ore Resources Committee¹ (JORC) compliant resource on their tenements.</p> <p>AMEC is concerned that the provisions in the draft planning scheme will in effect 'sterilise' parts of the aforementioned tenements, specifically those that might be zoned rural smallholding and rural residential, and forever limit exploration for and extraction of those highly prospective mineralisations. This is despite the WA Mining Act 1978 having the ability to over ride town planning schemes and local laws. That is, planning schemes cannot prohibit or affect the granting of mining tenements (mining leases and exploration licences) or the carrying out of any mining operation authorised by the Mining Act.</p> <p>¹ The JORC Code provides minimum standards for public reporting of resources to ensure that investors and their advisers have all the information they would reasonably require for forming a reliable opinion on the results and estimates being reported. A JORC compliant resource is one that has been reported to the market under the standards set by the Codes.</p> <p>Despite the overriding power of the WA Minine Act, in practice, the re-zoning of land and the establishment of infrastructure will likely result in a mineral exploration or mining company forgoing potential economic mineralisation due to the resources of time and money required to obtain access approval. In AMEC's view this 'sterilisation' is a sub-optimal outcome and one that should be avoided.</p>	<p>Comments made in relation to submission No 7 and submission No 29 can also be attributed to this submission.</p> <p>Any proposal for higher density residential subdivision will be assessed against the identified mineral extraction areas and will be excluded from any identified buffer. However, it is not possible to prevent sequential structured expansion of townsites to accommodate population increases within the area identified as possible bauxite extraction area as the area</p>	

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			<p>The potential for sterilisation arises because of the permissible activities allowed on rural smallholding and rural residential zones outlined in Table 1 – Zoning Table on Page on 9 of Local Planning Scheme No.6. Table 1 indicates that extractive industries and mining are not permitted on these zones. The dilemma for AMEC members is that they want to reserve the right to continue to explore on those tenements in order to ascertain the mineralisation. It is widely acknowledged that only a small percentage of exploration activities will actually result in the development of a mine. Exploration can take years and in most cases does not lead to actual mining. Historically, only 1 per cent of all land under exploration permits is ever actually converted into an operating mine. Therefore, AMEC considers that exploration can co-exist with rural smallholding and rural residential zones with landowner agreement.</p> <p>AMEC strongly suggests the Shire of Northam consider that a 'Permitted' (indicated by a P) or an 'Advertising' (indicated by an A) allowance is shown in the zoning table for agricultural, mining industry and extractive industry licenses on rural residential and rural smallholdings, rather than a "Not Permitted' (indicated by an X). Furthermore a clause should be included that stipulates the allowance only applies to subdivision approvals for new rural residential and rural smallholding lots rather than existing developed ones and that consent of the landowners must be given prior to any advertising period.</p>	<p>itself encompasses the entire western portion of the Shire.</p> <p><u>Recommendation:</u></p> <p>Insert a new paragraph 5.32.1 (d) as follows:</p> <p>5.32.1...</p> <p>“(d) where the extraction of minerals or basic raw materials under the proposal are not defined in the provisions of the Mining Act 1978.”</p> <p>Amend the landuse definition of “Industry – extractive” as follows:</p> <p>“industry – extractive” means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those</p>	

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				<p>materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining.”</p> <p>Amend the landuse definition of “Industry – mining” as follows:</p> <p>“Industry – mining” means land used commercially to extract minerals from the land but which is not defined in the provisions of the Mining Act 1978.</p> <p>Not to amend the provisions of the Local Planning Strategy as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials present and prevent the encroachment of such development with the allocation of a buffer.</p> <p>It is not appropriate to allocate a “P” use to the industry-extractive and industry-mining landuses as these landuse definitions do not refer to minerals administered under the Mines Act 1987.</p> <p>Council Resolution</p> <p>Insert a new paragraph 5.32.1 (d) as follows:</p> <p>5.32.1...</p> <p>“(d) where the extraction of minerals or</p>	

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				<p><i>basic raw materials under the proposal are not defined in the provisions of the Mining Act 1978."</i></p> <p><i>Amend the landuse definition of "Industry – extractive" as follows:</i></p> <p><i>"industry – extractive" means an industry which is not defined within the provisions of the Mining Act 1978 and which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining."</i></p> <p><i>Amend the landuse definition of "Industry – mining" as follows:</i></p> <p><i>"Industry – mining" means land used commercially to extract minerals from the land but which is not defined in the provisions of the Mining Act 1978.</i></p> <p><i>Not to amend the provisions of the Local Planning Strategy as strategy x) under the heading of 6.2 Rural Living Development states that rural living development will only be supported whereby prospective areas for mineralisation and basic raw materials are protected. This would, in effect, not permit higher intensification of areas identified as having mineralisation or basic raw materials present and prevent the encroachment of such development with the allocation of a</i></p>	

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				<p><i>buffer.</i></p> <p><i>It is not appropriate to allocate a "P" use to the industry-extractive and industry-mining landuses as these landuse definitions do not refer to minerals administered under the Mines Act 1987.</i></p>	
31	Michael Letch	N/A	<p>SUBMISSION ---- FOR DRAFT TOWN PLAN---- From-- Michael Letch.</p> <p>[1] Clackline Town Site. Re the Western part of the Hall block. Should in my view be retained for " Future Public Use"---- not "Future residential"--- it is likely that there will be at some time a need for some recreational use, to do possibly with Bicycles or Ponies, and there is no other suitable land in the area.</p> <p>[2] Land specified as " possible future rural living" on the maps, takes no account of "Vistas from Highways and Major roads". This is not surprising, since in the Shire of Northam, "Vista" actually means --- ribbon development--- concealed from view by a 50 metre hedge of trees. -- ---- Thus of course ruining any vista. Such is the "Power of Precedent"! It appears to me that the only way to secure the situation now, is to specify which [and which parts] of roads are to be covered by this policy.</p> <p>I think also that it should not only cover Highways and Major roads, but also "Tourist Routes".</p> <p>[a] Highways,---- Great Eastern----- from Bakers Hill Town Site to Eastern Boundary of the Shire. Great Southern, for its whole length.</p> <p>[b] Major roads,---Northam-Toodyay-----From the Town of Northam to boundary. Northam-York---- the same. Northam – Pithara---- same. Spencers Brook -----same.</p>	<p>The Clackline Hall and Reserve 29179 are proposed to be zoned "Public Purpose" and not proposed for subdivision under Town Planning Scheme No 6 mapping.</p> <p>The proposed Local Planning Strategy has identified the land as "future possible residential development" as the land is demonstrating a logical townsite expansion subject to rezoning and structure planning exercises.</p> <p>All roads mentioned in the submission are covered by the Local Planning Strategy either as a major road or as a tourist route except for Berrybrow Road (from Hill Road).</p>	

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			<p>Irishtown--- whole length. Berrybrow--- from Hill Rd Clackline-Toodyay [c] Tourist Routes---Spencers Brook- York. Katrine Eadine</p> <p>Others and portions of others could well be considered also. All of this should be reflected on the maps, especially in the Bakers Hill—Clackline area. I direct your attention, for instance to the large block of farm land suggested in the Draft as “ Future rural living”, west of the Clackline- Toodyay Road. I think it is Avon Loc. 8108 [part of Coopers Farm.</p> <ul style="list-style-type: none"> • This is First class Agricultural Land. • Important because without it the farm could never be in any sense- viable. • It provides an extended vista from the Clackline-Toodyay Road Westward all the way to the Reserve [Forest] in the distance. <p>“Future rural living” makes a nonsense of the professed aims of the Plan--- such as “Preservation of important Agricultural land”, & “Preservation of Vistas”.</p> <p>I hope that Council will pay close attention to these matters. Aside from these criticisms, I find the Draft Plan to be generally appropriate, and in most respects a considerable improvement on that which we had before.</p> <p>Shire Planning Staff are to be congratulated on this outcome, and also the relative speed which they have somehow got out of the Department.</p>	<p>Although this road is recognised as a network road, it is not considered to be significant to warrant inclusion as a tourist road or a major road.</p> <p><u>Recommendation:</u></p> <p>Not to alter the mapping of Local Planning Scheme 6.</p> <p>Not to alter the provisions of the proposed Local Planning Strategy.</p> <p>The land identified under the Local Planning Strategy as future possible rural living development indicates a further logical townsite expansion and will be subject to rezoning and structure planning exercises where all considerations regarding vistas, road infrastructure etc will be taken into account.</p> <p><u>Recommendation:</u></p> <p>Not to alter the provisions of the Local Planning Strategy for the Clackline townsite.</p> <p>Council Resolution</p> <p><i>Not to alter the mapping of Local Planning Scheme 6.</i></p> <p><i>Alter the Local Planning Strategy mapping to delete “Future Possible Residential Development” over Reserve 29179 being the Clackline Hall.</i></p> <p><i>Alter the Local Planning Strategy mapping to indicate Location 8108 Clackline-Toodyay</i></p>	

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				<i>Road be defined as "Rural".</i>	
32	Department of Health	N/A	<p>Thank you for your letter dated 4 October 2011 requesting comment from the Department of Health (DOH) on the Shire of Northam's Local Planning Scheme and Local Planning Strategy.</p> <p>The DOH has reviewed these documents and provides specific comments related to the proposals on the accompanying document.</p> <p>The Shire is to be commended for documenting approaches that consider communities and their wellbeing. There is an implicit understanding within the documents that actions arising from implementation of the Scheme and Strategy will support health and wellbeing of communities. This however, could be enhanced through a proactive approach that identifies better health outcomes as a consequence of decision making. Of particular relevance is the value of consultation and collaboration with the health sector during the planning stages of new developments to identify risks to and opportunities for health.</p> <p>Information on health issues that may be of relevance is available on the DOH Public Health Division website at: http://www.public.health.wa.gov.au/.</p> <p>Specific Comments</p> <p>Mosquito-borne Disease Control Programs and Services</p> <p>The risk of mosquitoes and mosquito-borne disease is largely unknown for this region, although cases of Ross River virus (RRV) and Barmah Forest virus (BFV) diseases are recorded each year from the Shire. There is seasonal freshwater mosquito breeding habitat</p>	<p>The submission from the Department of Health is noted and accepted. Mosquito and pest management can be addressed at structure plan, subdivision or development stage.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Strategy or the Local Planning Scheme No 6.</p> <p>Council Resolution</p> <p><i>No change to the Local Planning Strategy or the Local Planning Scheme No 6.</i></p>	

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			<p>within the subject land. Additionally, there is also the potential for mosquitoes to breed in on-site infrastructure and constructed water bodies if poor engineering results in water retention, growth of invasive vegetation and/or water stagnation.</p> <p>The Planning Strategy is such that future residents may be exposed to RRV and BFV vector mosquitoes breeding in the Avon, Mortlock and other river systems within the Shire. Therefore, the proponent is recommended to develop a Mosquito Management Plan to determine the extent of this risk for future residents and workers. Mosquito breeding should be given consideration when designing and preparing proposed drainage, housing design and other infrastructure that would be considered as part of any detailed engineering design.</p> <p>The Shire of Northam needs to be confident that they can manage the risks to public health and the severe impacts on the quality of life of prospective residents from mosquitoes and mosquito-borne diseases.</p> <p>Therefore the Strategy should be contingent upon a comprehensive mosquito risk assessment and management plan for the Shire. The risk assessment and management plan should include the following components:</p> <ul style="list-style-type: none"> • Risk assessment for nuisance and disease-carrying mosquitoes for the Shire; • Identification of major sources (breeding sites) of mosquitoes; • Methods and feasibility of mosquito control; • Environmental impacts and acceptability of proposed control options; • Cultural approaches to mosquito control; • Ensuring ongoing (indefinite) resourcing of management and control programs. <p>It may be appropriate to reconsider the proposed</p>		

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			<p>strategy if the risk assessment indicates that nuisance and disease-carrying mosquitoes will impact substantially on the Shire, particularly if the feasibility studies indicate that the problem will be difficult to manage.</p> <p>Pesticide Safety Programs and Services</p> <p>The draft planning strategy for the Shire of Northam does not provide much information regarding the control of pesticides and their possible impact on Public Health. A Health Impact Assessment with respect to the impact from existing/new adjoining residential developments particularly those in close proximity to agricultural activities would be appropriate. Pesticide spray drift or direct spraying could impact on public health if sufficient buffer distances are not enforced.</p> <p>It is recommended that the Council adopts the document "A Guide to the management of pesticides in local government pest control programs in Western Australia". The aim of the Guide is to assist in the development of a pesticide use policy, based on a number of principles, incorporating community views, underpinned by risk and contract management, and auditing the outcome of the programs. The Guide is available on the public health website.</p> <p>It is expected that any treatment and application of pesticides be applied in accordance with the <i>Health (Pesticides) Regulations 2011</i> and the relevant Codes of Practice. In addition, contractors/persons applying pesticides for remuneration must be appropriately trained and hold a current Pest Management Technicians Licence and be employed by a Registered Pest Management Business.</p> <p>Consideration should also be given to the development of a Pest Hygiene Management Plan.</p>		

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			<p>The Plan should identify pests (weeds, weed pathogens, vermin, vectors and feral animals) and determine a strategic plan to control these pests. In addition, the Plan must ensure that the application of a pesticide to treat a pest will be implemented in a manner that will minimise exposure of the pesticide to the applicator, the general public and the environment.</p> <p>Toxicology Programs and Services</p> <p>The DOH supports the consideration of the buffer areas for the development of extractive and mining industries. 1,000 metres are considered as minimum buffer; it may vary or increase depending on type and size of proposed development. The health objective should be addressed explicitly to ensure public health is not adversely affected from any proposed developments, and to ensure health impacts are appropriately assessed and managed.</p> <p>Communicable Diseases</p> <p>There does not appear to be anything in the document that specifically pertains to communicable disease control.</p> <p>Communicable disease notifications from Northam and the Wheatbelt Public Health Unit region are similar or lower than that of the metro.</p> <p>Currently there is not a high emphasis on the use of a fly-in-fly-out workforce to support resource developments. However, given the potential for increased growth in this area and other proposals for the region, it is recommended that the Shire considers development of strategies that can appropriately respond to changes in regional and local circumstances.</p>		
33	Department of Agriculture & Food	N/A	On December 21, I requested (via email) an extension until Friday, 6 th January for the Department of Agriculture and Foods submission to the Shire of Northam Draft Local Planning Scheme	The submission from the Department of Agriculture and Food is noted and accepted.	

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			<p>No 6. Unfortunately, due to key staff taking leave during December, final approval for submission can not be completed until the first week of January. While approval was verbally granted, as I have not received any written confirmation I have attached the preliminary documents as a precaution. The official submission documents will be delivered next week.</p> <p>Covering Letter:</p> <p>The Department of Agriculture and Food, WA (DAFWA) welcomes the opportunity to provide feedback on the Local Planning Strategy and Local Planning Scheme No 6.</p> <p>DAFWA submission is comprised of two attachments.</p> <p>Attachment 1 – Detailed Department of Agriculture and Food submission on the Shire of Northam Local Planning Scheme No 6 and Local Planning Strategy No 6.</p> <p>Attachment 2 – GIS Analysis of the Shire of Northam.</p> <p><u>See Attachments S33A & S33B</u></p>	<p><u>Recommendation:</u></p> <p>Insert a landuse definition to broadly cover noxious industries such as composting facilities, abattoirs and processing plants as follows:</p> <p>“Industry-Noxious” means an industry which is subject to licensing as “Prescribed Premises” under the Environmental Protection Act 1986 (as amended) and or means an industry in which the processes involved constitutes an offensive trade within the meaning of the Health Act 1911.</p> <p>Amend the zoning table as attached (see “Attachment 4”).</p> <p>Apply a 500m buffer around the Abattoir on Northam-Pithara Road (Hepple’s) in the Local Planning Strategy.</p> <p>Amend Local Planning Scheme 6 maps to show Loc 1343 (503) Northam-Pithara Road, Northam as a “Special Use” zone and include the attached in the Special Use Table (see “Attachment 5”).</p> <p><i>Council Resolution</i></p> <p><i>Insert a landuse definition to broadly cover noxious industries such as composting facilities, abattoirs and processing plants as follows:</i></p> <p><i>“Industry-Noxious” means an industry which is subject to licensing as “Prescribed Premises” under the Environmental Protection Act 1986 (as amended) and or means an industry in which the processes involved constitutes an offensive trade</i></p>	

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				<p><i>within the meaning of the Health Act 1911.</i></p> <p><i>Amend the zoning table as attached (see "Attachment 4").</i></p> <p><i>Apply a 500m buffer around the Abattoir on Northam-Pithara Road (Hepple's) in the Local Planning Strategy.</i></p> <p><i>Amend Local Planning Scheme 6 maps to show Loc 1343 (503) Northam-Pithara Road, Northam as a "Special Use" zone and include the attached in the Special Use Table (see "Attachment 5").</i></p>	
34	Department of Environment and Conservation	N/A	<p>Thank you for the invitation to comment of the Shire of Northam Local Planning Strategy (March 2011) and Local Planning Scheme No. 6, dated 4th of October 2011.</p> <p>The Department of Environment and conservation (DEC) strongly supports the development of these planning initiatives. Responsible planning will result in better environmental outcomes and reduce future development conflict relating to compatible land uses.</p> <p><i>Specific comments relating to the Strategy include:</i></p> <p>2.0 Population and Housing Strategy</p> <p>2.2 Land and Housing</p> <p>DEC strongly discourages the development of any priority / pristine bushland. Any development within natural bushland areas must consider fire protection implications (WAPC Planning for Bushfire Protection guidelines).</p> <p>Development of natural bushland areas that requires clearing is prohibited unless it is undertaken in accordance with Section 51C of the <i>Environmental Protection Act 1986</i> (EP Act).</p>	<p>The submission from the Department of Environment and Conservation is noted and accepted.</p> <p><u>Recommendation:</u></p> <p>No changes to the Local Planning Strategy or Local Planning Scheme No 6.</p> <p>Council Resolution</p> <p><i>No changes to the Local Planning Strategy or Local Planning Scheme No 6.</i></p>	

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			<p>3.0 Economic Development Strategy</p> <p>3.2 Commerce and Industry</p> <p>Industries should develop and implement environmentally responsible management plans. All industries identified as prescribed activities in the EP Act will need to be licensed accordingly by DEC. Zoning needs to ensure the protection of buffer distances to sensitive areas (EP Guidance Statement No 3).</p> <p>3.3 Tourism</p> <p>DEC encourages the collaboration with the Shire in identifying and developing nature based tourism opportunities.</p> <p>3.4 Mineral Resources and basic raw materials</p> <p>All industries identified as prescribed activities in the EP Act will need to be licensed accordingly by DEC.</p> <p>4.0 Infrastructure and Community Services Strategy</p> <p>4.2 Effluent Disposal</p> <p>Consider re-use options for treated waste water options for the town of Northam – aim for full use of recycled water (need to work towards eliminating discharge of treated waste water to the Avon River to protect the river water quality.</p> <p>4.3 Drainage</p> <p>DEC encourages the collaboration in identifying problem drainage areas, and developing best practice guides for decision making, particularly in relation to environmental impacts including land degradation and adverse effects on native flora and fauna.</p>		

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			<p>4.5 Transport</p> <p>Roadside vegetation conservation principles must be considered in road development and maintenance. Roadside corridors provide habitat and linkages between remnant vegetation. They are often key habitat for threatened and priority flora and fauna species.</p> <p>4.7 Waste Management</p> <p>Actions, third dot point: odour is not the only reason for providing buffers. Other reasons could include particulate emissions, noise etc.</p> <p>4.8 Community Services & Facilities</p> <p>DEC (relevant authorities) to be informed/consulted with for new/ proposed/ current recreation sites.</p> <p>DEC (relevant authorities) to assist in community involvement where expertise can be utilized.</p> <p>5.0 Environmental Protection and Conservation Strategy</p> <p>5.1 Environment and Natural Resources</p> <p>Mapping of priority natural assets / environmentally sensitive areas need to be undertaken and including in the planning process.</p> <p>Actions, 12th dot point. Dec is also willing to participate in the development of a local biodiversity strategy.</p> <p>5.3 Contaminated Sites</p> <p>Rifle ranges, and potentially sections of the railway line could be identified as potentially contaminated</p>		

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			<p>sites.</p> <p>5.4 Buffer-Areas</p> <p>Actions, 5th dot point: reference is made to working with the EPA. The EPA are primarily involved with Part IV of the EP Act (impact assessments). DEC will need to be involved if the activities are prescribed under the EP Act that would require licensing.</p> <p><i>Specific comments on the Shire of Northam Local Planning Scheme No 6.</i></p> <p>Environmentally sensitive area mapping should be undertaken to reduce the risk of environmental harm (e.g. riparian zones, threatened ecological communities, threatened species habitat etc) to assist with planning processes.</p> <p>5.36 Development in the General Industry and Service Industry zones</p> <p>All activities identified as prescribed under the EP Act will need to be licensed according to the provisions of the EP Act and buffers distances identified in the EPA guidance Statement No.3 should be followed.</p>		
35	George Weber	Lot 800 cnr Great Eastern Highway & Bodeguero Way, Wundowie	<p>I am the owner of Lot 800 on the corner of Great Eastern Highway and Bodeguero Way in Wundowie, more specifically the El Caballo area. My property is a commercial property with a tavern and 6 shops.</p> <p>The tavern trades poorly and the lease with the tenant is due to expire soon. The 6 shops have been vacant since I purchased the property a year ago and to my knowledge have been vacant for at least 6-7 years.</p> <p>Finding tenants for this area is difficult for one main reason. There is very little activity in the</p>	<p>The submission from George Weber is noted. El Caballo Resort has been dealt with at Submission No 28 and the recommendations therein can be applied to this submission.</p> <p><u>Recommendation:</u></p> <p>Apply a "Special Use" zone over the Park Home Park.</p> <p>Add the additional text into the "Special Use" table as follows:</p>	

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			<p>area and the population in the immediate vicinity is very low (less than 50 residents in El Caballo Heights (Bodeguero Estate). I am very alarmed by two parts of the new Scheme:-</p> <ol style="list-style-type: none"> 1. Restrict the Tourist zone to make Park Home Parks a prohibited use; and 2. A permanent 500m buffer being placed around Linley Valley Abattoir. <p>I have met the owners of El Caballo Resort who also own property behind the golf course where they are building a Lifestyle Village. They have an approval to build 181 homes and their plans, which I have seen, show an integrated village of more than 400 homes.</p> <p>This is exactly what the area needs and is great for the Shire of Northam generally.</p> <p>I understand that their Lifestyle Village is a form of Park Home Park and therefore by you making this a prohibited use in the new Scheme they won't be able to expand past 181. This unnecessarily discourages the investment they are making in the area, an investment which could see my businesses and the area in general a viable precinct again.</p> <p>I have recently had dealings with IGA Supermarkets. They are very excited by the development of the Lifestyle Village and depending on what is or isn't approved, would look to set up an IGA store. The above two provisions to the Scheme do not promote further investment by companies like this, but rather are a detriment to the area.</p> <p>We desperately need the Lifestyle Village in the area and to allow it the potential to increase to 400 homes or more is paramount to its success. Therefore I request the Shire amend the Scheme to remove these two restrictions being placed on El Caballo.</p>	<p>See "Attachment 2".</p> <p>Apply a "Special Use" zone over the Golf Course land.</p> <p>Add the additional text into the "Special Use" table as follows:</p> <p>See "Attachment 3".</p> <p>Retain the 500m buffer surrounding the Linley Valley Abattoir and the Waste Water Treatment Ponds for the Abattoir.</p> <p>Council Resolution</p> <p>Apply a "Special Use" zone over Lot 90 Great Eastern Highway, Wundowie.</p> <p>Add the additional text into the "Special Use" table as follows:</p> <p>See "Attachment 2"</p> <p>Apply a "Special Use" zone over Lot 88 Great Eastern Highway, Wundowie.</p> <p>Add the additional text into the "Special Use" table as follows:</p> <p>See "Attachment 3".</p> <p>Retain the 500m buffer surrounding the</p>	

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				<i>Linley Valley Abattoir and the Waste Water Treatment Ponds for the Abattoir.</i>	
36	Greg Rowe & Associates	Lot 2 Oyston Road, Bakers Hill and Lots 101 & 2 Northam-Toodyay Road, Katrine	<p>Greg Rowe and Associates acts on behalf of Mark and Lynette Hay and Daletime Pty Ltd the owners of the above-mentioned properties respectively in relation to a submission on the draft Local Planning Strategy (LPS) and Local Planning Scheme No.6 (LPS6).</p> <p>Property Particulars</p> <p>Lot 2 Oyston Road is described as:</p> <ul style="list-style-type: none"> » Lot 2 on diagram 5610 I in Avon Location 5584 Certificate of Title Volume 1560 Folio 233 Oyston Road, Bakers Hill. <p>Lot 2 is current zoned Rurai-Smallholdings under Town Planning Scheme No.3 (TPS3).</p> <p>Lots 101 & 2 Northam Toodyay Road, Katrine and Lot 9002 Dempster Road, Burlong are described as:</p> <ul style="list-style-type: none"> » Lot 2 on Diagram 6631 Volume 1364 Folio 349 Northam-Toodyay Road, Katrine. » Lot 101 on Plan 17886 Volume 1904 Folio 464 Northam-Toodyay Road, Katrine. » Lot 9002 on Deposited Plan 63538 Volume 2737 and Folio 637 Dempster Road, Burlong. <p>All the above-mentioned lots are zoned Agriculture-Local under TPS3. Lot 2 and Park of Lot 101 Northam-Toodyay Road are contained within the Landscape Protection Special Control Area of TPS3. The eastern portions of these lots are also contained within the Northam Town Expansion Special Control Area under TPS3.</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>Local Planning Strategy</p> <p>Lot 2 Oyston Road, Bakers Hill</p> <p>The LPS map identifies lot 2 Oyston Road as existing Rural-Smallholdings. The identification of the land as Rural-Smallholdings reflects the lot's current Rural-Smallholding zoning and the minimum lot size of 2.0 ha.</p> <p>Our Client has obtained subdivision approval for the landholding (refer to attached Western Australian Planning Commission approval reference 137184). The subdivision approval is valid until the 19 January 2013 and is currently being implemented by the landowner.</p> <p>Lots 101 & 2 Northam Toodyay Road, Katrine and Lot 9002 Dempster Road, Burlong</p> <p>Under the LPS Lot 2 and part of Lot 101 Northam-Toodyay Road are identified as Areas of Environmental Significance whilst the remainder of lot 101 Northam-Toodyay Road and 9002 Dempster Road are identified as Rural.</p> <p>It is understood the Area of Environmental Significance relates to the landscape values of the land which is reflected in the Landscape Protection Special Control Area under LPS6 which applies to the subject site.</p> <p>All of the lots are contained within the Avon West Precinct. In the Avon West Precinct further subdivision of agricultural land is not supported by the LPS. The current LPS provides in the Avon West Precinct that subdivision to a minimum 50 ha lot size may be permitted subject to meeting the following criteria:</p> <ul style="list-style-type: none"> » <i>Where adequate provision is made for the protection and management of foreshore areas along the Avon River.</i> » <i>Where it is not located on land identified as having significant agricultural potential.</i> » <i>Where it will not conflict with long term agricultural</i> 	<p>Comments are noted.</p> <p><u>Recommendation 1:</u></p> <p>Show Lot 2 Oyston Road to be "Rural Residential" on LPS 6 maps.</p> <p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p><i>potential of adjoining land.</i></p> <ul style="list-style-type: none"> » <i>Where safe and efficient road access can be provided.</i> » <i>Where essential services are capable of being provided and maintained efficiently and at reasonable cost.</i> » <i>Where scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas.</i> » <i>Where bush fire risk can be suitably managed.</i> » <i>Where natural primary resources including prospective areas for mineralization and basic raw materials, water catchments and areas of environmental significance are protected.</i> » <i>Where it is not located within any defined floodplain.</i> » <i>Where risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair are promoted.</i> » <i>Where detailed site analysis and assessment has been undertaken which demonstrates the land is of fair to very high capability of sustaining the proposed development and use.</i> » <i>It is considered this and the associated report suitably address the criteria of the Local Planning Strategy in relation to subdivision.</i> <p>Subdivision approval for 50 ha lots has previously been granted for the landholding (refer to attached Western Australian Planning Commission approval reference 135952). The subdivision approval remains valid until 14 April 2012. Our Client has also recently reapplied for subdivision approval the subject site to maintain the ability to subdivide the land. The current subdivision approval is also being implemented with a clearance request for an additional four lots expected to be lodged early 2012.</p>	<p>Comments are noted.</p>	

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			<p>by Planfarm.</p> <p>Subdivision of the subject site into 50 ha lots provides an opportunity for the potential of the landholding to be realised for smaller alternative enterprises which are sustainable, as it expected that the purchasers of the subdivided lots will not be reliant on the productivity of the lots for a sole income. Subdivision is expected to retain, in the majority, the use of the land for agricultural purposes however it is anticipated that the scale of the land uses will be smaller.</p> <p>It is expected that as the prospective purchasers will not be solely reliant on a lot for a source of income that they are more likely to undertake activities that are not purely aimed at economic gain i.e. rehabilitation of degraded areas. Subdivision of the site also allows for protection of landscape values, creek lines and remnant vegetation via conditions of subdivision approval that would not otherwise be available. Conditions of approval to this affect were imposed by the Western Australian Planning Commission's subdivision approval 135952.</p> <p>It is considered that permitting subdivision consistent with the current LPS will result in a more sustainable use of the landholdings and will assist in improving land management as detailed above.</p> <p>It has been demonstrated through subdivision approval 135952 that the land is capable of subdivision to a minimum lot size of 50ha and meets all the requirements of the relevant statutory authorities.</p> <p>Given the above, it is requested that provisions in the current LPS that allow subdivision to a minimum lot size of 50ha be retained.</p> <p>Local Planning Scheme No.6</p> <p>Under LPS6 the subject site is zoned Rural-</p>	<p>To date, the developer has only released one lot and has applied for clearance of another three lots. It is the lack of apparent development that has also prompted to removal of the provision for 50ha lot subdivision in the Avon West Precinct.</p> <p>Generally speaking, Rural Smallholdings and Rural Residential development will have building envelopes assigned to the newly created lots thereby containing effluent disposal within the building envelope. Building Envelopes are generally located as far as possible from water courses.</p> <p>It is noted, however, that the Draft Country Sewerage Policy does state that ATU systems should be setback a minimum distance of 30m.</p> <p>Despite Officer comments above, it is recognised that there may be potential for</p>	

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			<p>Residential and this zoning is supported.</p> <p>The provisions relating to the Rural-Residential zone are contained under Part 5 of LPS6.</p> <p>Clause 5.38.12 of LPS6 requires a 50 metres separation from watercourses for anaerobic treatment units (ATUs) (effluent disposal systems). LPS6 provides the Shire of Northam may vary this requirement in consultation with the Department of Environment and Conservation and Department of Health.</p> <p>In relation to this requirement Scheme Amendment 8 to TPS3 for Lot 2 Oyston Road which rezoned the subject site from Agricultural-Local to Rural-Smallholdings was based on a 30 metre separation distance for ATUs from watercourses based on the Department of Health Draft Country Sewerage Policy. The requirement for 50 metres separation from water courses to ATU's is not consistent with the Department of Health Draft Country Sewerage Policy and may unnecessarily constrain development on the subject site. It is noted that the LPS identifies on page '27' that the Draft Country Sewerage Policy is the relevant guidance document for effluent disposal.</p> <p>Given the above, it is requested that Clause 5.38.1.2 of LPS6 be modified to reflect the 30 metre separation distance requirement for ATU's from watercourses consistent with the Department of Health Draft Country Sewerage Policy.</p> <p>Lots 101 & 2 Northam Toodyay Road, Katrine and Lot 9002 Dempster Road, Burlong</p> <p>The landholding is proposed to be zoned Agricultural-Local under LPS6. Part of lots 2 and 101 Northam-Toodyay Road are also contained</p>	<p>subdivision in the Avon West Precinct on some level. It is, therefore, recommended that this potential for subdivision be investigated and recognised within the Local Planning Strategy.</p> <p>Considering the potential for subdivision within the Avon West Precinct, it is envisaged that the area be split into two distinct areas, being the Avon North Precinct and the Avon South Precinct.</p> <p>It may be possible, under the two distinct areas to identify land management potential in a more structured manner which will allow for a best possible outcome scenario on a case by case basis.</p> <p><u>Recommendation:</u></p> <ol style="list-style-type: none"> 1. That the Local Planning Strategy be amended to dissect the Avon West Precinct into two separate Precincts, being the Avon North Precinct and the Avon South Precinct. <p>The Avon North Precinct is bounded by the Northam/Toodyay Shire boundary to the North, the Northam/Toodyay Road to the east, Great Eastern Highway to the south and Clackline-Toodyay Road to the west.</p> <p>The Avon South Precinct is bounded by Great Eastern Highway in the north, Spencers Brook Road in the east, the Northam/York Shire boundary in the south and Leaver/Decastilla Road (and</p>	

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			<p>within the Landscape Protection and Avon and Mortlock River Special Control Areas.</p> <p>Parts of Lots 101 and 2 Northam Toodyay Road between the Avon River and Northam-Toodyay Road are contained within Additional Use area A2 in accordance with the LPS6 scheme map. Additional Use area A2 applies to 'Baillie Farm' under the current TPS3 and it is considered that parts of Lots 101 and 2 Northam Toodyay Road appear to have been included within the Additional Use area A2 in error.</p> <p>Given the above, it is requested that the Additional Use area A2 be removed from Lots 101 and 2 Northam Toodyay Road, Katrine.</p> <p>Conclusion</p> <p>In conclusion it is requested that:</p> <ol style="list-style-type: none"> 1. The 50ha subdivision provision under the current LPS be included in the draft LPS to facilitate subdivision in the Avon West Precinct. This is consistent with the subdivision approval granted by the WAPC and supported by the Shire of Northam. 2. The Clause 5.38.12 of LPS 6 is modified to reflect the 30 metre separation distance requirement from ATUs to watercourses consistent with the Department of Health Draft Country Sewerage Policy. 3. The Additional Use area A2 for "Baillie Farm" be removed from Lots 101 and 2 Northam Toodyay Road, Katrine as it appears the Additional Use has been placed over these lots in error. <p>We trust that this submission will be given due consideration in the finalisation of the LPS and LPS6.</p> <p>See Attachments S36A</p>	<p>appropriate property boundaries) in the west extending to the vicinity of Clackline-Toodyay Road and Great Eastern Highway intersection to the north.</p> <p>2. That the Local Planning Strategy maps be amended to include the Avon North Precinct and the Avon South Precinct with the following notation applicable to each precinct as follows:</p> <p>"AVON NORTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. • Subdivision may be supported to lots sizes ranging from 4-40ha subject to rezoning of the subject land to Rural Smallholdings zone and structure planning processes being undertaken." <p>"AVON SOUTH PRECINCT</p> <ul style="list-style-type: none"> • Protect and expand existing nature conservation reserves. • Preserve and enhance the environment and natural resources including all areas of environmental significance as depicted. • Support the continuation of sustainable agricultural production. 	

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				<ul style="list-style-type: none"> • Further subdivision of agricultural land is not supported. • Limit any further subdivision development in the Spencers Brook locality that has potential to have a negative impact upon the Spencers Brook floodplain area and apply special controls to all future land use and development.” <p>3. That the following provisions for the Avon North Precinct and the Avon South Precinct be inserted into the text of the Local Planning Strategy in Clause 6.2 Rural Living Development:</p> <p>New dot point inserted in Profile:</p> <ul style="list-style-type: none"> • The land comprised in the Avon West Precinct was identified under the previous Local Planning Strategy as having subdivision potential to a minimum lot size of 50ha. It is recognised that there has been a significant lack of subdivision application and approval for the area and, due to significant environmental areas, steep escarpments, granite outcrops and protection of rural vistas etc, it was notionally conceived that the 50ha provision should be removed. However, it is envisaged that the area described as the Avon North Precinct (see Local Planning Strategy map) may still hold valid subdivision potential. It is not considered appropriate to allow subdivision in the area denoted as the 	

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				<p>Avon South Precinct (see Local Planning Strategy map) as there is considerably more environmental factors such as rivers, creeks, escarpments, granite outcrops and environmental significant land preventing possible subdivision.</p> <p>4. Insert a new dot point in Strategies:</p> <ul style="list-style-type: none"> • “Identify possible subdivision potential for the Avon North Precinct subject to rezoning and structure planning processes.” <p>5. Amend dot point 7 in Actions as follows:</p> <ul style="list-style-type: none"> • “Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> - Located within those areas designated on the Local Planning Strategy maps as “Future Possible Rural Living Development (1 to 40 hectares) and the Avon North Precinct (4 to 40 hectares);” <p><u>Recommendation 3:</u></p> <p>Amend Clause 5.38.12 as follows:</p> <p>5.38.12 Conventional effluent disposal facilities (i.e. septic tank and leach drains) shall be setback a minimum of 100 metres from any wetland or</p>	

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				<p>watercourse. Where an anaerobic treatment unit (ATU) is to be used it shall be setback a minimum of 50 30 metres from any wetland or watercourse. The local government may vary these setback requirements following consultation with the Department of Environment and Conservation and Department of Health Western Australia.</p> <p>Noted and accepted.</p> <p><u>Recommendation 4:</u></p> <p>Remove the Additional Use 2 from the area of Lots 101 and 2 as attached.</p> <p>Council Resolution 1</p> <p>Show Lot 2 Oyston Road to be "Rural Residential" on LPS 6 maps.</p> <p>Council Resolution 2</p> <p>Amend the Local Planning Strategy under the relevant headings to include provision of 50ha lot subdivision for the Avon West Precinct as follows:</p> <p>Avon West Planning Precinct</p> <p>Subdivision in the Avon West Planning Precinct may be supported to a minimum lot size of 50 hectares subject to the following</p>	

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				<p><i>criteria:</i></p> <ul style="list-style-type: none"> <i>i) Where adequate provision is made for the protection and management of foreshore areas along the Avon River;</i> <i>ii) Where it is not located on land identified as having significant agricultural potential;</i> <i>iii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;</i> <i>iv) Where safe and efficient road access can be provided;</i> <i>v) Where essential services are capable of being provided and maintained efficiently and at reasonable cost;</i> <i>vi) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads and river foreshore areas;</i> <i>vii) Where bush fire risk can be suitably managed;</i> <i>viii) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</i> <i>ix) Where it is not located within any defined floodplain;</i> <i>x) Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact and environmental protection and repair</i> 	

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				<p><i>are promoted;</i></p> <p><i>xi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</i></p> <p><i>Furthermore, in recognition of the significance of the river environment in the Precinct including the need to provide for its rehabilitation and long-term management, approval to any subdivision and/or development may be conditional upon one or more of the following:</i></p> <ul style="list-style-type: none"> <i>- Planting and/or retention of vegetation;</i> <i>- Fencing of remnant vegetation;</i> <i>- Control of stock along wetland and foreshore areas;</i> <i>- Prohibition of dwellings and effluent disposal systems within 100 metres of wetland and foreshore areas;</i> <i>- Management of stormwater drainage;</i> <i>- Creation of rights of public access to foreshore areas;</i> <i>- Preparation of conservation management plans;</i> <i>- Preparation and registration of restrictive covenants and/or deeds of agreement to secure performance of land management agreements.</i> <p><i>Council Resolution 3</i></p> <p><i>Amend Clause 5.38.12 as follows:</i></p> <p><i>5.38.12 Conventional effluent disposal</i></p>	

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				<p><i>facilities (i.e. septic tank and leach drains) shall be setback a minimum of 100 metres from any wetland or watercourse. Where an anaerobic treatment unit (ATU) is to be used it shall be setback a minimum of 50 30 metres from any wetland or watercourse. The local government may vary these setback requirements following consultation with the Department of Environment and Conservation and Department of Health Western Australia.</i></p> <p>Council Resolution 4</p> <p>Remove the Additional Use 2 from the area of Lots 101 and 2 as attached.</p>	
37	Ian Tapper	Lot 88 Great Eastern Highway, Wundowie	<p>I am the owner of the El Caballo Golf Course, Lot 88, Great Eastern Highway.</p> <p>I bought the golf course about 12 months ago. It wasn't trading very well which I put down to not being managed by the owner. The then owner had another golf course south of Perth which</p>	<p>The submission from George Weber is noted. El Caballo Resort has been dealt with at Submission No 28 and the recommendations therein can be applied to this submission.</p> <p><u>Recommendation:</u></p>	

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			<p>took more of his attention.</p> <p>Unfortunately, lifting the profile of the golf course has been an extremely difficult task. I personally work 7 days a week on the course and despite this and my marketing efforts, I continue to lose in excess of \$1000/week operating the course.</p> <p>The one thing that the area is missing is a population. Most other courses around Perth have a decent population base in the immediate vicinity which they draw a large percentage of business from.</p> <p>The owner of the Resort is building a Lifestyle Village on land adjoining the golf course. This is a major benefit for all of the businesses in the area, including my golf course.</p> <p>I note in the new Scheme that the Shire is proposing to make Park Home Park a prohibited use in the Tourist Zone. I understand that the Lifestyle Village is a form of Park Home Park and that El Caballo's land is zoned Tourist, therefore by you making this a prohibited use in the new Scheme they won't be able to expand past their current approval of 181homes.</p> <p>I am aware of their overall plan to introduce more than 400 homes into the area, which I understand you are also aware of, and cannot understand why you would want to jeopardise the whole development by preventing future expansion.</p> <p>The Linley Valley Abattoir to the west supplies water that I use for reticulating my golf course and therefore seeing the abattoir shut down is the last thing I would want to happen. However; from my understanding the current approval of 181homes is as close as the Lifestyle Village will get to the abattoir or ponds (ie the expansion is as far or further away). I see the expansion as an extremely low risk (if at all) to the abattoir and it</p>	<p><i>Council Resolution</i></p> <p><i>Apply a "Special Use" zone over Lot 90 Great Eastern Highway, Wundowie.</i></p> <p><i>Add the additional text into the "Special Use" table as follows:</i></p> <p><i>See "Attachment 2"</i></p> <p><i>Apply a "Special Use" zone over Lot 88 Great Eastern Highway, Wundowie.</i></p> <p><i>Add the additional text into the "Special Use" table as follows:</i></p> <p><i>See "Attachment 3".</i></p> <p><i>Retain the 500m buffer surrounding the Linley Valley Abattoir and the Waste Water Treatment Ponds for the Abattoir.</i></p>	

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			<p>certainly doesn't warrant this restriction on the Lifestyle Village.</p> <p>It's vital to viability of the area that this Lifestyle Village proceeds and it have the potential to expand to 400 homes if the demand is there. This is an investment in the area which could see my golf course, which is a public facility, and the area in general a viable precinct again.</p> <p>Therefore I request the Shire amend the new Scheme to remove this restriction on Park Home Parks in Tourist Zoning.</p>		
38	Department of Agriculture and Food	N/A	<p>The Department of Agriculture and Food, WA (DAFWA) welcomes the opportunity to provide feedback on the Local Planning Strategy and Local Planning Scheme No. 6.</p> <p>Rural land, where soil and water resources can support current and future food production within Western Australia, is a finite resource. The predicted growth in WA's population to 3.5 million people by 2050 will require food supplies to double, making strategically important areas such as those in the Shire of Northam even more valuable.</p> <p>The recent selection of Northam as a 'SuperTown' will ensure the Shire plays a pivotal role in decentralizing Western Australia's forecast population and spearheading growth into the central region. The close proximity of Shire of Northam to Perth will see people moving outwards along the eastern corridor into the Shire. DAFWA offers its support as the Shire plans to create a community with a diverse range of lifestyle and job opportunities.</p> <p>The Shire of Northam makes an important contribution to the state's fresh food supply, through the traditional broadacre farming of cereals and sheep and recently has "broadened to include more intensive uses such as horticulture and tree plantations."</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

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			<p>In addition, a number of agri-food processing enterprises, such as Linley Valley Abattoir, are established in the Shire. DAFWA considers that the Shire is well placed logistically to expand on such value adding industries and that its local planning strategies should seek to support these enterprises.</p> <p>More specific comments and suggestions on the Shire of Northam's Local Planning Strategy and Local Planning Scheme No. 6 are included in Attachment 1 and an analysis of the Shire's Agricultural Zones with general comments are included in Attachment 2. We support many of the objectives and strategies outlined in these documents.</p> <p>DAFWA is very interested to engage in further discussion about these and other agricultural issues. We can offer a wide range of information and support to assist with the future development of agricultural industries in the shire.</p> <p><u>See Attachments S38A</u></p>	<p>Comments are noted.</p> <p><u>Recommendation:</u></p> <p>The recommendation is the same for the submission from the Department of Agriculture and Food at No 33 above.</p> <p>Council Resolution</p> <p><i>Insert a landuse definition to broadly cover noxious industries such as composting facilities, abattoirs and processing plants as follows:</i></p> <p><i>“Industry-Noxious” means an industry which is subject to licensing as “Prescribed Premises” under the Environmental Protection Act 1986 (as amended) and or means an industry in which the processes involved constitutes an offensive trade within the meaning of the Health Act 1911.</i></p> <p><i>Amend the zoning table as attached (see “Attachment 4”).</i></p> <p><i>Apply a 500m buffer around the Abattoir on Northam-Pithara Road (Hepple’s) in the Local Planning Strategy.</i></p> <p><i>Amend Local Planning Scheme 6 maps to show Loc 1343 (503) Northam-Pithara Road, Northam as a “Special Use” zone and include the attached in the Special Use Table (see “Attachment 5”).</i></p>	

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39	Russell Draffin	Lot 11 (55) East Street, Northam	We would like to have this lot re-zoned for "Mixed Use" due to the need for land for public services within the local residential area.	<p>The submission from Mr Russell Draffin is noted.</p> <p>Lot 11 (55) East Street, Northam is not considered appropriate for "Mixed Use" zone as it is "disconnected" from the proposed Mixed Use Zone for East Street by a large number of residential zoned properties. This would create a disjointed approach to the precinct.</p> <p>Some public services such as a place of worship or an education establishment are discretionary uses under the Residential Zone and may be able to be applied for.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme Maps or zones.</p> <p>Council Resolution</p> <p><i>No change to the Local Planning Scheme Maps or zones.</i></p>	
40	Steve Davies	Lot 11 (55) East Street, Northam	As an owner of nearby property and a person with some experience in town developments, we see a need for the provision for community infrastructure and facilities. The above mentioned property is ideally located in a central area of that part of town with good accessibility. We would strongly support and recommend its being zoned "mixed use" to facilitate future development for the community.	<p>The submission from Mr Steve Davies is noted.</p> <p>Lot 11 (55) East Street, Northam is not considered appropriate for "Mixed Use" zone as it is "disconnected" from the proposed Mixed Use Zone for East Street by a large number of residential zoned properties. This would create a disjointed approach to the precinct.</p>	

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				<p>Some public services such as a place of worship or an education establishment are discretionary uses under the Residential Zone and may be able to be applied for.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme Maps or zones.</p> <p>Council Resolution</p> <p>No change to the Local Planning Scheme Maps or zones.</p>	
41	Arthur Grace	Lot 11 (55) East Street, Northam	As a part owner of the above property I would like to formally request it rezoned as "mixed use" to provide the possibility of providing community facilities in the future.	<p>The submission from Mr Arthur Grace is noted.</p> <p>Lot 11 (55) East Street, Northam is not considered appropriate for "Mixed Use" zone as it is "disconnected" from the proposed Mixed Use Zone for East Street by a large number of residential zoned properties. This would create a disjointed approach to the precinct.</p> <p>Some public services such as a place of worship or an education establishment are discretionary uses under the Residential Zone and may be able to be applied for.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme Maps or zones.</p> <p>Council Resolution</p> <p>No change to the Local Planning Scheme Maps or zones.</p>	
42	John Dival	N/A	SUBJECT OF SUBMISSION		

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>This submission is made on behalf of Dival Nominees Pty Ltd. The issue of building envelopes submitted below is not one that has any significant financial impact on the operations of our Company. However, it will severely hamper the enjoyment of future landowners in the Rural Residential and Rural Smallholding zones unlucky enough to have the restriction placed on their property.</p> <p>Matters relating to the restriction on building envelopes are found at clause 5.38 - <i>Development in the Rural Residential and Rural Smallholding Zones</i>.</p> <p>ADDRESS OF PROPERTY AFFECTED BY SCHEME Rural Residential and Rural Smallholding zones.</p> <p>SUBMISSION Building Envelopes. The concept of building envelope was developed in the early nineteen eighties to provide a planning mechanism for excluding buildings from areas that may have, for example, unique sites or vegetation, unsuitable soils or an unacceptable visual impact. It is now appears to be used as a mechanism for arbitrary containment.</p> <p>The Western Australian Planning Commission (WAPC) have informed me that they do not have any guiding policies on building envelopes and that it is an issue for local authorities. The WAPC Model Conditions of subdivision that refer to building envelopes are non-specific and allow the local authority to define the condition parameters. It is therefore an ambulatory condition and the following is an extract from the <i>WAPC Model Conditions - Freehold, Survey-Strata & Strata Approvals, Version 9</i> which refers to such conditions:</p> <p>Hill v State Planning Commission</p>	<p>Comments are noted and accepted. Under Clause 5.38, a structure plan is required to be approved for development within Rural Residential and Rural Smallholdings Zones. Under the Structure Plan, the placement of building exclusion zones would be applicable such as proximity to creeklines, remnant vegetation, appropriate boundary setbacks and proximity to major roads etc.</p> <p>It is considered appropriate to remove the requirement for 2,000m² building envelopes.</p> <p><u>Recommendation:</u></p> <p>Modify Clause .5.38.8 of the Local Planning Scheme 6 as follows:</p> <p>5.38.8 All building envelopes shall be:</p> <ul style="list-style-type: none"> (a) shown on the approved structure plan and/or approved subdivision plan; (b) at a size to be determined by the local government; (c) located to avoid any native vegetation or any area recognised for protection or rehabilitation as shown on the approved structure plan and/or Environmental Management Plan; (d) located to ensure on-site effluent 	

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			<p>considered the matter of ambulatory conditions. The relevant judgements are as follows.</p> <ol style="list-style-type: none"> 1. <i>The State Planning Commission has the power to impose such conditions as it sees fit consistent with the application of sound town planning principles. The limitation on this power is that the conditions must not be ultra vires, must "fairly and reasonably relate to the permitted development", must be "reasonably capable of being regarded as relevant to the implementation of planning policy" and must not be so unreasonable that no reasonable planning authority could have imposed them. As the extension of the doctrine of proportionality to the process of judicial review has not been established in this state, proportionality will not be used by the Tribunal as a test for the validity of a planning condition.</i> 2. <i>The ground of finality differs from the ground of uncertainty. A condition will be void for lack of finality if the State Planning Commission or local authority has abdicated its duty to exercise its discretion as required by the Act.</i> 3. <i>A condition which purports to leave a matter to the satisfaction of another authority is not ipso facto invalid. When the determination of an essential element of what is sought in the application is left for future consideration by another authority which could, when it comes to be determined, alter the proposed development significantly, the condition will be invalid.</i> 5. <i>As a general principle landowners cannot reasonably be expected to comply with conditions in respect of subdivision approvals when the conditions are expressed to be subject to the satisfaction of a local government authority or other</i> 	<p>disposal meets the minimum setback requirements from drainage lines, watercourses, wetlands and other areas as determined by the local government; and</p> <p>(e) located outside of any identified and/or designated buffer areas.</p> <p>Council Resolution</p> <p>Modify Clause .5.38.8 of the Local Planning Scheme 6 as follows:</p> <p>5.38.8 All building envelopes shall be:</p> <ol style="list-style-type: none"> (a) shown on the approved structure plan and/or approved subdivision plan; (b) at a size to be determined by the local government; (c) located to avoid any native vegetation or any area recognised for protection or rehabilitation as shown on the approved structure plan and/or Environmental Management Plan; (d) located to ensure on-site effluent disposal meets the minimum setback requirements from drainage lines, watercourses, wetlands and other areas as determined by the local government; and (e) located outside of any identified 	

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			<p><i>third party. Ambulatory conditions are the antithesis of valid contractual arrangements between an applicant for approval and the approving authority.</i></p> <p>A building envelope must therefore relate to the lot on which it is imposed, must relate to the implementation of a planning policy, and must be reasonable. It cannot be said that the imposition of a 2000m² building envelope (and, as I have been advised – specifically 40m x 50m) can possibly be reasonable or relate equally to all subdivided lots.</p> <p>Council has no policy for building envelopes that has examined the issues relating to the development of rural lots. Council can therefore not demonstrate a policy making process that supports the arbitrary imposition of a 2000m² building envelope on all subdivided lots. It cannot be said therefore that the condition will relate to the implementation of a policy on building envelopes as required by Hill vs State Planning Commission (see above).</p> <p>The subdivisions of Carlin Valley, Koojedda Hills, and Glenmore Park, have building envelopes that extend to the boundary setback, except where wet areas are excluded or vegetation is protected. I am not aware of any problems that have arisen in these subdivisions as a result of the landowner having the freedom to choose their building site. Almost 50% of the buildings on lots in Carlin Valley would not be within the 2000m² rectangle that Council has been recently imposing. This subdivision is almost fully developed and is regarded by land agents as being a desirable area because of the attractive development of the lots undertaken by the landowners. It would be unreasonable to impose a condition that would deny 50% of future ratepayers in rural smallholding zones the right to take</p>	<p><i>and/or designated buffer areas.</i></p>	

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			<p>advantage of the space their investment has given them, unless Council can clearly demonstrate a problem that needs fixing following a policy making process.</p> <p>Sufficient control exists during the development application phase for Council to guide owners in the placement of buildings within a location of their choosing on their land within a building envelope of an appropriate size, shape and location for each individual lot. This mechanism will provide the appropriate outcomes and should be used in preference to the arbitrary use of building envelopes of a predetermined size and shape.</p>		
43	William Pearce on behalf of Willward Park No 1 Pty Ltd and Rehard No 1 Pty Ltd	Lot 100 Kingia Road, Wundowie	<p>I represent Willward Park No1 Pty Ltd & Rehard No1 Pty Ltd, the owners of Lot 100 Kingia Rd, Wundowie the subject Lot being shown as a Development Investigation Area in Figure 5 of the Local Planning Strategy. Having experienced a long term relationship with the Shire, principally as the Managing Director of the Wundowie Industrial Site for 29 years, a resident for 9 years and, currently as Patron of the Wundowie Progress Association, I have a great affinity with the Wundowie Township and with the Shire of Northam as a whole. The fundamentals of TP 6 are supported in principle and I seek to make specific reference to Lot 100, currently zoned Industrial and Rural.</p> <p>The forecast demographics within the Shire and its proximity to the Metropolitan Area, I believe to be most relevant to the Wundowie Township; located at the Western boundary, closest to the Metropolitan area and to the expanding Eastern Corridor.</p> <p>Industrial Land:- Wundowie lacks critical mass to adequately sustain and expand local business. The attraction of additional industries to Wundowie is critical from an</p>	<p>An earlier submission relating to this property was dealt with in the following way:</p> <p><u>Recommendation:</u></p> <p>To amend the area currently identified under the Local Planning Strategy as "Development Investigation Area" to the east of Kingia Road as follows:</p> <p>"Development Area</p> <ul style="list-style-type: none"> - Future light and service industry, mixed use and/or residential development. - Residential and/or light industrial uses. - Rezoning and structure planning required." <p>Under Local Planning Scheme No 6, rezone Loc 27073 (Lot 100) Werribee Road, Wundowie (being both portions of land north and south of Fernie Road) from "Agriculture-Local" to the north and "General Industry" to the south of Fernie Road to "Development" (except the area</p>	

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			<p>employment growth perspective. Increasing cost of premises in the Midvale and Mundaring areas is an incentive for industries, particularly those in need of larger land areas to look further East. Based on my experience as the owner of Wundowie Foundry until 2006, Wundowie is well placed to meet this need; being close enough to the Metro area to maintain existing customers and attract staff due to lower cost of housing. Even larger industries engaged in Interstate or International trade may well find the Northam Industrial Park a Service Industry?</p> <p>We believe it would be more appropriate for this land to be rated General Industry with general preset compliance standards such that any prospective industry can self assess its impact.</p> <p>Residential Land:- A) That portion of Lot 100 residing to the east of Kingia and north of Fernie Roads we do not support for Industrial use of any type. We believe this land should enhance the preferred location.</p> <p>Accordingly, we strongly support the retention of that area of Lot 100 falling within the sewerage plant buffer zone to remain as Industrial and Commercial with a minimum lot size of 2000m2. However, when referring to the Zoning Table it is unclear where the definition falls between General Industrial and the Light and Service Industry uses. For example, heavy engineering fabrication as distinct from light fabrication using presses to fold shed trusses. And would a comprehensive Engineering machine shop constitute population and rural flavour of the Town; a Lot density predominantly of R5, possibly a portion of R10 and a close connection to the natural flora access via walks</p>	<p>contained within the Waste Water Treatment Plant Buffer Area which is to remain "General Industry").</p> <p>Inserting into the Scheme Text a Development Zone as follows:</p> <p>"Development Zone</p> <p>The objectives of the development zone are to:</p> <ul style="list-style-type: none"> (a) Designate land for future development; (b) Provide for orderly planning and development of larger areas of land for light and service industry, mixed use and/or rural residential, residential and associated purposes through the preparation of a structure and/or development plan; and (c) Ensure the adequate provision of physical and community infrastructure." <p>Insert appropriate Development Zone within the zoning table as attached (Marked "Attachment 1").</p> <p><i>To amend the area identified under the Local Planning Strategy as "Development Investigation Area" to the east of Kingia Road as follows:</i></p> <p><i>"Development Area</i></p> <p><i>- Future light and service industry, mixed use and/or residential development.</i></p> 	

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			<p>and bridle paths. A significant portion of this area is a rehabilitated gravel pit and its elevation and the proximity of existing essential services should not impose undue pressure on infrastructure resources.</p> <p>Residential Land:- B) That portion of land east of Kingia and south of Fernie Roads until it intersects with the Industrial land discussed above.</p> <p>The history of Wundowie and neighboring areas features a significant number of small land holdings. Many of these have been held for many years by longstanding residents. The demographics shown in the Shire's Planning Strategy section 2.1 Census data clearly identifies the impact of the ageing population. Anecdotal evidence indicates many of these ageing persons would prefer to remain in the Shire and live close to their lifelong friends if they were able to readily downsize and move into more appropriate facilities. This land area, located in close proximity to existing infrastructure of the Town such as the Medical centre, Resource centre, shops and post office, would be well suited to retirement or lifestyle village, rehabilitative services or higher density, low maintenance dwellings. The outcome is aimed at a higher utilization of existing infrastructure and gaining critical mass for Wundowie. Replacement population for the small holdings is expected to satisfy the demand for the "tree change" phenomenon identified in the Shire's Planning Strategy. It has been the writer's experience that single persons often leave Wundowie only to return in later years when they seek to settle down into stable relationships. School and sporting facilities already exist.</p> <p>The availability of local employment is critical to the evolution of the future zoning plan for Lot 100 and the integrated land use outlined</p>	<p>- Residential and/or light industrial uses.</p> <p>- Rezoning and structure planning required."</p> <p>Under Local Planning Scheme No 6, rezone Loc 27073 (Lot 100) Werribee Road, Wundowie (being both portions of land north and south of Fernie Road) from "Agriculture-Local" to the north and "General Industry" to the south of Fernie Road to "Development".</p> <p>Inserting into the Scheme Text a Development Zone as follows:</p> <p>"Development Zone</p> <p>The objectives of the development zone are to:</p> <p>(a) Designate land for future development;</p> <p>(b) Provide for orderly planning and development of larger areas of land for light and service industry, mixed use and/or rural residential, residential and associated purposes through the preparation of a structure and/or development plan; and</p> <p>(c) Ensure the adequate provision of physical and community infrastructure."</p> <p>Insert appropriate Development Zone within</p>	

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			<p>herein, we believe, is in line with the Shire's Planning Strategy and enhanced by the proximity of Wundowie to the Metropolitan Area and the growth of the Eastern Corridor.</p> <p>Accordingly, we have appointed Gray & Lewis as Land Use Planners to further develop the Land Use plan for Lot 100 Kingia Road and seek to integrate this approach with the Shire's zoning decisions.</p>	<p><i>the zoning table as attached (Marked "Attachment 1").</i></p>	
44	Department of Environment & Conservation	N/A	<p>I refer to your letter of 4 October 2011 requesting comments from the Department of Environment and Conservation (DEC) regarding the proposed Local Planning Scheme No. 6 and Local Planning Strategy. This proposal affects two districts within DEC being, Perth Hills District that covers the western portion of the Shire, and the Central Wheatbelt District, that covers the eastern portion. Toodyay-Ciackline Rd, Spencers Brook Rd and Mokine Rd divide the two Districts. I am advised you have already received comments from the Central Wheatbelt District. In addition to this, DEC's Perth Hills District provides the following comments and information on parts of the Local Planning Scheme and Strategy that fall within this district.</p> <p><u>Native Vegetation</u></p> <p>DEC notes that the existing unallocated Crown land in the northern part of the Wundowie townsite contains a large area of remnant native vegetation that could potentially be threatened should this area be rezoned for residential purposes. Any residential development in this area would result in a significant portion of the remnant native vegetation being cleared in order to make the development compliant with the <i>Planning for Bush Fire Protection Guidelines</i> (WAPC 2010). Prior to any changes to the zoning of this area, DEC recommends that the following information be sought;</p> <p>1) A flora and vegetation survey carried out in accordance with Environmental Protection</p>	<p>The area proposed for future residential development to the north of the Wundowie townsite is relatively small and will have appropriate and relevant studies and licenses undertaken and/or issued prior to any subdivision or development taking place.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</p> <p><i>Council Resolution</i></p> <p><i>No change to the Local Planning Scheme No 6 or the Local Planning Strategy.</i></p>	

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			<p>Authority (EPA) Guidance Statement No. 51 <i>Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia</i> by a suitably qualified botanist that is competent and experienced in the vegetation communities found on the location. The flora and vegetation survey should be undertaken when the majority of the plant species in the area are flowering, fruiting and have foliage, which for most species is during spring. It may be necessary to time supplementary surveys if the initial survey is undertaken in non-optimal times or where species with differing flowering periods occur. EPA Guidance Statement No. 51 requires the survey data to be assessed and interpreted in a regional and local context and provides a definition of significant flora and significant vegetation.</p> <p>2) A vegetation condition survey conducted by a suitably qualified person. The <i>Native Vegetation Condition Assessment and Monitoring Manual for Western Australia</i> (DEC 2009) provides a guide to how this should be carried out. The results, together with details of proposed clearing that is required by the <i>Planning for Bush Fire Protection Guidelines</i>, can be used as a guide to where development could be pursued. Measures should be taken to ensure protection of any very good, excellent or pristine quality vegetation located within the proposed development area prior to the approval of any subdivision plan.</p> <p>This process should also be followed for any proposals impacting remnant native vegetation within the Shire. DEC wishes to advise that clearing of native vegetation in Western Australia is prohibited unless the clearing is authorised by a clearing permit obtained from DEC or is of a kind</p>		

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			<p>that is exempt in accordance with Schedule 6 or Regulation 5 <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i>.</p> <p>DEC also notes that the Shire wishes to expand a number of roads. Measures should be put in place to ensure any native vegetation corridors and habitat trees are not impacted by this proposal, as roadside vegetation often forms important ecological corridors which allow species to move throughout the landscape. They are also often the last remaining refuge for threatened species.</p> <p>Threatened flora species known to occur within this portion of the Shire of Northam are as follows;</p> <p style="padding-left: 40px;"><i>Acacia aphylla</i> Threatened <i>Lechenaultia laricina</i> Threatened <i>Amperea micrantha</i> Priority 2 <i>Lasiopetalum</i> sp. Northam Priority 2 <i>Acacia campylophylla</i> Priority 3 <i>Tetratheca pilifera</i> Priority 3 <i>Verticordia serrata</i> var. <i>linearis</i> Priority 3 <i>Asterolasia grandiflora</i> Priority 4 <i>Chordifex chaunocoleus</i> Priority 4 <i>Eremaea blackwelliana</i> Priority 4 <i>Eucalyptus loxophleba</i> x Wandoo Priority 4 <i>Styidium striatum</i> Priority 4</p> <p><u>Threatened Fauna</u> DEC notes that a number of threatened fauna species have been, or are likely to be found within this area of the Shire of Northam, including the following;</p> <p style="padding-left: 40px;">Carnaby's cockatoo (<i>Calyptorhynchus latirostris</i>) Endangered Baudin's cockatoo (<i>Calyptorhynchus baudinii</i>) Endangered Forest red-tailed black cockatoo (<i>Calyptorhynchus banksii naso</i>) Vulnerable</p>		

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			<p>Chuditch (<i>Oasyurus geoffroiti</i>) Vulnerable Shield-backed trapdoor spider (<i>Idiosoma nigrum</i>) Vulnerable Bush stonecurlew (<i>Burhinus grallarius</i>) Priority 4 Malleefowl (<i>Leipoa ocellata</i>) Vulnerable Western brush wallaby (<i>Macropus irma</i>) Priority 4 Water rat / Rakali (<i>Hydromys chrysogaster</i>) Priority 4 Crested shrike-tit (<i>Falcunculus frontatus leucogaster</i>) Priority 4 Brush tailed phascogale / Wambenger (<i>Phascogale tapoatafa</i>) Vulnerable Numbat / Walpurti (<i>Myrmecobius fasciatus</i>) Vulnerable</p> <p>The main threat affecting these species is the clearing of native vegetation. Any proposal put forward for development of remnant native vegetation areas should also be assessed to determine how this may impact on the native species present. Fauna surveys should be carried out by suitably qualified biologists in accordance with the Environmental Protection Authority (EPA) Guidance Statement No. 56 <i>Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia</i>. EPA Guidance Statement No. 56 provides a definition of significant fauna.</p> <p>DEC notes that there are two confirmed breeding areas for the Threatened Carnaby's cockatoo within this area, and it is also highly likely that Shire contains habitat for Baudin's cockatoo and forest red-tailed black cockatoo, which are classified as Vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).</p> <p>If it is likely that any proposed development or subdivision will involve one or more of the following;</p>		

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			<p>clearing of any known nesting tree, clearing of any part or degradation of breeding habitat, clearing of more than 1 hectare of quality foraging habitat, or clearing or degradation (including pruning the top canopy) of a known roosting site, the proposal should be referred to the Commonwealth Department of Sustainability, Environment, Water, Populations and Communities for assessment under the EPBC Act as it is likely to significantly impact upon a matter of national environmental significance.</p> <p>DEC recommends that the Shire refer to the "<i>Environment Protection and Biodiversity Conservation Act 1999</i> draft referral guidelines for three threatened black cockatoo species: Carnaby's cockatoo (endangered) <i>Calyptorhynchus latirostris</i>, Baudin's cockatoo (vulnerable) <i>Calyptorhynchus baudinii</i>, forest red-tailed black cockatoo (vulnerable) <i>Calyptorhynchus banksii nasa</i>" (Commonwealth of Australia 2011) for further information.</p> <p>Biodiversity Strategy DEC encourages the Shire of Northam to develop a local biodiversity strategy to facilitate the protection and management of natural areas within the Shire. DEC can provide assistance and guidance with this if required.</p> <p><u>Implementation of the Planning for Bush Fire Protection Guidelines</u></p> <p>DEC encourages the Shire to implement the <i>Planning for Bush Fire Protection Guidelines</i> (0/VAPC 2010).</p> <p>DEC encourages the Shire to liaise with DEC regarding fire management requirements in areas containing native vegetation, particularly in relation to the clearing of native vegetation, and prior to finalisation of Fire Management Plans.</p>		

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			<p>DEC prefers that all building envelopes are to be located no closer than 100 metres from the boundary of any DEC estate to ensure adequate space for bush fire hazard mitigation and bush fire control activities. DEC also recommends that a 100m buffer be maintained between building envelopes and excellent to pristine quality vegetation in areas rated as high to extreme bushfire risk.</p> <p><u>Contaminated Sites</u> DEC notes that there are a number of contaminated sites throughout the Shire, particularly around Wundowie townsite and Bakers Hill. Information about contaminated sites can be obtained through the Contaminated Sites Branch of DEC at www.dec.wa.gov.au/contaminatedsites.</p>		
45	Anthony & Daniel O'Driscoll	1 East Street, Northam	When we bought the land it was zoned "mixed use" with no proposed re-zoning. We plan to develop this land in the near future. We have a building plan done by Avon Drafting.	<p>The submission from Anthony and Daniel O'Driscoll is noted and accepted. The original version of Local Planning Scheme No 6 maintained existing Mixed Use zone, it was an oversight by the Department of Planning of its removal along with the proposed rezoning of Mixed Use for adjoining Residential properties along East Street.</p> <p><u>Recommendation:</u></p> <p>Rezone Lot 91 (1) East Street, Northam from "Residential R15" to "Mixed Use".</p> <p>Council Resolution</p> <p>Rezone Lot 91 (1) East Street, Northam from "Residential R15" to "Mixed Use".</p> <p>Rezone Lots 90, 185, 89, 184, 88, 340, 341, 342, 181, 85, 180, 84, 179, 83, 178, 82, 177, 81, 176, 350, 79, 174, 78, 173, 500 East Street, Northam from "Residential R15" to "Mixed Use".</p>	

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46	Raymond Glass	4396 Great Eastern Highway, Bakers Hill	<p>I am intending to apply for subdivision within twelve months or so into 1 ha lots. The property is approximately 60 acres and is the balance of my property (total 100 acres)</p> <p><u>See Attachments S47A</u></p>	<p>This property is subject to a scheme amendment under the current Town Planning Scheme No 3 and will be addressed upon completion of that amendment. The amendment is at advertising stage and is not considered to be advanced enough to warrant a change to the Scheme Maps at this stage. However, should the amendment progress substantially, the maps will be required to reflect this.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme No 6 or the Local Planning Strategy at the present time.</p> <p>The Department of Planning to be made aware of all outstanding scheme amendments upon time of Council's final approval of the Scheme text.</p> <p><i>Council Resolution</i></p> <p><i>No change to the Local Planning Scheme No 6 or the Local Planning Strategy at the present time.</i></p>	
47	Rupert & Annette Poulton	9 Yates Street, Bakers Hill	<p>When we purchased this property in 1987, one of the main reasons was that most of it was designated, and marked on the Shire maps, as Townsite. This was changed by the Shire about 10 years ago. We would like to submit that the area between the Old Railway line (KEP Track) and the creek on the eastern side be now included in the townsite for the following reasons:</p> <ol style="list-style-type: none"> 1. The land is closer to the centre of town (ie Post Office) than much of the present townsite. 2. Bakers Hill need Retirement 	<p>It is not considered appropriate to include this land within the townsite boundaries for the following reasons:</p> <ol style="list-style-type: none"> 1. The allocation of land to the north of the KEP track would create a "detached" townsite expansion as it is separated from the remainder of the town site. 2. The land in question has a number of uses already existing which includes heritage values. 3. Constructing development within close proximity to the watercourse is not 	

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			<p>Accommodation and this area is ideal, being in easy walking distance of the shops without having to cross the Highway and adjacent to KEP track for walks etc.</p> <p>3. The area is very secluded and is, in fact, invisible from the rest of the town, due to the height of the KEP track and the trees planted.</p>	<p>permitted without environmental and water quality assessment. This would limit any potential development of the area.</p> <p>4. The Perth-Adelaide Highway is projected to be constructed along the northern boundary of the land thus limiting landuses due to noise emissions etc.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Scheme 6 zoning maps or the Local Planning Strategy</p> <p>Council Resolution</p> <p>No change to the Local Planning Scheme 6 zoning maps or the Local Planning Strategy</p>	
48	Shire of Toodyay	N/A	<p><u>Rural Pursuits</u></p> <p>It is noted that draft Scheme requires planning approval for a Rural Pursuit in the Rural Residential and Rural Small Holding zones. While it would be necessary for certain proposals to require planning approval, it can be administratively problematic if every property is required to obtain planning approval to stock animals, especially when stocking is not resulting in any land use or planning concerns.</p> <p>The Shire of Toodyay's previous Town Planning Scheme also required planning approval for Rural Pursuits in Rural Residential zones and following complaints from a resident to the Ombudsman and the Minister, the Shire was subsequently required to make all landowners obtain planning approval, as it was not enforcing the provisions of its Town Planning Scheme at the time. This process consumed significant staff resources and also created unnecessary public resentment for having to undertake this process.</p>	<p>The submission from the Shire of Toodyay is noted and accepted.</p> <p><u>Recommendation:</u></p> <p>Insert at Clause 8.2 the following:</p> <p>(g) the carrying out of a Rural Pursuit in the Rural Residential and Rural Smallholdings zones that:</p> <p>(i) is not used for trade or commercial purposes; and</p> <p>(ii) complies with the recommended stocking rates and environmental protection requirements of the relevant State Government departments.</p> <p>Council Resolution</p>	

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			<p>To overcome this issue, in the drafting process of the now gazetted Local Planning Scheme No 4, the following was included under Clause 8.2 of the Scheme, thus making it an exempt form of development:</p> <p><i>the carrying out of a Rural Pursuit in the Rural Residential and Rural Living zones that:</i></p> <p><i>(i) is not used for trade or commercial purposes; and</i></p> <p><i>(ii) complies with the recommended stocking rates and environmental protection requirements of the relevant State Government departments.</i></p> <p>This inclusion of the above in the Shire's Local Planning Scheme has worked effectively as landowners who are stocking animals for their own domestic purposes and within the stocking requirements do not need approval. The proposals that may have land use or environmental implications (ones over the stocking rates or for commercial purposes) require planning approval.</p>	<p><i>Insert at Clause 8.2 the following:</i></p> <p><i>(g) the carrying out of a Rural Pursuit in the Rural Residential and Rural Smallholdings zones that:</i></p> <p><i>(i) is not used for trade or commercial purposes; and</i></p> <p><i>(ii) complies with the recommended stocking rates and environmental protection requirements of the relevant State Government departments.</i></p>	
49	Bob Davey Real Estate	Lot 352 (5) Yilgarn Avenue, Northam	<p>We would like to formally request that you consider the outlined area on the map provided to be changed to mixed use/commercial in the new town planning scheme. This would allow for greater/higher use as demonstrated in the light industrial precincts. Mundaring for example has a hardware, retail and seafood retail shop as well as a Vet Clinic. There is also the fact that it's a high exposure location.</p> <p><u>See Attachments S50A</u></p>	<p>It is not considered appropriate to rezone a portion of the existing Light and Service Industry zone to commercial as the focus for this type of activity is to be contained within the main shopping precinct area of the townsite of Northam.</p> <p>It is envisaged that the area will host a variety of landuses of a light and service industrial nature. These uses may conflict with uses allowable under the "Commercial" or "Mixed Use" zone. Under both these zones, residential uses are permitted. This will create conflicting landuses and would not be an acceptable zoning for a predominately industrial area.</p> <p><u>Recommendation:</u></p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p>No changes to the Local Planning Scheme No 6 zoning maps.</p> <p>Council Resolution</p> <p>No changes to the Local Planning Scheme No 6 zoning maps.</p>	
50	Stan Malinowski on behalf of the Northam Country Club Inc	Lot 9000 Wood Drive, Northam	<p>The property is the subject of Western Australian Planning Commission application No 135593 and approved for Freehold Subdivision on 13 November 2008 for a period of 4 years.</p> <p>The Superlot is presently zoned R15 for residential development.</p> <p>Lot 9000 consists of 2.9147ha (7.2 acres approx) with WAPC conditional approval to develop 32 serviced residential lots.</p> <p>Market demand is dictating the density zoning of R15 will not efficiently utilise this land given its proximity and accessibility to the town CBD> This development should be treated as an infill project which will be serviced by existing infrastructure utilities thus eliminating the costly alternative of urban sprawl.</p> <p>Expressions of interest have been received from two independent groups to develop the site into Retirement/Palliative care units and short stay/permanent residence high density home units. Both proposals require an increased density of between R40 and R60 zoning. We understand that special dispensation exists under the Retirement Villages Act but this limits our options and restrains Northam's future growth plan.</p>	<p>Comments are noted.</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>The supertown strategy would also be complemented by a development such as this.</p> <p>Adjacent land already enjoys R15/R30 with an R40 zone 400 metres to the east. This proposal amendment will service Northam's needs into the future and compliment the Shire of Northam's growth strategy.</p> <p>With approximately 400-500 new jobs expected to commence early 2012 and several other projects on the drawing board, such as the Northam Bowling Club relocating and extensions to public health, this approval will confirm the financial viability of the Northam Country Club and its sporting affiliates.</p>	<p>Comments are noted.</p> <p>There is no land adjacent to Lot 9000 that is zoned R15/30 under the current Town Planning Scheme No 5. It is not proposed to zone adjacent land to R30 under the Local Planning Scheme No 6.</p> <p>Comments are noted.</p> <p>It is proposed to rezone Lot 9000 to R30 which will adequately service the growth expansion for the area and will enable higher density residential development in close proximity to the Northam Country Club.</p> <p>It is not considered appropriate to zone the land to R40 as it is not consistent with surrounding landholdings and will adversely impact the area in general.</p> <p>It is considered that a zoning of R40-60 would be too high for areas of Northam which is not contained within the immediate town centre. There is only a very small area close to the town centre and adjacent to the Recreation Precinct that is proposed to be zoned R40. This is intended to create a higher density residential component for the town centre and a higher residential component for the Recreation</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p>Precinct.</p> <p>It is, however, noted that any aged care facility or over 55's development is able to be achieved at the R40 zoning due to a "density bonus" clause within the Residential Design Codes. This will enable development of a variety of block sizes in the area and is considered to be a more appropriate and structured form of planned development for the area.</p> <p><u>Recommendation:</u></p> <p>Rezone Lot 9000 to Residential R30 under the Local Planning Scheme No 6.</p> <p>Council Resolution</p> <p><i>That the residential density be increased from R15 to R40 for Lot 9000 Wood Drive, Northam.</i></p>	
51	Stan Malinowski on behalf of Willowfield Pty Ltd	Lots 70-80, 82, 84, 85, 87-89 & 123 Cnr Springfield and Katrine Roads, Northam	<p>The land is subject of Western Australian Planning Commission Approval No 131379 which expired on 12 September 2010.</p> <p>At present, the land consists of 12 titles group rated with an area of 1.6757ha (4.14 acres). The original intention was to redevelop the land into 18 x R15 residential fully serviced lots. A proportion of the land was below 1:100 year flood level. The contour level has been raised above the required flood level. Three lots are also land locked under existing title. A geotechnical report has been completed confirming the soil suitability to develop.</p>	<p>Comments are noted.</p> <p>Comments are noted. A significant portion of the subject lots are contained within the special control area for the Avon/Mortlock Rivers. It is not supported to increase the residential density of land which is contained within the special control area.</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
			<p>The economic viability and the over supply of cheap lots which flooded the market from the Fairway Green Estate has prohibited any recent development.</p> <p>I believe this land is far more suitable to a high density development due to CBD proximity and accessibility. Expressions of interest have been submitted to joint venture a short stay and permanent high density development which is under consideration subject to zoning.</p> <p>Adjacent land is presently zoned R15-R30 with an R40 area 500 metres east of our development and further away from the CBD.</p> <p>We believe an R40 to R60 zoning would be far more appropriate for this location and request an alteration to the proposed Town Planning Scheme to confirm this.</p>	<p>Comments are noted.</p> <p>Comments are noted. Higher density residential development is proposed within the CBD to provide for an increased residential component. It is not envisaged that the subject lots are suitable for high density development due to the special control area and the distance from the CBD.</p> <p>There is no land adjacent to the subject lots that are zoned R15/30 under the current Town Planning Scheme No 5. It is not proposed to zone adjacent land to R30 under the Local Planning Scheme No 6.</p> <p>It is, however, noted that any aged care facility or over 55's development or single bedroom units would be able to be achieved under a "density bonus" clause within the Residential Design Codes. This will enable development of a variety of block sizes in the area and is considered to be a more appropriate and structured form of planned development for the area.</p> <p>Further, it is not considered to be orderly and proper planning to have pockets of high density residential development which does not incorporate adjacent community facilities and</p>	

No.	Name	Address of Affected Property	Submission	Officer's Recommendation	Commission's Recommendation
				<p>shopping precincts.</p> <p><u>Recommendation:</u></p> <p>No change to the Local Planning Strategy or the Local Planning Scheme No 6.</p> <p><i>Council Resolution</i></p> <p><i>Rezone Lots 80, 79, 78, 77, 76, and portions of Lots 123, 75 and 72 Springfield Road, Northam from "Residential R15" to "Residential R30".</i></p>	

13.3. CORPORATE SERVICES

13.3.1 ACCOUNTS & STATEMENTS OF ACCOUNTS

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	2.1.3.4
Officer:	Denise Gobbart / Leasa Osborne
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple
Date:	07 March 2012

PURPOSE

The Accounts due and submitted to the Ordinary Council Meeting on Wednesday, 21 March 2012 are attached.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1744	
Moved: Cr D Hughes	
Seconded: Cr D Beresford	
That Council endorse the payments for the period 1 February 2012 to 29 February 2012, as listed, which have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42)	
Municipal Fund Cheque Vouchers 31260 to 31331	\$ 163,248.28
Trust Cheque Vouchers 1622 to 1622	\$ 650.00
Municipal Fund Bank Electronic Fund Transfer EFT10496 to EFT10722	\$ 898,594.12
Direct Debit Fund Transfer 4061.1 & 4105.1	\$ 2,303.07
Municipal Fund Bank Electronic Fund Transfer Payroll 02/02/2012	\$ 185,776.16
Municipal Fund Bank Electronic Fund Transfer Payroll 08/02/2012	\$ 1,066.63
Municipal Fund Bank Electronic Fund Transfer Payroll 16/02/2012	\$ 177,280.92
Municipal Fund Bank Electronic Fund Transfer Payroll 20/02/2012	\$ 1,466.13
TOTAL	\$1,430,385.31
	CARRIED 9/0

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
1622	14/02/2012	PETER HAMMOND	REFUND OF BOND FOR HIRE OF HOSPITALITY ROOM AND KITCHEN AT RECREATION CENTRE 28/1/2012	-650.00
			TOTAL TRUST CHEQUE	-650.00
EFT10496	02/02/2012	BUSINESS EXPOSURE	PURCHASE OF 4 ADVERTISING BANNERS TO REPLACE EXISITING LIBRARY BANNERS DESTROYED IN RECENT STORM.	-2486.00
EFT10497	06/02/2012	DENIS GRAHAM BERESFORD	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10498	06/02/2012	DESMOND ARNOLD HUGHES	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10499	06/02/2012	JULIE ELLEN WILLIAMS	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10500	06/02/2012	LITTLE T M	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-1830.30
EFT10501	06/02/2012	LLEWELLYN A W	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10502	06/02/2012	POLLARD S B	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-3083.31
EFT10503	06/02/2012	RAYMOND MILNE HEAD	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10504	06/02/2012	ROBERT WAYNE TINETTI	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10505	06/02/2012	SAUNDERS K D	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-808.32
EFT10506	06/02/2012	ULO RUMJANTSEV	COUNCILLOR MONTHLY PAYMENT JANUARY 2011-2012.	-1052.52
EFT10507	08/02/2012	AVON VALLEY ARTS SOCIETY (INC)	FUNDING FOR SPECIAL GRANT OF \$8,000.00 TO AVON VALLEY ARTS - 2 MONTHS PAYMENT(FEBRUARY-MARCH 2012)	-4400.00
EFT10508	08/02/2012	SKYE PALMER	REIMBURSEMENT FOR POLICE CLEARANCE.	-55.50
EFT10509	14/02/2012	JR & A HERSEY PTY LTD	PURCHASE OF X1 CLOGGER BUCKLE MED, X1 CLOGGER LGE & X120 LEATHER GLOVES LGE	-1485.55
EFT10510	14/02/2012	361 DEGREES STAKEHOLDER MANAGEMENT SERVICES	COMMUNITY STRATEGIC PLAN - TRAINING AND ADVICE	-5302.00
EFT10511	14/02/2012	ABBOTT & CO PRINTERS	PURCHASE OF 400 A3 PADS OF SHIRE AND TOWN MAP ON 1 X LNG EDGE IN 50S WITH STRAWBOARD BACK, BLACK BOTH SIDES	-3066.80
EFT10512	14/02/2012	ABSOLUTE LEADERSHIP	LOCAL BOOK STOCK PURCHASE ABSOLUTE LEADERSHIP BY JOSEPH TIGANI.	-35.23
EFT10513	14/02/2012	ALAN'S AUTO ELECTRICS	REPAIR WIRING ON DUAL BATTERY SYSTEM - FORD RANGER SPACE CAB XL 4X2	-564.00
EFT10514	14/02/2012	ANDY'S PLUMBING SERVICE	VISITOR CENTRE REPAIRS TO TOILET CISTERNS.	-323.95
EFT10515	14/02/2012	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	DEBT COLLECTION FEES FOR A13169 - GEORGE BELL AND DEBT COLLECTION FEES FOR A13191-KATHLEEN MARY HOLTHOM & ESTATE OF MADELINE ANNE LENNELL.	-1017.50
EFT10516	14/02/2012	AV-SEC SECURITY SERVICES	SECURITY AND MONITORING SERVICES	-973.60

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10517	14/02/2012	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN ROAD WASTE FACILITY FOR THE PERIOD 10/01/12 TO 22/01/12	-1568.00
EFT10518	14/02/2012	AVON TELECOMS PTY LTD	SUPPLY 1 X 24 PORT PATCH PANEL & TEN METERS 20 CABLE FOR PHONE SYSTEM INSTALLER -RECREATION CENTRE 11/12/11	-381.91
EFT10519	14/02/2012	AVON VALLEY BAKERY	REFRESHMENTS ORDER FOR BUSH FIRE BRIGADE 60 SERVICE AND OTHERS EVENT TO BE HELD IN THE COUNCIL CHAMBERS 04/11/2011	-347.40
EFT10520	14/02/2012	AVON VALLEY CONTRACTORS	TRANSPORT VIBE ROLLER SHIRE DEPOT TO LEEDER RD 31.02.12	-286.00
EFT10521	14/02/2012	AVON VALLEY MOWER & CHAINSAW CENTRE	LIQUID AND DRY CHLORINE FOR WUNDOWIE SWIMMING POOL	-1243.15
EFT10522	14/02/2012	AVON VALLEY NISSAN	SERVICE NISSAN XTRAIL CESC 60,000K.	-349.75
EFT10523	14/02/2012	AVON WASTE	AVON WASTE RUBBISH SERVICES FOR JANUARY 2012.	-20052.70
EFT10524	14/02/2012	BAF CONSULTING, NCC SEMINARS	BCA INFORMATION SEMINAR FOR 2X BUILDING SURVEYORS - HAYLEY & JIM ON 1ST MARCH AT CITY WEST	-360.00
EFT10525	14/02/2012	BAKERS HILL RURAL SUPPLIES & HARDWARE	EQUIPMENT FOR WUNDOWIE TOWN SITE MTC.	-125.85
EFT10526	14/02/2012	BBC ENTERTAINMENT	BAND FOR CONCERTS IN THE PARK 4/02/2012 WANDERING IN THE BUSH	-660.00
EFT10527	14/02/2012	BEAUREPAIRES	PURCHASE FOR GRASS VALLEY BRIGADES 3.4 TYRE, TUBE, FITTED AND BALANCED	-2328.98
EFT10528	14/02/2012	BEDROCK	BAND FOR CONCERT ON 04/02/2012	-1700.00
EFT10529	14/02/2012	BELEZA SAMBA SCHOOL	KIDS DRUM AND DANCE WORKSHOP	-650.00
EFT10530	14/02/2012	BLACK BOX PHOTOBOOTHS	HIRE OF PHOTOBOOTH FOR COMBINED LIBRARY/REC CENTRE SCHOOL HOLIDAY ACTIVITIES11352072.	-1249.00
EFT10531	14/02/2012	BLACK WATTLE CATERING	CATERING AND TRAINING FOR VACATION COOKING CLASSES AT THE RECREATION CENTRE	-1134.64
EFT10532	14/02/2012	BLACKWELL PLUMBING PTY LTD	BERNARD PARK. CONDUIT FOR DATA CABLE AT PARK SHELTER.	-432.08
EFT10533	14/02/2012	BOC LIMITED	DAILY TRACKING FOR PERIOD 08.12.2011 TO 28/12/2011 (DAILY RENTAL OF GAS CYLINDER)	-8.97
EFT10534	14/02/2012	BOUNCY FUN CASTLES	1X BOUNCY CASTLE & SUPERVISOR	-480.00
EFT10535	14/02/2012	C.Y.O'CONNOR INSTITUTE	LIVESTOCK MANAGEMENT AND CONTROL COURSE FOR CRAIG WILSON - 21ST TO 24TH NOVEMBER	-400.00
EFT10536	14/02/2012	CANNON HYGIENE AUSTRALIA PTY LTD	CANNON MONTHLY HYGIENE SANITARY UNIT MONTHLY SERVICE.	-337.36

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10537	14/02/2012	CAPITAL RECYCLING	MACHINERY HIRE & CRUSHING GRAVEL AT IRISHTOWN ROAD FOR THE PERIOD 17/01/12 TO 20/01/12	-27742.00
EFT10538	14/02/2012	CASEY'S CARTAGE CONTRACTORS	BERNARD PARK FURNITURE. CARTAGE.	-107.91
EFT10539	14/02/2012	CENTRAL DISTRICTS AIR CONDITIONING	BAKERS HILL PAVILION. MOVE AIR CONDITIONING CONTROLS TO MEETING ROOM SIDE OF WALL,	-384.40
EFT10540	14/02/2012	CITY & REGIONAL WASTE MANAGEMENT SERVICES	SUPPLY MATERIALS IN PREPARATION FOR CULVERT/DRAIN (MIDALIA STEEL)	-880.00
EFT10541	14/02/2012	CLOCKMASTERS AUSTRALIA PTY LTD	SUPPLY METROLINE 315 CLOCK DOUBLE SIDED ,UPS AND THERMOMETERS	-10254.52
EFT10542	14/02/2012	CORPORATE EXPRESS	VARIOUS STATIONARY FROM COURIER AUSTRALIA.	-1310.36
EFT10543	14/02/2012	COUNTRY COPIERS NORTHAM	PRINTER CARTRIDGES AND STATIONARY FOR NORTHAM SES	-125.40
EFT10544	14/02/2012	COURIER AUSTRALIA	COURIER AUSTRALIA DELIVERY FROM CORPORATE EXPRESS ON THE 9TH & 13TH DECEMBER 2012	-45.64
EFT10545	14/02/2012	CS LEGAL	LEGAL FEES FOR CASE AGAINST CITY PROVIDENT NOMINEES PTY LTD.	-1120.90
EFT10546	14/02/2012	CURTIN UNIVERSITY OF TECHNOLOGY	ACCOMMODATION FOR S EXLEY IN 3/10/2011	-1440.00
EFT10547	14/02/2012	DEBBIE HUGHES	MAGICIAN, CLOWN AND BUBBLE BLOWER FOR CONCERTS IN THE PARK ON 04/02/2012	-1694.00
EFT10548	14/02/2012	DIRECT OFFICE FURNITURE	X1 HORIZON WATERPROOF NOTICEBOARD	-550.00
EFT10549	14/02/2012	DUNCAN GROUP INTERNATIONAL - CLACKLINE	7X 250ML OLIVE OIL AND 2X 100ML OLIVE OIL	-51.00
EFT10550	14/02/2012	DUNLOP G D	LOCATION OF UNDERGROUND WATER PIPE ON HENRY STREET OVAL + TRAVEL AND GST	-173.80
EFT10551	14/02/2012	EQUAL ENTERPRISES	CLEAN UP AREA AROUND NORTHAM ART CENTER IN WELLINGTON STREET. 3 HOURS WORK + TIP FEE.	-191.40
EFT10552	14/02/2012	EVERSAFE FIRE PROTECTION	OLD TOWN ADMIN. FIRE EXTINGUISHERS SERVICE.	-160.00
EFT10553	14/02/2012	EXTREME MAKEOVER CLEANING SERVICES	CLEANING AT SES BUILDING FRIDAY 13TH OF JANUARY.	-99.00
EFT10554	14/02/2012	FLAT OUT FREIGHT	DELIVERY OF X1 OFFICE HUTCH	-71.50
EFT10555	14/02/2012	FRANCES ESTHER IRWIN	SUPPLIES FOR NORTHAM VISITOR CENTER.	-315.00
EFT10556	14/02/2012	GALAXY ENTERPRISES	ASSORTED ITEMS PURCHASED FOR NORTHAM VISITOR CENTRE	-202.40
EFT10557	14/02/2012	GLENN STUART BEVERIDGE	11 ENTRANCE ST NORTHAM.A15423 DEMOLITION AND REMOVAL OF HOUSE FRAME.	-4757.50
EFT10558	14/02/2012	GROVE WESLEY DESIGN ART	SUPPLY AND INSTALL COLORBOND SIGN WITH ANTI GRAFFITI AND VINYL LETTERING TO DOORS AS DISCUSSED WITH NATHAN.	-376.20

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10559	14/02/2012	HISLOP AUTO ELECTRICS	INVESTIGATE AND REPAIR THE AIR CONDITIONER. BOOKED WEDS 4TH JAN 2012 - N010 5 TONNE ISUZU TIPPER 07/08.	-207.50
EFT10560	14/02/2012	IMMACU SWEEP	STREET SWEEPING AS REQUESTED FOR THE PERIOD 15.1.12 TO 21.1.12 AS PER INVOICE 2213 - STREET SWEEPING TOWN ROADS.	-8404.92
EFT10561	14/02/2012	INVISION SIGNS AND DESIGNS	2MTR X 1MTR CONCERTS IN THE PARK BANNERS.	-2133.50
EFT10562	14/02/2012	IRRI - TEC PTY LTD	PROVISION OF SERVICES FOR THE EXTENSION OF THE IRRIGATION RETICULATION SYSTEM AT HENRY ST OVAL	-18150.00
EFT10563	14/02/2012	JENNIFER JOY JONES	REIMBURSEMENT OF PURCHASE OF NEW KETTLE FOR THE DEPOT	-33.00
EFT10564	14/02/2012	JODIE KEEVERS	JODIE KEEVERS REIMBURSEMENT FOR EXPENSES DURING LICENSING COURSE INCLUDING TRAVEL, PARKING AND FOOD EXPENSES.	-314.53
EFT10565	14/02/2012	KEVIN & LINDA HERRIDGE	ACCOMMODATION & LAUNDRY CHARGE FOR EMMA THOMAS ON 17,18 & 19TH JANUARY 2012 & ACCOMMODATION & LAUNDRY CHARGE FOR MR NEWMAN ON 24/01/12	-1384.30
EFT10566	14/02/2012	L & I STOICHEV	BOBCAT HIRE, SUPPLY ROCKS AND LABOUR FOR THE PERIOD 16/01/12 TO 24/01/12	-12375.00
EFT10567	14/02/2012	LANDMARK	CAM LOCK FITTING MALE AND FEMALE 1 1/2 - N.007 FUSO FIGHTER 9 TONNE TRUCK.	-27.61
EFT10568	14/02/2012	LIFELINE FIRST AID	MEDICAL SUPPLIES FOR THE SHIRE OF NORTHAM RECREATION CENTER	-8931.26
EFT10569	14/02/2012	LO-GO APPOINTMENTS	CONSULTANT PLANNER KEITH BURGMETSRRER IN ABSENCE OF S.P.O WILL BASTON ON SUPERTOWNS	-8669.59
EFT10570	14/02/2012	LOUI'S PLANT HIRE	FLOOD DAMAGE REPAIRS WUNDOWIE TOWNSITE AND GRASS VALLEY.	-12595.00
EFT10571	14/02/2012	MARK ANDREW SCHELFHOUT	RUM JUNGLE FOR AUSTRALIA DAY BAND AND HIRE OF PA MUSIC EQUIPMENT.	-1500.00
EFT10572	14/02/2012	MICHAEL BROOKE	EMCEE OF AUSTRALIA DAY IN THE PARK	-350.00
EFT10573	14/02/2012	MODERN TEACHING AIDS PTY LTD	PURCHASE OF CHILDRENS GAMES	-322.86
EFT10574	14/02/2012	NEAT N' TRIM UNIFORMS PTY LTD	UNIFORM PURCHASE FOR SARAH FITZSIMMONS - ESSENTIAL PACK	-269.00
EFT10575	14/02/2012	NORTHAM & DISTRICTS GLASS SERVICE	ADMIN - REPLACEMENT OF DAMAGED SECURITY SCREEN	-400.40

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10576	14/02/2012	NORTHAM AUTO ELECTRICS	SUPPLY FIT AND BALANCE TYRES ON N042 NISSAN DUALIS	-693.20
EFT10577	14/02/2012	NORTHAM BEARING SALES	X2 DAYCO SUPER BELTS & X1 CRC BELT GRIP	-125.83
EFT10578	14/02/2012	NORTHAM CENTRAL NEWSAGENCY	NEWSPAPER ACCOUNT FOR LIBRARY FOR THE PERIOD 01/10/2011 TO 31/10/2011	-56.80
EFT10579	14/02/2012	CANCELLED		0.00
EFT10580	14/02/2012	NORTHAM GARDEN CENTRE	PURCHASE OF NATIVE PLANTS FOR NEW CITIZENS	-94.30
EFT10581	14/02/2012	NORTHAM MITRE 10 SOLUTIONS	MATERIALS FOR NORTHAM SWIMMING POOL SIGNS AND ENTRANCE	-564.22
EFT10582	14/02/2012	NORTHAM TOYOTA	SERVICE 60,000KM AND PARTS - N9327 2006 TOYOTA HILUX TRAY TOP	-659.91
EFT10583	14/02/2012	ORICA AUSTRALIA PTY LTD	SERVICE FEE 1.1.12 TO 31.1.12 FOR CHLORINE - NORTHAM POOL	-470.58
EFT10584	14/02/2012	OXTER SERVICES	GRASS VALLEY TOWN SITE MAINTENANCE INVOICING FOR THE PERIOD 5 DECEMBER TO 30 DECEMBER 2011.	-3909.69
EFT10585	14/02/2012	PHOENIX FOUNDRY	PLAQUE FOR RECREATION CENTER	-2555.00
EFT10586	14/02/2012	PRESTIGE ALARMS	SUPPLY AND INSTALL SMOKE DETECTORS FOR ADMIN OFFICE NORTHAM.	-4653.00
EFT10587	14/02/2012	CANCELLED		0.00
EFT10588	14/02/2012	QUALITY PUBLISHING AUSTRALIA	ASSORTED MAPS FOR NORTHAM VISITOR CENTRE	-59.62
EFT10589	14/02/2012	QUIN'S GOURMET BUTCHERS	PURCHASE OF SAUSAGES FOR AUSTRALIA DAY	-360.00
EFT10590	14/02/2012	RAK ELECTRICS	GRASS VALLEY PLAY GROUND - ADJUST TIMER FOR FLOOD LIGHT	-247.50
EFT10591	14/02/2012	RED DOT STORES	ASSORTED AUSTRALIA DAY ITEMS PURCHASED FOR AUSTRALIA DAY CELEBRATIONS	-385.74
EFT10592	14/02/2012	CANCELLED		0.00
EFT10593	14/02/2012	SAI GLOBAL LIMITED	BCA AND STANDARDS ON LINE SUBSCRIPTION.	-1820.73
EFT10594	14/02/2012	SCHWEPPE'S PTY LTD	DRINKS FOR KIOSK AT NORTHAM POOLS	-793.98
EFT10595	14/02/2012	SHAMROCK HOTEL	ACCOMMODATION FOR ODETTE ASKEW 13/01/12 TO 15/01/12	-864.00
EFT10596	14/02/2012	SLAV'S CLEANING SERVICE	SLAVS CLEANING SERVICES FOR SHIRE BUILDINGS	-7897.63
EFT10597	14/02/2012	THE PAPER COMPANY OF AUSTRALIA	PURCHASE OF 48CMT COPY MATE TRUTONE A4 PAPER	-1127.50
EFT10598	14/02/2012	TRISSET BOSS BUSINESS PRINT PTY LTD	PURCHASE OF X10 DOG IMPOUND REGISTER BOOKS	-1301.30
EFT10599	14/02/2012	UHY HAINES NORTON CHARTERED ACCOUNTANTS	REGISTRATION FOR FBT & DIVISION 81 WORKSHOP IN PERTH FOR HITESH HANS, JENNY BECKER AND DENISE GOBBART.	-1353.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10600	14/02/2012	VERNICE PTY LTD	SUPPLY WATER CART-R2R - SHINGLE HILL 12-19 JANUARY 42.5 HOURS	-5610.00
EFT10601	14/02/2012	VISITOR CENTRE ASSOCIATION OF WA	ITALIC FEATHER FLAG WITH POLE - INCLUDES FREIGHT	-247.00
EFT10602	14/02/2012	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	PURCHASE OF 40X DESK CALENDER PADS FOR 2012 FOR COUNCILLORS AND SENIOR STAFF, STAFF.	-323.40
EFT10603	14/02/2012	WHEATBELT SAFETYWEAR	CLOTHING ORDER FOR DEPOT EMPLOYEES - (GARRICK DOYE)	-1590.00
EFT10604	14/02/2012	WILLIAM BRUCE AND SUSAN MARIE MANNING	AUSTRALIA DAY 2012 - HIRE OF 6 X 3 MARQUEE (ERECTED).	-130.00
EFT10605	14/02/2012	WORMALD FIRE (WA)	FIRE MONITORING FOR TOWN AND LESSER HALL	-272.73
EFT10606	14/02/2012	WUNDOWIE PROGRESS ASSOCIATION	AUSTRALIA DAY BREAKFAST SPONSORSHIP.	-990.00
EFT10607	14/02/2012	COURIER AUSTRALIA	COURIER AUSTRALIA DELIVERY FOR WUNDOWIE LIBRARY ON 14/12/2012	-31.59
EFT10608	20/02/2012	ALL-WAYS FOODS	ASSORTED CONFECTIONARY FOR NORTHAM POOL KIOSK	-574.11
EFT10609	20/02/2012	ANITA HAMERSLEY	REFUND FOR OVERPAID CHILDCARE	-10.34
EFT10610	20/02/2012	BOC LIMITED	ANNUAL CONTAINER SERVICE CHARGE FOR PERIOD 1/1/12 - 31/12/2012 OXYGEN MEDICAL D SIZE RPV	-206.84
EFT10611	20/02/2012	KAROOBA PTY LTD T/A CHERITH GROVE	SUPPLY OF 20 CHRISTMAS LUNCHES FOR STAFF AT KILLARA	-760.00
EFT10612	20/02/2012	MEGAN DWYER	REIMBURSEMENT FOR PRE EMPLOYMENT MEDICAL, NATIONAL POLICE CLEARANCE AND ATHLETES FOOT EXPENSES.	-353.40
EFT10613	20/02/2012	SLADE WHITE-DUNN	REMITTANCE FOR JOB APPLICATION	-280.55
EFT10614	23/02/2012	JR & A HERSEY PTY LTD	PROTECTIVE CLOTHING FOR DEPOT WORKERS	-1052.88
EFT10615	23/02/2012	LEWIS MOTORS	SERVICE 60,000KM AND CHECK BRAKES - N.3803 HOLDEN JG CRUZE	-1261.75
EFT10616	23/02/2012	LOCAL GOVERNMENT MANAGERS AUSTRALIA WA DIVISION INC	2012 LGMA FINANCE PROFESSIONALS CONFERENCE - REGISTRATION - HITESH HANS, NEVILLE HALE & DENISE GOBBART	-2340.00
EFT10617	23/02/2012	MCDOWALL AFFLECK	PHYSICAL INFRASTRUCTURE AUDIT & INVESTMENT PLAN SUPERTOWNS PROJECT	-22110.00
EFT10618	23/02/2012	RADIOWEST BROADCASTERS PTY LTD	RADIO WEST ADVERTISING FOR AUSTRALIA DAY	-959.75
EFT10619	23/02/2012	STEWARTS PHARMACY	FIRST AID EQUIPMENT FOR NORTHAM SWIMMING POOL	-121.94
EFT10620	23/02/2012	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	PROVIDE TRAFFIC MANAGEMENT FOR FIRE CONTROL PURPOSES 31/1/12	-1145.76
EFT10621	23/02/2012	ALL-WAYS FOODS	FOOD SUPPLIES FOR KIOSK AT NORTHAM POOLS	-554.94

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10622	23/02/2012	ALYSHA MAXWELL	REIMBURSEMENT FOR EXPENSES DURING LICENSING COURSE	-154.95
EFT10623	23/02/2012	ANDY'S PLUMBING SERVICE	ADMIN - REPLACE TAP SETS TO MALE FEMALE AND DISABLED BASINS	-3635.50
EFT10624	23/02/2012	ANNA KATE MCCULLOUGH	REIMBURSEMENT FOR PURCHASE OF ITEMS FOR REC CENTER	-67.29
EFT10625	23/02/2012	AUS RECORD	PURCHASE OF FILLING SUPPLIES	-606.66
EFT10626	23/02/2012	AUSTRALIAN TAXATION OFFICE	BAS JANUARY 2012	-30339.00
EFT10627	23/02/2012	AV-SEC SECURITY SERVICES	AV-SEC SECURITY SERVICES FOR JANUARY 2012	-385.00
EFT10628	23/02/2012	AVON CONCRETE	RECTIFY DRAINAGE TO ALMOND AVE BAKER'S HILL	-29876.00
EFT10629	23/02/2012	AVON VALLEY CONTRACTORS	SAND SUPPLIED AND DELIVERED BETWEEN 2.12.12 & 22.12.12	-4790.50
EFT10630	23/02/2012	AVON VALLEY MOWER & CHAINSAW CENTRE	PURCHASE OF 2 STROKE OIL	-220.00
EFT10631	23/02/2012	AVON VALLEY NISSAN	SERVICE 60,000KMS - N.10034 NISSAN X TRAIL	-406.95
EFT10632	23/02/2012	AVON VALLEY STOCK FEED & SOIL SUPPLIES	WHITE SAND WASHED AND SPREAD AT APEX PARK	-702.00
EFT10633	23/02/2012	AVON VALLEY TRANSFERS	HIRE OF BUS & DRIVER FOR CHILDRENS ACTIVITIES JANUARY 2012 - PICK UP NORTHAM LIBRARY DROP OFF NORTHAM REC CENTRE	-385.00
EFT10634	23/02/2012	AVON WASTE	AVON WASTE WEEKLY DOMESTIC RUBBISH COLLECTION	-56679.38
EFT10635	23/02/2012	BAKERS HILL RURAL SUPPLIES & HARDWARE	PARTS FOR WUNDOWIE OVAL-RETICULATION	-82.90
EFT10636	23/02/2012	BEAUREPAIRES	REPLACE REAR TYRES, FIT & BALANCE	-619.94
EFT10637	23/02/2012	BETTER PETS & GARDENS - MIDLAND	PRIZES FOR PARTICIPANTS AT DOGS DAY OUT	-159.99
EFT10638	23/02/2012	BLACK WATTLE CATERING	ACCOMMODATION FOR DIANE HUGHES ON 15/02/2012	-170.00
EFT10639	23/02/2012	BLACKWELL PLUMBING PTY LTD	RETICULATION MAINTENANCE AT OLD GIRLS SCHOOL	-2057.94
EFT10640	23/02/2012	BOB WADDELL CONSULTANT	ASSISTANCE WITH PREPARATION OF THE KILLARA NRCP AND HACC MID YEAR FINANCIAL REPORTS AND TRAVEL CHARGE	-2472.58
EFT10641	23/02/2012	BOC LIMITED	HIRE OF BALLOON GAS SIZE E FOR AUSTRALIA DAY	-110.42
EFT10642	23/02/2012	BOOEASY AUSTRALIA PTY LTD	BOOKING RETURNS MONTHLY COMMISSION FEES JANUARY 2012	-220.00
EFT10643	23/02/2012	C & D PLANKE & SONS PTY LTD	PREPARE CAR PARK TO DUKE ST (ST JOSEPHS) 24/01/12	-20531.50
EFT10644	23/02/2012	CARLVILLE	PREP FOR DUKE STREET CAR PARK (30,31/1/12 TO 1/2/12) - LOADER HIRE	-9757.00
EFT10645	23/02/2012	CENTRAL DISTRICTS AIR CONDITIONING	REPAIRS TO REFRIGERATOR UNIT IN HOSPITALITY ROOM	-419.65
EFT10646	23/02/2012	COATES HIRE OPERATIONS PTY LTD	HIRE OF ONE LIGHTING TOWER	-534.30
EFT10647	23/02/2012	CONNOLLY ENVIRONMENTAL	TANK EXCAVATION AND SOIL SAMPLING	-985.60

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT10648	23/02/2012	CONPLANT AUSTRALIA	VIBE & RUBBER TYRED ROLLER HIRE FOR JANUARY 2012 BOASE ROAD	-7260.00
EFT10649	23/02/2012	COUNTRY COPIERS NORTHAM	PRINTER CARTRIDGES FOR DEPOT PRINTER	-785.40
EFT10650	23/02/2012	COURIER AUSTRALIA	COURIER AUSTRALIA DELIVERY FROM PAPER COMPANY	-329.70
EFT10651	23/02/2012	DALLIMORE CARPETS	REPLACEMENT OF CARPET AT NORTHAM LIBRARY	-250.00
EFT10652	23/02/2012	DEBBIE HUGHES	FACE PAINTER FOR CONCERTS IN THE PARK 4/2/2012	-330.00
EFT10653	23/02/2012	DIRECT OFFICE FURNITURE	PURCHASE OF DESK HUTCH FOR BUILDING SURVEYOR	-484.00
EFT10654	23/02/2012	DONALD VEAL CONSULTANTS PTY LTD	SHIRE OF NORTHAM LOCAL BICYCLE PLAN FEBRUARY 2011 - BICYCLE MASTER PLAN MUN	-4532.00
EFT10655	23/02/2012	DUN & BRADSTREET AUSTRALIA	SERVICE FEES FOR DUN AND BRADSTREET SERVICES	-1367.59
EFT10656	23/02/2012	DUNLOP G D	LOCATING CABLE ON ALMOND AVE FOR ROAD RE- ALIGNMENT - AREA DRAINAGE	-2571.80
EFT10657	23/02/2012	DUNNING INVESTMENTS PTY LTD	DUNNINGS FUEL ACCOUNT FOR THE MONTH OF JANUARY 2012	-30089.59
EFT10658	23/02/2012	EARTHSTYLE CONTRACTING	REFUND FOR OVER PAYMENT OF ACCOUNT FOR PRIVATE WORKS	-206.29
EFT10659	23/02/2012	ESMERALDA HARMER	REIMBURSEMENT FOR CANCELLED BUS BOOKING AFTER PAYMENT	-50.00
EFT10660	23/02/2012	CANCELLED	REFER EFT10721	0.00
EFT10661	23/02/2012	GO GO ON HOLD PTY LTD	ON HOLD MESSAGES SERVICE - 6 MONTHLY 1ST FEB 2012 - 31ST JULY 2012	-414.00
EFT10662	23/02/2012	GYMCARE	FITNESS PRODUCTS FOR NORTHAM RECREATION CENTER	-1092.30
EFT10663	23/02/2012	HAMES SHARLEY	GOVERNMENT OFFICE ACCOMMODATION AND CENTRAL BUSINESS AREA MASTER PLAN - SUPER TOWN PROJECT	-31900.00
EFT10664	23/02/2012	HOLCIM AUSTRALIA PTY LTD	PURCHASE OF 2X 7MM MRWA WASHED GRANITE	-381.39
EFT10665	23/02/2012	IPSWICH VIEW BED & BREAKFAST	ACCOMMODATION - 27/09/2011	-216.00
EFT10666	23/02/2012	IT VISION	EXCEL FORMULA & REPORT PRODUCING RANDOM RATE PAYERS	-797.50
EFT10667	23/02/2012	JS COASTAL TILING	TILING AT WUNDOWIE	-4950.00
EFT10668	23/02/2012	KELYN TRAINING SERVICES	TRAFFIC CONTROL TRAINING 9.02.2012	-2581.40
EFT10669	23/02/2012	KERBTECH P/L T/A GDR CIVIL CONTRACTING	SUPPLY MACHINERY & LABOUR-CARLIN RD-20 JAN 2012 STORM/FLOOD	-24976.60
EFT10670	23/02/2012	KEVIN & LINDA HERRIDGE	ACCOMMODATION FOR SHANE BROOKES	-1309.20
EFT10671	23/02/2012	L & I STOICHEV	CLEANING OF DRAINAGE AND VERGE (21/12/11 TO 23/1/12)	-18150.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10672	23/02/2012	LGIS WORKCARE	WORKERS COMPENSATION CONTRIBUTIONS - ACTUAL WAGES ADJUSTMENT 2010/2011	-1067.00
EFT10673	23/02/2012	LO-GO APPOINTMENTS	CONSULTANT PLANNER IN ABSENCE OF S.P.O WILL BASTON ON SUPERTOWNS	-2012.89
EFT10674	23/02/2012	MARIE ANNE UNGVARY	REIMBURSEMENT FOR NATIONAL POLICE CLEARANCE CERTIFICATE	-55.50
EFT10675	23/02/2012	MARK ANDREW SCHELFHOUT	RUM JUNGLE BAND FOR CONCERTS ON 4/02/2012	-1700.00
EFT10676	23/02/2012	MCDONALD'S NORTHAM -RICHARD & ANN HILL	REFUND OVER PAYMENT OF ACCOUNT FOR INVOICE - DEBTOR M57 BUS HIRE AND MEMBERSHIP V.C	-317.80
EFT10677	23/02/2012	NATALIE TARA FRITH	REFUND OVERPAID CHILDCARE	-55.00
EFT10678	23/02/2012	NEAT N' TRIM UNIFORMS PTY LTD	ASSORTED UNIFORM PURCHASE FOR LEASA OSBORNE	-510.00
EFT10679	23/02/2012	CANCELLED		0.00
EFT10680	23/02/2012	NO 90 GALLERY AND MUSIC	PROVISION OF SOUND FOR THE CONCERTS IN THE PARK	-3300.00
EFT10681	23/02/2012	NORTHAM & DISTRICTS GLASS SERVICE	REPLACEMENT OF WINDOWS AT OLD GIRLS SCHOOL	-482.90
EFT10682	23/02/2012	NORTHAM COUNTRY CLUB	GOLF SPONSORSHIP FOR 2011 SEASON	-800.00
EFT10683	23/02/2012	NORTHAM COURIER SERVICE	FREIGHT COSTS FOR DEPOT	-836.00
EFT10684	23/02/2012	NORTHAM MITRE 10 SOLUTIONS	PURCHASE OF 12 FOX TRAPS	-1933.11
EFT10685	23/02/2012	NORTHAM MOTEL	ACCOMMODATION FOR MR BOB WADDELL 30TH JANUARY 2012 (KILLARA)	-100.00
EFT10686	23/02/2012	NORTHAM VETERINARY CENTRE	VET TREATMENT FOR TWO DOGS AND EUTHANASIA OF ONE.	-892.07
EFT10687	23/02/2012	ORICA AUSTRALIA PTY LTD	PURCHASE OF 920KG OF CHLORINE	-2274.80
EFT10688	23/02/2012	OXTER SERVICES	CEMETERY INVOICING FOR THE FORTNIGHT ENDING 2 JANUARY TO 3 FEBRUARY 2012	-8410.48
EFT10689	23/02/2012	PHIL PUSEY	REFUND OVERPAYMENT OF ACCOUNT FOR DEBTOR P17 WATER AND ELECTRICITY CHARGES	-169.37
EFT10690	23/02/2012	PHILLIP BRUCE STEVEN	TELEPHONE EXPENSES NOV - DEC 2011	-179.80
EFT10691	23/02/2012	PHOENIX FOUNDRY	PLAQUE FOR SOUND SHELL	-1991.42
EFT10692	23/02/2012	POWER DESMOND JOHN	PAINTING OF VISITORS CENTRE ENTRY STATEMENT AND A.V.A.S BUILDING AND FENCE	-2555.90
EFT10693	23/02/2012	PRESTIGE ALARMS	24 HOUR MONITORING OF SECURITY ALARM SYSTEM QUARTERLY PAYABLE IN ADVANCE FOR THE PERIOD 01/03/2012 TO 31/05/2012	-115.00
EFT10694	23/02/2012	PROFESSIONAL LOCKSERVICE	KEY CUTS FOR WUNDOWIE MENS SHED AND BERNARD PLAYGROUP	-165.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10695	23/02/2012	RAK ELECTRICS	SUPPLY AND FIT EXIT SIGNS AND RCD AT TOWN HALL - \$7,694.50, BERNARD PARK FLOOD LIGHTS & OLD GIRLS SCHOOL SECURITY LIGHTS \$1,971.09 & APEX PARK TOILETS SECURITY LIGHTS \$440	-10105.59
EFT10696	23/02/2012	RNR CONTRACTING PTY LTD	SUPPLY SPRAY BITUMEN HYDE DRIVE FULL LENGTH	-54826.75
EFT10697	23/02/2012	ROBYN SKENE .LARKIN	PURCHASE OF 4 BOOKS (CABBAGE TREES TO GUM TREES)	-80.00
EFT10698	23/02/2012	ROCLA PIPELINE PRODUCTS	SUPPLY PLASTREME PIPES AND HEADWALLS FOR ALMOND AVE AND STORM AFFECTED AREAS	-21480.80
EFT10699	23/02/2012	RPS ENVIRONMENT AND PLANNING PTY LTD	COMMUNITY INFRASTRUCTURE AUDIT AND INVESTMENT PLAN - SUPER TOWN PROJECT - (PLUS ADDITIONAL COSTS FOR TRAVEL AND SITE INSPECTION)	-13720.43
EFT10700	23/02/2012	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	NORTHAM NEWSLETTER FOR JANUARY 2012 TO JUNE 2012	-3100.48
EFT10701	23/02/2012	RYLAN PTY LTD	REPAIR DAMAGE KERBING TO WELLINGTON ST (650M), NEWCASTLE (10M), LOTON (40M)	-20196.00
EFT10702	23/02/2012	SAFETCARD MARKETING PTY LTD	SAFETCARDS FOR REGULATORY SERVICES-1/01/2011 TO 31/01/2011	-198.00
EFT10703	23/02/2012	SCHWEPPE PTY LTD	KIOSK SUPPLIES FOR NORTHAM POOL	-821.35
EFT10704	23/02/2012	SETH WILLIAM TUCKER	WUNDOWIE POOL. EMERGENCY STORM REPAIRS TO ROOF AND SHADE SHELTERS.	-6413.00
EFT10705	23/02/2012	SHAMROCK HOTEL	ACCOMMODATION - 31/1/2012 \$320.00 LESS 10%	-288.00
EFT10706	23/02/2012	SPECIALE SMASH REPAIRS	REPAIR KANGAROO DAMAGE TO 4 DOOR UTILITY	-1000.00
EFT10707	23/02/2012	SPECIALISED TREE SERVICE	WUNDOWIE STORM DAMAGE EVENT 20/1/2012 AND TREE PRUNING AT BAKERS HILL PRIMARY SCHOOL.	-10330.00
EFT10708	23/02/2012	THE BOX MAN & DESIGN CUT	COREFLUTE COUNTERTOP ENTRY BOXES (FOR RETURN OF COMMUNITY CONSULTATION POSTCARDS), INCLUDING POSTAL DELIVERY.	-86.50
EFT10709	23/02/2012	THE FARM SHOP	PURCHASE OF A WIRE TENSIONER	-41.25
EFT10710	23/02/2012	THE LIMES ORCHARD STAY - PT & JA PERKINS	PURCHASE OF FRUIT	-36.00
EFT10711	23/02/2012	VALLEY FORD	SERVICE 60,000 AND PARTS - FORD RANGER SPACE CAB XL 4X2	-565.00
EFT10712	23/02/2012	WA LIBRARY SUPPLIES	PURCHASE OF CHILDRENS FURNITURE	-1796.00
EFT10713	23/02/2012	WATER DYNAMICS WELSHPOOL	PURCHASE OF GATE VALVE, FLANGES, GASKETS & BOLTS	-43.76
EFT10714	23/02/2012	WAY SIGNS	AIRPORT - DIRECTIONAL AND PARKING SIGNS	-1111.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
EFT10715	23/02/2012	WEST END CONVENIENCE STORE	20 ROUNDS OF MIXED SANDWICHES FOR GREEN ROOM CONCERT 4/2/2012 PLUS 12 BOTTLES OF WATER SMALL 2 LITRES OF ORANGE JUICE.	-149.00
EFT10716	23/02/2012	WESTERN POWER	IRISHTOWN RD INTERSECTION AND LIGHT - BS - IRISHTOWN & HADRILL ROAD INTERSECTION STAGE 1	-14660.00
EFT10717	23/02/2012	WHEATBELT SAFETYWEAR	PURCHASE OF UNIFORM FOR NATHAN GOUGH	-184.20
EFT10718	23/02/2012	WILLIAM MARCUS SUTTON BASTON	REIMBURSEMENT FOR JOSH WILSONS LEAVING PRESENT	-50.00
EFT10719	23/02/2012	WOODSTOCK P.A. HIRE AND EVENT MANAGEMENT	INVOICE FOR BAND FULLNOISE AND HIRE OF AUDIO EQUIPMENT AND TRAVEL FOR GERMAN CAR SHOW.	-1650.00
EFT10720	24/02/2012	CANCELLED		0.00
EFT10721	28/02/2012	GLENN STUART BEVERIDGE	REPAIRS TO DOORS AND WINDOWS AT RAILWAY MUSEUM - \$6,303, OLD GIRLS SCHOOL REPAIR FLOOR & DOOR \$53.9 & VARIOUS OTHERS	-8080.60
EFT10722	28/02/2012	NK ASPHALT PTY LTD	SUPPLY AND LAY 30MM THICKNESS OF 10MM GRANITE HOT ASPHALT FOR YILGARN AVENUE (PATCHES , PEEL TERRACE AND RECREATION CENTER ROADWAY AND CARPARK.	-131789.36
			SUB TOTAL EFT MUNICIPAL	-898594.12
31260	02/02/2012	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-149.13
31261	02/02/2012	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	-108.00
31262	02/02/2012	AXA AUSTRALIA	SUPERANNUATION CONTRIBUTIONS	-94.72
31263	02/02/2012	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	-14.18
31264	02/02/2012	COLONIAL FIRST STATE SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-225.00
31265	02/02/2012	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	-301.71
31266	02/02/2012	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS	-17.40
31267	02/02/2012	REST SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-314.42
31268	02/02/2012	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS	-850.00
31269	02/02/2012	SUPERWRAP	SUPERANNUATION CONTRIBUTIONS	-205.70
31270	02/02/2012	WALGS PLAN PTY LTD	SUPERANNUATION CONTRIBUTIONS	-25207.81
31271	02/02/2012	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	-673.41
31272	06/02/2012	BRAYCO GLOBAL PTY LTD	PURCHASE OF MATERIALS FOR WUNDOWIE HALL	-8042.00
31273	08/02/2012	WATER CORPORATION	BITUMEN RESEALING OF TAMMA ROAD	-1186.80
31274	08/02/2012	SYNERGY	SYNERGY ELECTRICITY ACCOUNT FOR PERIOD OF 20/12/2011 TO 20/1/2012 FOR 395 FITZGERALD ST NORTHAM	-2393.80

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
31275	14/02/2012	RETRAVISION	PURCHASE OF TOP LOADING WASHING MACHINE - REC CENTRE	-498.00
31276	14/02/2012	ANNA KATE MCCULLOUGH	REIMBURSEMENT FOR EXPENSES.	-89.24
31277	14/02/2012	AVON FIBRETECH	FIBREGLASS COVERS FOR DRAINS	-1100.00
31278	14/02/2012	BAKERS HILL GOLF CLUB	MOWING OF BAKERS HILL OVAL OCTOBER 2011	-594.00
31279	14/02/2012	BRENTON WILLIAM TEALE	REFUND FOR DEATH OF DOG AFTER RECENTLY REGISTERED FOR 3 YEARS.	-12.00
31280	14/02/2012	DAVID ROSE & ASSOCIATES	DESIGN AND DOCUMENT OF LIGHTING SYSTEMS AND POWER SUPPLY.	-1100.00
31281	14/02/2012	DEVELOPMENT CARTOGRAPHICS	PREPARATION OF VARIOUS PLANS FOR NORTHAM SUPERTOWN GROWTH PLAN	-500.50
31282	14/02/2012	FIONA LESLEY SIMPSON	CLEANING OF WUNDOWIE PUBLIC TOILETS FROM 10/12/2012 TO 10/1/2012	-500.00
31283	14/02/2012	FLOREAT MEDICAL	REIMBURSEMENT OF PRE EMPLOYMENT MEDICAL	-165.00
31284	14/02/2012	JEF SALES & SERVICE	REPAIR OF STIHL FS130 BRUSHCUTTER	-141.20
31285	14/02/2012	MOTORCHARGE LIMITED	DIESEL AND FOOD PURCHASED AT EL CABALLO ROADHOUSE ON 21/01/2012 FOR BAKERS HILL BFB 1	-704.15
31286	14/02/2012	NATIONAL TAX MANAGER	SUBSCRIPTION TO 2012 FBT ORGANISER	-434.50
31287	14/02/2012	NORTHAM CARAVAN PARK (BEVAN PTY LTD)	ACCOMMODATION FOR KELLI BURSILL ON THE 23 & 24/01/2012	-209.10
31288	14/02/2012	PERFECT COMPUTER SOLUTIONS PTY LTD	PURCHASE OF TOWER COMPUTER	-2265.00
31289	14/02/2012	PETTY CASH	NORTHAM VISITOR CENTER PETTY CASH RECOUP	-724.10
31290	14/02/2012	TELSTRA CORPORATION	TELSTRA PHONE CHARGES	-7262.73
31291	14/02/2012	TYRECYCLE PTY LTD	TYRE RECYCLING FROM OLD QUARRY ROAD LANDFILL FACILITY - 115 PASSENGER TYRES, 67 LIGHT TRUCK TYRES, 31 TRUCK TYRES.	-621.29
31292	14/02/2012	WALGS PLAN PTY LTD	SUPERANNUATION CONTRIBUTIONS	-100.07
31293	14/02/2012	WESTERN AUSTRALIAN ELECTORAL COMMISSION	FEES AND CHARGE FOR LOCAL GOVERNMENT ELECTION HELD ON 15TH OCTOBER 2011.	-24142.49
31294	14/02/2012	WILLIAMSON D & S	GRAVEL CARTING ON LEEDER ROAD	-5290.00
31295	16/02/2012	PETTY CASH	REIMBURSEMENT FOR TIP - WAS BROKEN INTO AND MONEY WAS TAKEN.	-150.00
31296	20/02/2012	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-149.13
31297	20/02/2012	3 AUSTRALIA	3 MESSAGING CHARGES	-1396.56
31298	20/02/2012	AUSTRALIA POST	AUSTRALIA POST BILL FOR PERIOD ENDING 31/1/2012 - SHIRE	-1023.40
31299	20/02/2012	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	-108.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
31300	20/02/2012	AXA AUSTRALIA	SUPERANNUATION CONTRIBUTIONS	-142.64
31301	20/02/2012	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	-82.54
31302	20/02/2012	COLONIAL FIRST STATE SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-225.00
31303	20/02/2012	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	-216.10
31304	20/02/2012	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS	-17.40
31305	20/02/2012	REST SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-257.13
31306	20/02/2012	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS	-850.00
31307	20/02/2012	SUPERWRAP	SUPERANNUATION CONTRIBUTIONS	-207.69
31308	20/02/2012	TELSTRA CORPORATION	TELSTRA BILL FOR PHONE CHARGES TO 4/1/2012	-115.65
31309	20/02/2012	WALGS PLAN PTY LTD	SUPERANNUATION CONTRIBUTIONS	-25038.43
31310	20/02/2012	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	-554.98
31311	20/02/2012	WINIFRED MAVIS SHAW	WINNER OF THE \$100 - AVON VALLEY ADVOCATE CASH CHEQUE - 2011/12 EARLY RATE INCENTIVE COMPETITION.	-100.00
31312	24/02/2012	WATER CORPORATION	WATER USAGE CHARGES FOR NORTHAM SWIMMING POOL AT 55 MITCHELL AV NORTHAM LOT 17 FOR THE PERIOD 30 DEC TO 30 JAN 2012	-1938.95
31313	24/02/2012	AUSTRALIA POST	SHIRE OF NORTHAM POST BOX RENEWAL	-223.00
31314	24/02/2012	AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS	TRAINING FOR NEW BLG ACT FOR BLG OFFICERS	-210.00
31315	24/02/2012	CHEM-DRY BETTA FINISH	CLEANING CARPETS AT THE KILLARA	-508.20
31316	24/02/2012	EMU ESSENCE	VARIOUS SANITARY PRODUCTS FOR VISITOR CENTER STORE	-285.00
31317	24/02/2012	FRIENDS GARAGE	HYDRAULIC REPAIRS - N.3555 VOLVO BL71 BACKHOE	-274.00
31318	24/02/2012	JEF SALES & SERVICE	REPAIR OF BRUSHCUTTERS	-88.00
31319	24/02/2012	LIDDELOW ON AVON BED & BREAKFAST	ACCOMMODATION FOR HUGH SHARPE ON 1/2/2012	-234.00
31320	24/02/2012	NORTHAM CARAVAN PARK (BEVAN PTY LTD)	ACCOMMODATION GABRIEL VIAL ON 8/1/2012	-2137.30
31321	24/02/2012	PERFECT COMPUTER SOLUTIONS PTY LTD	COMPUTER MAINTENANCE FOR VARIOUS DEPARTMENTS	-8407.75
31322	24/02/2012	PETTY CASH	KILLARA PETTY CASH RECOUP	-117.70
31323	24/02/2012	PFD FOOD SERVICES PTY LTD	FOOD SUPPLIES FOR KIOSK AT NORTHAM SWIMMING POOL	-3859.15
31324	24/02/2012	RANGS BOOMERANGS	ASSORTED BOOMERANGS FOR VISITOR CENTER	-204.04
31325	24/02/2012	RETRAVISION	PURCHASE OF CORDLESS PHONE	-85.00
31326	24/02/2012	REVS WA	REVS CHECK HOLDEN UTE ABANDONED VEHICLE	-3.85
31327	24/02/2012	SYNERGY	GROUPED ELECTRICITY ACCOUNT FOR THE PERIOD 08/11/2011 TO 20/01/2012	-22104.28
31328	24/02/2012	TELSTRA CORPORATION	VARIOUS TELEPHONE ACCOUNTS	-4617.03

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
31329	24/02/2012	TYRECYCLE PTY LTD	RECYCLING OF TYRES FROM INKPEN ROAD LANDFILL SITE 30 PASSENGER TYRES 100 LIGHT TRUCK TYRES 66 TRUCK TYRES	-853.49
31330	24/02/2012	WESTERN AUSTRALIAN MUSEUM-MARITIME	20 X CHILD ENTRY TO MARITIME MUSEUM	-60.00
31331	28/02/2012	WESTNET PTY LTD	FEES FOR EMAIL WEB HOSTING AND STATIC IP ADDRESS	-165.44
			TOTAL CHEQUE MUNICIPAL	-163248.28
DD4061.1	09/02/2012	MESSAGES ON HOLD	PROVISION OF PROGRAMMING AND EQUIPMENT -8/2/2012 TO 7/5/2012	-356.41
DD4105.1	13/02/2012	BANKWEST	NEVILLE HALE MASTERCARD 23/12/2011 TO 24/1/2012, SERVICE SUBARU OSBORNE PARK, YOUSENDIT INC - UPLOADING SUPERTOWN INFORMATION, GST	-601.88
DD4105.1	13/02/2012	BANKWEST	CHADD HUNT 23/11/2011 TO 24/1/2012, YOUSENDIT INC - UPLOADING SUPERTOWNS INFORMATION, GST	-9.71
DD4105.1	13/02/2012	BANKWEST	DENISE GOBBART MASTERCARD 23/12/2011 TO 24/1/2012, PUBLIC TRANSPORT AUTHORITY - TRAIN TICKET, DEPT OF TRANSPORT CAR LICENCE, AMPOL - NORTHAM, WOOLWORTHS - CONSUMABLES, SUBWAY - MEETING, KIDZLAND - ENTRY TO PLAY, WOOLWORTHS - MILK, RIVERSEDGE -SECTION LEEDERS MEETING, PANDA'S RESTAURANT -COUNCIL MEETING, BALLANTYNES JEWELLERS, GST	-1334.35
DD4105.1	13/02/2012	BANKWEST	BANKFEES - INTEREST AND CHARGES - FOREIGN TRANSACTION FEES, GST	-0.72
			TOTAL DIRECT DEBIT	-2303.07
PAYROLL	02/02/2012	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-185776.16
PAYROLL	08/02/2012	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-1066.63
PAYROLL	16/02/2012	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-177280.92
PAYROLL	20/02/2012	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-1466.13
			TOTAL PAYROLL	-365589.84
			TOTAL CHEQUE TRUST	-\$ 650.00
			TOTAL EFT MUNICIPAL	-\$ 898,594.12
			TOTAL CHEQUE MUNICIPAL	-\$ 163,248.28
			TOTAL DIRECT DEBIT	-\$ 2,303.07
			TOTAL PAYROLL	-\$ 365,589.84

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL FEBRUARY 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
			TOTAL	\$ -\$1,430,385.31

The payment of cheque numbers 31260 to 31331 from Municipal Fund (dated 1st February 2012 to 29th February 2012), the payment of trust cheque number 1622 from the Trust Fund and the payment of Electronic Funds Transfer numbers EFT10496 to EFT10722 (dated 1st February 2012 to 29th February 2012). Direct Debits 4061.1 & 4105.1 have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42)

Municipal Fund Cheque Vouchers 31260 to 31331	\$ 163,248.28
Trust Cheque Vouchers 1622 to 1622	\$ 650.00
Municipal Fund Bank Electronic Fund Transfer EFT10496 to EFT10722	\$ 898,594.12
Direct Debit Fund Transfer 4061.1 & 4105.1	\$ 2,303.07
Municipal Fund Bank Electronic Fund Transfer Payroll 02/02/2012	\$ 185,776.16
Municipal Fund Bank Electronic Fund Transfer Payroll 08/02/2012	\$ 1,066.63
Municipal Fund Bank Electronic Fund Transfer Payroll 16/02/2012	\$ 177,280.92
Municipal Fund Bank Electronic Fund Transfer Payroll 20/02/2012	\$ 1,466.13
 TOTAL	 \$1,430,385.31

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering Vouchers and Electronic Funds Transfer payments as per above and totalling \$1,430,385.31 was submitted to the ordinary Meeting of Council on Wednesday 21st March 2012.

_____ CERTIFICATION OF THE PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering Vouchers and Electronics Funds Transfer payments as per above and totalling \$1,430,385.31 was submitted to each member of the Council Wednesday 21st March 2012, 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

13.3.2 FINANCIAL STATEMENTS TO 31 JANUARY 2012

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	2.1.3.4
Officer:	Denise Gobbart / Hitesh Hans
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple
Date:	08 March 2012

PURPOSE

The Statement of Financial Activity for the period ending 31 January 2012 is included as a separate attachment to this Agenda and includes the following reports:

- Statement of Financial Activity;
- Acquisition of Assets;
- Disposal of Assets;
- Information on Borrowings;
- Reserves;
- Net Current Assets;
- Rating Information;
- Trust Funds;
- Operating Statements;
- Balance Sheet;
- Financial Ratio;
- Budget to Actual Material Variance; and
- Bank Reconciliation

RECOMMENDATION/COUNCIL DECISION

<p>Minute No C.1745</p> <p>Moved: Cr R Head Seconded: Cr R Tinetti</p> <p>That Council receive the Financial Statements, prepared in accordance with the Local Government (Financial Management) Regulations, for the period ended 31 January 2012.</p>
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SHIRE OF NORTHAM
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

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**SHIRE OF NORTHAM
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 31 JANUARY 2012**

	NOTE	January 2012 Actual \$	January 2012 Y-T-D Budget \$	Projected 2011/12 Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %
<u>Operating</u>						
Revenues/Sources	8					
Governance		140,568	15,582	26,750	124,986	802.12%
General Purpose Funding		1,314,505	1,237,000	3,368,658	77,505	6.27%
Law, Order, Public Safety		152,548	378,371	646,286	(225,823)	(59.68%)
Health		68,253	94,549	193,127	(26,296)	(27.81%)
Education and Welfare		754,972	615,419	1,875,279	139,553	22.68%
Housing		24,712	27,090	46,466	(2,378)	(8.78%)
Community Amenities		1,770,032	1,421,976	1,819,452	348,056	24.48%
Recreation and Culture		158,846	235,236	858,520	(76,390)	(32.47%)
Transport		474,989	1,710,475	3,519,214	(1,235,486)	(72.23%)
Economic Services		259,964	631,827	1,083,284	(371,863)	(58.86%)
Other Property and Services		162,389	39,641	68,000	122,748	309.65%
		<u>5,281,778</u>	<u>6,407,166</u>	<u>13,505,036</u>	<u>(1,125,388)</u>	<u>(17.56%)</u>
(Expenses)/(Applications)	8					
Governance		(386,324)	(494,828)	(814,437)	108,504	21.93%
General Purpose Funding		(129,094)	(91,595)	(226,708)	(37,499)	(40.94%)
Law, Order, Public Safety		(510,737)	(649,327)	(1,047,991)	138,590	21.34%
Health		(257,826)	(288,935)	(494,337)	31,109	10.77%
Education and Welfare		(587,740)	(661,598)	(1,134,492)	73,858	11.16%
Housing		(53,644)	(58,106)	(97,994)	4,462	7.68%
Community Amenities		(1,329,973)	(1,588,542)	(2,721,446)	258,569	16.28%
Recreation & Culture		(1,722,859)	(1,918,377)	(3,187,456)	195,518	10.19%
Transport		(2,388,643)	(2,620,327)	(4,441,317)	231,164	8.84%
Economic Services		(1,096,008)	(1,241,791)	(2,067,125)	145,783	11.74%
Other Property and Services		(339,885)	(97,527)	(67,022)	(242,358)	(248.50%)
		<u>(8,802,733)</u>	<u>(9,710,953)</u>	<u>(16,300,325)</u>	<u>908,220</u>	<u>(9.35%)</u>
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>						
(Profit)/Loss on Asset Disposals	2	0	1,199,597	(2,247,705)	(1,199,597)	100.00%
Movement in Accrued Interest		(63,475)	0	0	(63,475)	0.00%
Movement in Accrued Salaries and Wages		(113,286)	0	0	(113,286)	0.00%
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0.00%
Movement in Employee Benefit Provisions		(198,390)	0	0	(198,390)	0.00%
Depreciation on Assets		1,885,742	1,688,036	2,893,915	197,706	(11.71%)
<u>Capital Revenue and (Expenditure)</u>						
Purchase Land Held for Resale	1	0	0	0	0	0.00%
Purchase Land and Buildings	1	(993,685)	(3,901,261)	(6,687,958)	2,907,576	74.53%
Purchase Plant and Equipment	1	(121,422)	(520,808)	(993,520)	399,386	76.69%
Purchase Furniture and Equipment	1	(94,543)	(103,671)	(177,200)	9,128	8.80%
Purchase Bush Fire Equipment	1	0	(131,250)	(225,000)	131,250	100.00%
Purchase Playground Equipment	1	0	0	0	0	0.00%
Purchase Infrastructure Assets - Roads	1	(772,869)	(1,701,923)	(2,781,787)	929,054	54.59%
Purchase Infrastructure Assets - Bridges	1	0	0	(552,000)	0	
Purchase Infrastructure Assets - Footpaths	1	(22,712)	(93,121)	(159,721)	70,409	75.61%
Purchase Infrastructure Assets - Drainage	1	(100,815)	0	(1,392,620)	(100,815)	0.00%
Purchase Infrastructure Assets - Parks & Ovals	1	(123,312)	(332,934)	(570,844)	209,622	62.96%
Purchase Infrastructure Assets - Airfields	1	0	(11,662)	(20,000)	11,662	100.00%
Purchase Infrastructure Assets - Streetscape	1	0	0	0	0	#DIV/0!
Proceeds from Disposal of Assets	2	0	1,287,000	2,574,000	(1,287,000)	100.00%
Repayment of Debentures	3	(246,857)	(230,461)	(395,165)	(16,396)	(7.11%)
Proceeds from New Debentures	3	0	0	400,000	0	0.00%
Self-Supporting Loan Principal Income	3	33,778	33,778	63,935	0	0.00%
Transfers to Restricted Assets (Reserves)	4	(104,337)	(104,337)	(944,438)	0	0.00%
Transfers from Restricted Asset (Reserves)	4	9,567	9,567	1,262,232	0	0.00%
Transfers to Restricted Assets (Other)		0	0	0	0	
ADD Net Current Assets July 1 B/Fwd	5	5,948,490	5,870,067	5,870,067	78,423	(1.34%)
LESS Net Current Assets Year to Date	5	8,285,242	6,546,936	15,009	1,738,306	26.55%
Amount Raised from Rates	6	<u>(6,884,324)</u>	<u>(6,894,106)</u>	<u>(6,894,107)</u>	<u>9,782</u>	<u>(0.14%)</u>

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

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

1. ACQUISITION OF ASSETS	January 2012 Actual \$	2011/12 Budget \$
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance		
Furniture & Office Equipment - Administration	6,569.09	45,700
Land & Buildings - Administration	0.00	17,500
Plant & Equipment - Administration	37,815.46	87,000
Law, Order & Public Safety		
Standpipe Controllers x 4	4,453.41	4,070
Snr Ranger Vehicle	0.00	25,400
Ranger Vehicle	0.00	25,400
Security Camera Dog Pound	4,167.09	4,200
Security Camera Bernard Park & Avon Mall	14,890.70	14,891
Graffiti Recording Equipment	0.00	18,254
Brigade Appliance - Fire Prevention	0.00	225,000
Brigade Appliance - Fire Prevention	0.00	150,000
Health		
Plant & Equipment - Health Inspection/Admin	0.00	25,000
Education & Welfare		
Land & Buildings - Respite Centre Construction	27,111.50	2,500,000
Housing		
Community Amenities		
Drainage - Yilgarn Avenue	100,814.81	95,696
Drainage - King Creek	0.00	406,924
Inkpen-Provision of Infrastructure Shelter Electricity	0.00	40,000

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

1. ACQUISITION OF ASSETS (Continued)	January 2012 Actual \$	2011/12 Budget \$
<u>By Program (Continued)</u>		
Recreation and Culture		
Land & Buildings - Wundowie Hall	182.46	46,290
Infrastructure - Streetscape	0.00	0
Furniture & Equipment - Wundowie Pool	0.00	750
Infrastructure Parks - Swimming Areas	28,482.31	20,000
Plant & Equipment - Swimming Areas	18,533.64	19,200
Sound Shell - Bernard Park - R4R Project	22,283.40	51,653
Recreation Centre - Earthworks & Professional Super	20,153.99	26,224
Recreation Centre - Building	585,193.63	590,883
Recreation Centre - Outdoor Courts	206,242.72	190,569
Recreation Centre - Oval Extension	1,330.68	141,155
Recreation Centre - Lighting	10,650.00	378,661
Recreation Centre - Car Parking & Access	94,623.63	136,432
Recreation Centre Manager Utility	0.00	29,200
Executive Manger Community Services Vehicle	31,781.83	32,000
13 Seater Van - Recreation Centre	0.00	46,000
Furniture & Equipment - Other Recreation	57,692.04	81,750
Oval Reticulation	11,440.86	251,000
Play Equipment, Shades & Seating - Bert Hawke	3,423.86	\$7,380.00
George Nuich Park	55,146.22	\$104,882.00
Play Equipment - Jubilee Oval	0.00	\$20,000.00
Play Equipment - Wundowie	0.00	\$20,000.00
Bernard Park - Park Furniture & Shade Sails	24,818.57	\$62,582.00
Relocate Scoreboard	0.00	\$2,000.00
Jubilee Oval - Install Cricket Pitch	0.00	\$15,000.00
Henry Street Oval Fencing	0.00	\$15,000.00
Sporting Equipment - Backboards, Nets Etc	0.00	\$40,000.00
Outdoor Seating	0.00	\$3,000.00
Outdoor Courts - Boundary Fence	0.00	\$10,000.00
Land & Buildings - Libraries	14,889.48	29,316
Furniture & Equipment - Libraries	30,281.82	45,000
Land & Buildings - AVAS Roof	901.06	150,000

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

1. ACQUISITION OF ASSETS (Continued)	January 2012 Actual \$	2011/12 Budget \$
<u>By Program (Continued)</u>		
Transport		
Road/Bridge Construction		
- Roadworks - Project Grants	32,949.29	600,635
- Roadworks - General Construction	419,194.37	1,184,937
- Roadworks - Special Projects	305,896.37	676,981
- Roadworks - Bridge Construction	0.00	552,000
- Roadworks - Blackspot Funding	14,829.01	279,234
Land & Building	800.00	2,204,275
Footpath Construction	22,711.90	159,721
Plant & Equipment - Road Plant Purchases	9,780.00	603,690
Airport Infrastructure	0.00	20,000
Economic Services		
Christmas Decorations	0.00	33,815
Plant & Equipment - Building Control	0.00	25,400
Old Town Admin Building	0.00	60,000
Town Clock	9,322.29	15,000
Infrastructure Drainage	0.00	890,000
Furniture & Equipment - Visitor Servicing	0.00	4,000
	<u>2,229,357.49</u>	<u>13,560,650</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

1. ACQUISITION OF ASSETS (Continued)	January 2012 Actual \$	2011/12 Budget \$
<u>By Class</u>		
Land Held for Resale	0.00	0.00
Land and Buildings	993,684.84	6,687,958
Plant and Equipment	121,422.13	993,520
Furniture and Equipment	94,542.95	177,200
Tools	0.00	0
Bush Fire Equipment	0.00	225,000
Playground Equipment	0.00	0
Infrastructure Assets - Roads	772,869.04	2,781,787
Infrastructure Assets - Footpaths	22,711.90	159,721
Infrastructure Assets - Bridges & Culverts	0.00	552,000
Infrastructure Assets - Drainage	100,814.81	1,392,620
Infrastructure Assets - Parks & Ovals	123,311.82	570,844
Infrastructure Assets - Airfields	0.00	20,000
Infrastructure Assets - Streetscape	0.00	0
	2,229,357.49	13,560,650

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

2. DISPOSALS OF ASSETS

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

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	January 2012 Actual \$	2011/12 Budget \$	January 2012 Actual \$	2011/12 Budget \$	January 2012 Actual \$	2011/12 Budget \$
Governance						
CEO Vehicle - PN1008-Asset MV1008	0.00	47,298	0.00	40,000	0.00	(7,298)
EMCS Vehicle-PN0910-Asset 9248	0.00	25,437	0.00	25,000	0.00	(437)
Law, Order Public Safety						
Snr Ranger Vehicle - PN1010 - Asset MV 1010	0.00	22,283	0.00	16,000	0.00	(6,283)
Ranger Vehicle - PN1011-Asset MV 1011	0.00	22,283	0.00	16,000	0.00	(6,283)
Health						
SnrEnvironmental Health Vehicle - PN0902 - Asset	0.00	19,098	0.00	18,000	0.00	(1,098)
Lot 310 Wandoo Parade, Wundowie - Asset S404	0.00	3,973	0.00	35,000	0.00	31,027
Recreation & Culture						
Recreation Manager Ute - PN0811 - Asset 9211	0.00	9,464	0.00	17,000	0.00	7,536
Wundowie Yak Lot 311-Asset S222	0.00	25,924	0.00	200,000	0.00	174,076
Transport						
Isuzu Folcon 2002 - PN008 - Asset S633	0.00	14,234	0.00	20,000	0.00	5,766
Flocon Body - Asset S450	0.00	0	0.00	0	0.00	0
Parke & Gardens Supervisor Utility-P5041- Asset	0.00	0	0.00	9,000	0.00	9,000
Reticulation Utility - P5043 - Asset 9063	0.00	0	0.00	11,000	0.00	11,000
Oval Tractor- P533- Asset 933	0.00	0	0.00	25,000	0.00	25,000
Parke & Gardens 2 Tonne Truck- P589- Asset 988	0.00	0	0.00	18,000	0.00	18,000
Wundowie Tractor & Loader-PN017 - Asset S590	0.00	0	0.00	25,000	0.00	25,000
Wudnowie Quad Bike - PN020- Asset S585	0.00	0	0.00	2,000	0.00	2,000
Construction Supervisor Utility - PN0808 - Asset 9	0.00	6,879	0.00	14,000	0.00	7,121
Works Supervisor Utility - PN0817- Asset 9218	0.00	14,984	0.00	22,000	0.00	7,016
Bobcat Trailer	0.00	0	0.00	4,000	0.00	4,000
Grass & Debris Broom / Attached To Tractor	0.00	0	0.00	1,000	0.00	1,000
Shire Depot - Assets 259,260,261,262,266,488	0.00	101,576	0.00	2,040,000	0.00	1,938,424
Howard Nugger 100 Rotaslasher 9236B	0.00	0	0.00	0	0.00	0
Economic Services						
Building Surveyor Vehicle - PN0823 - Asset 9226	0.00	12,862	0.00	16,000	0.00	3,138
	0.00	326,295.00	0.00	2,574,000.00	0.00	2,247,705.00

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

2. DISPOSALS OF ASSETS (Continued)

By Class	Written Down Value		Sale Proceeds		Profit(Loss)	
	January 2012 Actual \$	2011/12 Budget \$	January 2012 Actual \$	2011/12 Budget \$	January 2012 Actual \$	2011/12 Budget \$
Land & Buildings						
Lot 310 Wandoo Parade, Wundowie - Asset S404	0.00	3,973	0.00	35,000	0.00	31,027
Wundowie Yak Lot 311- Asset S222	0.00	25,924	0.00	200,000	0.00	174,076
Plant & Equipment						
CEO Vehicle - PN1008-Asset MV1008	0.00	47,298	0.00	40,000	0.00	(7,298)
EMCS Vehicle-PN0910-Asset 9248	0.00	25,437	0.00	25,000	0.00	(437)
Snr Ranger Vehicle - PN1010 - Asset MV 1010	0.00	22,283	0.00	16,000	0.00	(6,283)
Ranger Vehicle - PN1011-Asset MV 1011	0.00	22,283	0.00	16,000	0.00	(6,283)
SnrEnvironmental Health Vehicle - PN0902 - Asset 9211	0.00	19,098	0.00	18,000	0.00	(1,098)
Recreation Manager Ute - PN0811 - Asset 9211	0.00	9,464	0.00	17,000	0.00	7,536
Isuzu Folcon 2002 - PN008 - Asset S633	0.00	14,234	0.00	20,000	0.00	5,766
Parks & Gardens Supervisor Utility-P5041- Asset 9063	0.00	0	0.00	9,000	0.00	9,000
Reticulation Utility - P5043 - Asset 9063	0.00	0	0.00	11,000	0.00	11,000
Oval Tractor- P533- Asset 933	0.00	0	0.00	25,000	0.00	25,000
Parks & Gardens 2 Tonne Truck- P589- Asset 989	0.00	0	0.00	18,000	0.00	18,000
Wundowie Tractor & Loader-PN017 - Asset S590	0.00	0	0.00	25,000	0.00	25,000
Wudnowie Quad Bike - PN020- Asset S585	0.00	0	0.00	2,000	0.00	2,000
Construction Supervisor Utility - PN0808 - Asset 9218	0.00	6,879	0.00	14,000	0.00	7,121
Works Supervisor Utility - PN0817- Asset 9218	0.00	14,984	0.00	22,000	0.00	7,016
Bobcat Trailer	0.00	0	0.00	4,000	0.00	4,000
Grass & Debris Broom / Attached To Tractor	0.00	0	0.00	1,000	0.00	1,000
Shire Depot - Assets 259,260,261,262,266,488	0.00	101,576	0.00	2,040,000	0.00	1,938,424
Building Surveyor Vehicle - PN0823 - Asset 9226	0.00	12,862	0.00	16,000	0.00	3,138
	0.00	326,295.00	0.00	2,574,000.00	0.00	2,247,705.00

Summary

Profit on Asset Disposals
Loss on Asset Disposals

January 2012 Actual \$	2011/12 Budget \$
0.00	2,269,104
0.00	(21,399)
0.00	2,247,705

SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-11	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2011/12 Budget \$	2011/12 Actual \$	2011/12 Budget \$	2011/12 Actual \$	2011/12 Budget \$	2011/12 Actual \$	2011/12 Budget \$	2011/12 Actual \$
Governance									
Loan 215 - Admin Office Renovations	162,243	0		22,747	11,184	139,496	151,059	10,605	5,012
Community Amenities									
Loan 210 - River Dredging	27,601	0		4,876	4,876	22,725	22,725	1,616	873
Recreation & Culture									
Loan 206 - Northam Country Club **	285,771	0		31,255	15,399	254,516	270,372	16,517	7,792
Loan 208 - Northam Country Club **	41,708	0		3,670	1,801	38,038	39,907	3,044	876
Loan 219 - Northam Bowling Club **	182,199	0		19,954	9,832	162,245	172,367	10,460	3,201
Loan 222 - Northam Trotting Club Building **	88,300	0		9,056	6,746	79,244	81,554	4,705	2,466
Loan 223 - Recreation Facilities	932,800	0		80,666	80,666	852,134	852,134	55,918	32,507
Loan 224 - Recreation Facilities	1,100,000	0		27,887	13,625	1,072,113	1,086,375	71,712	24,314
Loan 226 - Recreation Facilities	0	400,000	0	0	0	400,000	0	0	0
Transport									
Loan 221 - Airstrip Upgrade	77,936	0		9,196	4,527	68,740	73,409	4,780	2,057
Economic Services									
Loan 204 - Visitors Centre/Tourist Bureau	14,474	0		9,438	4,616	5,036	9,858	1,086	346
Loan 205 - Visitor Centre Café	25,975	0		17,036	8,381	8,939	17,594	1,425	455
Loan 217 - CBD Streetscape	1,030,386	0		123,267	60,756	907,119	969,630	57,800	21,317
Loan 218 - CBD Streetscape	121,605	0		13,300	13,300	108,305	108,305	7,029	3,970
Loan 225 - Victoria Oval Purchase	900,000	0		22,817	11,148	877,183	888,852	58,674	19,893
									0
	4,990,998	400,000	0	395,165	246,857	4,995,833	4,744,141	305,371	125,079

Note: ** indicates self - supporting loans

All other debenture repayments are to be financed by general purpose revenue.

SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

3. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2011/12

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Interest & Charges \$	Interest Rate %	Amount Used	
	Actual \$	Budget \$						Actual \$	Budget \$
Loan 226 - Recreation Facilities	0	400,000	Unknown	Debenture	20	349,237	7.0	0	400,000

(c) Unspent Debentures

Particulars	Date Borrowed	Balance 1-Jul-11 \$	Borrowed During Year \$	Expended During Year \$	Balance Actual \$
Loan 224 - Recreation Facilities	29/04/2011	807,049	0	605,843	201,206
Loan 225 - Victoria Oval Purchase	29/04/2011	72,727	0	0	72,727
		879,776	0	605,843	273,933

(d) Overdraft

Council has not utilised an overdraft facility during the financial year although an overdraft facility of \$100,000 with the Bank of Western Australia does exist. It is not anticipated that this facility will be required to be utilised during 2011/12.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

	January 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED		
(a) Aged Accomodation Reserve		
Opening Balance	221,701	221,701
Interest	5,037	9,533
Amount Set Aside / Transfer to Reserve	0	8,399
Amount Used / Transfer from Reserve	0	(16,000)
	<u>226,738</u>	<u>223,633</u>
(b) Employee Liability Reserve		
Opening Balance	531,320	531,320
Interest	12,071	22,847
Amount Set Aside / Transfer to Reserve	0	1,791
Amount Used / Transfer from Reserve	0	(23,750)
	<u>543,391</u>	<u>532,208</u>
(c) Housing Reserve		
Opening Balance	204,763	204,763
Interest	4,652	8,805
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>209,415</u>	<u>213,568</u>
(d) Meat Inspection Reserve		
Opening Balance	93,263	108,721
Interest	2,119	4,675
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(11,703)
	<u>95,382</u>	<u>101,693</u>
(e) Office Equipment Reserve		
Opening Balance	111,849	111,849
Interest	2,541	4,810
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>114,390</u>	<u>116,659</u>
(f) Plant & Equipment Reserve		
Opening Balance	520,513	520,513
Interest	11,826	22,382
Amount Set Aside / Transfer to Reserve	0	230,000
Amount Used / Transfer from Reserve	0	(452,690)
	<u>532,339</u>	<u>320,205</u>
(g) Recreation Reserve		
Opening Balance	43,911	43,911
Interest	998	1,888
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(45,799)
	<u>44,909</u>	<u>0</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

	January 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(h) Refuse Reserve		
Opening Balance	51,699	51,699
Interest	1,175	2,223
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(53,922)
	<u>52,874</u>	<u>0</u>
(i) Road & Bridgeworks Reserve		
Opening Balance	668,676	668,676
Interest	15,192	28,753
Amount Set Aside / Transfer to Reserve	0	17,650
Amount Used / Transfer from Reserve	0	(144,386)
	<u>683,868</u>	<u>570,693</u>
(j) Refuse Site Reserve		
Opening Balance	233,690	233,690
Interest	5,309	10,049
Amount Set Aside / Transfer to Reserve	0	33,922
Amount Used / Transfer from Reserve	0	(40,000)
	<u>238,999</u>	<u>237,661</u>
(k) Regional Development Reserve		
Opening Balance	108,213	108,213
Interest	2,459	4,653
Amount Set Aside / Transfer to Reserve	0	5,000
Amount Used / Transfer from Reserve	0	0
	<u>110,672</u>	<u>117,866</u>
(l) Speedway Reserve		
Opening Balance	113,832	113,832
Interest	2,586	4,895
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>116,418</u>	<u>118,727</u>
(m) Community Bus Replacement Reserve		
Opening Balance	38,421	38,421
Interest	873	1,652
Amount Set Aside / Transfer to Reserve	0	10,000
Amount Used / Transfer from Reserve	0	(30,000)
	<u>39,294</u>	<u>20,073</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

	January 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(n) Septage Pond Reserve		
Opening Balance	85,794	85,794
Interest	1,949	3,689
Amount Set Aside / Transfer to Reserve	0	40,000
Amount Used / Transfer from Reserve	0	0
	<u>87,743</u>	<u>129,483</u>
(o) Killara Reserve		
Opening Balance	216,001	176,556
Interest	4,907	7,592
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	(9,567)	(38,359)
	<u>211,341</u>	<u>145,789</u>
(p) Minson Ave/Bernard Park Reserve		
Opening Balance	29,600	29,600
Interest	672	1,273
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(30,873)
	<u>30,272</u>	<u>0</u>
(q) Stormwater Drainage Projects Reserve		
Opening Balance	5,701	5,701
Interest	130	245
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>5,831</u>	<u>5,946</u>
(r) Recreation and Community Facilities Reserve		
Opening Balance	468,135	468,135
Interest	10,636	20,130
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(174,750)
	<u>478,771</u>	<u>313,515</u>
(s) Administration Office Reserve		
Opening Balance	400,435	400,435
Interest	9,098	17,219
Amount Set Aside / Transfer to Reserve	0	11,228
Amount Used / Transfer from Reserve	0	0
	<u>409,533</u>	<u>428,882</u>
(t) Council Buildings & Amenities Reserve		
Opening Balance	204,954	204,954
Interest	4,656	8,813
Amount Set Aside / Transfer to Reserve	0	335,000
Amount Used / Transfer from Reserve	0	(200,000)
	<u>209,610</u>	<u>348,767</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

	January 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(u) River Town Pool Dredging Reserve		
Opening Balance	102,477	102,477
Interest	3,125	4,407
Amount Set Aside / Transfer to Reserve	0	50,000
Amount Used / Transfer from Reserve	0	0
	<u>105,602</u>	<u>156,884</u>
(v) Parking Facilities Construction Reserve		
Opening Balance	137,549	137,549
Interest	2,328	5,915
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>139,877</u>	<u>143,464</u>
(w) Art Collection Reserve		
Opening Balance	0	0
Interest	0	0
Amount Set Aside / Transfer to Reserve	0	5,000
Amount Used / Transfer from Reserve	0	0
	<u>0</u>	<u>5,000</u>
Total Cash Backed Reserves	<u>4,687,267</u>	<u>4,250,716</u>
Total Interest	104,337	196,448

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

(S) indicates Old Shire of Northam Reserve Fund

(T) Indicates Old Town of Northam Reserve Fund

NB: As part of the Merger of the Shire and Town of Northam all reserve funds raised in the old districts are to be spent in those old districts for a period of four (4) years.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

	January 2012 Actual \$	2011/12 Budget \$
4. RESERVES (Continued)		
Summary of Transfers to Cash Backed Reserves		
Transfers to Reserves		
Aged Accommodation Reserve	5,037	17,932
Employee Liability Reserve	12,071	24,638
Housing Reserve	4,652	8,805
Meat Inspection Reserve	2,119	4,675
Office Equipment Reserve	2,541	4,810
Plant & Equipment Reserve	11,826	252,382
Recreation Reserve	998	1,888
Refuse Reserve	1,175	2,223
Road & Bridgeworks Reserve	15,192	46,403
Refuse Site Reserve	5,309	43,971
Regional Development Reserve	2,459	9,653
Speedway Reserve	2,586	4,895
Community Bus Replacement Reserve	873	11,652
Septage Pond Reserve	1,949	43,689
Killara Reserve	4,907	7,592
Minson Ave/Bernard Park Reserve	672	1,273
Stormwater Drainage Projects Reserve	130	245
Recreation and Community Facilities Reserve	10,636	20,130
Administration Office Reserve	9,098	28,447
Council Buildings & Amenities Reserve	4,656	343,813
River Town Pool Dredging Reserve	3,125	54,407
Parking Facilities Construction Reserve	2,328	5,915
Art Collection Reserve	0	5,000
	<u>104,337</u>	<u>944,438</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

4. RESERVES (Continued)

Summary of Transfers to Cash Backed Reserves

Transfers from Reserves

Aged Accommodation Reserve	0	(16,000)
Employee Liability Reserve	0	(23,750)
Housing Reserve	0	0
Meat Inspection Reserve	0	(11,703)
Office Equipment Reserve	0	0
Plant & Equipment Reserve	0	(452,690)
Recreation Reserve	0	(45,799)
Refuse Reserve	0	(53,922)
Road & Bridgeworks Reserve	0	(144,386)
Refuse Site Reserve	0	(40,000)
Regional Development Reserve	0	0
Speedway Reserve	0	0
Community Bus Replacement Reserve	0	(30,000)
Septage Pond Reserve	0	0
Killara Reserve	(9,567)	(38,359)
Minson Ave/Bernard Park Reserve	0	(30,873)
Stormwater Drainage Projects Reserve	0	0
Recreation and Community Facilities Reserve	0	(174,750)
Administration Office Reserve	0	0
Council Buildings & Amenities Reserve	0	(200,000)
River Town Pool Dredging Reserve	0	0
Parking Facilities Construction Reserve	0	0
Art Collection Reserve	0	0
	<u>(9,567)</u>	<u>(1,262,232)</u>
Total Transfer to/(from) Reserves	<u>94,770</u>	<u>(317,794)</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

4. RESERVES (Continued)

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

Aged Accommodation Reserve

Provision of future capital works requirements for aged units at Kuringal Village, Wundowie, and other sites within the Shire of Northam.

Employee Liability Reserve

Provision for employees future liability commitments, ie annual leave, long service leave requirements and negotiated gratuities and sickness payouts.

Housing Reserve

Reserve established for future construction of Community Housing in Wundowie

Meat Inspection Reserve

Provision for possible future losses in meat inspection operations in the event of abattoir closure.

Office Equipment Reserve

Acquisition and upgrading of Council offices, furniture, computers and general equipment. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

Plant & Equipment Reserve

Acquisition and upgrading of Council works plant and general equipment in accordance with plant replacement program. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

Recreation Reserve

Development and improvement of recreation and sporting facilities within the Shire of Northam. 2% of net rates levied each year set aside for the provision of recreation and sport facilities.

Refuse Reserve

Provision of future waste management strategy within the Shire of Northam. Expected to be utilised in 2009/10.

Road & Bridgeworks Reserve

Provision for upgrading of road and bridge infrastructure within the Shire of Northam. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

Recreation Reserve

Purpose - Development and improvement of Council's Recreation and Sporting facilities, equipment and infrastructure. No date has been specified for the use of this Reserve.

Refuse Site Reserve

Purpose - Development of Colebatch Road Refuse Site, including provision for future replacement facility and/or site. No date has been specified for the use of this Reserve.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

4. RESERVES (Continued)

Regional Development Reserve

Purpose - To provide for future projects whereby a broader range of development ideas may be required to be encouraged on a regional basis, in consultation with other stakeholders and/or Local Governments. No date has been specified for the use of this Reserve.

Speedway Reserve

Purpose - To provide funds for possible future works required at the Northam Speedway site on Fox Road Northam. No date has been specified for the use of this Reserve.

Community Bus Replacement Reserve

Purpose - To provide funds for future replacement of the Shire of Northam Community Bus. No date has been specified for the use of this Reserve.

Septage Pond Reserve

Purpose - To provide for funds for future septage ponds capital upgrade works. No date has been specified for the use of this Reserve.

Killara Reserve

Purpose - To provide a fund for surplus funds from Killara Operations and a restricted cash for and unspent Killara Grants. No date has been specified for the use of this Reserve.

Stormwater Drainage Projects Reserve

Purpose - To provide funds for stormwater drainage projects. No date has been specified for the use of this Reserve.

Recreation and Community Facilities Reserve

Purpose - To provide fund for Recreation and Public Facilities within the Shire of Northam that are not quarantined for 4 years merger agreement. No date has been specified for the use of this Reserve.

Administration Office Reserve

Purpose - To provide a fund for the expansion or relocation of the Shire of Northam Administration Centre. No date has been specified for the use of this Reserve.

Council Buildings & Amenities Reserve

Purpose - Provision for maintenance and upgrading of Council buildings and amenities. Funds not expected to be used in a set period as further transfer to the reserve account are anticipated.

River Town Pool Dredging Reserve

Purpose - Provision for dredging and maintenance of the River Town Pool. Funds not expected to be used in a set period as further transfers to the reserve account are anticipated.

Parking Facilities Construction Reserve

Purpose - Provision for future car parking facilities. Funds not expected to be used in a set period as further transfers to the reserve account are anticipated.

Art Collection Reserve

Purpose - To provide maintenance of Councils art collection including acquisition and disposal

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

	January 2012 Actual \$	2010/11 Financial Report \$	2011/12 Budget \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	5,036,765	1,703,928	144,220
Cash - Restricted Unspent Grants	1,976,307	3,176,837	0
Cash - Restricted Unspent Loans	0	879,776	0
Cash - Restricted Reserves	4,687,269	4,592,498	4,250,716
Rates - Current	1,445,642	550,546	0
Sundry Debtors	389,117	868,151	903,312
Provision for Doubtful Debts	(38,614)	(38,614)	0
Pensioners Rates Rebate	23,786	28,704	0
GST Receivable	0	0	0
Accrued Income/Prepayments	0	19,851	0
Inventories	26,757	25,749	40,000
	<u>13,547,029</u>	<u>11,807,426</u>	<u>5,338,248</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(496,814)	(1,464,435)	(1,072,523)
Rates Income in Advance	(48,204)	0	0
GST Payable	0	73	0
Payroll Creditors	(228)	(343)	0
Accrued Expenditure	0	0	0
Withholding Tax Payable	0	0	0
Payg Payable	(30,339)	198,267	0
Other Payables	1,067	0	0
	<u>(574,518)</u>	<u>(1,266,438)</u>	<u>(1,072,523)</u>
NET CURRENT ASSET POSITION	12,972,511	10,540,988	4,265,725
Less: Cash - Reserves - Restricted	(4,687,269)	(4,592,498)	(4,250,716)
Less: Cash - Unspent Grants - Restricted	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>8,285,242</u>	<u>5,948,490</u>	<u>15,009</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2011/12 Rate Revenue \$	2011/12 Interim Rates \$	2011/12 Back Rates \$	2011/12 Total Revenue \$	2011/12 Budget \$
General Rate								
00 Non-Rateable	0.00000	637	687,936	0	0	0	0	0
01 GRV-Northam Town Gen	8.60280	2,701	33,821,632	2,916,385	21,114	109	2,937,608	2,928,708
02 GRV-Northam Town Diff	9.81280	247	11,290,668	1,107,931	(4,243)	0	1,103,687	1,108,531
05 Agricultural Local	0.35800	387	179,621,000	643,043	1,206	0	644,250	648,143
05 Agricultural Regional	0.34140	209	125,035,000	426,869	735	242	427,846	431,969
07 Rural Small Holdings	0.49350	545	102,156,000	504,141	0	0	504,141	505,241
08 Springhill (Landuse)	0.49360	1	283,000	1,397	0	0	1,397	1,397
09 Princes (Landuse)	2.39780	1	145,000	3,477	0	0	3,477	3,477
10 Solfame (Landuse)	0.70580	1	567,000	4,002	0	0	4,002	4,002
11 Bennie (Landuse)	0.89200	1	175,000	1,561	0	0	1,561	1,561
12 CSR (Landuse)	1.34000	1	308,000	4,127	0	0	4,127	4,127
Sub-Totals		4,731	454,090,236	5,612,934	18,812	351	5,632,096	5,637,156
Minimum Rates								
	Minimum \$							
01 GRV-Northam Town Gen	725.00	1,171	5,818,476	843,900	0	0	843,900	848,975
02 GRV-Northam Town Diff	725.00	42	176,368	30,450	0	0	30,450	30,450
05 Agricultural Local	725.00	192	42,595,806	215,325	0	0	215,325	215,325
05 Agricultural Regional	725.00	192	24,987,900	139,200	0	0	139,200	139,200
07 Rural Small Holdings	725.00	16	2,173,500	11,600	0	0	11,600	11,600
Sub-Totals		1,613	75,752,050	1,240,475	0	0	1,240,475	1,245,550
Less Rates Written Off							6,872,571	6,882,706
								0
Ex-Gratia Rates							6,872,571	6,882,706
Totals							11,749	11,400
							6,884,320	6,894,106

SHIRE OF NORTHAM**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY****FOR THE PERIOD 1 JULY TO 31 JANUARY 2012****6. RATING INFORMATION - 2011/12 FINANCIAL YEAR (Continued)**

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

The general rates detailed above for the 2011/12 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

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

At the time of printing for Council Adoption it is not intended that the differential rates or minimum payments will differ from those advertised.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

7. TRUST FUNDS

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

Detail	Balance 01-Jul-11 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Facilities - Bonds	330	1,250	(250)	1,330
Town Hall Bond	900	1,400	(2,300)	0
Lesser Hall Bond	1,900	0	0	1,900
Builders Reg Board Levy	0	8,168	(6,425)	1,743
Footpath/Kerbing Deposit	52,500	33,500	(9,000)	77,000
Retentions	39,481	28,026	(5,412)	62,095
Sundry Trust	8,310	1,560	(1,560)	8,310
Building & Construction (BCITF)	(7)	24,212	(22,410)	1,795
Standpipe Key	5,500	50	(50)	5,500
Resited Dwellings	34,700	0	(26,000)	8,700
Deposits-Extractive Industries	224,516	3,850	(5,174)	223,192
Other	20,842	1,105	(1,705)	20,242
Other - Rental Bond	800	0	(200)	600
POS - Cash in Lieu	200,089	5,578	0	205,667
Bonds - Building	75,000	0	(17,500)	57,500
Crossovers - Bond	70,392	1,500	(4,500)	67,392
Bonds - Animal Traps	100	200	(250)	50
	<u>735,353</u>	<u>111,119</u>	<u>(103,456)</u>	<u>743,016</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

8. OPERATING STATEMENT

	January 2012 Actual \$	2011/12 Budget \$	2010/11 Actual \$
OPERATING REVENUES			
Governance	140,568	26,750	97,091
General Purpose Funding	8,198,825	10,262,764	10,760,042
Law, Order, Public Safety	152,548	646,286	412,689
Health	68,253	193,127	157,637
Education and Welfare	754,972	1,875,279	2,726,628
Housing	24,712	46,466	40,641
Community Amenities	1,770,032	1,819,452	1,894,647
Recreation and Culture	158,846	858,520	1,675,607
Transport	474,989	3,519,214	2,268,727
Economic Services	259,964	1,083,284	1,376,955
Other Property and Services	162,389	68,000	1,590,769
TOTAL OPERATING REVENUE	12,166,098	20,399,142	23,001,433
OPERATING EXPENSES			
Governance	386,324	814,437	696,262
General Purpose Funding	129,094	226,708	265,077
Law, Order, Public Safety	510,737	1,047,991	885,614
Health	257,826	494,337	482,415
Education and Welfare	587,740	1,134,492	1,095,098
Housing	53,644	97,994	94,512
Community Amenities	1,329,973	2,721,446	2,571,419
Recreation & Culture	1,722,859	3,187,456	3,199,798
Transport	2,388,643	4,441,317	4,024,889
Economic Services	1,096,008	2,067,125	1,580,924
Other Property and Services	339,885	67,022	1,832,244
TOTAL OPERATING EXPENSE	8,802,733	16,300,325	16,728,251
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	3,363,365	4,098,817	6,273,182

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

9. BALANCE SHEET

	January 2012 Actual \$	2010/11 Actual \$
CURRENT ASSETS		
Cash Assets	11,700,341	10,353,039
Receivables	1,883,866	1,699,815
Inventories	<u>26,757</u>	<u>25,748</u>
TOTAL CURRENT ASSETS	<u>13,610,964</u>	<u>12,078,602</u>
NON-CURRENT ASSETS		
Receivables	799,249	772,734
Inventories	917,401	917,401
Property, Plant and Equipment	23,803,517	23,372,533
Infrastructure	<u>37,085,658</u>	<u>37,170,072</u>
TOTAL NON-CURRENT ASSETS	<u>62,605,825</u>	<u>62,232,740</u>
TOTAL ASSETS	<u>76,216,789</u>	<u>74,311,342</u>
CURRENT LIABILITIES		
Payables	574,517	1,590,149
Interest-bearing Liabilities	148,308	392,209
Provisions	<u>509,570</u>	<u>707,960</u>
TOTAL CURRENT LIABILITIES	<u>1,232,395</u>	<u>2,690,318</u>
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	4,595,834	4,595,834
Provisions	<u>86,385</u>	<u>86,385</u>
TOTAL NON-CURRENT LIABILITIES	<u>4,682,219</u>	<u>4,682,219</u>
TOTAL LIABILITIES	<u>5,914,614</u>	<u>7,372,537</u>
NET ASSETS	<u>70,302,175</u>	<u>66,938,805</u>
EQUITY		
Retained Surplus	65,614,906	62,346,307
Reserves - Cash Backed	4,687,269	4,592,498
Reserves - Asset Revaluation	<u>0</u>	<u>0</u>
TOTAL EQUITY	<u>70,302,175</u>	<u>66,938,805</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

10. FINANCIAL RATIO

	2012 YTD	2011	2010	2009
Current Ratio	10.08	1.53	2.23	1.69

The above rates are calculated as follows:

Current Ratio equals
$$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$$

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 31 JANUARY 2012

11. Material Variances Notes

NOTE	YTD 2012 Actual \$	YTD 2012 Y-T-D Budget \$	2011/12 Budget \$	Variances Actuals to Budget \$	Variances Budget to Actual Y-T-D %	(Variance of 10% or above \$20,000 considered Material)
Revenues/Sources						
8						
Governance	140,568	15,582	26,750	124,986	802.12%	115K grant from DLG for Integrated Planning
General Purpose Funding	1,314,505	1,237,000	3,368,658	77,505	6.27%	
Law, Order, Public Safety	152,548	378,371	646,286	(225,823)	(59.68%)	Timing of the income-expected to be within the Budget
Health	68,253	94,549	193,127	(26,296)	(27.81%)	Decrease in income from Meat Inspection and Health Licences
Education and Welfare	754,972	615,419	1,875,279	139,553	22.68%	Project Grant Funding
Housing	24,712	27,090	46,466	(2,378)	(8.78%)	
Community Amenities	1,770,032	1,421,976	1,819,452	348,056	24.48%	Timing of the income
Recreation and Culture	158,846	235,236	858,520	(76,390)	(32.47%)	Timing of the income
Transport	474,989	1,710,475	3,519,214	(1,235,486)	(72.23%)	Timing of the income - income expected to be within budget
Economic Services	259,964	631,827	1,083,284	(371,863)	(58.86%)	Timing of the income
Other Property and Services	162,389	39,641	68,000	122,748	309.65%	Income from 10/11 Storm Damage Insurance Claims
	5,281,778	6,407,166	13,505,036	(1,125,388)	(17.56%)	
(Expenses)/(Applications)						
8						
Governance	(386,324)	(494,828)	(814,437)	108,504	(21.93%)	Timing of Expenditure
General Purpose Funding	(129,094)	(91,595)	(226,708)	(37,499)	40.94%	Timing of Expenditure
Law, Order, Public Safety	(510,737)	(649,327)	(1,047,991)	138,590	(21.34%)	Timing of Expenditure
Health	(257,826)	(288,935)	(494,337)	31,109	(10.77%)	
Education and Welfare	(587,740)	(661,598)	(1,134,492)	73,858	(11.16%)	Timing of Expenditure
Housing	(53,644)	(58,106)	(97,994)	4,462	0.00%	
Community Amenities	(1,329,973)	(1,588,542)	(2,721,446)	258,569	(16.28%)	Timing of Expenditure
Recreation & Culture	(1,722,859)	(1,918,377)	(3,187,456)	195,518	(10.19%)	Timing of Expenditure
Transport	(2,388,643)	(2,620,327)	(4,441,317)	231,684	(8.84%)	Timing of Expenditure
Economic Services	(1,096,008)	(1,241,791)	(2,067,125)	145,783	(11.74%)	Timing of Expenditure
Other Property and Services	(339,885)	(97,527)	(67,022)	(242,358)	248.50%	Higher than expected private work, it will be offset by the income from private works
	(8,802,733)	(9,710,953)	(16,300,325)	908,220	(9.35%)	

	NOTE	YTD 2012 Actual \$	YTD 2012 Y-T-D Budget \$	2011/12 Budget \$	Variances Actuals to Budget \$	Variances Budget to Actual Y-T-D %	(Variance of 10% or above \$20,000 considered Material)
Adjustments for Non-Cash (Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	2	0	1,199,597	(2,247,705)	(1,199,597)	(100.00%)	Timing Difference of Assets Disposals
Movement in Accrued Interest		(63,475)	0	0	(63,475)		Adjustment of prior year accrual
Movement in Accrued Salaries and Wages		(113,286)	0	0	(113,286)		Adjustment of prior year accrual
Movement in Deferred Pensioner Rates/ESL		0	0	0	0		
Movement in Employee Benefit Provisions		(198,390)	0	0	(198,390)		Leave Taken during year
Depreciation on Assets		1,885,742	1,688,036	2,893,915	197,706	11.71%	Actual depreciation higher than anticipated.
Capital Revenue and (Expenditure)							
Purchase Land Held for Resale	1	0	0	0	0		
Purchase Land and Buildings	1	(993,685)	(3,901,261)	(6,687,958)	2,907,576	(74.53%)	Delays in project timing
Purchase Plant and Equipment	1	(121,422)	(520,808)	(993,520)	399,386	(76.69%)	Delays in project timing
Purchase Furniture and Equipment	1	(94,543)	(103,671)	(177,200)	9,128	(8.80%)	
Purchase Bush Fire Equipment	1	0	(131,250)	(225,000)	131,250	(100.00%)	Delays due to supply by FESA
Purchase Playground Equipment	1	0	0	0	0		
Purchase Infrastructure Assets - Roads	1	(772,869)	(1,701,923)	(2,781,787)	929,054	(54.59%)	Delays in project timing
Purchase Infrastructure Assets - Bridges & Culve	1	0	(552,000)	(552,000)	552,000	(100.00%)	Delays due to projects undertaken by MRWA
Purchase Infrastructure Assets - Footpaths	1	(22,712)	(93,121)	(159,721)	70,409	(75.61%)	Delays in project timing
Purchase Infrastructure Assets - Drainage	1	(100,815)	0	(1,392,620)	(100,815)		Variation in project timing
Purchase Infrastructure Assets - Parks & C	1	(123,312)	(332,934)	(570,844)	209,622	(62.96%)	Variation in project timing
Purchase Infrastructure Assets - Airfields	1	0	(11,662)	(20,000)	11,662	(100.00%)	Delays in project timing
Purchase Infrastructure Assets - Streetsca	1	0	0	0	0		
Proceeds from Disposal of Assets	2	0	1,287,000	2,574,000	(1,287,000)	(100.00%)	Timing Difference of Assets Disposals
Repayment of Debentures	3	(246,857)	(230,461)	(395,165)	(16,396)	7.11%	
Proceeds from New Debentures	3	0	0	400,000	0		
Self-Supporting Loan Principal Income	3	33,778	33,778	63,935	0	0.00%	
Transfers to Restricted Assets (Reserves)	4	(104,337)	(104,337)	(944,438)	0	0.00%	
Transfers from Restricted Asset (Reserve)	4	9,567	9,567	1,262,232	0	0.00%	
ADD Net Current Assets July 1 B/Fwd	5	5,948,490	5,870,067	5,870,067	78,423	1.34%	
ESS Net Current Assets Year to Date	5	8,285,242	6,546,936	11,117	1,738,306	26.55%	
Amount Raised from Rates	6	<u>(6,884,324)</u>	<u>(6,894,106)</u>	<u>(6,890,215)</u>	<u>9,782</u>	<u>(0.14%)</u>	

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

BANK RECONCILIATION STATEMENT
 Period Ending 31st January 2012

	Muni Fund Shire	Trust Fund Shire	Reserve A/c Shire	Unspent DITRD & LG Grant Shire
Balance as per Bank Statements				
Gold Term Deposit(Muni) 028-0384971	\$ 2,000,000.00			
Business Bonus 028-0331279	\$3,007,059.74			
Muni Operating A/C 028-5350119	\$93,570.13			
Term Deposit (Muni) 035981-7				
Term Deposit (Trust) 036059-9		\$23,052.32		
Term Deposit (Trust) 0379245				
Term Deposit (Trust) 035795-4		\$205,666.38		
Term Deposit (Trust) 695773-2		\$99,666.12		
Term Deposit (Trust) 034705-8				
Trust Operating A/C 028-5350143		\$441,631.31		
Business Bonus(Reserve) 028-0364535			\$330,418.16	
Term Deposit (Reserve) 025135-4			\$858,950.86	
Gold Term Deposit(Reserve) 028-0378532			\$3,497,899.73	
ANZ Banl T/D(DITRD & LG)				\$1,733,453.16
Business Bonus Grant Fund 036594-7				\$242,853.51
Total As Per Bank Statements	\$5,100,629.87	\$770,016.13	\$4,687,268.75	\$1,976,306.67
Plus				
Outstanding Deposits	19,652.64	-		
Outstanding Dep (Trust)				
Outstanding Dep (Muni)				
	\$19,652.64	\$0.00	\$0.00	\$0.00
Less				
Unpresented Cheques	(86,746.68)	(27,000.00)		
	(\$86,746.68)	(\$27,000.00)	\$0.00	\$0.00
Adjustments				
Killara Transfer from Muni to Reserve				
Meat Inspection Trans Muni to Reserve				
Killara Transfer from Reserve to Muni				
Bank Statement Balance after Adjustment:	\$5,033,535.83	\$743,016.13	\$4,687,268.75	\$1,976,306.67
General Ledger Accounts				
111000010 MUNI BANK	5,033,535.83			
111180010 Trust Bank		743,016.13		
111150010 Reserve Bank Account			0.00	
1111501010 Reserve Inv Bank			4,687,268.75	
1111002010 Unspent Grant				1,976,306.67
Balance Per General Ledger Accounts	\$5,033,535.83	\$743,016.13	\$4,687,268.75	\$1,976,306.67
IMBALANCE	\$0.00	\$0.00	\$0.00	\$0.00

Prepared by *J.A. Becker* Confirmed by *J. Mann*
 POSITION: FINANCE OFFICER POSITION: ACCOUNTANT

13.3.3 COMPLIANCE AUDIT RETURN 2011

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	1.6.1.6
Officer:	Denise Gobbart
Officer Interest:	Nil
Policy:	Local Government Act 1995
Voting:	Simple Majority
Date:	07 March 2012

PURPOSE

For Council to adopt the Compliance Audit Return (CAR) 2011.

BACKGROUND

Under the Local Government (Audit) Regulations 1996, a Local Government is required to carry out a Compliance Audit for the period 1 January 2011 to 31 December 2011. The certified return needs to be submitted to the Director General, Department of Local Government and Regional Development by 31 March 2012.

The Compliance Audit Return must be:

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

A copy of the return is submitted for Councillor's perusal, comment and adoption by Council before 31 March 2012. It is necessary for the Shire President and the Chief Executive Officer to sign off the return as a certified copy.

To undertake the 2011 Compliance Audit Return we engaged the services of a local government consultant Gary Martin, to enable an independent assessment of our compliance. The review was undertaken between Monday 27 and Wednesday 29 February 2012.

The compliance review process provides both the CEO and the Council with an additional element of accountability through an independent check on internal management systems, procedures and record keeping and this demonstrates the Shire's emphasis on improving its good governance, compliance, and best practice through voluntary exposure to external scrutiny.

STATUTORY REQUIREMENTS

- Local Government Act 1995;
- Local Government (Functions and General) Regulations 1996;
- Local Government (Administration) Regulations 1996;
- Local Government (Elections) Regulations 1997;
- Local Government (Financial Management) Regulations 1996;
- Local Government (Audit) Regulations 1996, Ref 14, 15;
- Local Government (Miscellaneous Provisions) Act 1960;
- Local Government (Rules of Conduct) Regulations 2007

CONFORMITY WITH THE PLAN FOR THE FUTURE

N/A

BUDGET IMPLICATIONS

N/A

OFFICER'S COMMENT

The comments received back from the consultant Gary Martin are as follows;

The standard of compliance was very high. It is apparent that the Shire has a strong culture of awareness of compliance requirements. For context purposes, non-compliance or partial non-compliance related to only two of the total 78 items included in the Compliance Return, or an achievement of 97.4%.

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

It is important to note that the actual compliance audit process is a detached, retrospective examination of minute, multifaceted, and ambiguous statutory detail specified by the Local Government Act 1995 and associated regulations. Significantly, the CAR excludes the actual working environment and pressures of the day-by-day operational circumstances, and other community priorities that exist in the pragmatic management of the wide range of functions and issues experienced in a vibrant and growing local government such as the Shire. The overall compliance requirement to observe "all written law" places an onerous responsibility on the CEO of a growing local government.

The level of compliance achieved is a significant indicator in respect of the high standard of management of the Shire.

It was commented that the Council meeting minutes for 2011 were a high standard and well presented, and it was apparent that there is a strong awareness of compliance requirements associated with meetings and minutes.

A number of deficiencies have been identified in the Shire of Northam Compliance Audit Return 2011, namely:

Delegation of Power / Duty:

Page 2, No 13, s5.46(3) Admin Reg 19 – Some aspects, such as record keeping associated with exercising delegated power, was difficult to gauge.

Disclosure of Interest:

Page 3, No 5, s5.75(1) Admin Reg 22 Form 2 – Several employees that had been delegated a power or duty and therefore became a designated relevant person under s5.74 had not previously submitted a primary return and the returns were submitted late.

The management of disclosures of interest in respect of delegations under s5.71 by the CEO to the President, or by an employee to the CEO, was difficult to assess and it is suggested that the CEO require any such disclosure to be made in writing and recorded in the register of financial interests.

Tenders for Providing Goods and Services:

Page 7, No 8, F&G Reg 17 – The statutory detail required in the Tender Register including the name and consideration of the accepted tender was not consistently recorded in the register.

With the use of the WALGA’s Council Purchasing Service purchases are not required to be in the Tender Register. When using the Tendering Bureau Service details should be recorded in the Tender Register as a normal tender.

For which action has been taken to ensure future compliance.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1746

Moved: Cr R Head

Seconded: Cr R Tinetti

That the Compliance Audit Return 2011, as attached, be adopted and submitted to the Department of Local Government, inclusive of comments on matters to be addressed.

CARRIED 9/0

Department of Local Government - Compliance Audit Return



Government of Western Australia
Department of Local Government

Northam (Shire of) - Compliance Audit Return 2011

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government together with a copy of section of relevant minutes.

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2011.	N/A		Denise Gobbart
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2011.	N/A		Denise Gobbart
3	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2011.	N/A		Denise Gobbart
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2011.	N/A		Denise Gobbart
5	s3.59(5)	Did the Council, during 2011, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	N/A		Denise Gobbart

Department of Local Government - Compliance Audit Return



Government of Western Australia
Department of Local Government

Delegation of Power / Duty					
No	Reference	Question	Response	Comments	Respondent
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	N/A		Gary Martin
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	N/A		Gary Martin
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	N/A		Gary Martin
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	N/A		Gary Martin
5	s5.18	Has Council reviewed delegations to its committees in the 2010/2011 financial year.	N/A		Gary Martin
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Gary Martin
7	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority.	Yes		Gary Martin
8	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing.	Yes		Gary Martin
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		Gary Martin
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	N/A		Gary Martin
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		Gary Martin
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2010/2011 financial year.	Yes		Gary Martin
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes		Gary Martin

Disclosure of Interest					
No	Reference	Question	Response	Comments	Respondent
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	Yes		Gary Martin
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	N/A		Gary Martin

Department of Local Government - Compliance Audit Return



Government of Western Australia
Department of Local Government

No	Reference	Question	Response	Comments	Respondent
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		Gary Martin
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	Yes		Gary Martin
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	No		Gary Martin
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2011.	Yes		Gary Martin
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2011.	Yes		Gary Martin
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Gary Martin
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		Gary Martin
10	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Gary Martin
11	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	Yes		Gary Martin
12	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Gary Martin
13	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	Yes		Gary Martin
14	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		Gary Martin

Department of Local Government - Compliance Audit Return



Government of Western Australia
Department of Local Government

No	Reference	Question	Response	Comments	Respondent
15	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	N/A		Gary Martin
16	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes		Gary Martin

Disposal of Property

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

Elections

No	Reference	Question	Response	Comments	Respondent
1	Elect Reg 30G (1)	Did the CEO establish and maintain an electoral gift register and ensure that all 'disclosure of gifts' forms completed by candidates and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the candidates.	Yes		Gary Martin

Finance

No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Gary Martin
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Gary Martin
3	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	N/A		Gary Martin
4	s7.3	Was the person(s) appointed by the local government to be its auditor, an approved auditor.	N/A		Gary Martin
5	s7.3, 7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	N/A		Gary Martin

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No	Reference	Question	Response	Comments	Respondent
6	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2011 received by the local government within 30 days of completion of the audit.	Yes		Gary Martin
7	s7.9(1)	Was the Auditor's report for 2010/2011 received by the local government by 31 December 2011.	Yes		Gary Martin
8	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken by the local government, was that action undertaken.	N/A		Gary Martin
9	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A		Gary Martin
10	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A		Gary Martin
11	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	N/A		Gary Martin
12	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	N/A		Gary Martin
13	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	N/A		Gary Martin
14	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	N/A		Gary Martin
15	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	N/A		Gary Martin

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Local Government Employees					
No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised.	N/A		Denise Gobbart
2	s5.36(4) s5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and other designated senior employees advertised and did the advertising comply with s.5.36(4), 5.37(3) and Admin Reg 18A.	Yes		Gary Martin
3	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	N/A		Denise Gobbart
4	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	N/A		Denise Gobbart
5	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	Yes		Denise Gobbart

Official Conduct					
No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	Yes		Gary Martin
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	Yes		Gary Martin
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes		Gary Martin
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes		Gary Martin
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes		Gary Martin
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) (c).	Yes		Gary Martin

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Tenders for Providing Goods and Services					
No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		Gary Martin
2	F&G Reg 12	Has the local government entered into multiple contracts only where avoiding the requirement to call tenders for a single contract in accordance with F&G Reg 11(1) was not a significant reason for doing so.	Yes		Gary Martin
3	F&G Reg 14(1)	Did the local government invite tenders via Statewide public notice.	Yes		Gary Martin
4	F&G Reg 14, 15 & 16	Did the local government's advertising and tender documentation comply with F&G Regs 14, 15 & 16.	Yes		Gary Martin
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Gary Martin
6	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	Yes		Gary Martin
7	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Gary Martin
8	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17.	No	Inconsistent	Gary Martin
9	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Gary Martin
10	F&G Reg 21 & 22	Did the local governments's advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22.	Yes		Gary Martin
11	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	N/A		Gary Martin

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No	Reference	Question	Response	Comments	Respondent
12	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	N/A		Gary Martin
13	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	N/A		Gary Martin
14	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government comply with the requirements of F&G Reg 24E in relation to the preparation of a regional price preference policy (only if a policy had not been previously adopted by Council).	N/A		Gary Martin
15	F&G Reg 11A	Does the local government have a current purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$100,000 or less.	Yes		Gary Martin

I certify this Compliance Audit return has been adopted by Council at its meeting on _____

Signed Mayor / President, Northam (Shire of)

Signed CEO, Northam (Shire of)

13.3.4 MID YEAR BUDGET REVIEW

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	8.2.7.1
Officer:	Denise Gobbart
Officer Interest:	N/A
Policy:	N/A
Voting:	Absolute Majority
Date:	14 March 2012

PURPOSE

To consider and adopt the Budget Review as presented in the Statement of Financial Activity for the period 1 July 2011 to 31 January 2012.

BACKGROUND

A Statement of Financial Activity incorporating year to date budget variations and forecasts to 30 June 2012 for the period ending 31 January 2012 is presented for council to consider. The *Local Government (Financial Management) Regulations 1996*, regulation 33A as amended, requires that local governments conduct a budget review between 1 January and 31 March in each financial year. A copy of the review and determination is to be provided to the Department of Local Government within 30 days of the adoption of the review.

STATUTORY REQUIREMENTS

Regulation 33A of the *Local Government (Financial Management) Regulations 1996* requires:

(1) Between 1 January and 31 March in each financial year a local government is to carry out a review of its annual budget for that year.

(2A) The review of an annual budget for a financial year must —

(a) consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and

(b) consider the local government's financial position as at the date of the review; and

(c) review the outcomes for the end of that financial year that are forecast in the budget.

(2) Within 30 days after a review of the annual budget of a local government is carried out it is to be submitted to the council.

(3) A council is to consider a review submitted to it and is to determine* whether or not to adopt the review, any parts of the review or any recommendations made in the review.

*Absolute majority required.

(4) Within 30 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.

CONFORMITY WITH THE PLAN FOR THE FUTURE

KEY RESULT AREA: The Shire Organisation.

OUTCOME – to operate in a sustainable manner.

The budget review process is aimed at ensuring this objective is being met.

BUDGET IMPLICATIONS

The subsequent review will incorporate Budget Amendments which will impact, however the Budget will remain in balance.

OFFICER'S COMMENT

The budget review has been prepared to include information required by the *Local Government Act 1995, Local Government (Financial Management) Regulations 1996* and Australian Accounting Standards. Council adopted a 10% and a \$20,000 minimum for the reporting of material variances to be used in the statements of financial activity and the annual budget review. Features of the budget review include:

Increase in opening funds	\$86,955
Increase in Interest on Investments	\$45,000
Decrease in Old Quarry Rd Site maintenance expenses	\$30,000
Decrease in Inkpen Tipping Fees	-\$50,000
Increase in Legal Fees - Town Planning	-\$30,000
Increase in Legal Fees Reimbursement - Town Planning	\$15,000
Increase in New Rec Centre Building	-\$32,340
	-
Increase in New Outdoor Courts	\$111,850
Increase in Car Park & Access	-\$87,462
	-
Increase in Oval Reticulation	\$124,000
Additional Black Spot Funding Jennapullin Rd	\$84,000
	-
Increased expenditure Jennapullin Rd	\$125,870
Increased expenditure Peel Terrace works	-\$55,000
Increase Depot Mtc - Contaminated Site study	-\$50,000

	-
Increase in Storm Damage	\$286,000
Increased Contributions - Storm Damage	\$150,000
	-
Increased Private Works	\$155,000
Increased Private Works revenue	\$210,000
Wages reimbursement - casual staff	\$41,000
Increased WANDDRA claims	\$85,000

The budget has been reviewed to continue to deliver on other strategies adopted by the Council and maintains a high level of service across all programs. The closing funds remain in surplus as a result of this budget review with a slight increase of \$2,300.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1747

Moved: Cr R Head
Seconded: Cr R Tinetti

That Council:

1. receive the Budget Review conducted for the seven (7) months ended 31 January 2012;
2. authorise the Chief Executive Officer to amend the 2011/12 Budget in accordance with the attached report titled 'Budget Review as at 31 January 2012 - Budget Amendment Recommendations' and dated 14 March 2012.

CARRIED 8/1

The vote against is recorded as Cr S B Pollard

SHIRE OF NORTHAM

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 JUNE 2012

	NOTE	Adopted 2011/12 Budget (a) \$	Projected Budget (b) \$	January 2012 Actual \$	Variances (b) - (a) Budget \$	Variances Projected Budget as a % of Budget
Operating						
Revenues						
Governance	1,2	26,750	152,250	140,568	125,500	82.43%
General Purpose Funding		3,368,658	3,505,658	1,314,505	137,000	3.91%
Law, Order, Public Safety		646,286	658,686	153,202	12,400	1.88%
Health		193,127	193,127	68,253	0	0.00%
Education and Welfare		1,875,279	1,995,904	754,972	120,625	6.04%
Housing		46,466	46,466	24,712	0	0.00%
Community Amenities		1,819,452	2,433,952	1,770,032	614,500	25.25%
Recreation and Culture		858,520	913,650	158,846	55,130	6.03%
Transport		3,519,214	1,816,590	474,989	(1,702,624)	(93.73%)
Economic Services		1,083,284	1,048,184	275,137	(35,100)	(3.35%)
Other Property and Services		68,000	432,800	162,387	364,800	84.29%
		<u>13,505,036</u>	<u>13,197,267</u>	<u>5,297,603</u>	<u>(307,769)</u>	<u>(2.33%)</u>
(Expenses)						
Governance	1,2	(814,437)	(893,037)	(386,324)	(78,600)	8.80%
General Purpose Funding		(226,708)	(261,308)	(129,094)	(34,600)	13.24%
Law, Order, Public Safety		(1,047,991)	(1,054,691)	(511,991)	(6,700)	0.64%
Health		(494,337)	(499,337)	(257,826)	(5,000)	1.00%
Education and Welfare		(1,134,492)	(1,134,292)	(587,740)	200	(0.02%)
Housing		(97,994)	(97,994)	(53,644)	0	0.00%
Community Amenities		(2,721,446)	(3,254,246)	(1,329,973)	(532,800)	16.37%
Recreation & Culture		(3,187,456)	(3,159,856)	(1,723,829)	27,600	(0.87%)
Transport		(4,441,317)	(4,796,717)	(2,388,643)	(355,400)	7.41%
Economic Services		(2,067,125)	(1,945,220)	(1,096,008)	121,905	(6.27%)
Other Property and Services		(67,022)	(242,022)	(339,883)	(175,000)	72.31%
		<u>(16,300,325)</u>	<u>(17,838,720)</u>	<u>(8,804,355)</u>	<u>(1,038,395)</u>	<u>5.99%</u>
Adjustments for Non-Cash (Revenue) and Expenditure						
(Profit)/Loss on Asset Disposals	4	(2,247,705)	(308,890)	0	1,938,815	(627.67%)
Movement in Accrued Interest		0	0	(63,475)	0	0.00%
Movement in Accrued Salaries and Wages		0	0	(113,286)	0	0.00%
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0.00%
Movement in Employee Benefit Provisions		0	0	(198,390)	0	0.00%
Depreciation on Assets	2(a)	2,893,915	2,893,915	1,885,742	0	0.00%
Capital Revenue and (Expenditure)						
Purchase Land Held for Resale	3	0	0	0	0	0.00%
Purchase Land and Buildings	3	(6,687,958)	(4,862,184)	(993,737)	1,825,774	(37.55%)
Purchase Plant and Equipment	3	(993,520)	(1,211,891)	(121,422)	(218,371)	18.02%
Purchase Furniture and Equipment	3	(177,200)	(177,200)	(94,543)	0	0.00%
Purchase Bush Fire Equipment	3	(225,000)	(225,000)	0	0	0.00%
Purchase Play Ground Equipment	3	0	0	0	0	0.00%
Purchase Infrastructure Assets - Roads	3	(2,781,787)	(2,957,882)	(787,989)	(176,095)	5.95%
Purchase Infrastructure Assets - Bridges		(552,000)	(552,000)	0	0	0.00%
Purchase Infrastructure Assets - Footpaths	3	(159,721)	(159,721)	(22,712)	0	0.00%
Purchase Infrastructure Assets - Drainage	3	(1,392,620)	(1,398,620)	(100,815)	(6,000)	0.43%
Purchase Infrastructure Assets - Parks & Ovals	3	(570,844)	(703,844)	(123,312)	(133,000)	18.90%
Purchase Infrastructure Assets - Airfields	3	(20,000)	(20,000)	0	0	0.00%
Purchase Infrastructure Assets - Streetscape	3	0	0	0	0	0.00%
Proceeds from Disposal of Assets	4	2,574,000	576,000	0	(1,998,000)	(346.88%)
Repayment of Debentures	5	(395,165)	(395,165)	(246,857)	0	0.00%
Proceeds from New Debentures	5	400,000	400,000	0	0	0.00%
Self-Supporting Loan Principal Income	%	63,935	63,935	33,778	0	0.00%
Transfers to Restricted Assets (Reserves)	6	(944,438)	(984,438)	(104,337)	(40,000)	4.06%
Transfers from Restricted Asset (Reserves)	6	1,262,232	1,345,618	9,567	83,386	6.20%
				0	0	
ADD Net Current Assets July 1 B/Fwd	7	5,870,067	5,957,022	5,948,490	86,955	1.46%
LESS Year End Adjustment - Killara	7	0	0	0	0	0.00%
LESS Net Current Assets Year to Date	7	<u>15,009</u>	<u>32,309</u>	<u>8,284,272</u>	<u>17,300</u>	<u>53.55%</u>
Amount Raised from Rates	8	<u>(6,894,107)</u>	<u>(6,894,107)</u>	<u>(6,884,323)</u>	<u>0</u>	<u>0.00%</u>

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

BUDGET REVIEW 31 JANUARY 2012

Account	Name	Job	Name	Increase in Available Cash \$	Decrease in Available Cash \$	Year to Date Running Balance \$	Comment
	Difference In Opening Balance			86,955		86,955	
03012002	Valuations/Title Searches			15,000		101,955	Change in Method of rating delays
03012012	Legal Costs Recoverable				-50,000	51,955	Additional recovery expenses offset by GL: 03013083
3013043	Instalment Interest			7,000		58,955	Higher than anticipated instalments
3013053	Instalment Admin Fee			5,000		63,955	Higher than anticipated instalments
03013083	Legal Costs Recoverable			50,000		113,955	Additional recovery revenues offset by GL: 03012012
3023013	Interest On Investments			45,000		158,955	Increased interest earnings
3032032	Rates Incentive Prize			400		159,355	Lower than anticipated expenses
03033013	Interest On Investments-Reserve Funds			30,000		189,355	Higher than anticipated interest
03039004	Transfer Interest To Reserve				-30,000	159,355	Higher than anticipated interest transferred to reserves
04041002	Salaries Administration			10,000		169,355	Due to extended leave being taker
04042052	Members Conference Expenses			10,000		179,355	Lower than anticipated numbers attending conference
04042062	Election Expenses			4,400		183,755	Lower than anticipated expenses
04042072	Refreshments & Receptions			5,000		188,755	Lower than anticipated expenses
04042092	Subscriptions			2,000		190,755	Lower than anticipated expenses
04042142	Councillor Training			5,000		195,755	Lower than anticipated expenses
04042192	Dlg-Community Strategy Plan Exp.				-115,000	80,755	Expenses for Integrated Planning offset GL: 04043023
04043023	Grants - Dlg			115,000		195,755	DLG funding to assist with Integrated Planning offset GL: 04042192
04051503	Lsl - Contributions			4,700		200,455	Contributions from other Local Governments - Steven LSL
04053003	Reimbursements Incl Gst			2,000		202,455	Higher revenue due to insurance claim
04053013	Sundry Income - No Gst			1,000		203,455	Higher than anticipated revenue
04053053	Insurance Rebate			2,800		206,255	Higher than anticipated insurance rebates
4059045	Transfer From Lsl Reserve			17,640		223,895	LSL transfer - Simpson, Fegan & Jakubow
05061002	Salaries				-4,000	219,895	Higher than anticipated salaries
05061032	Fire Fighting	1032	Fire Fighting		-3,000	216,895	Higher than anticipated expenses
05062002	Fire Hazard Reduction	5520	Hazard Inspection Contract	1,800		218,695	Lower than anticipated expenses
05062102	Fire Hydrants				-5,500	213,195	Increase in grant funds offset by GL: 05063063
05063003	Fines And Penalties			6,900		220,095	Higher than anticipated revenues
05063073	Fesa Grants Bfb'S			5,500		225,595	Grant funds offsetting expenses in GL: 05062102
05071002	Salaries			10,000		235,595	Lower than anticipated salaries
05081002	Salaries				-6,000	229,595	Higher than anticipated salaries
07141102	Health - Superannuation				-4,000	225,595	Higher than anticipated superannuator
07172002	Wundowie Share & Care Lot 31C				-1,000	224,595	Rates not allowed for when budget adopted
08171012	Superannuation			7,000		231,595	Lower than anticipated superannuator
08171142	Consultancy Services				-7,000	224,595	Consultancy fees now allocated direct to Killara services
08171103	Hacc - Non Recurrent Grant			110,625		335,220	Additional funding for the purchase of a replacement bus
08174003	Interest Earned On Killara Reserve			10,000		345,220	Higher than anticipated interest
08171004	Plant & Equipment				-218,371	126,849	Purchase of replacement bus offset by GL: 08171103

BUDGET REVIEW 31 JANUARY 2012

Account	Name	Job	Name	Increase in Available Cash \$	Decrease in Available Cash \$	Year to Date Running Balance \$	Comment
08175004	Transfer To Killara Reserve				-10,000	116,849	Higher than anticipated interest transferred to reserves
08172005	Proceeds Sale Of Asset			42,000		158,849	Trade in of existing bus offset by GL: 08171004
08175005	Transfer From Killara Reserve			65,746		224,595	Transfer from asset replacement reserve to offset bus replacemen
08182012	School Prizes & Donations			500		225,095	Lower than anticipated expenses
08182282	Debtors Written Off				-300	224,795	Approved write off authorised by Council
10252012	Rubbish Site Maintenance	1303	Old Quarry Road - Refuse Site	30,000		254,795	Lower than anticipated expenses
10253023	Inkpen Tip -Tipping Fees General				-50,000	204,795	Lower than anticipated revenues
10253033	Old Quarry Rd Tipping Fees - Gate			26,000		230,795	Higher than anticipated revenues
10272052	Refund Septic Application Fees				-300	230,495	Account established for refunds requirec
10273013	Septic Fees - Shire				-4,000	226,495	Lower than anticipated revenues
10282004	Infrastructure - Drainage	4307	Drainage Projects - Yilgarn Ave		-6,000	220,495	Higher than anticipated expenses
10302022	Refund Planning Fees				500	219,995	Account established for refunds requirec
10302032	Legal Costs				-30,000	189,995	Additional legal expenses - Retirement Village
10302042	Advertising			10,000		199,995	Lower than anticipated expenses
10302122	Engineering Consultants			5,000		204,995	Lower than anticipated expenses
10307022	Super Towns				-575,000	-370,005	Supertowns expenses offset by GL: 10303053
10303003	Planning/Development Fees			50,000		-320,005	Higher than anticipated fees
10303033	Town Planning General			15,000		-305,005	Reimbursement of legal fees - Retirement Village
10303053	Grants			575,000		269,995	Grant funding for Supertowns offset by GL: 10307022
10312002	Public Conveniences	5840	Jubilee Oval Toilets	2,000		271,995	Lower than anticipated expenses
10312002	Public Conveniences	1802	Bakers Hill Hooper Park Toilets	2,000		273,995	Lower than anticipated expenses
10312002	Public Conveniences	1804	Clackline Toilets	1,000		274,995	Lower than anticipated expenses
10312002	Public Conveniences	1805	Katrine Toilets	1,000		275,995	Lower than anticipated expenses
10312002	Public Conveniences	1809	Wundowie Toilets	8,000		283,995	Lower than anticipated expenses
10312032	Cemetery Maintenance	1400	Cemetery Mtc	10,000		293,995	Fewer Grave Site Markers to be purchased
10312042	Cemetery Grave Digging	1401	Cemetery Grave Digging	5,000		298,995	Lower than anticipated expenses
10312052	Cemetery Signs & Plates				-1,000	297,995	Additional signs & plates purchased
10313003	Lease - Avon Mall			2,500		300,495	Prior year lease not charged
11322032	Guide Hall	1011	Guide Hall	2,500		302,995	Lower than anticipated expenses
11322042	Wundowie Hall	1801	Wundowie Hall Mtc		-6,000	296,995	Additional cost to replace tiles at entrance
11322082	Quellington Hall	1807	Quellington Hall Mtc	1,000		297,995	Lower than anticipated expenses
11322102	Grass Valley Hall/Tennis Courts	1803	Grass Valley Hall	1,000		298,995	Lower than anticipated expenses
11323003	Reimbursements				-1,000	297,995	Lower than anticipated revenues
11323013	Charges - Hall Hire				-5,000	292,995	Lower than anticipated revenues
11331012	Wundowie Pool - Salaries			5,000		297,995	Lower than anticipated salaries
11332002	Northam Pool - Plant Mtc				-4,400	293,595	Replacement pump
11332022	Swimming Club Carnival			1,000		294,595	Lower than anticipated expenses

BUDGET REVIEW 31 JANUARY 2012

Account	Name	Job	Name	Increase in Available Cash \$	Decrease in Available Cash \$	Year to Date Running Balance \$	Comment
11332052	Northam Pool - Special Events			1,000		295,595	Lower than anticipated expenses
11332102	Northam Pool - Water			2,000		297,595	Lower than anticipated expenses
11332152	Wundowie Pool - Superannuation			3,000		300,595	Lower than anticipated superannuation
11339054	Infrastructure Parks	6115	Play Equipment - Northam		-12,000	288,595	Additional expenses to install beach volley ball area
11339054	Infrastructure Parks	6116	Play Equipment - Wundowie	3,000		291,595	Lower than anticipated expenses
11341002	Recreation Centre Salaries			10,000		301,595	Lower than anticipated salaries
11341102	Rec Centre Superannuation			4,000		305,595	Lower than anticipated superannuation
11341412	Community Recreation Events	1155	Recreation Centre Opening		-4,600	300,995	Offsetting grant funding in GL:11343093
11342032	Recreation Control	5491	Sport 4 All - Kid Sport		-59,400	241,595	Offsetting grant funding in GL:11343093
11342042	Public Parks Gdns & Reser	1119	Bert Hawke Pav Gardens	2,000		243,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	4610	Central Business District	6,000		249,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5103	George Nuich Park		-5,000	244,595	Higher than anticipated expenses
11342042	Public Parks Gdns & Reser	5110	Apex Park		-5,000	239,595	Higher than anticipated expenses
11342042	Public Parks Gdns & Reser	5140	Henry St Oval		-20,000	219,595	Higher than anticipated expenses
11342042	Public Parks Gdns & Reser	5231	Trotting Track		-300	219,295	Higher than anticipated expenses - ESL
11342042	Public Parks Gdns & Reser	5100	Parks & Reserves General	3,000		222,295	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5104	Rushton Park	3,000		225,295	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5170	Morrell	1,000		226,295	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5180	Victoria Oval	3,000		229,295	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5190	Perina Way Park	1,300		230,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5200	Burwood Park Netball Courts	1,000		231,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5220	Riverbank Visitors Centre Side	2,000		233,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5245	Purslowe Park	2,000		235,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5280	SkatePark	2,000		237,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5290	Mt Ommanney Mtc	1,500		239,095	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5320	Weir Gardens	1,500		240,595	Lower than anticipated expenses
11342042	Public Parks Gdns & Reser	5806	Wundowie Golf Course	1,000		241,595	Lower than anticipated expenses
11342062	Agricultural Show Grounds	5310	Agricultural Show	1,000		242,595	Lower than anticipated expenses
11342082	Bakers Hill Oval	5351	Bakers Hill Oval		-2,000	240,595	Higher than anticipated expenses
11342182	Legal Fees			2,500		243,095	Lower than anticipated expenses
11342512	Other Rec Building Maint	1118	Bert Hawke Pav Mtc		-4,000	239,095	Vandalism & urgent repairs to wall mortar
11342522	Jubilee Pavilion Maint	1013	Jubilee Pavillion Mtc	32,000		271,095	Building will not be demolished prior to June 30
11343033	Charges - Jubilee Complex			3,700		274,795	Higher than anticipated revenues
11343083	Recreation Centre Hire				-10,000	264,795	Lower than anticipated expenses
11343093	Grants			5,000		269,795	Heart Foundation - Find Thirty Everyday - Rec Centre Opening
11343093	Grants			59,400		329,195	Dept of Sport & Rec - Kids Sport Funding
11343093	Grants			3,000		332,195	Dept of Sport & Rec - Tennis Coaching Funding
11343143	Recreation Programs				-10,000	322,195	Lower than anticipated revenues

BUDGET REVIEW 31 JANUARY 2012

Account	Name	Job	Name	Increase in Available Cash \$	Decrease in Available Cash \$	Year to Date Running Balance \$	Comment
11349104	Land & Buildings	1903	Rec Centre Building		-32,340	289,855	Variations to New Rec Centre Project
11349104	Land & Buildings	1904	Outdoor Courts		-111,850	178,005	Variations to New Rec Centre Project
11349104	Land & Buildings	1906	Oval Lighting		-4,674	173,331	Variations to New Rec Centre Project
11349104	Land & Buildings	1907	Car Park & Access		-87,462	85,869	Variations to New Rec Centre Project
11349104	Land & Buildings	1900	Sound Shell Bernard Park	22,100		107,969	Carried forward funds that were over allocated
11349404	Infrastructure Parks	1908	Oval Reticulation		-124,000	-16,031	Variations to Oval Reticulation Project
11351002	Salaries(Library)			30,000		13,969	Lower than anticipated salaries
11351102	Library Superannuation			6,000		19,969	Lower than anticipated superannuation
11352092	Debtors Written Off				-200	19,769	Approved write off authorised by Council
11353103	Grants			10,030		29,799	Grant - Heritage Report undertaken prior year
11362002	A.V.A.S. Subsidy				-8,000	21,799	Additional funds endorsed to 30 June
11362052	Banners			14,000		35,799	Fitzgerald St Banners to be deferred
11362092	Annual Agricultural Shows				-4,800	30,999	Additional funds due to changes at Rec Centre
11362322	Morby Cottage	5511	Morby Cottage Gardens	5,000		35,999	Lower than anticipated expenses
12373013	Black Spot Funding			84,000		119,999	Additional funding for Jennapullin Rd
12379004	Land & Buildings	1961	New Works Depot - Earth Works	2,040,000		2,159,999	New depot construction deferred until land sale available
12379044	Rrg - Project Grants & Deproc	3515	Irishtown Rd 10/11	4,775		2,164,774	Lower than anticipated expenses
12379074	R2R Projects	3731	Peel Terrace		-55,000	2,109,774	Higher than anticipated expenses
12379104	Special Projects Blackspot	3657	Jennapullin Rd - Stage 1		-125,870	1,983,904	Additional works approved offset by 2/3 funding
12379505	Proceeds Sale Land				-2,040,000	-56,096	Land sale being deferred
12382022	Street Trees	2140	Street Trees		-6,700	-62,796	Higher than anticipated expenses
12382032	Verge Maintenance	2120	Verge Mtc - Roads		-6,200	-68,996	Higher than anticipated expenses
12382052	Depot Maintenance	1243	Depot Mtc		-50,000	-118,996	Contaminated site works
12382082	Mtce Suspension Bridge	1301	Suspension Bridge Mtc	5,000		-113,996	Lower than anticipated expenses
12382102	Streets, Carparks & Paths	4802	Bakers Hill Townsite Mtc		-3,000	-116,996	Higher than anticipated expenses
12382102	Streets, Carparks & Paths	2801	Bakers Hill/Clackline Rd Mtc	3,000		-113,996	Lower than anticipated expenses
12382102	Streets, Carparks & Paths	4803	Grass Valley Townsite Mtc		-3,000	-116,996	Higher than anticipated expenses
12382102	Streets, Carparks & Paths	2802	Grass Valley Rd Mtc	3,000		-113,996	Lower than anticipated expenses
12382122	Storm Damage	2350	Storm Damage		-66,000	-179,996	Higher than anticipated expenses
12382122	Storm Damage	2360	Storm 20/01/2012		-220,000	-399,996	Higher than anticipated expenses
12382182	Infrastructure Insurance			5,300		-394,696	Lower than anticipated expenses
12383013	Contributions			150,000		-244,696	
12402002	Maintenance Parking Fac.	2180	Parking Facility Mtc		-16,000	-260,696	Higher than anticipated expenses
12402012	Other Control Expenses			1,000		-259,696	Lower than anticipated expenses
12412012	Staff Training	2450	Licensing Training		-1,800	-261,496	Higher than anticipated expenses offset by GL: 12413023
12413023	Reimbursements Training			1,800		-259,696	Higher than anticipated expenses offset by GL: 12412012
13451002	Salaries & Wages			15,000		-244,696	Lower than anticipated expenses

BUDGET REVIEW 31 JANUARY 2012

Account	Name	Job	Name	Increase in Available Cash \$	Decrease in Available Cash \$	Year to Date Running Balance \$	Comment
13451302	Staff Costs			1,000		-243,696	Lower than anticipated expenses
13452032	White Swans	6070	White Swan	1,000		-242,696	Lower than anticipated expenses
13452052	Avon Descent & Festival	4670	Avon Descent - Works Staff	5,000		-237,696	Lower than anticipated expenses
13452102	Special Event Sponsorship	4660	Road Safety Week		-21,840	-259,536	Additional Grant Funding received - offset by GL: 13453013
13452102	Special Event Sponsorship	4662	Seniors Week		-560	-260,096	Additional Grant Funding received - offset by GL: 13453013
13452102	Special Event Sponsorship	4661	Stay on Your Feet Week		-440	-260,536	Additional Grant Funding received - offset by GL: 13453013
13452102	Special Event Sponsorship	4665	Special Events Sponsorship	10,000		-250,536	Lower than anticipated expenses
13452112	Visitor Centre Maintenance	6090	Visitor Centre Gardens	9,000		-241,536	Lower than anticipated expenses
13452112	Visitor Centre Maintenance	6100	Rivers Edge		-1,300	-242,836	Expenses not anticipated from lease agreement
13452172	Festivals & Events	4679	Avon Valley Xmas Carnival		-3,500	-246,336	Higher than anticipated expenses
13452172	Festivals & Events	4680	German Car Day		-740	-247,076	Higher than anticipated expenses
13452172	Festivals & Events	4681	Flying 50's Family Fun Zone		-5,000	-252,076	Higher than anticipated expenses
13452172	Festivals & Events	4682	AVAS - Dance & Roots Festival	1,585		-250,491	Lower than anticipated expenses
13452172	Festivals & Events	4683	Dogs Day Out		-520	-251,011	Higher than anticipated expenses
13452172	Festivals & Events	4688	Come Home to Northam	4,000		-247,011	Lower than anticipated expenses
13452172	Festivals & Events	4689	Pink Ribbon Walk		-250	-247,261	Higher than anticipated expenses
13452192	Aroc Regional Hire Scheme				-6,200	-253,461	Reimbursement of prior year revenue to Shire of Dowerin
13452212	Tidy Towns Committee & Promo Costs			2,500		-250,961	Lower than anticipated expenses
13452222	You'Re Welcome Project			4,000		-246,961	Lower than anticipated expenses
13452252	Concerts In The Park	5567	Concerts in the Park	10,000		-236,961	Lower than anticipated expenses
13452282	Avon Markets			4,000		-232,961	Lower than anticipated expenses
13453013	Grants - Festivals & Events			22,840		-210,121	Road Safety Week, Seniors & Stay on Your Feet Funding
13453013	Grants - Festivals & Events				-10,000	-220,121	Less than anticipated funding received
13453033	Reimbursements Gst Inc			4,000		-216,121	Chamber of Commerce - Best Country Towns TV Promotor
13453053	Reimbursements - Ex Gst			8,160		-207,961	Paid Parental Leave & various refunds
13453063	Aroc Equipment Hire Fees			1,000		-206,961	Additional revenue
13453133	Concerts In The Park Grants				-17,000	-223,961	Lower than anticipated grants received
13453143	Avon Markets - Stallholders Fees				-3,900	-227,861	Lower than anticipated revenue - Council Resolutior
13461002	Building Salaries			15,000		-212,861	Lower than anticipated salaries
13462052	Other Expenses				-3,500	-216,361	Removal of House Frame
13463003	Building Permits				-20,000	-236,361	Lower than anticipated building fees
13463063	Legal Expenses Recoverd			3,500		-232,861	Recovery of removal of house frame
13492012	Maintenance Council Property	6025	Old Fuel Station		-3,150	-236,011	Increased consultants fees
13492012	Maintenance Council Property	6345	Old Town Admin Building	20,000		-216,011	Removal of Electricity & reduction in Staff time allocatoc
13492012	Maintenance Council Property	6352	249 Wellington St		-780	-216,791	Rates on property
13492102	Business Redevelopment Grants			6,000		-210,791	Deferred from this year
13493002	Salaries			53,000		-157,791	Project Salaries to Super Towns

BUDGET REVIEW 31 JANUARY 2012

Account	Name	Job	Name	Increase in Available Cash \$	Decrease in Available Cash \$	Year to Date Running Balance \$	Comment
13493012	Superannuation			7,000		-150,791	Project Salaries to Super Towns
13493102	Vehicle & Travel Expenses			3,000		-147,791	Lower than anticipated expenses
13493013	Sundry Income - Inc Gst			300		-147,491	Reimbursement of expenses
13493133	Out Goings - Old Town Building				-20,000	-167,491	Removal of Electricity & reduction in Staff time allocated
13771012	Superannuation- Visitors Centre			10,500		-156,991	Lower than anticipated superannuation
13771202	Staff Costs			2,000		-154,991	Lower than anticipated expenses
13772002	Stationery/Office Expenses			1,500		-153,491	Lower than anticipated expenses
13773003	Hire Of Conference Rooms				-7,000	-160,491	Reduction in room hire
13773023	Bookeasy Commissions On Bookings			3,000		-157,491	Increased commissions received
14502002	Private Works Other	6000	Private Works		-155,000	-312,491	Higher than anticipated works
14503023	Private Works-Other			210,000		-102,491	Additional revenue to offset GL: 14502002
14503033	Sale Wood Chips			1,800		-100,691	Higher than anticipated revenues
14523013	Reimbursement Wages			41,000		-59,691	Reimbursement of wages for employment agency staff
14552022	Workers Compensation				-20,000	-79,691	Higher than anticipated workers compensation claims
14553003	Reimb Workers Compensation			27,000		-52,691	Higher than anticipated workers compensation revenue
14563003	Insurance Claims			85,000		32,309	Revenue from WANDRRA claim unbudgetted

Non Cash Transaction

12396003	Profit On Sale Of Asset - Road Plant Control				1,938,424		
	Transfers to Reserve			-40,000			
	Transfers from Reserve			83,386			
	Proceeds Sale of Assets			-1,998,000			

UNCONFIRMED

13.4. COMMUNITY SERVICES

Cr R Head has declared a ‘Financial’ Interest in Item – 13.4.1 – as his spouse is employed at Killara Adult Day Care and Respite Centre

Cr R Head departed the Chambers at 10.41pm.

13.4.1 REPLACEMENT OF KILLARA BUS

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	1.3.15.1
Officer:	Jean McGready / Christine Martin
Officer Interest:	Nil
Policy:	Nil
Voting:	Absolute Majority
Date:	06 March 2012

PURPOSE

The purpose of this item is for Council to approve an unbudgeted expenditure to purchase a replacement bus for Killara Adult Day Care and Respite Centre and to seek Council’s approval to Tender for the purchase of this vehicle and disposal of the current vehicle.

BACKGROUND

The current bus (KILLARA 2) is a 1999 Nissan and has travelled 162,000 kilometres.

An opportunity arose for Killara to apply for Non Recurrent Growth Funding from the Home and Community Care Program (HACC) in the 2011-2012 funding round. HACC requires three (3) quotes before it will consider the application. Five businesses were approached and three responded with quotes. Only one business was prepared to consider a trade-in price.

These quotes were submitted to HACC and they subsequently approved one of the quotes based on \$42,000 trade-in value and the Shire of Northam’s contribution of \$65,746 from Shire of Northam’s HACC Asset Replacement Reserve fund. HACC’s contribution to the purchase of this vehicle is \$110,625.

Killara’s bus is integral to the services the Centre provides and is used to pick clients up from around town to bring them to the Centre and takes clients on outings. It is fitted with a wheelchair lift and can accommodate two wheelchair bound clients. (The new vehicle will also be required to have 2 wheelchair positions fitted).

In the past 12 months the bus has incurred considerable age-related mechanical problems and did not pass the initial annual licensing inspection in July 2011. It is timely that it should be replaced.

STATUTORY REQUIREMENTS

Local Government Act 1995 – Section 6.8

6.8 Expenditure from municipal fund not included in annual budget

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —

(b) is authorised in advance by resolution*;

* Absolute majority required.

Local Government Act 1995 s.3.57 – Tenders for providing goods and services.

Local Government (Functions and General) Regulations 1996 – Part 4 – Tenders for providing goods and services:

11. Tenders to be invited for certain contracts

(1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$100,000.

CONFORMITY WITH THE PLAN FOR THE FUTURE

KEY RESULT AREA: Building our Community

OUTCOME 5: Respect and care for our aged

BUDGET IMPLICATIONS

The proposed expenditure to purchase a new bus is an unbudgeted expenditure for the 2011/12 Financial Year and as such will require an absolute majority.

The expenditure is based on:

HACC Non-Recurrent Grant	\$110,625
Trade-in	\$42,000
Shire of Northam HACC Asset Replacement Reserve	<u>\$65,746</u>
Total	\$218,371

OFFICER'S COMMENT

The quote accepted by HACC is not from a WALGA approved supplier. This supplier is preferred based on the capacity to store several (6-10) walking aids, wider aisle, low step for easy entry, option to have 2 wheelchair positions, seating for 33 passengers and it fits in the Killara garage. This supplier also gave a trade-in price.

In order to fulfil Local Government tender requirements the following specifications apply:

- (a) Year of Manufacture: 2012
- (b) Air conditioned
- (c) Large storage capacity for walking aids, etc
- (d) Seating capacity of at least 30 including 4 double seats with quick release legs for removal to accommodate 2 wheelchair passengers
- (e) Seating to be on same level as floor
- (f) Lap sash seat belts for all seats
- (g) Overall length of between 8 metres and 8.5 metres
- (h) Automatic transmission with retarder
- (i) 400mm plus wide aisle
- (j) 2 sets of 4 point restraints to lock wheelchair in
- (k) Air Suspension
- (l) Side wheelchair lift
- (m) Easy access for frail aged people

RECOMMENDATION/COUNCIL DECISION

Minute No C.1748

Moved: Cr D Hughes

Seconded: Cr R Tinetti

That Council,

- 1. approves an unbudgeted expenditure for the purchase of a bus for the Killara Adult Day Care and Respite Centre to be offset by the HACC non-recurrent grant of \$110,625, the vehicle trade-in value and the transfer of \$65,746 from the HACC Asset Replacement Reserve.**
- 2. endorses specifications for the replacement bus for the Killara Adult Day Care and Respite Centre of:**
 - (a) Year of Manufacture: 2012**
 - (b) Air conditioning**
 - (c) Large storage capacity for walking aids, etc**
 - (d) Seating capacity of at least 30 including 4 double seats with quick release legs for removal to accommodate 2 wheelchair passengers**
 - (e) Seating to be on same level as floor**
 - (f) Lap sash seat belts for all seats**
 - (g) Overall length of between 8 metres and 8.5 metres**
 - (h) Automatic transmission with retarder**
 - (i) 400mm plus wide aisle**
 - (j) 2 sets of 4 point restraints to lock wheelchair in**
 - (k) Air Suspension**

- (l) Side wheelchair lift**
- (m) Easy access for frail aged people**

3. accept an evaluation criteria with the following weightings:

- | | |
|-------------------------------------|------------|
| (a) Warranty period | 10% |
| (b) Service network | 10% |
| (c) Indicative service costs | 10% |
| (d) Price | 70% |

CARRIED 8/0

Cr R Head returned to Chambers at 10.45pm

13.5. ENGINEERING SERVICES

13.5.1 FORMATION OF A NEW REGIONAL ROADS GROUP

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	1.6.2.3
Officer:	Ian Bartlett / Alan Haslett
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 March 2012

PURPOSE

To seek Council's support for the Avon Sub-Group of Regional Roads apply to Main Roads Department WA (MRWA) to break away from the Wheatbelt North Region and form its own Road Group.

BACKGROUND

The Avon Sub-Group of the Wheatbelt North Regional Road Group to which the Shire of Northam is a member have expressed concern for some time with the formula the Wheatbelt North Region have used for the distribution of funds.

Wheatbelt North are the only group within the rural area of the State which distribute funds on a 100% Asset Preservation Basis. The other groups within the State follow the same formula used for the state distribution in this category of 75% Asset Preservation Value and 25% on a population basis.

After repeated unsuccessful attempts to convince the Wheatbelt North Region to change the formula for distribution the Avon Sub-Group are now wishing to make an application to MRWA to form its own region in order to meet this objective.

Under current figures a change in formula to bring in 25% based on population, the Avon Sub-Group would receive an additional \$209,151 in 2011/12 financial year. This could bring on stream one additional major project per year between the four Local Governments or a number of smaller projects.

STATUTORY REQUIREMENTS

This proposal does not contain any notable statutory implications.

CONFORMITY WITH THE PLAN FOR THE FUTURE

N/A

BUDGET IMPLICATIONS

The formula change would bring an estimated \$200,000 into the Sub-Group on today's figures for distribution on a needs basis.

OFFICER'S COMMENT

The Situation which currently exists seems to disadvantage the Avon Sub-Group members, therefore Council is encouraged to support the proposal to form a new Regional Road Group.

It has also been suggested that approaches be made to other adjoining Local Governments such as Cunderdin, Tammin, Quairading, Beverly, Chittering, Gingin, and Dandaragan to join the proposed new group.

It is also felt that Council's forming the outer rim of the Metropolitan area based on substantial through traffic from other regions should have claim for special consideration in this area.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1749

Moved: Cr D Hughes

Seconded: Cr R Tinetti

That Council recommend that the Shire of Northam advise the Avon Sub-Group of the Wheatbelt North Regional Road Group, of it's support in its proposal to apply to the Main Roads WA (MRWA) to form a new Regional Road Group.

14. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

Nil

15.1. Elected Members

Nil

15.2. Officers

Nil

16. CONFIDENTIAL ITEM/S

Nil

17. DECLARATION OF CLOSURE

There being no further business the Presiding Officer declared the meeting closed at 10.48pm

"I certify that the Minutes of the Ordinary Meeting of Council held on Wednesday, 21 March 2012, have been confirmed as a true and correct record."

_____ President

_____ Date